

January 10, 2023

The Honourable Steve Clark

Minster of Municipal Affairs and Housing
(Leeds – Grenville – Thousand Islands and Rideau Lakes)
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

RE: County of Simcoe - Approval of municipality's official plan
ERO Number: 019-6113
Ministry Reference Number: 43-OP-221936
2011 Innisfil Beach Road, Town of Innisfil
PIN Number: 580640257

Dear Minster Clark:

This letter is submitted on behalf of the owner of 2011 Innisfil Beach Road, Town of Innisfil (The Site). The Site is 39 acres and is located immediately east of the Yonge Street and Innisfil Beach Road intersection. The Site is adjacent to the Town's Civic Campus, City Hall and across the street from the location of the new Royal Victoria Regional Health Centre South Campus. The Town of Innisfil Official Plan identifies this area as a Key Placemaking Destination. The following is an excerpt from the Town of Innisfil Official Plan regarding their vision for the above noted Civic Campus/City Hall and surrounding area:

'Already a major indoor community space where health and wellness facilities draw diverse groups of people together, the Recreational Centre could eventually become the anchor for a Civic Centre for all of Innisfil, featuring cultural, governmental and educational institutions clustered around a new civic square.'

Town of Innisfil Official Plan, Our Place <https://innisfil.ca/en/building-and-development/resources/2018.10.24-Our-Place-As-Approved-by-the-County-reduced.pdf>

Given the location of The Site, it is well positioned to facilitate growth and provide new residents access to health care services, civic activities and numerous amenities. (Annex A).

The current crisis that Ontario citizens are facing to find an affordable home is considerable. The County of Simcoe's population has been growing rapidly for

some time and the need for more affordable, attainable and accessible housing is needed in order to accommodate the population growth.

The concept plan attached as Annex B has been prepared that supports the goals and objectives that have been identified by the Town of Innisfil. The concept will also play a key role in assisting the Ontario Government facilitate the provision of new affordable, attainable housing and long-term health care facilities to address the current supply constraints.

On behalf of the owner, we are requesting the Minister of Municipal Affairs and Housing to modify the designation of the subject site in order that we can construct a total of **747 new housing units consisting of affordable mid-rise apartments, rental apartments, townhomes and semi-detached homes.**

In addition, we would like to construct 250 Long-Term Care Units in order to compliment the new Royal Victoria Hospital. The Long-Term Care facility block will include a medical facility to further enhance the provision of medical service for residents.

The concept plan attached provides a range of housing types with an overall density of approximately 22 units per acre, that will allow young people, newcomers and seniors to find suitable housing that will meet their needs.

The housing supply issue is complex and we need to start taking steps now to address it. Facilitating development on lands such as 2011 Innisfil Beach Road is also a major step that will contribute to the solution in the short term. We strongly support the growth in this region and encourage you to approve our proposal document as it will contribute to **affordable and attainable housing, rental housing, long-term care and medical facilities.**

Sincerely,



Peter Maddalena

Attached:

Annex A: Context Map

Annex B: 2011 Innisfil Beach Road, Development Concept

Annex A: Context Map



Police Station



Innisfil City Hall



Downtown Alcona



Innisfil Beach Park



Kempenfelt Bay School



Civic Campus



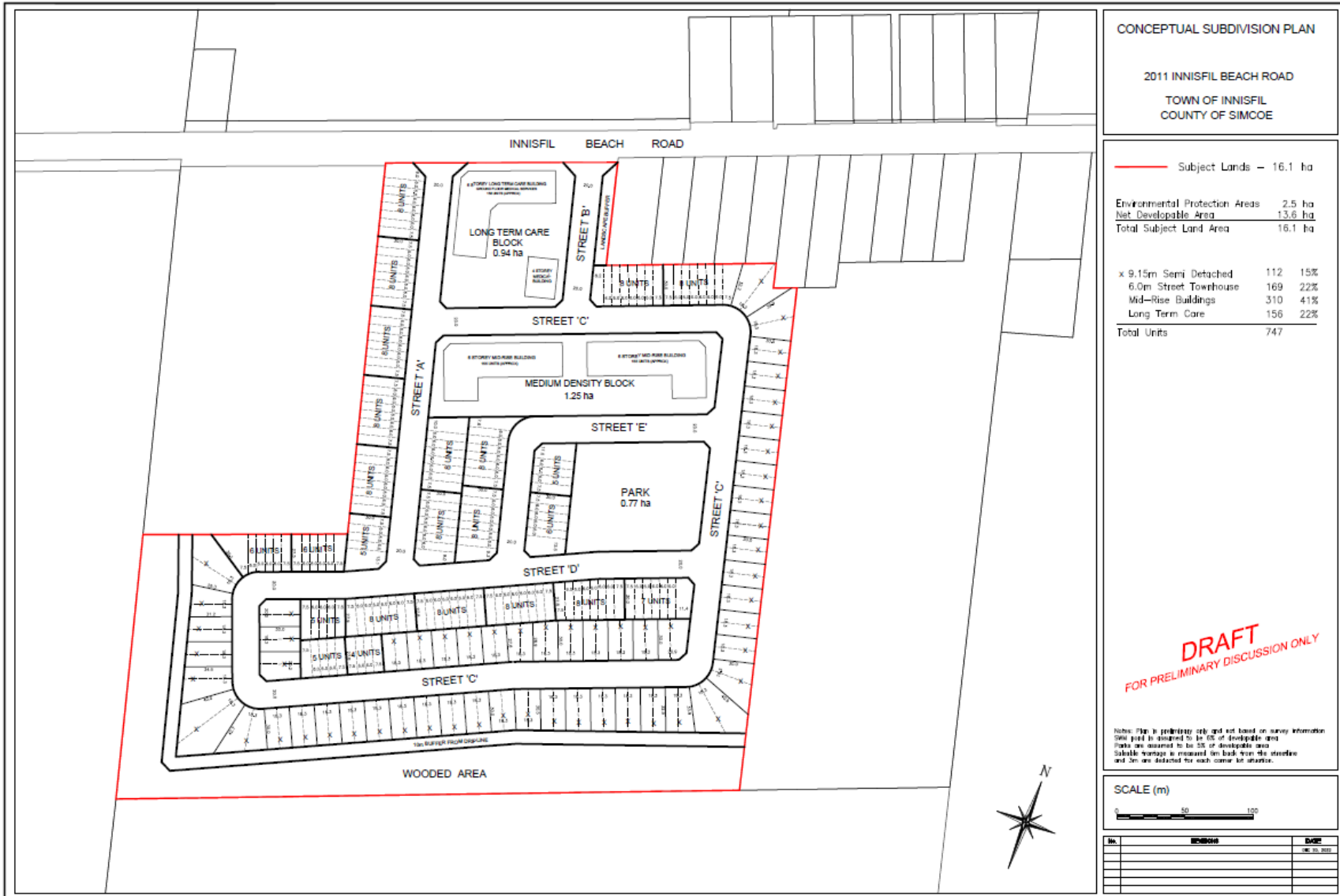
New ROYAL VICTORIA HOSPITAL South Campus Site



Rizzardo Health Centre



Annex B: 2011 Innisfil Beach Road, Development Concept



CONCEPTUAL SUBDIVISION PLAN

2011 INNISFIL BEACH ROAD

TOWN OF INNISFIL
COUNTY OF SIMCOE

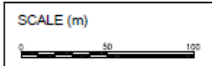
— Subject Lands — 16.1 ha

Environmental Protection Areas	2.5 ha
Net Developable Area	13.6 ha
Total Subject Land Area	16.1 ha

x 9.15m Semi Detached	112	15%
6.0m Street Townhouse	169	22%
Mid-Rise Buildings	310	41%
Long Term Care	156	22%
Total Units	747	

DRAFT
FOR PRELIMINARY DISCUSSION ONLY

Notes: Plan is preliminary only and not based on survey information.
Setback is assumed to be 6% of developable area.
Parks are assumed to be 3% of developable area.
Setback coverage is measured 5m back from the streetline
and 5m are deducted for each corner lot situation.



No.	REVISION	DATE