



CIVIC

CIVIC DEVELOPMENT SOLUTIONS

December 10, 2021

Dan Amadio, MCIP, RPP
Manager of Planning
Planning Department
County of Simcoe

Dear Dan

Re: 812235 Ontario Limited (8093 Yonge St., Innisfil) to be considered as a settlement expansion area in Stroud

Thank you for an informative discussion this week regarding Simcoe County's MCR process and status.

As I expressed during our conversation, I represent the property owners (812235 Ontario Limited) of 8093 Yonge St., Innisfil (see attached survey) who are officially requesting to be considered as a potential host of a future settlement area expansion in Stroud during the current County's MCR process.

The land is located just south-east of Lockhart Road and Yonge St. and two kilometers south of the Barrie South Go Station. Our research indicates that there are several proposed and approved residential developments just north of the property line in Barrie. These developments will be accommodating thousands of residential units (see attached partial list). During this round of MCR, we believe that our property is prime to be developed within the next several years. It will be natural extension of the developments proposed by ASA Development Inc. and others along Lockhart.

We are prepared to work in collaboration with the Simcoe County and Town of Innisfil Planning staff by providing any information or reports required to apply a Built Boundary to the settlement areas of Stroud. Our objective is to include the existing built-up area and ensure the draft intensification target can be met in a way that supports the development of complete communities in planned settlement areas in Stroud.

Please keep us informed of any future reports and/or meetings we should attend.

If you have any questions don't hesitate to contact us.

Yours truly,

Frank Miele, BES, MAES, CMMIII
Principal

Cc. Greg Marek, Manager of Planning, Simcoe County
Mary Nordstrom – Manager, Land Use Planning, Town of Innisfil
Danny Romano - 812235 Ontario Limited

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Proposed Developments North of Lockhart Road in Barrie

989 Yonge Street

The Jones Consulting Group, on behalf of ASA Development Inc., has applied for an Exemption from Plan of Condominium and Zoning By-law Amendment to amend the current zoning of the property from Agricultural General (AG) to Neighbourhood Mixed Use (NMU). The effect of the applications would be to permit the future development of the lands for 60 townhouse units, 4 mixed-use residential and commercial buildings with approximately 1,218 residential condominium units and 3,000m² of commercial space, ranging in height from 3 to 12 storeys.





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680 Lockhart Road

Rainsong Land Development Inc. has applied for Re-zoning & Draft Plan of Subdivision. Approved.

Proposal

Rainsong Land Development Inc. has proposed development of 142 single-detached dwelling units, 100 semi-detached dwelling units and 154 street townhouse units; together with a public elementary school block and a community centre/community park block.

620 Lockhart Road

Mattamy Homes (Lockhart Limited) c/o The Jones Consulting Group Ltd. has submitted applications for a proposed development at 690 Lockhart Road in Ward 9. Under review.

Proposal

Mattamy Homes (Lockhart Limited) has proposed the development of 347 single detached dwelling units, 172 street townhome dwelling units, 66 back-to-back townhome dwelling units; together with one (1) mixed use block, one (1) open space block and one (1) stormwater management block for a total of 613 dwelling units.

400 Lockhart Road

Jones Consulting Group Ltd. on behalf of Barrie Lockhart GP Inc. has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications. Approved.

Proposal

The purpose of the Draft Plan of Subdivision application is to permit the creation of 470 to 594 residential units in a mix of housing types, along with a public elementary school, mixed-use block, three (3) village squares, an environmental protection area, stormwater management blocks, and roads.

The purpose of the Zoning By-law Amendment application is to amend the zoning of the subject property from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Neighbourhood Residential' (R5), 'Neighbourhood Mixed-use' (NMU), 'Environmental Protection' (EP), 'Open Space' (OS), and 'Educational Institutional - Special' (I-E)(SP-XXX). The special provision being proposed for the school block would permit residential uses if the Simcoe County District School Board (SCDSB) does not acquire the property to develop an elementary school.

1012 Yonge Street

Innovative Planning Solutions Inc. on behalf of Crown (Barrie) Developments inc., has applied for Official Plan and Zoning By-law amendments as of April 13, 2021. Currently under review.

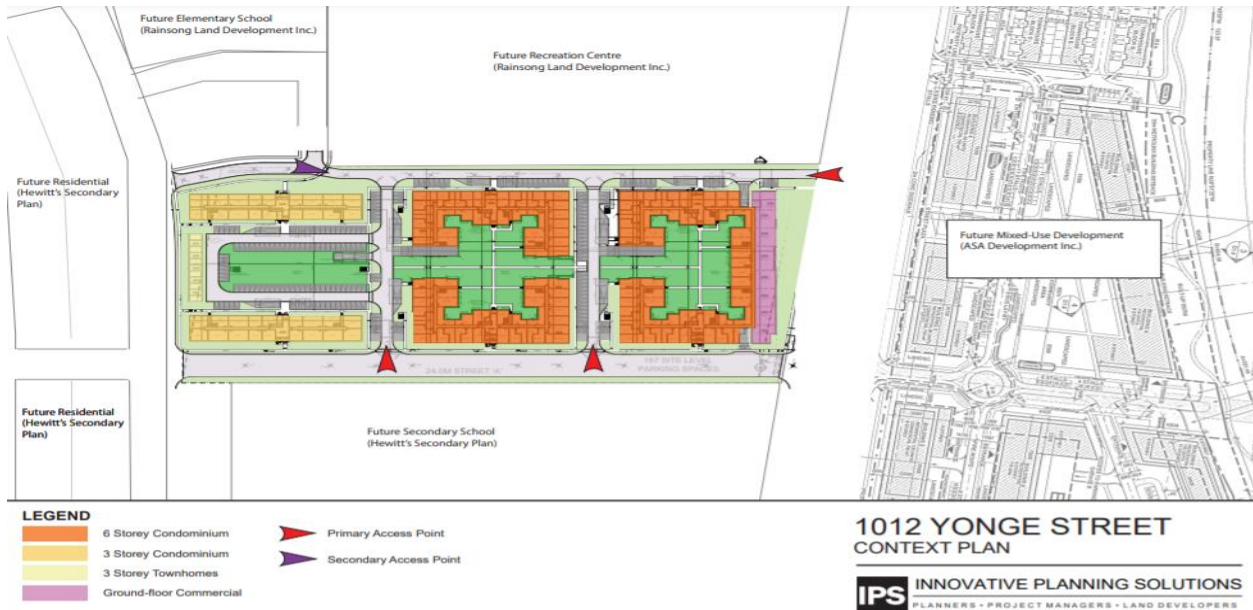
The proposed Official Plan Amendment Application seeks to create a Defined Policy Area to permit a density greater than 120 units per hectare on the subject lands (250 units per hectare proposed).

The proposed Zoning By-law Amendment Application seeks to rezone the subject lands from 'Agricultural General' (AG) to 'Neighbourhood Mixed Use - Special' (NMU)(SP-XXX) with site-specific provisions, to permit the development 1,029 residential units in the form of three 6-storey and two 3-storey multi-residential buildings and 10 townhouse units, together with 1,281 square metres of ground floor commercial space along Yonge Street and underground and surface parking.



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759 Yonge Street

32514586 Canada Inc.

MHBC Planning, Urban Design and Landscape Architecture

Type of Application

Official Plan Amendment/Rezoning/Subdivision

File # D14-1495, D12-394

Draft Plan Approved

Proposal

The development proposes 1,326 residential units and approximately 2,787 square metres (30,000 square feet) of retail/commercial at the base of mid-rise buildings adjacent to the Barrie South GO Station and along the Yonge Street corridor. Residential units include townhouses, stacked townhouses, back-to-back town houses and 6 storey apartments. Townhouse units will be freehold while stacked townhouses, back-to-back townhouses and apartments will be a condominium format.

All units are subject to further planning applications including removal of Part Lot Control for the freehold townhouses, Site Plan Approval and Condominium Approval. The site will be serviced with municipal services and roads except for a small portion of the site adjacent to Painswick Park which will have condominium roads.

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