



July 24, 2020

Tim Cane
Director of Growth
Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Dear Mr. Cane:

Re: Place Making Brief
Applications for Zoning By-law Amendment and Draft Plan of Subdivision
893 and 911 Lockhart Road
Applicant: MMS Lockhart Holdings Inc.
Our File No: FAY-19035

1.0 INTRODUCTION

On behalf of our client, MMS Lockhart Holdings Inc., we are pleased to submit this Place Making Brief related to the proposed development for the lands municipally known as 893 and 911 Lockhart Road in the Settlement of Sandy Cove, Town of Innisfil. The Town of Innisfil Official Plan identifies that Place Making is about connecting people in a cohesive social environment. Further, people connect in places they shop, eat, gather and interact. It is in these places where we build the social and emotional ties that hold our community together.

Section 3.1.9 of the Town of Innisfil Our Plan Official Plan dated November 2019 states:

All applications for an Official Plan Amendment, rezoning, draft plan of subdivision and site plan approval shall prepare a place making brief. The place making brief shall undertake activity mapping describing existing community meeting places and activities in the surrounding area; opportunities for enhancing these community meeting places and activities; and opportunities for new place making destinations.

This Place Making Brief has been prepared to support an application for Draft Plan of Subdivision and Zoning By-law Amendment. The following sections examine the development concept, site context relative to existing community meeting places, place making opportunities and the four place making principles.

2.0 DEVELOPMENT CONCEPT

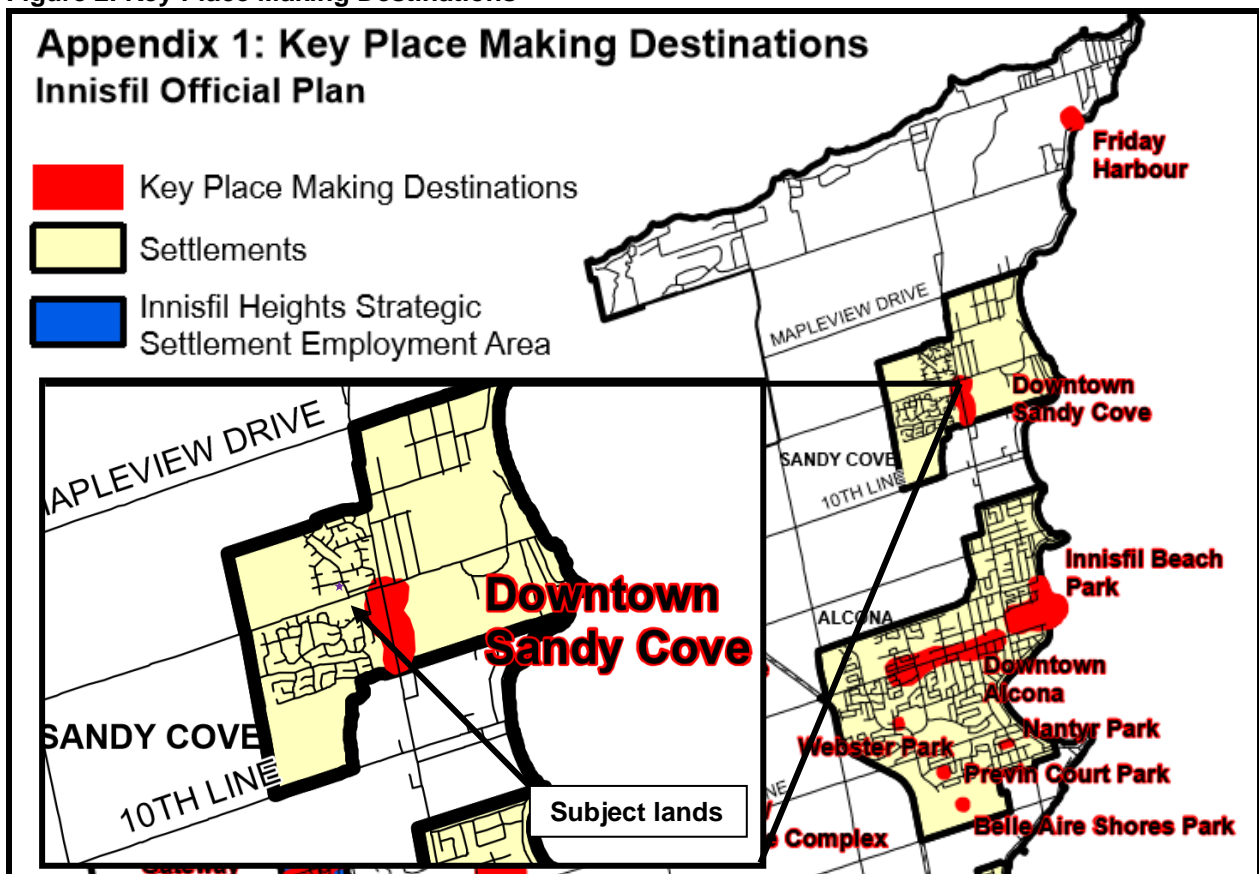
The Draft Plan of Subdivision and Zoning By-law Amendment Applications will facilitate a residential subdivision of 27 single detached dwellings and a stormwater management pond. The development will consist of one local road, which will have two access points to Lockhart Road. The road will provide sidewalks for pedestrian circulation in accordance with Town standards. The residential subdivision has been designed to ensure a small block length and smaller lot sizes to encourage more compact, efficient development (**Figure 1**).

3.0 PLACE MAKING OPPORTUNITIES

The proposed development will attract residents who wish to enjoy and be a part of the Sandy Cove community. The proposed development is located along Lockhart Road, a major collector road that connects Sandy Cove to the City of Barrie and Lake Simcoe.

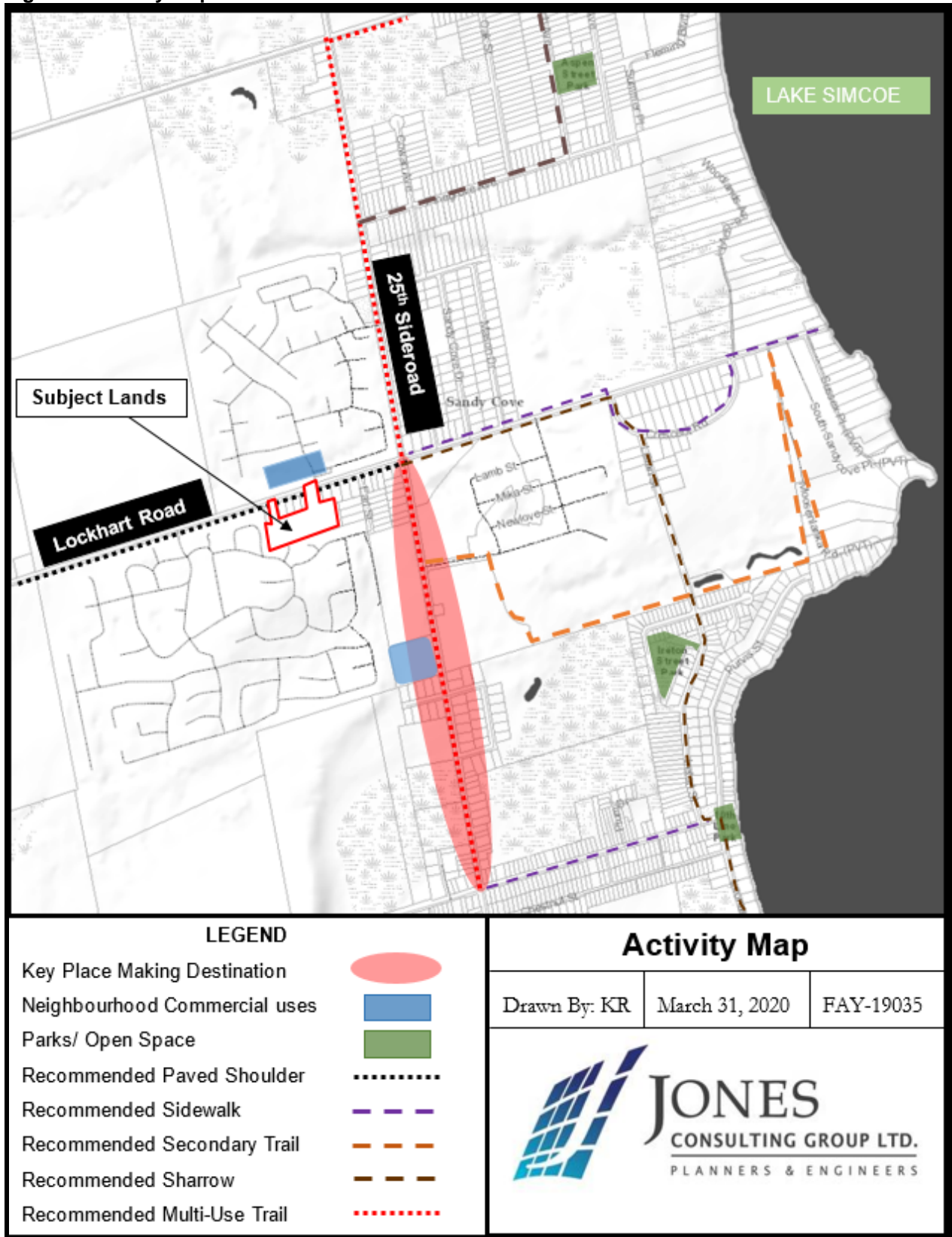
The Town of Innisfil Official Plan identifies Key Place Making Destinations (**Figure 2**). As per Section 3.1.1 Key Place Making Destinations are envisioned as significant gathering places where people can meet, be entertained and recreate. The proposed development is located approximately 225 metres from an identified Key Place Making Destination. The area of Lockhart Road and 25th Sideroad is expected to become a walkable village environment that will allow people from the surrounding residential neighbourhoods to congregate and form relationships. Further, Appendix 3A: Active Transportation Facilities provides future plans for an improved trail network in the Town of Innisfil. The recommended trail network will promote active transportation within Sandy Cove.

Figure 2. Key Place Making Destinations



The proposed development is located across from a commercial plaza known as Sandycove Mall on Lockhart Road, which includes restaurants, a convenience store, drug store and hair salon. Lake Simcoe is also located approximately 2 kilometres from the proposed residential subdivision and the Sandy Cove marina is less than 1 kilometre from the site. Please see **Figure 3** for a detailed map demonstrating the place making opportunities surrounding the proposed development.

Figure 3. Activity Map



The proposed residential subdivision will be located within the Sandy Cove settlement area, a predominantly residential community, with access to parks and open space facilities and neighbourhood commercial uses. The site is also located along and in close proximity to proposed active transportation facilities, most notably, a paved shoulder along Lockhart Road from Yonge Street to 25th Sideroad that will provide space for cyclists and pedestrians. Further, a multi-use trail is proposed along 25th Side Road through Sandy Cove and lastly, a sidewalk is proposed along Lockhart Road from 25th Sideroad, through Crescent Road to Lake Simcoe. The Town, through their Official Plan policies, anticipates Sandy Cove will continue to accommodate future development that will assist in providing additional services and resources to promote place making within the settlement area.

4.0 PLACE MAKING PRINCIPLES

Section 2.3 of the Official Plan contains four principles of place making that are to be considered for all development applications. The following is an assessment of the four place making principles in relation to the proposed residential subdivision.

1. Activities & Uses

The proposed development is in close proximity to Lake Simcoe and three local parks, which will provide opportunities to future residents of the subdivision to play and engage with others. The proximity of the proposed subdivision to the recommended active transportation routes will also encourage outdoor activities.

2. Access & Linkages

The proposed development will be accessed from Lockhart Road, which is a major collector road connecting the City of Barrie to Lake Simcoe. There will be two ingress and egress points to the proposed development. As such, residents will be able to efficiently access the road network, future trail network and the surrounding area.

3. Comfort & Image

The applications will facilitate a residential subdivision of 27 single detached dwellings. The Sandy Cove community consists of predominantly single detached dwellings and the Sandy Cove Acres Retirement Community. Therefore, the form of development will be consistent with the surrounding context while also providing smaller lot sizes to create a more compact form of development. The smaller lot sizes help facilitate 'eyes on the street' and is a more efficient use of land. These qualities combined will provide comfort and safety among the residents of the subdivision.

4. Sociability

The small block length and compact form of the proposed residential subdivision will facilitate socialization within the community. Further, the neighbourhood commercial plaza is located across the site on the north side of Lockhart Road. Future residents will be able to easily travel to the commercial plaza and engage with visitors, local businesses, and residents of Sandy Cove.

The applications will facilitate 27 single detached dwellings in close proximity to the existing road network, a proposed trail network, neighbourhood commercial uses and parks and open spaces. As such, the future residents will be able to easily engage with visitors and the Sandy Cove community, which will help them create and feel a sense of place. The residential subdivision will encourage place making through its compact form of development and its close proximity to current and recommended future amenities.

5.0 CONCLUSION

The proposed applications for a Zoning By-law Amendment and Draft Plan of Subdivision will encourage gathering places within the subdivision and surrounding the site. The future residents will have convenient access to local amenities that will allow them to interact and connect with visitors and residents. The proposed subdivision will help grow Sandy Cove and is in close proximity to the identified Key Place Making Destination as identified within the Official Plan.

In my professional planning opinion, the proposed development will assist in achieving the Town of Innisfil's place making objectives.

Respectfully Submitted

THE JONES CONSULTING GROUP LTD.

A handwritten signature in blue ink, appearing to read 'Kay R'.

Kayly Robbins, M.Pl
Planner