



# Planning Justification Report

Barrie Lockhart Road GP Inc. Subdivision

400 Lockhart Road, City of Barrie

Barrie Lockhart Road GP Inc.

Applications for Plan of Subdivision & Zoning By-Law Amendment

SOR-17045

October 2018

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## 1.0 INTRODUCTION

On behalf of our client Barrie Lockhart Road GP Inc., we have prepared this Planning Report to examine the planning merit of applications for Plan of Subdivision and Zoning By-Law Amendment for lands located at 400 Lockhart Road within the Hewitt's Secondary Plan area in the City of Barrie.

The purpose of the **Plan of Subdivision** application is to permit the creation of 470-594 residential units in a mix of housing types, along with a public elementary school, Mixed Use Block, three Village Squares, an environmental protection area, stormwater management blocks, and roads.

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5), Neighbourhood Mixed Use (NMU), Environmental Protection (EP), Open Space (OS), and Educational Institutional with a special provision (I-E SP-xxx) to permit residential uses in the event the Simcoe County District School Board (SCDSB) does not acquire the property to develop an elementary school. The zones proposed are in accordance with the Zoning By-law framework for the Hewitt's and Salem Secondary Plan areas approved in June 2017.

This Planning Report examines the subject lands, site context, land use policies, and the form and design of development that is proposed. This Report concludes that the application represents orderly and proper land use planning.

## 2.0 PROPERTY LOCATION AND SITE DESCRIPTION

The lands are legally described as Part of the South Half of Lot 12, Concession 11, former Town of Innisfil, now in the City of Barrie. The lands subject to the applications are known municipally as 400 Lockhart Road. (**Figures 1 and 2**).

**Figure 1: Location Plan**



Source: Maps.Simcoe.ca



**Figure 2: Aerial Photograph**



Source: Maps.Simcoe.ca

The property is located west of Yonge Street, on the north side of Lockhart Drive extending northerly toward Mapleview Drive. The lands subject to the applications are irregular in shape and comprise 36.72 hectares (90.73 acres) with approximately 250 metres of frontage along Lockhart Road. The net developable area of the property comprises 23.47 hectares (58 acres) of land. The lands subject to the applications are vacant, actively farmed and contain forested areas.

The subject lands are located in an area surrounded by existing residential lands and farmland, some of which is proposed for development. The lands are located within the Hewitt's Secondary Plan which is a master planned community in the City.

Land uses surrounding the subject lands include the following:

- **North:** Environmental Protection Lands (Lovers Creek Provincially Significant Wetland) (**Figure 3**).
- **West:** Existing residential subdivision and Environmental Protection Lands (**Figures 4a, 4b, and 4c**).
- **South:** Single detached dwellings and Agricultural Lands (**Figure 5**).
- **East:** Vacant lands (Lockhart Innisfil Investments Limited) designated for development and Environmental Protection lands (**Figure 6**).

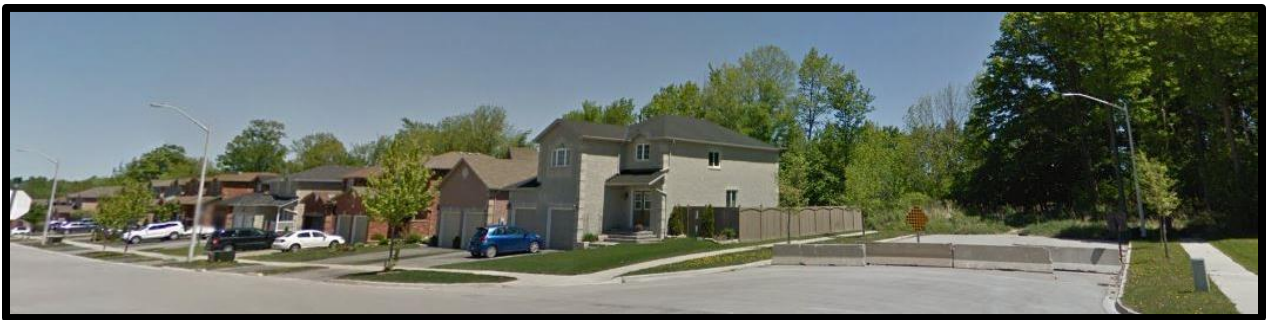
**Figure 3: Environmental Protection Lands (52 Thicketwood Crescent)**

*Source: Google.ca/maps*



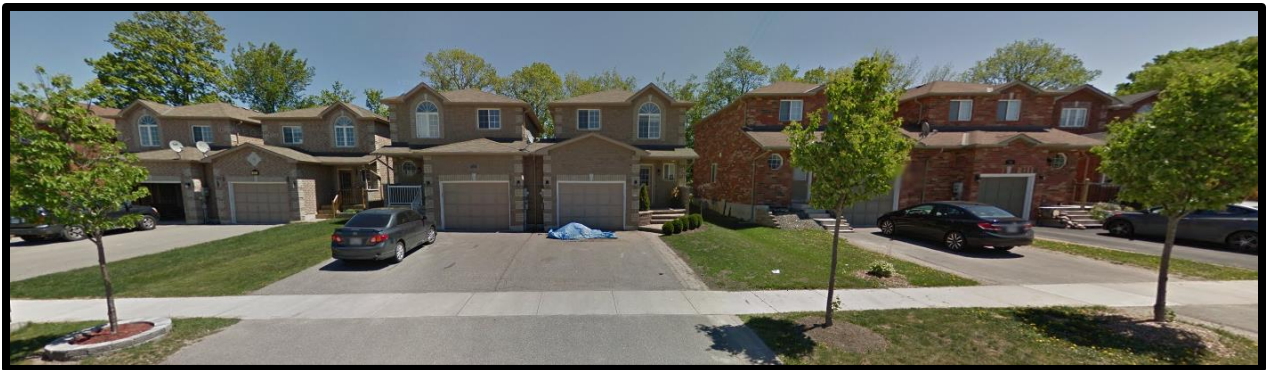
**Figure 4a: Existing Single Detached Residential Subdivision (39 Fenchurch Manor)**

*Source: Google.ca/maps*



**Figure 4b: Existing Single Detached Residential Subdivision (22 Bartor Boulevard)**

*Source: Google.ca/maps*



**Figure 4c: Existing Single Detached Residential Subdivision (37 Priscillas Place)**

*Source: Google.ca/maps*





**Figure 5: Existing Single Detached Dwelling (2730 Lockhart Road)**

*Source: Google.ca/maps*



**Figure 6: Vacant Lockhart Innisfil Ltd. Lands Proposed for Development**

*Source: Google.ca/maps*



### 3.0 PROPOSED DEVELOPMENT

The purpose of the **Plan of Subdivision** application is to permit the creation of 470-594 residential units in a mixture of housing types, along with a public elementary school, mixed use block, three Village Squares, an environmental protection area, stormwater management block, and roads (**Figure 7**). A range of units has been proposed for the mixed use block due to the fact that the type and final density/form of development of that block will be determined in the future and will be subject to a separate approval process such as site plan control, part lot control, condominium exemption or an additional plan of subdivision.

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5), Neighbourhood Mixed Use (NMU), Environmental Protection (EP), Open Space (OS), and Educational Institutional with a special provision (I-E SP-xxx) to permit residential uses in the event the Simcoe County District School Board (SCDSB) does not acquire the property. The zones proposed are in accordance with the Zoning By-law framework for the Hewitt's and Salem Secondary Plan areas that was approved in June 2017.





The zoning will replace the current Agricultural (AG) and Environmental Protection (EP) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) that has since been repealed by the Town but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act. The proposed land uses and unit types are broken down in the following table:

<b>Residential Uses</b>	
<b>Unit Type</b>	<b>No. of Residential Units</b>
<b>Low Density</b>	
• 9.75m single	113
• 11.0m single	85
• 12.2m single	59
<i>Sub-Total</i>	<i>257 units</i>
<b>Medium Density</b>	
• 6.0m Street Town	138
• Mixed Use	62-186
• Future Lots/Blocks	13
<i>Sub-Total</i>	<i>470-594 units</i>
<b>TOTAL Residential Units</b>	
<b>Other Uses</b>	
• Public Elementary School	
• Village Squares & Walkways	
• Stormwater Management	
• Environmental Protection	
• Widening & Reserve	
• Roads	

*Note 1:* The mixed use unit count is approximate. The exact unit numbers, layout, etc., will be the subject of a future application.

### 3.1 INFRASTRUCTURE ASSETS

The following table lists the infrastructure assets proposed for this development:

TYPE	Length (km)	Area (Ha.)
Arterial Roads (Lockhart)	0.62	1.90
Local Roads	2.54	4.58
Minor Collector Roads (Street A)	0.61	1.45
Sanitary Sewer (local)	2.61	
Sanitary Sewer (trunk)	0.62	
Sidewalks/Walkways	5.46	
Storm Sewer (Trunk)	0.62	
Storm sewer (local)	2.51	
Trails/Pathways	0.21	
Watermain (local)	3.338	
TYPE	Area (Ha.)	Block/Lot Count
Buffer (+ Environmental Protection)	13.25ha	1
Future Lot Blocks	0.40	13
Road Widening (+ Reserve)	0.31	2

## 3.2 CONFORMITY PLAN REVIEW

In accordance with Section 9.4.2 c) of the Hewitt's Secondary Plan, a Conformity Plan (**Appendix A**) was prepared and approved by the City prior to the submission of subdivision and rezoning applications for the subject lands. The purpose of the Conformity Plan was for the City to determine whether the plan of subdivision was generally consistent with the Master Plan contained in Appendix 9B of the Secondary Plan. Where a plan has been deemed to be 'generally consistent with the Master Plan', development may proceed without the preparation of an area design plan.

On September 12, 2018 the City deemed the Conformity Plan for this property to generally conform to the Hewitt's Secondary Plan.

The plan of subdivision mirrors the Conformity Plan except for minor changes to the road geometry in accordance with the Transportation Design Manual requirements (Streets 'A' and 'B'), as well as some adjustment to lot types. In my opinion, the changes are minor and the draft plan of subdivision continues to generally conform to the Master Plan in Schedule 9B of the Hewitt's Secondary Plan.

## 4.0 PLANNING ACT, PROVINCIAL PLANS & POLICY

The following subsections summarize legislative and land use planning policies established by the Province of Ontario.

### 4.1 PLANNING ACT (R.S.O. 1990, C. P.13)

The following subsections assess how the applications have regard to matters of Provincial Interest and the subdivision criteria.

#### 4.1.1 MATTERS OF PROVINCIAL INTEREST

Section 2 of the Planning Act contains matters of provincial interest that approval authorities must have regard to in carrying out the responsibilities under the Act, including considering applications for Zoning By-law Amendments (Section 34 of the Act) and Subdivision of land (Sections 50 and 51).

The matters of provincial interest have been listed below, along with an explanation how the proposed applications have regard to those matters.

##### *a) the protection of ecological systems, including natural areas, features and functions;*

Prior to the approval of the Hewitt's Secondary Plan, a Natural Heritage assessment was undertaken to identify the natural heritage system, the hydrological system and the natural hazards in the Salem and Hewitt's Secondary Plan areas. This work formed the basis for the establishment, protection and enhancement of a Natural Heritage System that connects with the system in other areas of the City, as well as neighbouring communities. The limits of the core natural heritage features and their related buffers were identified in the schedules to the Hewitt's Secondary Plan and following adoption of same by Barrie Council in 2014, then approved by the Ontario Municipal Board in 2015.

Following approval of the Hewitt's Secondary Plan, the limits of the core natural heritage features, and their associated buffers were reviewed in the field in July 2015. The field walk including the placement of stakes to identify the exact limits of development and the immediate surveying of those stake locations by an Ontario Land Surveyor. The limits of the natural heritage features were then mapped and both the Lake Simcoe Region Conservation Authority and the City of Barrie confirmed their acceptance of the mapping in writing.

The development limits on the proposed draft plan of subdivision mirror the 2015 site walk, and result in a 13.25 hectare environmental protection block being proposed for conveyance to the City of Barrie at final approval.

In support of the subdivision and rezoning applications, a Natural Heritage Evaluation has been prepared which concludes the following:

- i. The proposed development is consistent with policies of the Provincial Policy Statement, Places to Grow, Endangered Species Act, City of Barrie Official Plan, Lake Simcoe Protection Plan and the Lake Simcoe Region Conservation Authority O.Reg. 176/06.
- ii. The proposed buffers adjacent to the Significant Natural Heritage Features within the Natural Core Area are sufficient to protect the overall form and ecological functions for which the Natural Heritage System has been identified.
- iii. The Proposed development will not result in negative direct or indirect impacts to habitat of Species at Risk.
- iv. The proposed works will not result in negative impacts to the ecological functions of the Significant Woodland, Significant Wetland, or Candidate Significant Wildlife Habitat.



- v. No areas of seepage, intermittent or permanent drainage features were identified within the study area, and wetlands are not expected to be negatively impacted.
- vi. LSRCA approval is required prior to site alteration within regulated lands and an Ecological Offsetting Strategy should be prepared to facilitate removal of the non-significant woodland.

*b) the protection of the agricultural resources of the Province;*

The subject lands and lands to the east are located within the City of Barrie settlement area and are designated for residential and mixed use development. Agricultural uses in the form of cash cropping are located immediately south and south east of the lands in the Town of Innisfil; however, there are no livestock facilities located within greater than 1000 metres from the property.

*c) the conservation and management of natural resources and the mineral resource base;*

No mineral resources have been identified within the Hewitt's Secondary Plan area, and natural heritage resources are protected as outlined in point a) above.

*d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

There are no buildings on the property, and a Stage 1-2 Archaeological Assessment was prepared by AMICK Consultants and cleared by the Ministry of Tourism, Culture and Sport on November 26, 2012.

*e) the supply, efficient use and conservation of energy and water;*

The City of Barrie has invested significant monies in upgrading their water and wastewater treatment plans. The proposed development, and the corresponding Development Charge payments will, in part, reimburse the City for those expenses.

The new houses constructed will conform to the energy conservation measures (i.e. windows, insulation, material types) required by the Ontario Building Code.

The development efficiently uses lands and optimizes the use of infrastructure in accordance with the requirements of the Growth Plan.

*f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

Water and wastewater Master Plans were prepared in support of the Hewitt's Secondary Plan, and the proposed development will conform to the requirements of those plans.

A Multi-Modal Active Transportation Master Plan has been prepared for the Hewitt's Secondary Plan, and all new development, including the proposed plan of subdivision is required to conform to this document.

*g) the minimization of waste;*

The proposed residential and mixed use development will adhere to the City's waste management program, including the City's relatively recent program concerning waste management for multi-unit buildings.

*h) the orderly development of safe and healthy communities;*

The proposed development falls within Phase 2 of development according to the Hewitt's Secondary Plan. The processing of Phase 2 applications falls sequentially after 60% of the Phase 1 area in Hewitt's has been draft plan approved. The subdivision has been designed in consideration of Crime Prevention through Environmental Design principles.

*i) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*

Development applications in the City of Barrie are reviewed by their in-house accessibility coordinator. Implementing specific requirements such as the location of curb cuts and tactile warning surfaces in accordance with Ontario Provincial Standards (OPSD) occurs at the detailed design stage, prior to construction.

*j) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

The Hewitt's Secondary Plan has identified locations for seven schools, parks and open spaces, a recreation centre, and a public library. The subject lands contain three parks (referred to as Village Squares) and a public elementary school block.

*k) the adequate provision of a full range of housing, including affordable housing;*

Refer to Section 8 of this Report. The Hewitt's Secondary Plan is a master planned community that will contain approximately 12,000 dwelling units where approximately 26,000 people will reside. The Secondary Plan requires a full range of housing. Regarding affordable housing, dedicated affordable housing units will be constructed in the Secondary Plan area, and the proposed subdivision may contain 10-15% of units that will fall within the definition of affordable housing for home ownership. This will be accomplished through the development of smaller units, as well as second suites.

*l) the adequate provision of employment opportunities;*

The Hewitt's Secondary Plan is located in the City of Barrie that contains a full range of employment opportunities, including future opportunities in the Salem Secondary Plan area. In addition, population related employment opportunities will arise as commercial and institutional development occurs.

*m) the protection of the financial and economic well-being of the Province and its municipalities;*

The City has prepared a Financial Impact Assessment and an Infrastructure Implementation Plan in order to ensure the City's economic well-being is maintained. The Hewitt's Secondary Plan developers have supported the City by front-funding environmental assessments, and infrastructure design and construction.

*n) the co-ordination of planning activities of public bodies;*

The City has signed a service review agreement with the Lake Simcoe Region Conservation Authority, and circulation of the proposed applications will occur to all agencies and public bodies identified in the Planning Act.

*o) the resolution of planning conflicts involving public and private interests;*

The proposed applications will be considered following the hosting of a Ward Meeting and a statutory Public Meeting, both of which provide opportunity for the public to comment on the proposed applications. Comments provided by the public, agencies or City Departments will be reviewed by the applicant and City Planning Staff to identify whether plan revisions are required.

*p) the protection of public health and safety;*

The subdivision has been designed in consideration of Crime Prevention through Environmental Design principles. In addition, the Building Department and emergency services (Fire, Police) receive a copy of the proposed applications for comment.

*q) the appropriate location of growth and development;*

The Hewitt's Secondary Plan is a master planned community that will contain approximately 12,000 dwelling units where approximately 26,000 people will reside. Extensive master planning occurred to identify the appropriate location of growth prior to approval of the Secondary Plan. The City has confirmed that the proposed applications generally conform to the Hewitt's Secondary Plan.

*r) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

The approval of the Hewitt's Secondary Plan was supported by a Multi-Modal Active Transportation Master Plan that assessed road standards to support transit and pedestrian trails. The proposed subdivision conforms to this Master Plan.

- s) *the promotion of built form that,*
  - a. *is well-designed,*
  - b. *encourages a sense of place, and*
  - c. *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*
  - d. *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

The application will be reviewed by City staff in consideration of the City's Official Plan policies regarding Urban Design, as well as the specific Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan areas.

#### 4.1.2 PLANNING ACT – SUBDIVISION CRITERIA

Section 51(24) of the Planning Act requires a number of subdivision criteria to be regarded in order to protect the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality.

The subdivision criteria have been listed below, along with an explanation how the proposed applications have regard to those matters.

- a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Refer to Section 4.1.1 of this Report.

- b) *whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision has been deemed by the City to generally conform to the Hewitt's Secondary Plan which is a master plan community that contributes to the long-term goals of the City, including to continue to develop as a complete community.

- c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed subdivision has been deemed by the City to generally conform to the Hewitt's Secondary Plan, which includes the extension of road connections within the existing adjacent subdivision to the west.

- d) *the suitability of the land for the purposes for which it is to be subdivided;*

The proposed subdivision has been deemed by the City to generally conform to the Hewitt's Secondary Plan, which is a master planned community that planned a variety of land uses to accommodate a future population of approximately 26,000 persons. As part of the master planning exercise the subject lands were identified for a variety of residential uses, mixed uses, parks, a public elementary school, stormwater management and natural heritage.

- e) *if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Refer to Sections 4.1.1 k) and 8 of this Report.

- f) *the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

A Master Transportation Study has been prepared in support of the full build-out of the Hewitt's Secondary Plan. This Study has supported the draft plan approval of a number of subdivisions within Phase 1 of the Hewitt's Secondary Plan.

Supplementary to the Master Transportation Study, the proposed subdivision design has been reviewed for conformity with the City's Transportation Design Manual and a letter supporting same prepared by JD Engineering accompanies the submission.

*g) the dimensions and shapes of the proposed lots;*

The dimensions and shapes of the lots were identified in the Conformity Submission (which is similar to a Pre-Consultation process) prior to submission of the formal subdivision and rezoning applications.

*h) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

In 2017 the City of Barrie adopted a Zoning By-law framework for the Hewitt's and Salem Secondary Plan areas. The proposed Zoning By-law Amendment is consistent with, and will implement this framework on the subject lands.

*i) conservation of natural resources and flood control;*

Refer to Section 4.1.1 a) of this Report. In addition, there are no areas of flooding proposed to be developed on the subject lands.

*j) the adequacy of utilities and municipal services;*

The proposed development will be serviced by full water and municipal sanitary sewers. As demonstrated in the master plans prepared in support of the Hewitt's and Salem Secondary Plans, there is sufficient capacity to service the proposed development.

*k) the adequacy of school sites;*

The Hewitt's Secondary Plan contains a number of elementary and secondary school sites to support the proposed population growth. The subject lands contain a proposed public elementary school site and the location, configuration and preliminary grading have been reviewed and accepted by the Simcoe County District School Board.

*l) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

The natural heritage (Environmental Protection) block, three parks, and stormwater management block are all proposed to be conveyed to the City of Barrie for public purposes. A proposed 11 metre road widening along Lockhart Road has also been reviewed by City Traffic Engineering staff and is proposed to be conveyed to the City.

*m) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed development is a compact form that efficiently uses infrastructure in accordance with the requirements of the Growth Plan. Building construction will adhere to the energy conservation requirements of the Ontario Building Code.

*n) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.*

The proposed institutional block, and potentially the mixed use block, will be subject to site plan control approval. The grading, servicing and stormwater management for these lands will be integrated into the overall subdivision detailed design.



## 4.2 GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe provides a policy framework to build stronger, more prosperous communities by better managing growth. The Growth Plan focuses on building complete communities that are well-designed, offer transportation choices, and accommodate people at all stages of life, with a mix of housing, range of jobs, and easy access to stores and services to meet daily needs.

The six principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area.

The following sub-sections assess the applications conformity with the Growth Plan in addition to identifying why the Zoning currently in effect for the subject lands does not conform to the Growth Plan.

### 4.2.1 WHERE AND HOW TO GROW

Section 2 of the Growth Plan contains policies applicable to the proposed applications including: Managing Growth (Policy 2.2.1), Housing (2.2.6), and Designated Greenfield Areas (2.2.7).

#### 1) Policy 2.2.1: Managing Growth

##### 4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
  - ii. public service facilities, co-located and integrated in community hubs;
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
  - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- g) integrate green infrastructure and low impact development.

The Hewitt's Secondary Plan was designed to achieve the above noted planning objectives and the proposed subdivision has been deemed to generally conform to the Secondary Plan.

#### 2) Policy 2.2.6: Housing

- 2. Notwithstanding policy 1.4.1 of the PPS, 2014, in preparing a housing strategy in accordance with policy 2.2.6.1, municipalities will support the achievement of complete communities by:
  - a) planning to accommodate forecasted growth to the horizon of this Plan;
  - b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and

*d) planning to diversify their overall housing stock across the municipality.*

The Hewitt's Secondary Plan was planned to achieve these policies, and the proposed subdivision has been deemed to generally conform to the Secondary Plan.

3. *To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

The proposed subdivision contains street townhouses and a future mixed use housing product that will be considered as part of a future application.

### 3) Policy 2.2.7: Designated Greenfield Areas

1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
  - a) supports the achievement of complete communities;*
  - b) supports active transportation; and*
  - c) encourages the integration and sustained viability of transit services.*

The Hewitt's Secondary Plan was designed to achieve the above noted planning objectives and the proposed subdivision has been deemed to generally conform to the Secondary Plan.

5. *For upper- and single-tier municipalities in the outer ring, the minimum density target for designated greenfield areas contained in the applicable official plan that is approved and in effect as of July 1, 2017 will continue to apply until the next municipal comprehensive review is approved and in effect.*

The Hewitt's Secondary Plan is planned to achieve a density of 50 people and jobs per hectare. The proposed application exceeds this minimum target by proposing a density of 58-78 people and jobs per hectare. Refer to Section 5.1.2.4 of this Report for additional details on the calculation.

## 4.2.2 INFRASTRUCTURE TO SUPPORT GROWTH

Section 3 of the Growth Plan contains policies applicable to the proposed applications including: Integrated Planning (3.2.1), Transportation – General (3.2.2), Moving People (3.2.3), Water and Wastewater Systems (3.2.6), Stormwater Management (3.2.7), and Public Service Facilities (3.2.8).

### 1) Policy 3.2.1: Integrated Planning

1. *Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.*

The City prepared a series of Master Plans concurrent with the development of the Hewitt's Secondary Plan. New development within the Secondary Plan must conform to these Master Plans as a condition of approval. The proposed subdivision has been designed to conform to these Master Plans.

### 2) Policy 3.2.2: Transportation – General

1. *Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.*

The City prepared a series of Master Plans concurrent with the development of the Hewitt's Secondary Plan. Included in those plans was the Multi-Modal Active Transportation Master Plan and a Transportation Design Manual. New development must conform to those documents.

### 3) Policy 3.2.3: Moving People

2. *All decisions on transit planning and investment will be made according to the following criteria:*
  - a) *aligning with, and supporting, the priorities identified in Schedule 5;*
  - b) *prioritizing areas with existing or planned higher residential or employment densities to optimize return on investment and the efficiency and viability of existing and planned transit service levels;*
  - c) *increasing the capacity of existing transit systems to support strategic growth areas;*
  - d) *expanding transit service to areas that have achieved, or will be planned to achieve, transit-supportive densities and provide a mix of residential, office, institutional, and commercial development, wherever possible;*
  - e) *facilitating improved linkages between and within municipalities from nearby neighbourhoods to urban growth centres, major transit station areas, and other strategic growth areas;*
  - f) *increasing the modal share of transit; and*
  - g) *contributing towards the provincial greenhouse gas emissions reduction targets.*

The City of Barrie has prepared a Multi-Modal Active Transportation Master Plan in fulfillment of these policies.

### 4) Policy 3.2.6: Water and Wastewater Systems

1. *Municipalities should generate sufficient revenue to recover the full cost of providing and maintaining municipal water and wastewater systems.*

The City of Barrie has prepared a Financial Impact Assessment and Long-Range Financial Plan based on the principle that 'growth pays for growth to the greatest extent possible'.

2. *Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following:*
  - a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
  - b) *the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*
  - c) *a comprehensive water or wastewater master plan or equivalent, informed by watershed planning has been prepared to:*
    - i. *demonstrate that the effluent discharges and water takings associated with the system will not negatively impact the quality and quantity of water;*
    - ii. *identify the preferred option for servicing growth and development, subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 of the PPS, 2014, which must not exceed the assimilative capacity of the effluent receivers and sustainable water supply for servicing, ecological, and other needs; and*
    - iii. *identify the full life cycle costs of the system and develop options to pay for these costs over the long-term.*

The City has prepared a Wastewater Collection Master Plan, a Wastewater Treatment Master Plan and a Water Supply Master Plan in fulfillment of these policies. New development, including the proposed subdivision, must conform to these Master Plans.

### 5) Policy 3.2.7: Stormwater Management

1. *Municipalities will develop stormwater master plans or equivalent for serviced settlement areas that:*
  - a) *are informed by watershed planning;*

- b) *protect the quality and quantity of water by assessing existing stormwater facilities and systems;*
- c) *characterize existing environmental conditions;*
- d) *examine the cumulative environmental impacts of stormwater from existing and planned development, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;*
- e) *incorporate appropriate low impact development and green infrastructure;*
- f) *identify the need for stormwater retrofits, where appropriate;*
- g) *identify the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and*
- h) *include an implementation and maintenance plan.*

In support of the above policies, the City of Barrie prepared a Drainage and Stormwater Management Plan as well as guidelines/standards to implement the use of Low Impact Development measures.

The Hewitt's Landowners Group also prepared a Subwatershed Impact Study that informs the drainage and stormwater management designs across the Secondary Planning area.

2. *Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:*
  - a) *is informed by a subwatershed plan or equivalent;*
  - b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;*
  - c) *establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and*
  - d) *aligns with the stormwater master plan for the settlement area, where applicable.*

In addition to the Subwatershed Impact Study prepared for the entire Hewitt's Secondary Plan area, a detailed Functional Servicing Report (FSR) has been prepared in support of the proposed subdivision application. The FSR contains a detailed stormwater management component.

#### 6) Policy 3.2.8: Public Service Facilities

1. *Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.*

The Hewitt's Secondary Plan contains policies and land use requirements for public service facilities such as schools, a recreation centre, library and fire station. The subject lands contain a public elementary school block.

2. *Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.*

The location, size, configuration and orientation of the proposed school block has been reviewed and accepted by the Simcoe County District School Board.

### 4.2.3 PROTECTING WHAT IS VALUABLE

Section 4 of the Growth Plan contains policies applicable to the proposed applications including: Water Resource Systems (4.2.1), Natural Heritage System (4.2.2), Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features (4.2.4), and Cultural Heritage Resources (4.2.7).



#### 1) Policy 4.2.1: Water Resource Systems

1. *Municipalities, partnering with conservation authorities as appropriate, will ensure that watershed planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a watershed.*

A Subwatershed Impact Study (SIS) has been prepared for the Hewitt's Secondary Plan area. The proposed development conforms to the SIS.

3. *Decisions on allocation of growth and planning for water, wastewater, and stormwater infrastructure will be informed by applicable watershed planning. Planning for designated greenfield areas will be informed by a subwatershed plan or equivalent.*

A Subwatershed Impact Study (SIS) has been prepared for the Hewitt's Secondary Plan area. The proposed development conforms to the SIS.

#### 2) Policy 4.2.2: Natural Heritage System

1. *The Province will map a Natural Heritage System for the GGH to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System mapping will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017.*

The GGH natural heritage mapping does not apply to the subject lands as they are located within an approved settlement area boundary as of July 1, 2017.

4. *The natural heritage systems identified in official plans that are approved and in effect as of July 1, 2017 will continue to be protected in accordance with the relevant official plan until the Natural Heritage System has been issued.*

The proposed development implements the natural heritage system mapping found in the Hewitt's Secondary Plan and as confirmed in the field with the City of Barrie and Lake Simcoe Region Conservation Authority in July 2015.

#### 3) Policy 4.2.7: Cultural Heritage Resources

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

No cultural heritage resources exist on or near the property. A Stage 1 and 2 Archaeological Assessment has been completed for the property and accepted by the Ministry in 2012.

### 4.2.4 IMPLEMENTATION

Section 5 of the Growth Plan contains policies applicable to the proposed applications including: Growth Forecasts (5.2.4), and Other Implementation (5.2.8).

#### 1) Policy 5.2.4: Growth Forecasts

3. *The population and employment forecasts and plan horizon contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will apply to all planning matters in that municipality, including lower-tier planning matters where applicable, until the upper- or single-tier municipality has applied the forecasts in Schedule 3 in accordance with policy 5.2.4.2 and those forecasts are approved and in effect in the upper- or single-tier official plan.*

The Hewitt's Secondary Plan is planned to achieve a density of 50 people and jobs per hectare. The proposed application exceeds this minimum target by proposing a density of 58-78 people and jobs per hectare. Refer to Section 5.1.2.4 of this Report for additional details on the calculation.

## 2) Policy 5.2.8: Other Implementation

3. *Draft plans of subdivision will include a lapsing date under subsection 51(32) of the Planning Act. When determining whether draft approval should be extended for lapsing draft plans of subdivision, the policies of this Plan must be considered in the development review process.*

The City's standard practice is to include a three year lapsing date within all draft plan approvals.

## 4.2.5 SIMCOE SUB-AREA

Section 6 of the Growth Plan contains policies applicable to the proposed applications including Managing Growth (6.3).

### 1) Policy 6.3: Managing Growth

1. *Primary settlement areas for the Simcoe Sub-area are identified in Schedule 8.*

The City of Barrie is identified as a Primary Settlement Area in Schedule 8 of the Growth Plan.

2. *Municipalities with primary settlement areas will, in their official plans and other supporting documents:*

- a) *identify primary settlement areas;*

The Hewitt's Secondary Plan identifies the settlement area boundary in Barrie. The subject lands are located within the settlement area boundary.

- b) *identify and plan for strategic growth areas within primary settlement areas;*

The City of Barrie has identified and planned for strategic growth areas including the Yonge Street Mixed Use Corridor in the Hewitt's Secondary Plan Area.

- c) *plan to support the achievement of complete communities within primary settlement areas; and*

The Salem and Hewitt's Secondary Plans are intended to contribute to Barrie being a complete community.

- d) *ensure the development of high quality urban form and public open spaces within primary settlement areas through site design and urban design standards that create attractive and vibrant places that support walking and cycling for everyday activities and are transit- supportive.*

New Development must conform to the Urban Design and Sustainable Development Guidelines for the Salem and Hewitt's Secondary Plan Area.

## 4.2.6 NON-CONFORMITY WITH THE GROWTH PLAN

The analysis contained in Sections 4.2.1 – 4.2.3 of this Report demonstrate that the proposed subdivision and Zoning By-law Amendment applications conform to the Growth Plan.

In my professional planning opinion, the current Zoning By-law in effect on the subject lands must be amended in order to bring it into consistency with the Provincial Policy Statement, and to conform to the Growth Plan, the Lake Simcoe Protection Plan and the City of Barrie Official Plan.

The subject lands are currently zoned Agricultural (AG) and Environmental Protection (EP) according to the Town of Innisfil Zoning By-law (054-04) that has been repealed by the Town of Innisfil, but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act.

The current Agricultural and Environmental Protection zoning does not conform to the Growth Plan for the reasons outlined below:

1. The area zoned Agricultural contains significant natural heritage features including portions of the Lovers Creek Provincially Significant Wetland and a significant woodlot and/or their associated buffers. The current zoning would permit as-of-right agricultural uses, and other uses such as a garden centre, kennel, veterinary clinic/hospital, and an accessory dwelling unit within significant natural heritage features.

2. The area zoned Agricultural does not conform to the City of Barrie Official Plan, as amended by the Hewitt's Secondary Plan.
3. The subject lands are designated for growth and located within the City of Barrie Settlement Area boundary. Accordingly, if the Agricultural zoning remains unchanged, then the lands cannot develop in accordance with the policy framework contained in the PPS, Growth Plan and City of Barrie Official Plan.

## 4.3 PROVINCIAL POLICY STATEMENT (PPS)

The Provincial Policy Statement (PPS) is a policy framework that builds on the Vision for Ontario's Land Use Planning System. The Vision is for long-term prosperity and social well-being by maintaining strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. The PPS seeks to protect our cultural and natural heritage resources, direct growth to settlement areas, and to ensure that efficient development patterns optimize the use of land, resources and public investment in infrastructure and public services facilities.

The three principal parts of the PPS include (i) Building Strong Communities, (ii) Wise Use and Management of Resources, and (iii) Protecting Public Health and Safety. The following sub-sections assess the applications consistency with the PPS, in addition to identifying why the Zoning currently in effect for the subject lands is inconsistent with the PPS.

### 4.3.1 BUILDING STRONG AND HEALTHY COMMUNITIES

Section 1.0 of the PPS contains policies for building strong and healthy communities. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

#### 1) Managing and Directing Land Use to Achieve Efficient and Resilient Development & Land Use Patterns.

Policy 1.1.1 states that healthy, liveable and safe communities are sustained by the following:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

The proposed subdivision conforms to the Hewitt's Secondary Plan, which is one of two master planned communities in the City (Salem Secondary Plan being the other), that are gateways to the City of Barrie that provide a range of employment, housing and mix of other uses that allow residents to live, work and play in their community.

The Hewitt's Secondary Plan requires land uses to efficiently use land at densities that meet the requirements of the Growth Plan. The City prepared a number of implementation documents including a Financial Impact Assessment, Long-Range Financial Plan, and an Infrastructure Implementation Plan in order to ensure their financial well-being.

- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

The Hewitt's Secondary Plan provides for a wide variety of housing types and land uses. Specific to the proposed applications, five different housing styles are proposed including 9.75 metres, 11 metre and 12.2 metre single detached, 6 metre street townhouses, and one or more future mixed use residential housing types.

The subdivision also contains a public elementary school, three Village Squares, a mixed use block that may contain commercial uses, a stormwater management block and a block comprising the natural heritage system and associated buffer.

- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The significant natural heritage features on the property, and their associated buffer have been included within proposed Environmental Protection Block 300 which is proposed to be conveyed to the City.

The limits of core natural heritage features and their associated buffers were walked, staked and surveyed in 2015 to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.

A Natural Heritage Evaluation has been prepared by Azimuth Environmental confirming there will be no impacts on the significant natural heritage features.

A Subwatershed Impact Study has been prepared for the Hewitt's Secondary Plan area which confirms the boundaries of the floodplain. The area proposed for development is outside of all hazards.

No 'major facilities' have been proposed within the subject lands, and none exist or are planned on lands in the vicinity.

An Environmental Noise Study has been prepared in support of the development which confirms that the Ministry's noise requirements will be met.

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

The approval of the Hewitt's Secondary Plan represented an expansion of the Barrie settlement area boundary. The proposed subdivision will not prevent the further expansion of the settlement area boundary because such an expansion, if it were to occur in the vicinity of the subject lands, would occur on the south side of Lockhart Road.

- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

The proposed rezoning application will implement the Zoning By-law framework for the Salem and Hewitt's Secondary Plan area approved by the City of Barrie in 2017. That framework established new standards that minimize land consumption and servicing costs, such as reduced setbacks, higher lot coverage, and the permission to build more compact forms of housing such as back-to-back townhouses.

- f) *improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*

The proposed subdivision will be reviewed by the City's Accessibility Coordinator, and any potential revisions to the subdivision can be discussed following that review.

- g) *ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*

A water and wastewater master plan was prepared in support of the Salem and Hewitt's Secondary Plans which confirmed that the water and wastewater treatment plant expansions undertaken by the City earlier this decade provide sufficient capacity to accommodate the City's growth in both its greenfield areas and within the built-up area.

The City has also prepared an Infrastructure Implementation Plan (IIP) that identifies the infrastructure required to service the Hewitt's Secondary Plan, and the Landowners Groups have committed to front ending the design and construction of several 'Category D' projects included in the IIP.

- h) *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

A Natural Heritage Evaluation, including a review of Species at Risk has been completed by Azimuth Environmental in support of the proposed development. No impacts to significant natural heritage features or Species at Risk will occur as a result of this development.



Climate change was considered by the City during the preparation of the Hewitt's Secondary Plan, which in part, led to the policy direction to require more compact urban form that more efficiently uses land and optimizes the use of infrastructure.

## 2) Settlement Areas

Policy 1.1.3 contains policies for settlement areas.

- a) *Policy 1.1.3.1: Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*

The lands proposed for development are within the City of Barrie Settlement Area.

- b) *Policy 1.1.3.1 a): Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*
- 1. efficiently use land and resources;*
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
  - 4. support active transportation;*
  - 5. are transit-supportive, where transit is planned, exists or may be developed; and*
  - 6. are freight-supportive; and*

The policies of the Hewitt's Secondary Plan direct that growth occurs in a manner that efficiently uses land, resources, infrastructure and public service facilities. The Secondary Plan is supported by master studies, including a Multi-Modal Active Transportation Master Plan that looked to increase the use of public transit and to promote walking and pedestrian movement.

- c) *Policy 1.1.3.1 b): Land Use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The City has also identified intensification nodes and corridors and the Official Plan contains policies encouraging intensification in those areas, while permitting intensification in other areas subject to meeting certain criteria.

Development of the subject lands as proposed will not impact on the City's ability to intensify in other areas of the City.

- d) *Policy 1.1.3.4: Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The City has approved a Zoning By-law framework for the Salem and Hewitt's Secondary Plan areas that facilitates a more compact form, while maintaining appropriate levels of public health and safety. The latter is achieved by creating walkable neighbourhoods with planned increase in the active transportation multi-modal split, while also ensuring that new developments adhere to the principles of Crime Prevention through Environmental Design.

- e) *Policy 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The proposed subdivision is located immediately adjacent to an existing residential neighbourhood, and sidewalks and roads will connected these two neighbourhoods. The subdivision proposes a mixture of land uses in a compact form that allows for the *efficient use of land, infrastructure and public service facilities.*

- f) *Policy 1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

The Hewitt's Secondary Plan contains phasing policies and a phasing schedule that provides a method to control the timing of final approvals relative to growth in the built-up area. All development occurring in Hewitt's will adhere to the Infrastructure Implementation Plan that ensures the timely provision of infrastructure.

### 3) Housing

Policy 1.4.3 states that planning authorities are required to provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents of the regional market area.

- a) *Policy 1.4.3 a): Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;*

The City of Barrie Official Plan policy 3.3.2.2.a) states the City's goal to achieve a minimum target of 10% of all new housing units per annum to be affordable housing.

- b) *Policy 1.4.3 b): permitting and facilitating (1) all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and (2) all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

The City of Barrie Official Plan and the Hewitt's Secondary Plan permit all forms of housing within lands with a residential designation. The City has also identified intensification nodes and corridors and their Official Plan contains policies encouraging intensification in those areas, while permitting intensification in other areas subject to meeting certain criteria. Lastly, Second Suites are permitted on all lots where single detached dwellings or townhouses are permitted subject to the Zoning By-law requirements.

- c) *Policy 1.4.3 c): directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs*

The Salem and Hewitt's Secondary Plan areas have been identified as appropriate locations for growth.

- d) *Policy 1.4.3 d): promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

The subdivision application proposes densities that are transit supportive and conform to the Hewitt's Secondary Plan and the Growth Plan. The densities proposed efficiently use land, resources, infrastructure and public service facilities.

- e) *Policy 1.4.3 e): establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

The City has approved a Zoning By-law framework for the Salem and Hewitt's Secondary Plan areas that facilitates a more compact form, while maintaining appropriate levels of public health and safety. The latter is achieved by creating walkable neighbourhoods with planned increase in the active

transportation multi-modal split, while also ensuring that new developments adhere to the principles of Crime Prevention through Environmental Design.

#### 4) Public Spaces, Recreation, Parks, Trails and Open Space

Policy 1.5.1 promotes healthy, active communities through the following:

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*

The proposed subdivision has been designed to include dual sidewalks on Streets 'A', 'B' and 'H' which connected the neighbourhood to parks, schools and the mixed use block.

The subdivision has been designed in accordance with the principles of Crime Prevention through Environmental Design. Examples of this design approach include locating Village Squares at key intersections or at the end of a dual sidewalk street (Streets 'B' and 'H') where there is full visibility into the public spaces from multiple vantage points.

- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;*

The proposed subdivision includes a Village Square located adjacent to the natural heritage system, and two other Village Squares to provide programmed space. The overall parkland needs of the Hewitt's Secondary Plan will be delivered through the final execution of a Master Parkland Agreement with the Hewitt's Creek Landowners Group. This Agreement identifies the land and cash-in-lieu obligations, including the timing of payment and the configuration/location/size of the parkland areas.

The stormwater management system will be designed to include a publicly accessible trail that will connect to the public elementary school.

#### 5) Infrastructure and Public Service Facilities

Policy 1.6.1 requires the coordination of infrastructure, electricity and public service facilities so that they are delivered in a cost-effective manner that considers impacts from climate change. They are also be coordinated and integrated with land use planning so that they are a) financially viable over their life cycle and b) available to meet current and projected needs.

The City has prepared a Financial Impact Assessment, Long-Range Financial Plan and an Infrastructure Implementation Plan that considers the needs and timing of delivery and the associated long-term costs. In addition, representatives from InnPower, Enbridge, the City of Barrie and the Hewitt's Landowners Group attend monthly working group meetings to coordinate electricity and utility needs. Both InnPower and Enbridge have prepared and will continue to update their economic modelling to ensure viable service delivery.

#### 6) Sewage, Water and Stormwater

Policy 1.6.6.1 requires the efficient use and optimization of existing municipal sewage and water services, and to ensure those systems can be provided in a manner that is sustained by the water resources upon which they rely, are financially viable, and protect human health and the natural environment. Lastly, infrastructure servicing and land use considerations should occur at all stages of the planning process.

The City has significantly invested in upgrades to their Water and Wastewater Treatment Plants to support planned growth. Those plants are both located adjacent to Lake Simcoe and are required to meet the Ministry of the Environment Conservation and Parks regulatory criteria. Development Charges collected from growth will reimburse the City for the majority of the costs incurred as a result of the plant expansions.

Policy 1.6.6.7 requires stormwater management planning to achieve the following:

- a) *minimize, or, where possible, prevent increases in contaminant loads;*

The Lake Simcoe Region Conservation Authority and the City of Barrie Engineering Department will review the stormwater management design for this subdivision to ensure their standards are being met. A significant amount of background and foundational work is available in the Subwatershed Impact Study (SIS) to inform the stormwater design. The proposed design conforms to the SIS.

*b) minimize changes in water balance and erosion;*

A water balance analysis is required prior to final approval of all new development in the Lake Simcoe Conservation Authority watershed. An erosion control plan will be included in the detailed engineering design.

*c) not increase risks to human health and safety and property damage;*

The Lake Simcoe Region Conservation Authority has a development review agreement with the City of Barrie to ensure that there are no risks to human health and safety and/or property damage as a result of new development.

*d) maximize the extent and function of vegetative and pervious surfaces; and*

The detailed engineering design for the subdivision will cover matters such as the limit and extent of grading, infiltration, stormwater management including the use of Low Impact Development facilities, and a calculations/modelling of pre- and post-development monitoring.

*e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

The proposed stormwater design is based on these objectives, which were discussed at the site specific stormwater design charrette held with the City of Barrie and Lake Simcoe Region Conservation Authority. The design charrette built on the foundational detail contained in the Subwatershed Impact Study.

## 7) Transportation Systems

Policy 1.6.7.4 promotes land use patterns, densities and a mixture of uses to minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

In support of the approval of the Hewitt's Secondary Plan, the City prepared a Multi-Modal Active Transportation Master Plan (MMATMP) that planned for an increase in the use of transit and active transportation. The design of the Hewitt's Master Plan, and by extension each individual subdivision, implement the MMATMP.

Specific to the proposed subdivision, the plan is based on a modified grid pattern which promotes pedestrian movement and safety. Residential block lengths are walkable, meaning they are less than 250 metres in length and dual sidewalks are located on key streets. A trail system is located around the stormwater management pond that connects to the natural heritage area as well as the public elementary school. In addition, a mixture of land uses has been proposed, including a dedicated mixed use block at higher densities to support transit.

## 6) Long-Term Economic Prosperity

Policy 1.7.1 states that long-term economic prosperity is supported by the following:

*a) promoting opportunities for promoting opportunities for economic development and community investment-readiness;*

Development within the Hewitt's Secondary Plan must conform to the City's Long-Range Financial Plan which ensures the economic well-being of the City.

- b) *promoting opportunities for optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities;*

Infrastructure and utility master planning is a key example of the coordination between the City, stakeholders (i.e. InnPower, Enbridge) and the Hewitt's Creek Landowners Group.

- c) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*

The Yonge Street Mixed-Use corridor is designated as a key gateway into the City and is planned to function in the manner of a mainstreet.

- d) *encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

No built or cultural heritage resources will be impacted by the proposed development.

- e) *promoting the redevelopment of brownfield sites;*

The property is not a brownfield site.

- f) *providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;*

The proposed development conforms to, and will implement, the City's Multi-Modal Active Transportation Master Plan.

- g) *providing opportunities for sustainable tourism development;*

Not applicable to the subject applications.

- h) *providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts;*

The development will not impact agricultural uses outside of the City of Barrie.

- i) *promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy;*

Energy conservation is promoted through this subdivision design that contains compact urban form and a mixture of uses that will efficiently use infrastructure and promote transit and active transportation.

- j) *minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and*

Energy conservation, as outlined in point i) above, helps to reduce the impacts of climate change. In addition, the protection of significant woodlots and natural heritage features, as proposed in the subdivision (Block 300), also reduces impacts.

- k) *encouraging efficient and coordinated communications and telecommunications infrastructure.*

The detailed engineering subdivision design will contain provisions for wireline infrastructure in consultation with Bell and Rogers.



#### 4.3.2 WISE USE AND MANAGEMENT OF RESOURCES

Section 2.0 of the PPS contains policies for the wise use and management of resources. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

##### 1) Natural Heritage

Policy 2.1.1 states that natural features and areas should be protected for the long term.

A Natural Heritage Evaluation (NHE) has been prepared by Azimuth Environmental that confirms that no development is proposed within, and there will be no negative impact on, any significant natural heritage feature on or abutting the lands. The NHE contains a full policy review demonstrating the developments consistency with the PPS.

##### 2) Water

The Policies in Section 2.2 direct planning authorities to protect, improve or restore the quality and quantity of water.

A Subwatershed Impact Study, Hydrogeological Study, Geotechnical Study and Functional Servicing Report have been prepared in support of this policy. Further review will occur during detailed engineering design to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.

##### 3) Cultural Heritage and Archaeology

Policy 2.6.1 requires the conservation of significant built heritage resources and significant cultural heritage landscapes. The subject lands contain no such resources or landscapes.

The land has also been subject to a Phase 1 and 2 Archaeological Assessment that was accepted by the Ministry in 2012.

#### 4.3.3 PROTECTING PUBLIC HEALTH AND SAFETY

Section 3.0 of the PPS contains policies for protecting public health and safety. The applicable policies from this section have been listed below followed by an assessment of the applications conformity with the policies.

##### 1) Natural Hazards

Policy 3.1 directs development away from natural hazards such as flooding or erosion hazards.

No development is proposed within any natural hazards.

##### 2) Human-Made Hazards

Policy 3.2 deals development on, abutting or adjacent to human-made hazards. No human-made hazards exist on or in proximity to the site.

#### 4.3.4 INCONSISTENCY WITH THE PPS

The analysis contained in Sections 4.3.1 – 4.3.3 of this Report demonstrate that the proposed subdivision and Zoning By-law Amendment applications are consistent with the PPS.

In my professional planning opinion, the current Zoning By-law in effect on the subject lands must be amended in order to bring it into consistency with the Provincial Policy Statement, and to conform to the Growth Plan, the Lake Simcoe Protection Plan and the City of Barrie Official Plan.

The subject lands are currently zoned Agricultural (AG) and Environmental Protection (EP) according to the Town of Innisfil Zoning By-law (054-04) that has been repealed by the Town of Innisfil, but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act.

The current Agricultural and Environmental Protection zoning is not consistent with the Provincial Policy Statement for the reasons outlined below:

1. The area zoned Agricultural contains significant natural heritage features including portions of the Lovers Creek Provincially Significant Wetland and a significant woodlot and/or their associated buffers. The current zoning would permit as-of-right agricultural uses, and other uses such as a garden centre, kennel, veterinary clinic/hospital, and an accessory dwelling unit within significant natural heritage features.
2. The area zoned Agricultural does not conform to the City of Barrie Official Plan, as amended by the Hewitt's Secondary Plan.
3. The subject lands are designated for growth and located within the City of Barrie Settlement Area boundary. Accordingly, if the Agricultural zoning remains unchanged, then the lands cannot develop in accordance with the policy framework contained in the PPS, Growth Plan and City of Barrie Official Plan.

## 4.4 LAKE SIMCOE PROTECTION PLAN

The Lake Simcoe Protection Plan (LSPP) is a policy and implementation document that guides efforts to protect and restore the ecological health of the Lake Simcoe watershed.

The six principal parts of the Growth Plan include (i) Where and How to Grow, (ii) Infrastructure to Support Growth, (iii) Protecting What is Valuable, (iv) Implementation, and (v) the Simcoe Sub-area.

The following sub-sections assess the applications conformity with the LSPP specific to (i) Water Quality, (ii) Shorelines and Natural Features, (iii) Other Threats and Activities.

### 4.4.1 WATER QUALITY

Chapter 4 of the LSPP contains policies applicable to the application including: Stormwater Management (4.8 – 4.9-DP) and Construction Activities (4.20-DP),

#### 1) Stormwater Management

##### 4.8-DP

*An application for major development shall be accompanied by a stormwater management plan that demonstrates:*

- a) consistency with stormwater management master plans prepared under policy 4.5, when completed;*
- b) consistency with subwatershed evaluations prepared under policy 8.3 and water budgets prepared under policy 5.2, when completed;*
- c) an integrated treatment train approach will be used to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;*
- d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and*
- e) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.*

##### 4.9-DP

*Stormwater management works that are established to serve new major development in the Lake Simcoe watershed shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", as amended from time to time. This policy does not apply if the works are intended to serve an infill development or a redevelopment within a settlement area, it is not feasible to comply with the specified design standard, and the person seeking to establish the works demonstrates that the works incorporate the most effective measures in the circumstances to control the quality and quantity of stormwater related to the development or redevelopment.*

In fulfillment of Policies 4.8 and 4.9, the Hewitt's Landowners Group prepared a Subwatershed Impact Study (SIS) to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority (LSRCA).

In accepting the SIS, the LSRCA noted that certain outstanding items would need to be dealt with during the detailed submissions for individual subdivision applications.

In accordance with this conditional approval a detailed Functional Servicing Report (FSR) and a Hydrogeological Study has been prepared for the proposed subdivision. The FSR contains detailed stormwater design information and plans.

## *2) Construction Activities*

### *4.20-DP*

*Municipalities shall ensure that the following measures are incorporated into subdivision agreements and site plan agreements:*

- a) keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;*
- b) removal of vegetation shall not occur more than 30 days prior to grading or construction;*
- c) put in place structures to control and convey runoff;*
- d) minimize sediment that is eroded offsite during construction;*
- e) seed exposed soils once construction is complete and seasonal conditions permit; and*
- f) ensure erosion and sediment controls are implemented effectively.*

Each of the above requirements will be included in the detailed engineering design to the satisfaction of the City and the Lake Simcoe Region Conservation Authority. These requirements will further be reflected in the engineering conditions that form a schedule to the Subdivision Agreement.

## **4.4.2 SHORELINES AND NATURAL HERITAGE**

Chapter 6 of the LSPP contains policies applicable to the application including: Policies Applying to Both Lake Simcoe and Streams (6.10-DP – 6.11-DP), Key Natural Heritage and Hydrologic Features (6.23-DP-6.29-DP), Settlement Areas (6.32-DP – 6.35-DP and 6.40-DP).

### *1) Policies Applying to Both Lake Simcoe and Streams*

#### *6.10-DP*

*Where, in accordance with the policies of the Plan, development or site alteration is permitted within 120 metres of the Lake Simcoe shoreline, other lakes in the Lake Simcoe watershed, or any permanent or intermittent stream or a wetland, the development or site alteration should be integrated with and should not constrain ongoing or planned stewardship and remediation efforts.*

*Due to the fact that development is proposed within 120 metres of a wetland, a Natural Heritage Evaluation was prepared to ensure there will be no negative impact on any significant natural heritage feature and to confirm that the buffer proposed is appropriate and will protect the feature.*

#### *6.11-DP*

*Where, in accordance with the policies of this Plan, a proposal for development or site alteration is permitted within 30 metres of the Lake Simcoe shoreline, other lakes in the Lake Simcoe watershed, or a permanent or intermittent stream or wetland outside of settlement areas and the Greenbelt area and Oak Ridges Moraine area, the proposal for development or site alteration shall comply with the following where applicable:*

- a) maintain, and where possible, increase or improve fish habitat in the Lake, stream or wetland, and any adjacent riparian areas;*

- b) to the extent possible, enhance the ecological features and functions associated with the Lake, stream or wetland;*
- c) minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and*
- d) integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both wildlife habitat and a movement corridor.*

A Natural Heritage Evaluation has been prepared in support of the application. In addition, detailed planting plans will be provided for any buffer areas that are not already vegetated, to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority. The City and the Authority will also review/approve the detailed stormwater management design, Hydrogeological Study, grading design, servicing design, and landscape plans.

## *2) Key Natural Heritage and Key Hydrologic Features*

### *6.23-DP*

*Development or site alteration is not permitted within a key natural heritage feature, a key hydrologic feature and within a related vegetation protection zone referred to in policy 6.24, except in relation to the following:*

- a) Forest, fish, and wildlife management;*
- b) Stewardship, conservation, restoration and remediation undertakings;*
- c) Existing uses as specified in policy 6.45;*
- d) Flood or erosion control projects but only if the projects have been demonstrated to be necessary in the public interest after all alternatives have been considered;*
- e) Retrofits of existing stormwater management works (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new stormwater management works;*
- f) New mineral aggregate operations and wayside pits and quarries pursuant to policies 6.41 – 6.44;*
- g) Infrastructure, but only if the need for the project has been demonstrated through an Environmental Assessment of other similar environmental approval and there is no reasonable alternative; and*
- h) Low-intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:*
  - i. non-motorized trail use;*
  - ii. natural heritage appreciation;*
  - iii. unserviced camping on public and institutional land; and*
  - iv. accessory uses to existing buildings or structures.*

No development is proposed within any key natural heritage or key hydrologic features. Furthermore, the only development proposed within the 30 metre vegetation protection zone is the portion of Street 'B' that connects with the existing Thicketwood Avenue.

### *6.24-DP*

*The minimum vegetation protection zone for all key natural heritage features and key hydrologic features is the area within 30 metres of the key natural heritage feature and key hydrologic feature, or larger if determined appropriate by an evaluation required by policy 6.25.*

A 30 metre vegetation protection zone has been proposed as supported by a Natural Heritage Evaluation and confirmed in the field with the City of Barrie and the Lake Simcoe Region Conservation Authority in

2015.

#### 6.25-DP

*An application for development or site alteration within 120 metres of a key natural heritage feature or key hydrologic feature shall be accompanied by a natural heritage evaluation meeting the requirements of policy 6.26, unless the development or site alteration is for a purpose specified by policy 6.23.*

A Natural Heritage Evaluation has been prepared in support of the proposed development, and draft plan approval will not be granted unless the Lake Simcoe Region Conservation Authority is satisfied that the Evaluation fulfills the requirements of the LSPP.

#### 6.26-DP

*A natural heritage evaluation referred to in policies 6.3 and 6.25 shall be carried out in accordance with guidelines developed by the MNR and shall:*

- a) demonstrate that the development or site alteration applied for will have no adverse effects on the key natural heritage feature, key hydrologic feature, Lake Simcoe and its associated vegetation protection zone, or on the related ecological functions;*
- b) identify planning, design and construction practices that will maintain and, where feasible, improve or restore the health, diversity and size of the key natural heritage feature or key hydrologic feature and its connectivity with other key natural heritage features or key hydrologic features as well as connectivity and linkages to natural heritage systems identified in Provincial Plans or by municipalities, the LSRCA or MNR;*
- c) demonstrate how connectivity within and between key natural heritage features and key hydrologic features will be maintained and, where possible, improved or restored before, during and after construction to allow for the effective dispersal and movement of plants and animals;*
- d) determine if the minimum vegetation protection zone is sufficient to protect the ecological functions of the feature and the area being evaluated, in particular where this feature or area is adjacent to a coldwater stream, headwaters, freshwater estuaries, steep slope or is acting as or has been identified as a wildlife corridor to ensure that the area will continue to effectively act and function as a wildlife corridor;*
- e) determine if the minimum vegetation protection zone is sufficient to protect areas adjacent to existing features that would be appropriate for restoration or renaturalization to enhance the ecological functioning of that feature, such as lands that provide for rounding out or filling of gaps in significant woodlands; and*
- f) if the minimum vegetation protection zone is not sufficient to protect the function of the feature or protect opportunities for feature enhancement, specify the dimensions of the required vegetation protection zone.*

A Natural Heritage Evaluation has been prepared in support of the proposed development, and draft plan approval will not be granted unless the Lake Simcoe Region Conservation Authority is satisfied that the Evaluation fulfills the requirements of the LSPP.

#### 6.27-DP

*A proposal for new development or site alteration within 120 metres of the Lake Simcoe shoreline, a key natural heritage feature or a key hydrologic feature shall provide for the establishment and maintenance of natural self-sustaining vegetation to the extent and width of the associated vegetation protection zone required by the policies in this Chapter, except in relation to uses and structures in the vegetation protection zone that are permitted by the policies of this Chapter.*

Detailed planting plans will be provided for any buffer areas that are not already vegetated, to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.



#### 6.28-DP

*Where, through an application for development or site alteration, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Plan, the buffer or vegetation protection zone shall be composed of and maintained as natural self-sustaining vegetation.*

Detailed planting plans will be provided for any buffer areas that are not already vegetated, to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.

#### 6.29-DP

*If the natural self-sustaining vegetation is removed along the Lake Simcoe shoreline, from a key natural heritage feature, a key hydrologic feature or from any related vegetation protection zone, as a result of any development or site alteration permitted under policies 6.1, 6.23, 6.43 and 6.45, the natural self-sustaining vegetation shall be re-established to the extent feasible following completion of that activity.*

Detailed planting plans will be provided for any buffer areas that are not already vegetated, to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.

### 3) Settlement Areas

#### 6.32-DP

*Policies 6.32 - 6.34 apply to existing settlement areas and areas of Lake Simcoe adjacent to these lands, including the littoral zone, and these areas are not subject to policies 6.1 – 6.3, 6.5, 6.11 and policies 6.20 - 6.29.*

#### 6.33-DP

*An application for development or site alteration shall, where applicable:*

- a) increase or improve fish habitat in streams, lakes and wetlands, and any adjacent riparian areas;*
- b) include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;*
- c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and*
- d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.*

A Natural Heritage Evaluation has been prepared in support of the proposed development, and draft plan approval will not be granted unless the Lake Simcoe Region Conservation Authority is satisfied that the Evaluation fulfills the requirements of the LSPP.

The Lake Simcoe Region Conservation Authority will also review and approve the Functional Servicing Report, Hydrogeological Study, detailed stormwater management plans, detailed grading plans, and certain landscaping plans prior to final approval being granted to the subdivision.

#### 6.34-DP

*Where, through an application for development or site alteration, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as natural self-sustaining vegetation.*

Detailed planting plans will be provided for any buffer areas that are not already vegetated, to the satisfaction of the City of Barrie and the Lake Simcoe Region Conservation Authority.

#### 6.40-DP

*Outside of the Oak Ridges Moraine area, an application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that*

*the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.*

A Natural Heritage Evaluation and a Hydrogeological study have been prepared in support of the proposed development. Final approval will not be granted until both the City of Barrie and the Lake Simcoe Region Conservation Authority are satisfied with those documents.

#### 4.4.3 OTHER THREATS AND ACTIVITIES

Chapter 7 of the LSPP contains policies applicable to the application including:

##### *7.14 -HR*

*Where, in accordance with the policies of the Plan, development and site alteration is permitted within 120 metres of the Lake Simcoe shoreline or a permanent or intermittent stream or a wetland, the development or site alteration will be integrated with existing or proposed parks and trails to the extent feasible.*

Development is proposed within 120 metres of a stream, and accordingly, a trail system is proposed around the adjacent stormwater management pond and one of the parks (Village Square) is located adjacent to the vegetation protection zone.

## 5.0 CITY OF BARRIE OFFICIAL PLAN

The lands are subject to the policies of the City of Barrie Official Plan, as amended by the Hewitt's Secondary Plan (OPA NO. 39). Policies 4.2.27 b) and d) of the Official Plan state that development within the Hewitt's Secondary Plan shall proceed in accordance with the policies of that Plan.

### 5.1 HEWITT'S SECONDARY PLAN

The lands are subject to the policies of the City of Barrie Official Plan, as amended by the Hewitt's Secondary Plan (OPA NO. 39). Policies 4.2.27 b) and d) of the Official Plan state that development within the Hewitt's Secondary Plan shall proceed in accordance with the policies of that Plan.

#### 5.1.1 LAND USE DESIGNATIONS

Schedules 9A through 9E in the Hewitt's Secondary Plan identify the designations and development phases affecting the lands.

According to Schedule 9C Land Use and 9E Development Phases, the lands subject to the applications are designated as follows (**Figure 8**):

- Residential Area
- Neighbourhood Mixed Use Node
- Natural Heritage System
- School/Neighbourhood Park Area
- Stormwater Management Facilities
- Existing and Proposed Roads
- Phase 2

According to Schedule 9B Natural Heritage System (**Figure 9**), the following additional overlays apply to the lands:

- Natural Core Area
- Regulatory Floodplain

According to Schedules 9D-1 Transportation Plan and 9D-2 Street Widening Plan, the following road infrastructure applies to the subject lands:

- 24 metre wide east-west Minor Collector (Street 'A' on the proposed draft plan)
- Adjacent to a 27 metre wide north-south Major Collector
- Fronts onto an Arterial road with a maximum width of 41 metres (an 11 metre road widening block along Lockhart Road has been included on the draft plan).

Figure 8: Hewitt's Secondary Plan Schedule 9E (OPA No. 39)

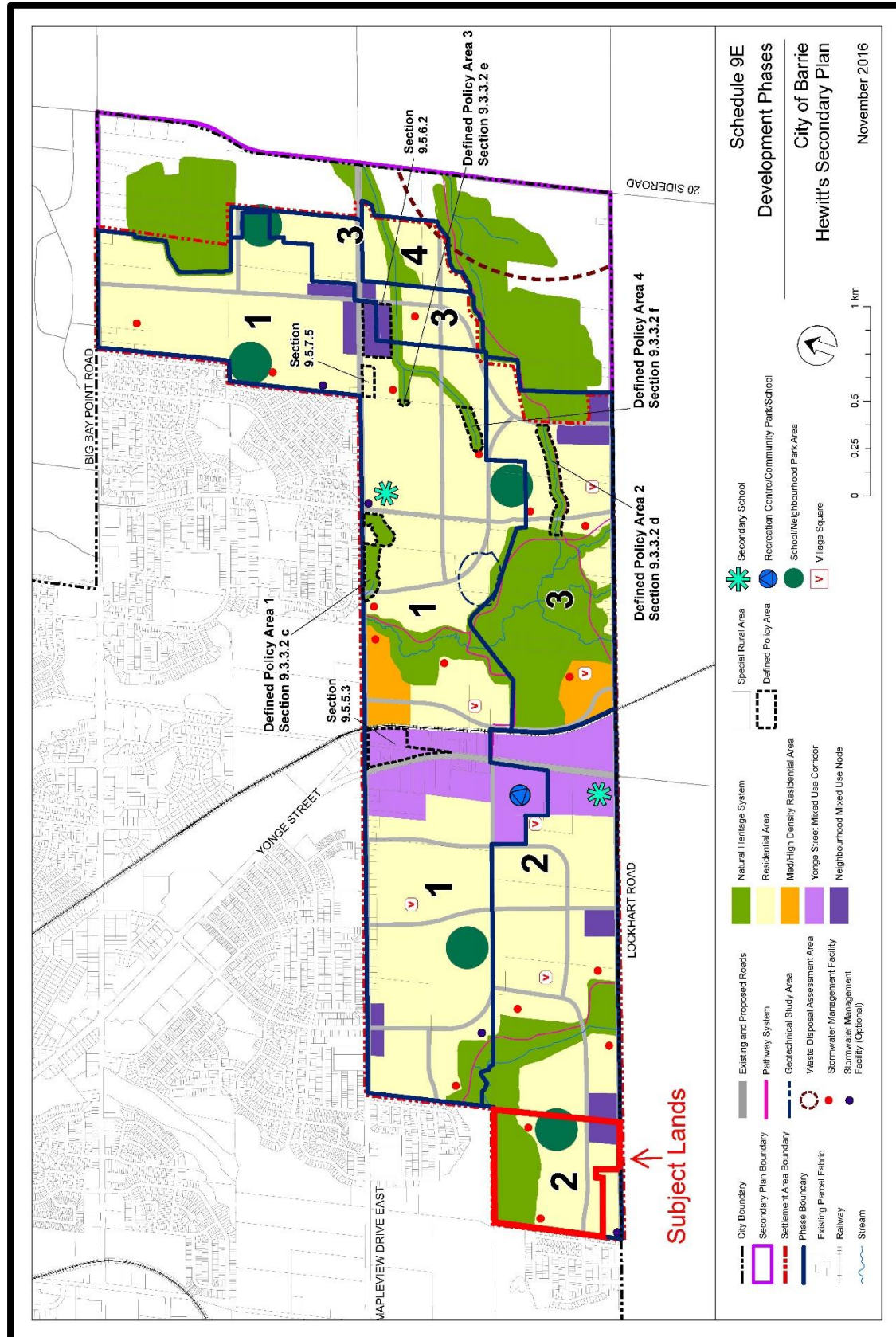
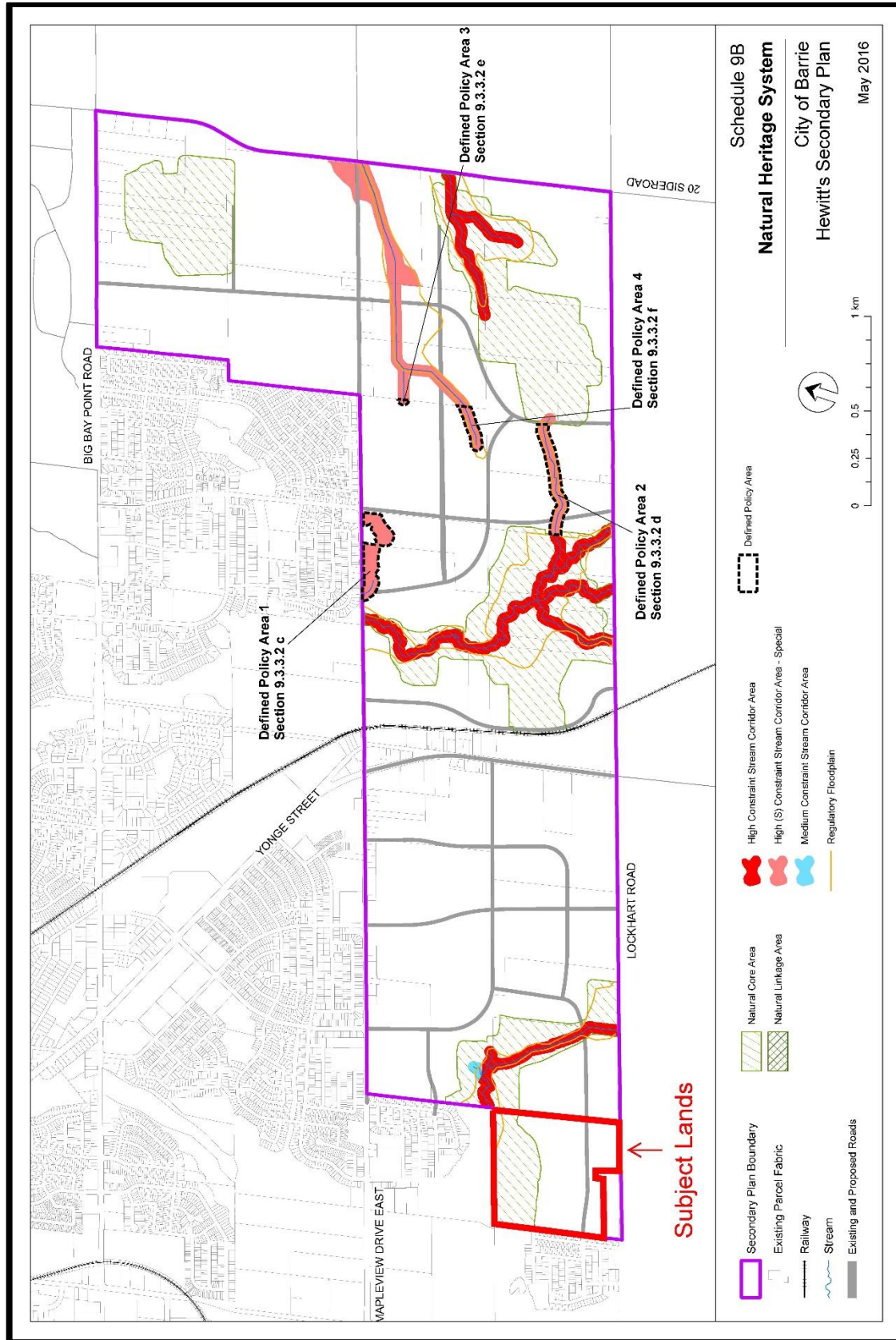




Figure 9: Hewitt's Natural Heritage System Schedule 9B (OPA No. 39)





### 5.1.2 POLICY REVIEW

In my opinion, the proposed subdivision and zoning by-law amendment applications conform to and will implement the policies of the Hewitt's Secondary Plan (HSP) as outlined in the following subsections.

#### 5.1.2.1 COMMUNITY VISION AND STRUCTURE (Section 9.2 of HSP)

Section 9.2.3 contains the planning principles that will guide the future development in the Hewitt's Secondary Plan Area. Each principle has been listed below and an explanation has been provided outlining how the proposed development achieves same.

*a) That the City of Barrie continues to apply the principle that growth pays for growth to the greatest extent possible within the law.*

The City has prepared a Long Range Financial Plan (LRFP), and an Infrastructure Implementation Plan. All new development must conform to the LRFP as a condition of draft plan approval. In addition, the Hewitt's Creek Landowners Group Inc. has committed to a number of measures including:

- Front ending the cost of a number of environmental assessments.
- Front ending the design and construction of certain 'Category D' projects listed in the Infrastructure Implementation Plan.
- All Phase 1 lands proceeding to Draft Plan approval are required to signing a voluntary pay agreement (VPA) prior to draft plan approval being granted. This VPA includes the requirement to pay a capital contribution charge for each new unit constructed over and above the Development Charge otherwise payable.

*b) That municipal services, like parks, fire services, streets, water, and wastewater, be built at the same time or in advance of the issuance of occupancy permits.*

The City's Infrastructure Implementation Plan sets out the required infrastructure that must be completed to facilitate development and the Landowners Group has agreed to front end the design and construction of several "Category D" projects.

*c) That all new neighbourhoods and business areas be designed to support resource conservation and environmental stewardship to the greatest extent feasible and include the best practices in the use of district energy, water conservation/recycling, and sustainable community planning.*

The Secondary Plan implemented this principle by identifying the core natural heritage features to be protected and the overall plan design as illustrated in the Master Plan (Appendix 9B). Prior to applications for Plan of Subdivision being accepted, the Secondary Plan requires that an applicant demonstrate a proposed developments conformity with the Master Plan. Conformity for the proposed subdivision was confirmed by the City in September 2018.

*d) That the City of Barrie continues to plan new neighbourhoods with basic services and shops, including "corner stores" and/or local commercial areas.*

A Mixed Use Block has been included on the subdivision. The proposed Neighbourhood Mixed Use (NMU) Zoning will permit residential and/or commercial uses. Furthermore, there are a series of other neighbourhood mixed use areas in the plan, in addition to the Yonge Street Mixed Use Corridor that provides opportunities for commercial development.

*e) That new neighbourhoods draw on the strengths of historic neighbourhoods: grid street patterns, public spaces, and pedestrian friendly street design (buildings close to street, tree-lined streets, on street parking, hidden parking lots, garages in rear lane, narrow, and slow speed streets).*

The design of the proposed subdivision is based on a modified grid patterns, which eliminates cul-de-sacs and curvilinear roads, similar to what is shown on the Master Plan (Appendix 9B in the Hewitt's Secondary Plan).

A pedestrian circulation plan has been prepared in support of the subdivision and is consistent with the Conformity Plan that depicts the locations of streets that will have dual sidewalks.

The geometric design of the streets is consistent with the City's Transportation Design Manual and an on-street parking plan for the medium density areas will be prepared prior to final approval.

*f) That the City of Barrie continues to develop satellite service locations for municipal services in the south end of Barrie to ensure easier access for residents.*

The Hewitt's Secondary Plan contains a location for a recreation centre, library, elementary schools, secondary schools and a fire station. The proposed draft plan contains an elementary school in conformity with the Secondary Plan.

*g) That the City of Barrie continues to provide a diversity of housing types in new neighbourhoods.*

A wide variety of housing types are proposed throughout the Secondary Plan. Specific to the subject lands, at least 5 different housing types are proposed including 9.75 metre, 11 metre and 12.2 metre single detached dwellings, 6 metre street townhouses and a future mixed use housing type that has not yet been determined.

The analysis of affordable housing, as required by Section 9.2.9.2 of the Hewitt's Secondary Plan, and Section 3.3 of the parent Official Plan, is contained in Section 8 of this Report.

*h) That the City of Barrie continues to place a high priority on supporting active transportation (walking and cycling) and on accessibility to public transit in all new growth areas.*

In support of the approval of the Hewitt's and Salem Secondary Plans, the City has prepared a Multi-Modal Active Transportation Master Plan that includes new right-of-way standards that promote walking and cycling such as buffered bike lanes on arterial roads, bike lanes on collector roads, dual sidewalks on various streets and reduced pavement widths for local streets. The changes to the standards have been reflected in the City's updated Transportation Design Manual.

Accompanying the subdivision submission is a Transportation Technical Memorandum prepared by JD Engineering explaining how the application conforms to the Transportation Design Manual.

*(i) That all planning efforts for new growth areas occur through extensive consultation with the public, community stakeholders and with the business and development communities.*

There have been dozens of public meetings associated with the Environmental Assessments, Master Plans, Secondary Plans and individual draft plans/rezoning applications across the Hewitt's Secondary Plan.

Specific to the subject applications a Ward Meeting meeting and a statutory Public Meeting will be hosted to collect feedback from the public and stakeholders.

*(j) That the growth in working age residents in the City of Barrie not be allowed to outpace the growth of jobs to ensure the City of Barrie stays a strong economic centre, repatriates employment opportunities for residents, and minimizes out-commuting.*

The Hewitt's and Salem Secondary Plans are master planned communities that will contribute to the on-going development of the City of Barrie as a complete community. The Hewitt's Secondary Plan contains population related employment; whereas, the Salem Secondary Plan contains higher order employment lands. The proposed subdivision will contribute to growth in the Hewitt's Secondary Plan.

### 5.1.2.2 NATURAL HERITAGE SYSTEM (Section 9.3 of HSP)

In accordance with Section 9.3.2.1 and Schedule 9B of the Hewitt's Secondary Plan, the subject lands contain a Natural Core Area comprised of the Lovers Creek Provincially Significant Wetland.

According to policy 9.3.3.1, the boundaries of the Natural Core Area generally match Schedule 9B in the Secondary Plan (**Figure 9**); however, for accuracy, the limits of the Natural Core Area and associated buffer was walked, staked and surveyed in the field in July 2015 and the Lake Simcoe Region Conservation Authority and the City of Barrie confirmed their acceptance of the limits and buffer in writing in August 2015. The proposed subdivision and rezoning applications match the 2015 limits previously agreed to.

In accordance with Section 9.3.8 of the Hewitt's Secondary Plan, the Natural Core Area and associated buffer will be conveyed to the City.

#### a) Infrastructure

The western portion of Street 'B' on the proposed subdivision extends into the buffer to the Natural Core Area in order to be connected to the existing street named Thicketwood Avenue. The connection of this street and its location within the buffer was discussed in the field with the LSRCA in July 2015 and it was agreed that the connection would be permitted under the infrastructure provisions of the Lake Simcoe Protection Plan.

Policy 9.3.5 of the Hewitt's Secondary Plan provides for streets and utilities to be located within the natural heritage system subject to a number of criteria such as the use of non-standard cross-sections, minimize grading, be located outside of key natural heritage features, provide for the safe movement of wildlife, and co-locate infrastructure.

#### b) Stormwater Management Facilities

In accordance with Section 9.3.6.1 of the Hewitt's Secondary Plan, the project engineer has confirmed that proposed stormwater management facility conforms to the Subwatershed Impact Study and that Low Impact Development methods will be utilized in accordance with the outcome of the Design Charette held with the LSRCA and City of Barrie.

#### c) Floodplain Management, Erosion, Hazardous Sites and Fill Control

Section 9.3.9 of the Secondary Plan requires the delineation of the flood and erosion hazard areas and associated setbacks to be established to the satisfaction of the City and Conservation Authority. In fulfillment of this policy we note the following

- The limits of the floodplain are within the limits of Environmental Protection Block 300. The limits were modeled and contained within the Subwatershed Impact Study (SIS) prepared by R.J. Burnside and Azimuth Environmental and submitted to the City in September 2016. The SIS has been approved by the City and LSRCA.
- The limits of the Natural Heritage System, and consideration of natural hazards setbacks occurred during a site walk with the Lake Simcoe Conservation Authority and City staff in July 2015.

#### d) Surface Water and Ground Water Protection

In accordance with Section 9.3.10 of the Hewitt's Secondary Plan, a condition of final approval of the subdivision will be the preparation of a Hydrogeological Study that confirms there is no adverse impact on the existing area wells and aquifer recharge areas. The Hewitt's Creek Landowners Group Inc. has retained R.J. Burnside, who is currently in the process of preparing this Study for the entire Secondary Plan area. In addition, a site specific hydrogeological study has been prepared by R.J. Burnside in support of the proposed subdivision.

### 5.1.2.3 COMMUNITY AND SUSTAINABLE DESIGN (Section 9.4 of HSP)

The Community and Sustainable Design policies relate to community form, urban design, and sustainable development.

#### a) Community Form

As detailed in Section 3.1 of this Report, a Conformity Plan has been approved by the City in accordance with Section 9.4.2 c) of the Secondary Plan. In her letter dated September 12<sup>th</sup>, 2018, the Manager of Growth and Development stated that the Conformity Plan prepared for this property has been deemed to “generally conform to the schedules and policies of the Hewitt’s Secondary Plan”.

Section 7 of this Report deals with Urban Design in accordance with policy 9.4.4.1 of the Hewitt’s Secondary Plan.

In accordance with Section 9.4.4.2 of the Hewitt’s Secondary Plan, the design of the Mixed Use Block will be subject to a future application(s) that will consider the built form, land uses and densities.

#### b) Urban Design

In accordance with Policy 9.4.3, the City has prepared Urban Design and Sustainable Development Policies for the Salem and Hewitt’s Secondary Plan areas. All development applications shall be evaluated to ensure that they are consistent with the Guidelines. In my opinion, the proposed development conforms to the Guidelines as evidenced by the analysis contained in Section 7 of this Report.

#### c) Design and Sustainable Development Policies

In accordance with Policy 9.4.4.1 of the Hewitt’s Secondary Plan, the proposed new development is to conform to the General Design Guidelines in Section 6.5.2.2 of the Official Plan. Section 7 of this Report contains this analysis.

The proposed subdivision and mixed use area will be developed in a compact urban form at densities that support pedestrian movement and public transit (Policy 9.4.4.2 a). As detailed in Section 5.1.2.4 of this Report, the proposed subdivision plan is estimated to generate 58.5 to 73.5 people and jobs per hectare which is a transit supportive density. Pedestrian movement is supported by dual sidewalks on Streets ‘A’, ‘B’ and ‘H’ (Policy 9.4.4.4 b ii and iii), block lengths less than 250 metres (Policy 9.4.4.b iv), trails along the collector roads and stormwater management pond (Policy 9.4.4.4 b v and vi), and the consideration of Crime Prevention through Environmental Design principles (Policy 9.4.4.7).

In accordance with Policy 9.4.4.2 b), the proposed subdivision, along with the development of lands immediately to the east (Lockhart Innisfil Investment Limited II lands), will form a distinct neighbourhood bounded by environmentally protected lands and focused centrally on mixed use blocks flanking the neighbourhood entrance off of Lockhart Road. The neighbourhood will also benefit from a centrally located public elementary school, three Village Squares, and public access to the environmental protection lands.

As supported by Policy 9.4.4.2 d)-f), the subdivision has been designed using a modified grid road and land use pattern, where direct access and cross connections are available to the publicly accessible spaces including the environmental protection lands, Village Squares, Mixed Use Block and elementary school. Views into the environmental protection lands are also provided for along the western limit of Street ‘B’.

As required by Policy 9.4.4.2 g), specific attention has been given to the existing rear yard condition along the western property limit associated with the existing lots/homes along Bartor Boulevard and Priscillas Place. In this area (Streets ‘C’ and ‘D’), comparable single detached lots with extra depth have been proposed to provide a transition to these existing lots/dwellings.

Concerning cultural heritage, a Stage 1-2 Archaeological assessment has been prepared for the property and the Ministry of Tourism, Culture and Sport cleared the site of any cultural heritage concerns on November 26, 2012 (Policy 9.4.4.3).

The subdivision has been designed to avoid reverse lotting (Policy 9.4.4.4 c i) in favour of window streets and flankage lot treatments, and Low Impact Development measures will be incorporated into the detailed engineering design as identified during the design charrette with the City of Barrie and Lake Simcoe Region Conservation Authority (Policy 9.4.4.8). Energy conservation measures required under the Ontario Building Code will be employed and additional considerations towards green building practices will be given by the home builders.

#### 5.1.2.4 LAND USE STRATEGY (Section 9.5 of HSP)

The Hewitt's Secondary Plan land use strategy contains goals and policy associated with the Natural Heritage System, Mixed Use Nodes and Corridors, the Residential Area, School/Neighbourhood Park Area, and Village Squares.

##### a) Natural Heritage

Prior to the approval of the Hewitt's Secondary Plan, a Natural Heritage assessment was undertaken to identify the natural heritage system, the hydrological system, and the natural hazards in the Salem and Hewitt's Secondary Plan areas. This work formed the basis for the establishment, protection and enhancement of a Natural Heritage System that connects with the system in other areas of the City, as well as neighbouring communities. The limits of the core natural heritage features and their related buffers are identified in the schedules to the Hewitt's Secondary Plan and following adoption of same by Barrie Council in 2014, they were approved by the Ontario Municipal Board in 2015.

Following approval of the Hewitt's Secondary Plan, the limits of the core natural heritage features, and their associated buffers, were reviewed in the field in July 2015. The field walk including the placement of stakes to identify the exact limits of development and the immediate surveying of those stake locations by an Ontario Land Surveyor. The limits of the natural heritage features were then mapped and both the Lake Simcoe Region Conservation Authority and the City of Barrie confirmed their acceptance of the mapping in writing.

The development limits on the proposed draft plan of subdivision mirror the 2015 site walk, and result in a 13.25 hectare environmental protection block being proposed for conveyance to the City of Barrie at final approval.

In support of the subdivision and rezoning applications, a Natural Heritage Evaluation has been prepared which concludes the following:

- i. The proposed development is consistent with policies of the Provincial Policy Statement, Places to Grow, Endangered Species Act, City of Barrie Official Plan, Lake Simcoe Protection Plan and the Lake Simcoe Region Conservation Authority O.Reg. 176/06.
- ii. The proposed buffers adjacent to the Significant Natural Heritage Features within the Natural Core Area are sufficient to protect the overall form and ecological functions for which the Natural Heritage System has been identified.
- iii. The Proposed development will not result in negative direct or indirect impacts to habitat of Species at Risk.
- iv. The proposed works will not result in negative impacts to the ecological functions of any Significant Woodland, Significant Wetland, or Candidate Significant Wildlife Habitat.
- v. No areas of seepage, intermittent or permanent drainage features were identified within the study area, and wetlands are not expected to be negatively impacted.
- vi. LSRCA approval is required prior to site alteration within regulated lands and an Ecological Offsetting Strategy should be prepared to facilitate removal of the non-significant woodland.

## b) Mixed use Nodes and Corridors

A 1.55 hectare mixed use block (Block 280) has been proposed at the south-east corner of the site adjacent to the intersection of Lockhart Road and the major collector road providing the primary access to the subject and adjacent lands.

Block 280 is proposed to be zoned Neighbourhood Mixed Use in accordance with the Secondary Plan Schedules and Master Plan. In accordance with policies 9.5.4.3 e) and 9.5.6.1, the planned density of this Block will range between 62 units (40 units per hectare) to a maximum of 186 units (120 units per hectare). The final built form and density proposed will be determined as part of the submission of a future development application(s) for this Block.

## c) Residential Area

Policy 9.5.7.3 requires a minimum density of 20 units per hectare for low density development and a minimum of 30 units per hectare for medium density development. Net hectare is defined in Section 9.8.7.9 of the Hewitt's Secondary Plan to "be calculated based on the area of the lot excluding all other areas with the exception of one half of the local road on which the lot fronts". Net Developable area is separately defined in Section 9.8.7.4 of the Plan as being all lands available for development including residential, employment uses, open space and infrastructure, but excluding the natural heritage system, infrastructure rights-of-way and existing uses.

By comparison, the parent Official Plan (Policy 4.2.2.2 a) contains separate definitions for low density and medium/high density in the calculation of net residential hectare. Low density net residential hectare means the area of land utilized for the residential dwelling units including the lot area and the local residential streets but excluding Open Space and Environmental Protection Lands. Medium/high density net residential hectare means the area of land utilized for residential dwelling units including the lot area but excluding local residential streets, Open Space and Environmental Protection Areas.

The subdivision proposes densities in accordance with the Official Plan as outlined below:

- Relying on the definition of "Net Hectare" in Section 9.8.7.9 of the Secondary Plan, the subdivision density is 31 - 39 units per net hectare (470 or 594 divided by 15.1 hectares). The 15.1 hectare area includes the area of all lots and future lots (13.15 hectares), plus one half of the local roads fronting onto the residential lots and mixed use block (1.95 hectares).
- Relying on Policy 4.2.2.2 a), the low density net residential density is 20.5 units per hectare and the medium/high density net residential density is ranges from 48 to 78 units per hectare.

Policy 4.2.2.2a) also states that in designated Greenfield areas, which includes the Hewitt's Secondary Plan area, density shall be calculated in accordance with Section 2.2.7.3 of the Growth Plan which requires 50 people and jobs per hectare, with the only exclusions being provincially significant natural heritage features. It should be noted that the Growth Plan was revised in 2017, and policy 2.2.7.2 now requires designated greenfield areas to be developed at an average density of 80 people and jobs per hectare; however, policy 2.2.7.5 provides for a transitional density where an outer ring municipality (which includes the City of Barrie) has a density target in their Official Plan as of July 1, 2017. That density shall remain until the next municipal comprehensive review is approved and in effect.

In accordance with the Growth Plan, I calculate the average number of people and jobs created per hectare at 58.5 to 73.5 (1,389-1,744 people & jobs/23.74 ha.) based on the following:

- 470-594 units generate a total of 1,269-1604 people living on these lands (assuming 2.7 persons per unit).
- I estimate that approximately 50 jobs would be generated from the public elementary school.
- I estimate that approximately 70 to 90 jobs would be generated from home based businesses.



- The people and jobs are calculated over the total area of the property (36.72 hectares) less the Lovers Creek Provincially Significant Wetland and buffer. The Environmental Protection Block comprises 13.25 hectares and approximately 0.27 hectares of Street 'B' fall within the buffer to the Lovers Creek Provincially Significant Wetland. The total developable area is then considered to be 23.74 hectares.
- The jobs estimate is conservative because I have excluded any jobs associated with the mixed use block due to the fact that the final land use and built form has not been determined.

#### d) School/Neighbourhood Park Area

In accordance with the policies of 9.5.10, the subject lands contain a public elementary school. The location matches what was approved in the Conformity Plan. The location, size (2.41 hectares), orientation, configuration and preliminary grading of the school block has been reviewed and deemed acceptable to the Simcoe County District School Board.

The Master Plan identified that a neighbourhood park was to be located on the subject lands adjacent to the elementary school block. During preliminary design it was discovered that the proposed post-development grades on the property may preclude certain programming needs of the City of Barrie. Through negotiations with City Engineering, Parks and Planning staff, the Landowner and the Hewitt's Creek Landowners Group, it was decided that the proposed neighbourhood park would be relocated to lands to the east. In addition, the subject lands would be redesigned to contain three Village Squares.

#### e) Village Square

The location, size, configuration, orientation and preliminary grading of the three Village Squares have been reviewed by the City's Engineering/Parks staff who have confirmed acceptance of same.

### 5.1.2.5 COMMUNITY SERVICES STRATEGY (Section 9.6 of HSP)

The Community Services Strategy policies relate to matters of transportation, water & wastewater services, stormwater management, and parkland.

#### a) Transportation

The road network and road geometry within the proposed subdivision conforms to the local road, minor collector road, and arterial road classifications found in policies 9.6.3.1 a) of the Hewitt's Secondary Plan as illustrated below:

- 24 metre right-of-way width for Street 'A' which is a Minor Collector road.
- 18 metre right-of-way width for local streets.
- 11 metre road widening along Lockhart Road, which has been reviewed by City Engineering staff.

The road geometry, intersections, and preliminary driveway locations have been reviewed in conformity with the Transportation Design Manual. A meeting was also held with City transportation staff to discuss specific design details.

#### b) Water and Wastewater Services

The proposed development will be serviced with full municipal water and wastewater systems in accordance with policy 9.6.4 a). In addition, the Master Plans listed in policy 9.6.4 b) have been completed.

#### c) Stormwater Management

The stormwater management for the proposed development conforms to the Drainage and Stormwater Management Master Plan, and the Subwatershed Impact Study for the Hewitt's Secondary Plan area. Low Impact

Development facilities will be utilized as discussed during the design charrette with the City of Barrie and Lake Simcoe Region Conservation Authority.

#### d) Parkland

In accordance with Section 9.6.7.3, the City of Barrie is finalizing a Master Parkland Agreement with the Hewitt's Creek Landowners Group. That Agreement will outline the land and cash-in-lieu obligations for the Landowners. Specific to this subdivision, three Village squares have been proposed. The location, size, configuration, orientation and preliminary grading of the three Village Squares have been reviewed by the City's Engineering/Parks staff who have confirmed acceptance of same.

#### 5.1.2.6 DEVELOPMENT REVIEW & GROWTH MANAGEMENT (Section 9.7 of HSP)

Policies 9.7.2, 9.7.3 and 9.8.1 lists the following documents that may be required in support of development applications:

1. **Subwatershed Impact Study (SIS):** The SIS and Addendum was prepared for the Hewitt's Secondary Plan by R.J Burnside and Associates dated November 2017 and August 30, 2017.

The SIS was approved by the City of Barrie and the Lake Simcoe Region Conservation Authority April 5, 2018.

2. **Area Design Plan:** As noted in Section 3.1 of this report, an Area Design Plan is not required because the Conformity Plan for these lands has been deemed to generally conform to the Master Plan in Appendix 9B of the Secondary Plan.
3. **Pedestrian Circulation Plan:** Appendix C contains the Pedestrian Circulation Plan.
4. **Delineation of the Regulatory Floodplain:** As contained in the SIS, the floodplain has been defined to be included within the Environmental Protection Block 300.
5. **Geotechnical Study:** The subject lands are not within a designated "Geotechnical Study" area; however, a Geotechnical Investigation has been prepared for the lands by Peto MacCallum Ltd. dated May 2017.
6. **Waste Disposal Impact Assessment:** The subject lands are not within a designated "Waste Disposal Assessment Area".
7. **Long Range Financial Plan (LRFP):** The City has prepared a LRFP and development must be consistent with this document in order to ensure there is an affordable and sustainable financing plan in place for the City. In support of the LRFP, the Hewitt's Creek Landowners Group have or will front end the costs of certain Environmental Assessments and Category 'D' projects in the City's Infrastructure Implementation Plan.  
  
In addition, the Phase 1 landowners have signed a Voluntary Payment Agreement which compels the payment of a Capital Contribution charge for all new units registered.
8. **Development Charges:** The City has a Development Charge By-law in effect for the Hewitt's Secondary Plan area and is currently undertaking a Development Charge By-law update that will be approved by June 2019.
9. **Master Parkland Agreement:** The City of Barrie and the Hewitt's Creek Landowners Group are finalizing a Master Parkland Agreement that will be executed in 2018. This agreement sets out the land and cash-in-lieu obligations of the Landowners.
10. **Cost Sharing Agreement:** The Hewitt's Creek Landowners Group cost sharing agreement was executed on January 31, 2018.

11. **Phasing:** In accordance with Policy 9.7.3.2 a), 60% of the Phase 1 lands needed to be draft plan approved prior to Phase 2 applications commencing. The 60% threshold was reached in December 2017.
12. **Zoning Framework:** The Zoning Framework for the Salem and Hewitt's Secondary Plan areas was approved by By-law 2017-041 in June 2017.
13. **Urban Design and Sustainable Development Guidelines:** The City issued the final version of the Guidelines in April 2017.

The following additional studies accompany the submission:

- Functional Servicing Report: Prepared by SCS Consulting Group Ltd., dated October 2018.
- Natural Heritage Evaluation: Prepared by Azimuth Environmental Consulting Inc., dated September 2018.
- Traffic Technical Memorandum: Prepared by JD Engineering, dated October 2018.
- Environmental Noise Feasibility Study: Prepared by Valcoustics Canada Ltd., dated October 2018.
- Hydrogeological Study: Prepared by R.J. Burnside & Associates Limited, dated October 2018.

## 5.2 OTHER OFFICIAL PLAN POLICIES

The proposed applications have been reviewed to determine their conformity with the following additional Official Plan policies.

### 5.2.1 STAGING AND PHASING OF DEVELOPMENT

Section 3.1.2.2 of the Official Plan contains staging and phasing policies as outlined below:

- a) *Secondary plans and phases within secondary plans are to be released for development in accordance with municipal need and demand*
- b) *The approval of secondary plans and the phasing of development within secondary plans shall be undertaken in a financially responsible and environmentally sustainable manner that achieves municipal objectives and matches growth, intensification and density targets. (Mod D (f))*
- c) *In evaluating the release of Secondary Plan residential or employment areas or phasing of development within approved Secondary Plans, the City shall have regard for the following factors:*
  - i) *the supply of vacant, designated lands in the use category;*
  - ii) *in the case of residential development, the availability of registered and draft approved residential lots and blocks intended for multiple family development;*
  - iii) *the availability and capacity of municipal services and community facilities and the capital and operating costs of providing new services and facilities; and*
  - iv) *the promotion of development in a contiguous and orderly fashion in order to achieve a compact, healthy and cost-effective urban form.*

The Hewitt's Secondary Plan contains phasing policies and a Phasing Schedule. The proposed development is located within Phase 2, and adjacent to an existing residential subdivision. The proposed application may proceed to draft plan approval on the basis that 60% of the Phase 1 lands were draft plan approved as of December 2017.

The processing of final subdivision approval and registration will not occur until the City is satisfied that the proposed development conforms with the Long Range Financial Plan.

The proposed subdivision is located adjacent to an existing residential subdivision to ensure a contiguous and orderly pattern of development.

*d) The approval of specific development applications shall be governed by the following principles:*

*i) encouraging a mix and form of housing that supports affordable housing and specialty needs housing;*

Refer to Section 8 of this Report.

*ii) giving priority to lands adjacent to existing development;*

The subject lands are located adjacent to an existing residential subdivision.

*iii) sequential development of neighbourhood facilities;*

Village Squares will be developed concurrently with the residential lots.

*iv) provision of community facilities and urban services with emphasis on using existing sewage and water services where possible;*

The development will utilize full municipal water and wastewater services. Capacity is available to service this subdivision.

*v) provision of schools and parks;*

A public elementary school and three parks (Village Squares) are proposed in the subdivision. The location, size, configuration, orientation and preliminary grading have been reviewed by the respective City Engineering/Parks staff/School Board staff who have confirmed acceptance of same.

*vi) provision of sidewalks and access to public transit.*

Dual sidewalks will be located on Streets 'A', 'B' and 'H'. All other streets will contain one sidewalk. A transit stop is expected to be located on Lockhart Road within 400 metres of this subdivision, as well as service the proposed Major Collector road on the adjacent lands.

*vii) sequential construction of collector roads and access to arterial and boundary roads;*

A Major Collector Road is located on the adjacent lands to the east. That landowner is a member of the Hewitt's Creek Landowners Group and intends on proceeding with a development application in 2019.

*viii) sequential construction of sanitary sewer and watermain extensions and electrical distribution systems;*

The subdivision will rely on the extension of sanitary and water services from the adjacent subdivision.

*ix) adequacy of storm drainage; and,*

Stormwater management will occur in both on and off-site stormwater ponds as well as Low Impact Development facilities.

*x) protection of the environment and significant natural resources.*

A 13.25 environmental protection block is proposed to be conveyed to the City. The limits of development were confirmed in the field in 2015 with the City of Barrie and the Lake Simcoe Region Conservation Authority.

*e) As a means of controlling residential growth, the City will require that each subdivision agreement include a condition that phasing of development will be to the satisfaction of the City in accordance with (c) and (d) above.*

Phasing of the subdivision will be considered during detailed engineering design, and the phasing, or lack thereof, will be to the satisfaction of City Engineering staff. Development will proceed in accordance with the Infrastructure Implementation Plan and the City's Long-Range Financial Plan.

*f) Residential plans of subdivision shall not receive draft approval until such time as roads, stormwater, sanitary sewer, piped water facilities and utilities necessary to serve the parcel are available.*

The City has prepared an Infrastructure Implementation Plan that identifies all of the infrastructure required to support the proposed Hewitt's Creek Secondary Plan area.

*g) The City may require fiscal impact analyses in support of applications for development to determine the most financially efficient sequence or staging of development and to forecast, manage, and balance the flow of revenues and expenditures over time.*

The City has prepared a Long-Range Financial Plan and development must be consistent with this document in order to ensure there is an affordable and sustainable financing plan in place for the City. In support of the LRFP, the Hewitt's Creek Landowners Group have or will front end the costs of certain Environmental Assessments and Category 'D' projects in the City's Infrastructure Implementation Plan.

### 5.2.2 HOUSING

Section 3.3 of the Official Plan contains policies for housing which have been assessed below:

*a) The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law will be amended to allow for innovative housing where it is recognized to be in accordance with good land use planning principles. (Mod D (p))*

Refer to Section 8 of this Report.

*b) The City shall support programs and policies encouraging a wide range of housing opportunities including rental housing in order to meet identified housing needs in accordance with good land use planning principles.*

The proposed subdivision contains a variety of housing types and styles including three different types of single detached dwellings, street townhouses and an undetermined mixed use housing type.

*g) The City will direct that new residential development be at densities that are consistent with this Plan and encourage the creation of complete, mixed use communities that include the integration and use of transit and active transportation.*

The Hewitt's Secondary Plan prescribes densities for low, medium and mixed use development. The prescribed densities promote a compact urban form that supports the use of public transportation and active transportation.

*h) The City shall maintain a 10-year supply of designated land and a 3-year supply of draft approved and registered lots through residential intensification and redevelopment sufficient to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents.*

The City is projected to grow to 210,000 persons by the year 2031, and the Hewitt's and Salem Secondary Plan areas are required to provide a 10-year supply of designated land.

### 5.2.3 RESIDENTIAL

Section 4.2.2.4 and 4.2.2.5 of the Official Plan contain policies for residential development.

#### 5.2.3.1 RESIDENTIAL DESIGN POLICIES

*a) Residential development shall provide necessary on-site parking (as prescribed in the implementing zoning by-law) and a functional open space amenity area including landscaping, screening, buffering and accessibility considerations.*

Each single detached dwelling and townhouse lot in the proposed subdivision will provide a minimum of two off-street parking spaces and a rear yard amenity area a minimum of 5 metres deep supplemented with porches and verandas on certain models.

*b) Densities shall be graduated where possible in order to provide for integration between adjoining residential land uses. Where medium or high density uses abut development of a low density nature, buffering protection will be provided to minimize the impact to the lower density uses.*

Specific attention has been given to the existing rear yard condition along the western property limited associated with the existing lots/homes along Bartor Boulevard and Priscillas Place. In this area (Streets 'C' and 'D'), comparable single detached lots with extra depth have been proposed to provide a transition to these existing lots/dwellings.

*c) Measures shall be taken to mitigate adverse impacts on residential property from non-residential uses, railways, arterial roads and highways. Noise studies may be required at the time of considering proposals for residential development in accordance with Section 5.4.2.1 (e).*

An Environmental Noise Feasibility Study has been prepared in support of the proposed development. The Study concludes that subject to mitigation measures, a suitable acoustical environment can be provided for the occupants and the applicable MECP noise guideline requirements will be met.

*d) The City will continue to encourage the maintenance and improvement of the character, and appearance of existing residential areas.*

Refer to Section 5.2.3 b) above.

*e) Special care shall be taken to visually screen development and redevelopment of a non-residential character from existing residential uses.*

The development of any non-residential uses in the mixed use block will be subject to a future development application(s). The design of the public elementary school will be subject to site plan control approval.

### 5.2.3.2 RESIDENTIAL GENERAL POLICIES

*a) Development that generates large amounts of traffic, noise, odours, dust and other nuisances which could have a negative impact on adjoining residential land uses shall be discouraged in order to maintain healthy, safe and liveable communities and a high degree of residential area amenity. Spot rezoning of residential lands should not be approved when they would have a negative impact on an existing neighbourhood. (Mod E (p))*

The Hewitt's Secondary Plan was supported by the preparation of a number of master plans, including a Multi-Modal Active Transportation Master Plan. In addition, a Master Traffic Study has been prepared for the Hewitt's Secondary Plan area, and a site specific assessment of the technical design details and their conformity with the Transportation Design Manual accompanies the subdivision/rezoning submission.

*b) Uses in the Residential designation require the provision of full municipal sewer and water services. Creation of residential lots on private septic systems will be discouraged and only permitted on a limited infill basis through consent on condition that these lots shall be required to connect to full municipal services when available at the owner's expense. (Mod E (q))*

*i) Prior to the creation of a lot for development on private septic systems, the necessary soil, hydrogeological, grading and tree preservation plans must meet the approval of the City and the appropriate public agencies.*

The development is proposed on full municipal water and wastewater services.



*c) The City will require the incorporation of larger lot sizes in wooded areas or the protection of woodlands (in whole or in part), and/or additional planting as determined by the City prior to approval of any development proposals in areas adjacent to or including woodlands.*

Approximately 30% of the Hewitt's Secondary Plan is designated as natural heritage features and is proposed to be preserved and conveyed to the City of Barrie. The proposed development respects the development limits identified in the Secondary Plan as confirmed in a field walk with the City and Lake Simcoe Region Conservation Authority in 2015.

#### 5.2.4 INSTITUTIONAL

In accordance with the education facilities policies 4.5.2.5 a-f), the proposed development is located adjacent to a 0.54 hectare Village Square and is accessed by two local streets. The conformity plan approved by the City in September 2018 contained a lotting plan for the proposed school site in the event the School Board declares the site surplus to their needs. The proposed rezoning application includes a provision to permit residential use of the school block in this situation.

#### 5.2.5 PLANS OF SUBDIVISION

Section 6.2.2 contains policies for plans of subdivision that have been assessed below:

*a) New plans of subdivision will not be granted draft approval unless they can be supplied with adequate services such as water supply, sewage disposal, storm drainage, fire and police protection, parks, schools, solid waste collection and disposal, and other community facilities.*

The necessary supporting infrastructure and community facilities have been reviewed as part of the approval of the Hewitt's Secondary Plan. Specific to the subject lands, development is proposed on full municipal water and wastewater services and there is system capacity to service this development. The development will also contain a public elementary school and three parks (Village Squares).

*(b) New plans of subdivision shall be developed in accordance with the policies of this Plan with the objective of developing complete communities while minimizing impacts on the City's existing property tax base.*

The subject lands fall within the Hewitt's Secondary Plan, which is master planned community. The Secondary Plan represents a new way of accommodating growth in the City of Barrie. Development is subject to the City's Long-Range Financial Plan, Infrastructure Implementation Plan and numerous other master plans.

*c) New plans of subdivision must be designed efficiently to minimize operating costs, and utilize existing services so that they do not adversely impact on the transportation system, the natural environment, or adjacent land uses.*

The subdivision is proposed at densities that conform to the Growth Plan and City of Barrie Official Plan. The form of development is significantly more compact and more efficiently uses land than historical forms of low density development.

*(d) New plans of subdivision must be integrated with adjacent lands, subdivisions, and roads.*

Specific attention has been given to the existing rear yard condition along the western property limit associated with the existing lots/homes along Bartor Boulevard and Priscillas Place. In this area (Streets 'C' and 'D'), comparable single detached lots with extra depth have been proposed to provide a transition to these existing lots/dwellings.

*e) The layout of new plans of subdivision should be encouraged to orient lots to maximize energy efficiency (e.g., solar).*

The subdivision layout generally conforms to the layout in the Hewitt's Master Plan (Appendix 9B in the Hewitt's Secondary Plan).

#### 5.2.6 URBAN DESIGN GUIDELINES

Refer to Section 7 of this Report.

## 6.0 CITY OF BARRIE ZONING BY-LAW 2009-141

The purpose of the **Zoning By-Law Amendment** application is to rezone the lands Residential (R5), Neighbourhood Mixed Use (NMU), Environmental Protection (EP), Open Space (OS), and Educational Institutional with a special provision (I-E SP-xxx) in the case the school board does not acquire the lands, in accordance with the Zoning By-law framework for the annexed lands currently being considered by City staff. A copy of the draft zoning by-law schedule is contained in **Figure 10**.

The zoning will replace the current Agricultural (AG) and Environmental Protection (EP) zoning on the lands carried over from the Town of Innisfil Zoning By-law (054-04) that has since been repealed by the Town but remains in effect on the lands by virtue of the Barrie Innisfil Boundary Adjustment Act.

**Figure 10: Draft Zoning By-Law Schedule**



The special provision pertaining to the Educational Institutional (I-E SP-xxx) zone deals with the public elementary school (Block 299). The intention is to permit the lands to be developed for residential uses in accordance with the R5 zoning standards in the event that the School board does not acquire the property in accordance with policy 9.5.10.3 c) of the Hewitt's Secondary Plan.

## 7.0 URBAN DESIGN

The City's Official Plan contains general Urban Design Guidelines in Section 6.5, and a more specific policy in section 9.4.3 of the Hewitt's Secondary Plan. The following subsections assess the proposed developments conformity with these urban design policies.

### 7.1 GENERAL DESIGN GUIDELINES

According to Section 9.4.4.1 of the Hewitt's Secondary Plan, the General Design Guideline policies in the Official Plan (Section 6.5.2.2) apply to new development except for policies 6.5.2.2. c) and d) iii), v) and vi).

#### a) BUILDING AND SITING

- i. *Buildings should be designed to complement and contribute to a desirable community character in terms of massing and conceptual design.*

The single detached and street townhouse dwelling units will conform to the City's zoning framework for the Hewitt's and Salem Secondary Plan areas. The development standards in the zoning framework includes provisions to specifically enhance the massing and conceptual design of units such as limiting garage projections, garage door widths, driveway widths and tightening building setbacks.

The design of the mixed use block will be considered as part of a future development application(s).

- ii. *The design of a building's roof should screen mechanical equipment from public view and contribute to an attractive streetscape.*

The design of the roofs within the mixed use block will be considered as part of a future development application(s). If a non-ground oriented unit is proposed then this guideline will be considered as part of site plan control approval.

- iii. *Large exposed blank walls should be avoided. All visible sides of a building should be finished and treated similarly to the front. Where exposed walls exist, screening through landscaping should be encouraged.*

The Zoning By-law framework for the Salem and Hewitt's Secondary Plan areas contain specific provisions about blank garage walls on corner lots. This guideline will also influence the final built form in the mixed use area and elementary school, both of which will be subject to future development applications.

- iv. *Cultural heritage resources and cultural facilities shall be conserved pursuant to the City's Heritage Strategy.*

There are no buildings currently on the property, and the Ministry has approved the Stage 1 and 2 Archaeological Assessment completed on these lands.

- v. *Building entrances should be well-defined and accessible to pedestrians and the handicapped persons with disabilities.*

Building entrances will meet the requirements of the Ontario Building Code. The Code contains specific accessible entrance requirements for multi-unit buildings.

- vi. *Pedestrian links should be designed to promote the safety of the user and be fully accessible between the commercial and residential properties.*

Dual sidewalks will be located along Street 'A' which provides direct access to the mixed use block. The location of pedestrian connections within the mixed use block will be considered as part of a future development application(s).

- vii. *Corner locations should emphasize the building, not the car, as the dominant feature of the site. Setbacks at these corner locations should accommodate space for landscaping, pedestrian amenities and interesting architectural features.*

Refer to Section 7.2 of this Report.

#### **b) PARKING AREAS**

- i. *Linking parking areas, driveways and access points should be encouraged to reduce the number of turns onto and off the major road. These mutual entrances will be encouraged and clearly identified.*

The City of Barrie transportation department commented during the conformity review that they wanted one of the additional access roads onto Lockhart Road closed. The proposed subdivision design reflects this change.

- ii. *Adequate disability parking spaces will be provided where required.*

Each single detached and townhouse unit will meet the City's parking standard of 1.5 parking spaces per unit. The parking for the mixed use block will be considered as part of a future application(s).

- iii. *Properties of depths greater than 60 metres (200 feet) should have smaller parking areas, divided by landscaped islands and strips. The visual impact of these parking lots should be softened through berming and planting.*

This guideline would apply to the mixed use block and elementary school block, each of which will be considered as part of future development applications.

- iv. *Major parking, loading and delivery areas, as well as garbage enclosures should be confined to the rear of the buildings.*

This guideline would apply to the mixed use block and elementary school block, each of which will be considered as part of future development applications.

#### **c) LANDSCAPING**

- i. *Minimum planting strips in accordance with the Urban Design Manual shall be provided along the street frontage and should contain planting materials and street furniture (lighting, seating and bus shelters) consistent with any themes established by the municipality.*

A detailed landscape plan for the boulevards will be prepared and approved by City parks staff prior to final approval of the subdivision.

- ii. *Where commercial uses abut residential uses, they should be properly screened through a combination of landscaping, berming and fencing measures.*

This guideline applies to the mixed use block in the event commercial uses are proposed by way of a future development application.

- iii. *No Environmental Protection Area should be included in the minimum landscaping standard.*

Not proposed.

- iv. *Landscaping should seek to utilize native vegetation, and water conservation practices wherever feasible.*

A detailed landscape plan for the boulevards and stormwater management pond will be prepared and approved by City parks staff prior to final approval of the subdivision. Those plans will include the use of native vegetation and drought resistant plant materials.

#### *d) ENVIRONMENTAL FEATURES*

- i. Redevelopment proposals including infill, and intensification, or change of use should address opportunities to re-naturalize piped or channelized watercourses in the design.*

This is a greenfield development proposal and there are no piped or channelized watercourses.

- ii. All contiguous woodlands greater than 0.2 hectares are protected by the City's Tree Preservation By-law, irrespective of ownership, maturity, composition and density. The City will control development adjacent to woodlands to prevent destruction of trees.*

The Hewitt's Secondary Plan was supported by a detailed Natural Heritage Assessment that identifies the core natural areas and required buffers. The limits of those features have been designated in the Secondary Plan Schedules and agreed to during a field walk in July 2015 with the City and LSRCA. A tree preservation plan has been prepared for boundary trees; however, the isolated woodlot on the property is proposed for removal.

- iii. The City shall encourage the maintenance and preservation of other natural heritage features which are not designated Environmental Protection Area through land dedication for Open Space purposes. Where development is permitted, it should be sensitive to the requirements of the natural heritage features and should consider retention of the subject features. Natural heritage features should be evaluated to determine their suitability for acquisition and incorporation into the municipal open space system.*

The identification of natural heritage features to be preserved was extensively studied and discussed during the preparation of the Hewitt's Secondary Plan. The Plan was based on a natural heritage system based approach which looked to preserve approximately 30% of the land area in the Hewitt's Secondary Plan. The Secondary Plan analysis concluded that isolated features that were not part of the natural heritage system do not require preservation. Accordingly, the isolated woodlot on this property is proposed to be removed.

- iv. Wherever possible the protection of treed areas, hedgerows and other natural areas shall be incorporated into the design, and the planting of new trees shall be encouraged.*

A tree preservation plan has been prepared identifying the boundary trees that are proposed for retention. In terms of new tree planting, a condition of the draft subdivision approval will be the detailed landscaping design of street tree planting. In addition, restoration plantings will be located within the buffer (in places where no vegetation exists) to the natural heritage system in accordance with the Vegetation Protection Zone requirements of the Lake Simcoe Protection Plan.

- v. Development adjacent to an Environmental Protection Area should be designed to incorporate the Area's natural features and provide for their long term protection, subject to the results of an Environmental Impact Study that may be required. Environmentally significant features such as those listed in Section 4.7.2.1 (a) and mature vegetation should be incorporated as integral components to proposed development. (Mod G (r)(iii))*

A Natural Heritage Evaluation has been prepared by Azimuth Environmental in support of the proposed subdivision.

- vi. The City may consider the reduction or re-allocation of development densities in order to preserve existing woodlands, mature trees, and other natural areas and features which are not identified within the Environmental Protection Area designation of this Plan.*

Refer to point iii above.



- vii. *Where existing trees have been substantially removed and land stripping and/or the removal of topsoil has occurred prior to an application for development or during the process of obtaining approval for any development of a site, Council may impose conditions of such approval in accordance with the intent of the City's tree cutting by-law.*

No development site alteration has occurred on the lands.

#### *e) SIGNAGE*

- i. *Signs shall complement the architectural design and materials of the buildings and be satisfactorily located on site in accordance with the Sign By-law.*

Signage within the mixed use area shall be considered as part of a future development application.

#### *f) UTILITIES*

- i. *Consideration shall be given to the location of utilities within the public rights-of-way as well as on private property within appropriate easements. Utilities shall be clustered or grouped where possible to minimize visual impact. The City encourages utility providers to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, and transit shelters.*

The intention is to co-locate utilities within the proposed road allowances.

#### *g) ENERGY EFFICIENT URBAN DESIGN*

- i. *Energy efficiency shall be encouraged through community, site, and building design measures that use energy efficient building materials, energy conserving landscaping, building orientation that uses shade and sunlight to advantage, panels for solar energy, appropriate lighting, "green" roofs, and other methods.*

Energy conservation measures required under the Ontario Building Code will be employed and additional consideration will be given towards green building practices and other methods at the time of home design/construction.

- ii. *In reviewing development applications, the City may request a report on energy efficiency with the objective of achieving a high level of energy conservation in a sustainable manner.*

A report will be provided if requested and required as part of the approval process.

- iii. *The maintenance and upgrading of existing buildings to increase energy efficiency is encouraged.*

Not applicable. No existing buildings are on the property.

- iv. *Energy efficiency is promoted through the development of a compact urban form that encourages the use of transit, cycling, and walking, a mix of housing and employment uses to shorten commuting trips, and focusing major developments on transit routes.*

This guideline reasonably encapsulates the general design intention of the Hewitt's Secondary Plan, which the proposed subdivision conforms to.

## 7.2 URBAN DESIGN AND SUSTAINABLE DEVELOPMENT POLICIES

In accordance with Policy 9.4.3, the City has prepared Urban Design and Sustainable Development Policies for the Salem and Hewitt's Secondary Plan areas. All development applications shall be evaluated to ensure that they are consistent with the Guidelines. In my opinion, the proposed development conforms to the Guidelines as evidenced by the following:

- a) **Planning Principles:** As outlined in Section 5.1.2.1 of this Report, the proposed development conforms to the Planning Principles in the Official Plan, and restated in Section 2.2 of the Urban Design and Sustainable Development Guidelines.
- b) **Master Plan:** The proposed development conforms to the Community Structure and Hewitt's Master Plan as confirmed by the City of Barrie in September 2015.
- c) **Community Sustainability:** The proposed development represents compact and pedestrian and transit oriented mixed use development. The development implements the Natural Heritage System policies in the Official Plan and conforms to the Lake Simcoe Protection Plan.
- d) **Natural Heritage & Parkland System:** The proposed development protects and enhances natural systems by conveying the Natural Core Area and buffer to the City of Barrie. The buffer will be planted as required by the Lake Simcoe Protection Plan and the road designs provide views and access into the natural heritage system and sidewalks which provide connecting links for pedestrians. The park facility fit designs will be reviewed by City Parks staff in conformity with the design guidelines.
- e) **Stormwater Management:** The proposed stormwater management design conforms to the Subwatershed Impact Study and implements the findings of a design charrette held with the City of Barrie where Low Impact Development methods were outlined. The City of Barrie and LSRCA staff will review the detailed stormwater design in fulfillment of their policies and guidelines.
- f) **Circulation and Movement:** The roadway designs conform to the Transportation Design Manual which ensures safety and accommodation of transit and active transportation. In addition, street block lengths are less than 250 metres, and sidewalks are located on a number of streets as shown on the Pedestrian Circulation Plan (**refer to Appendix C**).
- g) **Pathways:** The stormwater management pond will be designed to include accessible pathways.
- h) **Streetscapes:** The streetscape adjacent to the Mixed Use block will be reviewed as part of future development applications associated with that block.
- i) **Boulevards – Residential Areas:** Sidewalks are located on a number of streets as shown on the Pedestrian Circulation Plan (**refer to Appendix C**), and will be designed to be concrete and barrier-free. Street trees will be located to the satisfaction of City Parks staff.
- j) **Boulevards – Mixed Use Nodes and Corridors:** The streetscape adjacent to the Mixed Use block will be reviewed as part of future development applications associated with that block.
- k) **Landscaping:** Detailed landscape designs for the boulevard street tree planting and stormwater management pond will require approval of City Parks and Engineering staff.
- l) **Accessibility and Universal Design:** The proposed development has been designed to be barrier-free and conform to barrier-free access requirements as set out in the Ontario Building Code. In addition, the subdivision will be reviewed by the City of Barrie Accessibility Coordinator as part of the circulation of the application, and changes can be made to the design, if necessary, following that review.

- m) **Safe Community Design:** The subdivision has been designed to generally conform to the principles of Crime Prevention through Environmental Design (CPTED).
- n) **Gateways:** The Hewitt's Secondary Plan identifies gateway locations, none of which fall on or near the subject lands.
- o) **Utilities:** A regular monthly hydro and utilities working group meeting is held with representatives of InnPower, Enbridge, the City of Barrie, and the Hewitt's and Salem Landowners Group to coordinate hydro and utility servicing.
- p) **Street Furniture – Mixed Use Nodes and Corridors:** The streetscape design surrounding the mixed use block will occur as part of a future development application. The City will need to decide if street furniture will be included in the current Development Charge review.
- q) **Seating:** The location of seating in public parks or along any right-of-way will need to be considered as part of the detailed design following draft plan approval.
- r) **Transit Shelters:** The subdivision will be circulated to the City's transit department who will review and identify the locations of transit shelters.
- s) **Public Art:** Public art has not been proposed in this subdivision. However, there will be opportunities to consider public art at more prominent locations in the Hewitt's Secondary Plan area (i.e. gateway locations).
- t) **Lighting:** The detailed electrical design will adhere to the requirements of the City of Barrie and InnPower, and will include dark sky compliance.
- u) **Waste Receptacles:** The City will need to decide if, and where, waste receptacles will be placed on public lands.
- v) **Public Signage:** The City will need to decide where location signage should be placed on public lands such as street signs, parks, and natural environment trailhead locations.
- w) **Private Signage:** The details regarding private signage in the mixed use area will be determined as part of the review of a future development application for that block.
- x) **Parking:** An on-street parking plan will be prepared as part of the detailed engineering design. Bicycle parking will be reviewed as part of a future mixed use block development application.
- y) **Building and Site Sustainability:** The plan provides a range of housing types, and the developer intends on using high quality building materials. The plan will incorporate Low Impact Development facilities and the landscape plans will be approved by the City of Barrie.
- z) **Residential Buildings:** Dwellings will be located close to the street and the developer/builder has advised that they intend to provide for architectural variation, particularly along the front façade, which will include verandas, porches or landscaped areas.
- aa) **Mixed Use Buildings:** The design of the mixed use buildings will be considered as part of a future application.

## 8.0 AFFORDABLE HOUSING

Policy 3.3.2.2 of the Official Plan contains affordable housing policies. Policy 3.3.2.2.a) states it is the City's goal to achieve a minimum target of 10% of all new housing units per annum to be affordable housing. Affordable housing is encouraged and in fact is a strategic priority of the City.

Development across the Hewitt's Secondary Plan contains a variety of housing types and in some cases, dedicated affordable housing units. Up to 10% (1,000 – 1,200 units) of all of the units in the Secondary Plan may meet the requirements for affordable home and rental ownership. This will be accomplished by providing smaller more compact units that require less land and encouraging second suites throughout the Plan area. In accordance with Policy 3.3.2.2.e), second suites are permitted in all single detached, semi-detached and street townhouses subject to the implementing zoning by-law provisions.

In February 2015, the City approved an Affordable Housing Strategy that included a variety of mechanisms to encourage affordable housing. Examples include preventing the condominium conversion of rental units, approving a Community Improvement Plan for the existing built boundary, the establishment of a Built Form Task Force and to amend the Official Plan to permit second suites in all single detached, semi-detached and row house zoned lands. In addition, the City has established a Built Form Working Group that has provided recommendations to relax certain zoning provisions and other requirements to encourage the development of affordable housing units.

According to the most recent Affordable Housing Monitoring Report prepared by the City (February 2018), affordable ownership is considered to be a unit selling for \$305,000 or less. It remains to be seen how this number will adjust over the next few years when the subject lands actually proceed to registration and construction. In the same Report, affordable rents range from \$766 for a bachelor apartment to \$1,415 for a three bedroom apartment.

## 9.0 CONCLUSION

This report reviewed the land use planning merits of the proposed development land located at 400 Lockhart Road in the Hewitt's Secondary Plan area.

In my professional planning opinion, the proposed applications for plan of subdivision and Zoning By-law Amendment are consistent with the Provincial Policy Statement, and conform to the Planning Act, Growth Plan, Lake Simcoe Protection Plan and the City of Barrie Official Plan.

The proposed Zoning By-law Amendment application will bring the zoning on the subject lands into conformity with the Growth Plan, Lake Simcoe Protection Plan and City of Barrie Official Plan, and to be consistent with the Provincial Policy Statement. Portions of two significant natural heritage features are currently zoned agricultural, which permits land uses that are inconsistent, and do not conform, to the Provincial Policy Statement, Growth Plan, Lake Simcoe Protection Plan and the City of Barrie Official Plan.

The proposed development represents good planning and will contribute in a positive way to the future growth and quality of life in the City of Barrie.

Sincerely,

**THE JONES CONSULTING GROUP LTD.**



Ray Duhamel, M.C.P., MCIP, RPP  
Partner

## **Appendix A:     Conformity Plan**





**Appendix B:      Conformity Letter from the City of Barrie  
September 12<sup>th</sup>, 2018**

CITY HALL  
70 COLLIER STREET  
TEL. (705) 739-4208  
FAX (705) 739-4270



P.O. BOX 400  
BARRIE, ONTARIO  
L4M 4T5

THE CORPORATION OF THE CITY OF BARRIE  
PLANNING AND BUILDING SERVICES DEPARTMENT  
"Committed to Service Excellence"

September 12, 2018

File: D28-027-2018

Mr. Ray Duhamel, RPP, Partner  
Jones Consulting Group Ltd.  
229 Mapleview Drive, Unit 1  
Barrie, Ontario L4N 0W5  
(T:) 705-734-2538 ext. 226  
(E:) [rduhamel@jonesconsulting.com](mailto:rduhamel@jonesconsulting.com)

Dear Mr. Duhamel:

**Re: Conformity Review – 400 Lockhart Road (Barrie Lockhart GP Inc.), Hewitt's Secondary Plan Area, Barrie, ON**

Please be advised that the Conformity Review Plan, dated June 21, 2018 (see Appendix 'A'), submitted by the Jones Consulting Group Ltd. on behalf of Barrie Lockhart GP Inc. for lands known municipally as 400 Lockhart Road, Barrie, has been deemed to generally conform to the Hewitt's Secondary Plan. Formal applications for a Draft Plan of Subdivision and a Zoning By-law Amendment may now be submitted to the City of Barrie.

While the plan has been deemed to generally conform to the policies and schedules of the Hewitt's Secondary Plan, formal applications will be reviewed in greater detail and revisions may be required. Please see the comments attached as Appendix 'B' to this letter which identify matters that shall be considered and/or addressed through the formal application submission.

This conformity letter is valid for a period of two (2) years, expiring on August 29<sup>th</sup>, 2020. Should the development proposal change or if a formal application is not received by the date noted above, the applicant may be required to submit a new conformity application.

If you have any questions or concerns, please contact the Planning File Manager, Andrew Gameiro, at 705-739-4220 ext. 5038 or [andrew.gameiro@barrie.ca](mailto:andrew.gameiro@barrie.ca).

Sincerely,

A handwritten signature in cursive script that reads "Michelle Banfield".

Michelle Banfield, RPP  
Manager of Growth and Development

cc: Andrea Bourrie, Director of Planning and Building Services  
Frank Palka, Manager of Approvals – Engineering

## **Appendix C:     Pedestrian Circulation Plan**







