



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

May 28, 2019

Town of Innisfil
2101 Innisfil Beach Road
Innisfil, ON L9S 1A1

Attention: Steven Montgomery
Senior Planner

Re: Place Making Brief
1303 & 1357 Belle Aire Beach Road

1.0 Introduction

The Town of Innisfil Official Plan (OP) requires a place making brief to be prepared for all applications for an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Condominium and Site Plan Approval. Section 3.1.10 of the OP states:

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.

The OP defines place making as a collaborative process which engages the public in creating and sustaining public destinations. This includes places to spend leisure time, shop, gather, and interact with the goal of strengthening social and community ties through built form. This brief should be read in conjunction with the Planning Justification Report submitted in support of the subject applications.

2.0 Development Concepts

There are two (2) development concepts proposed along this stretch of Belle Aire Beach Road. In conjunction, the development concepts will contribute to the place making objectives of the Town. The following section will detail both concepts and how they will contribute to place making in the Town.

The first concept, located at 1303 Belle Aire Beach Road includes a total of 153 residential units in the form of 13 townhouse blocks, 16 single detached dwellings, and 7 live-work townhouse units. Specifically, relative to place making within the Town, the proposed development includes a trail block, sidewalks throughout, pedestrian connections to adjacent developments, a 2,118 m² municipal park block, along with new shopping opportunities. This development also includes a dedication of land to the Municipality (those lands between the acoustic berm / fence and the GO / Metrolinx corridor).

The second concept located at 1357 Belle Aire Beach Road includes consists of ninety (90) 3-storey condominium townhouse units spread out over a total of 13 blocks across the site. Of the 13 blocks, two (2) of the proposed blocks contain live-work units totalling 16 units. A 3.0 metre pedestrian connection is proposed at the south of the site which will link to the adjacent development and future municipal park. The development will increase active transportation opportunities for existing and future residents.

The concept plans can be viewed under Appendix 1. The result is a sound development concept that supports the Official Plan goals of offering gathering places, shopping choices, leisure / trail connectivity, and social ties throughout.

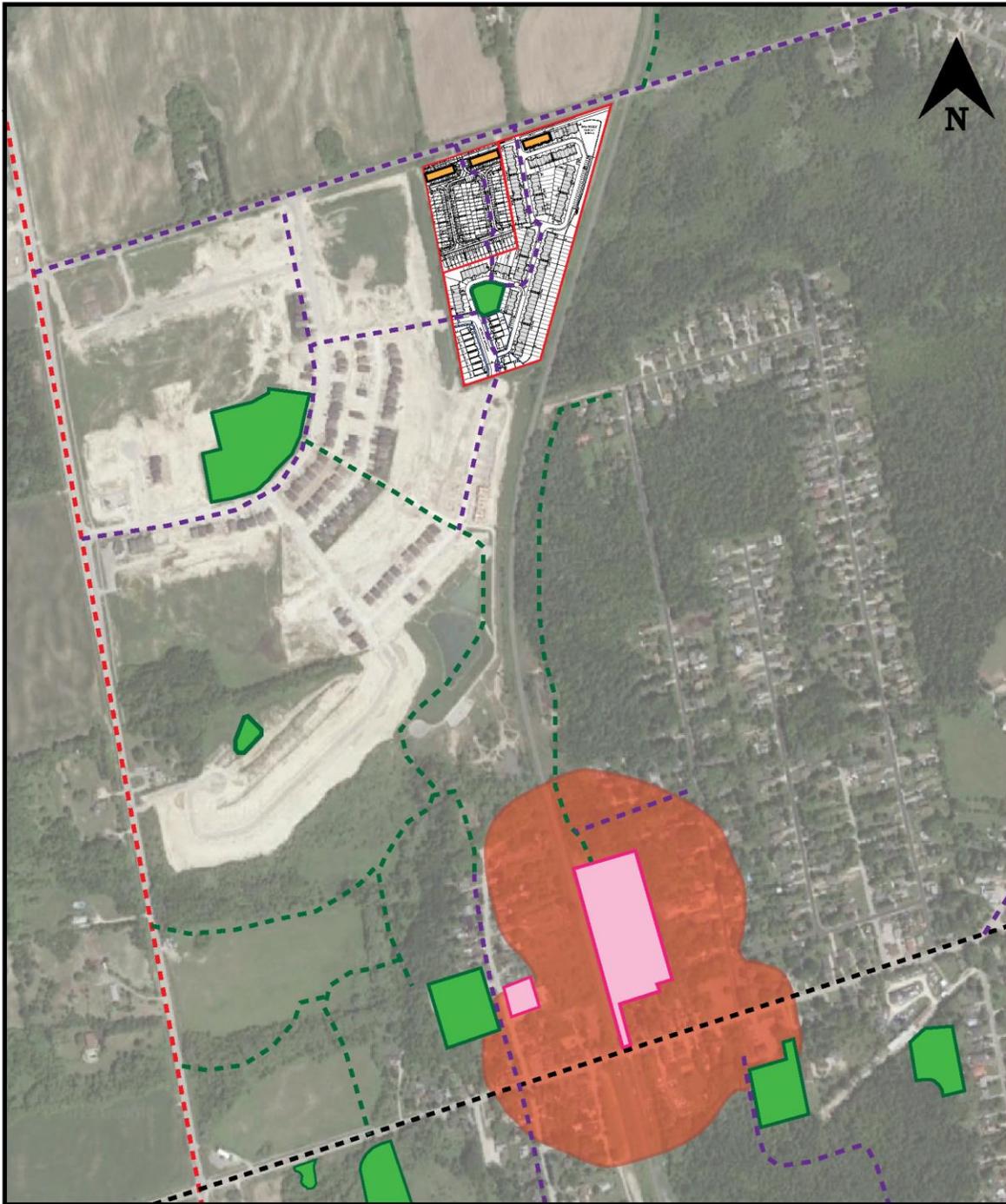
3.0 Place Making Opportunities

Schedule A of the Official Plan illustrates the Municipal Strategy for the Town. The subject lands are located within an urban settlement area, within close proximity to Key Place Making Destinations. Downtown Lefroy – Belle Ewart, along with the Library / Community Centre, are identified as Key Place Making Destinations on Appendix 1 of the OP. The OP envisions improvements to these areas through the addition of public

spaces, passive and active activity areas, expansion of sidewalks and trails, as well as programmed recreation activities.

The Official Plan defines key place making destinations that are memorable and valued within the Town. A goal of the OP is to enhance these areas through encouraging them to develop as gathering places and neighbourhood hubs. Figure 1 provides a map of the Lefroy – Belle Ewart area, illustrating how the development will provide connectivity to the greater place making objectives within Lefroy – Belle Ewart.

The development concept provides varied opportunities to enhance place making in the Town through the inclusion of a municipal park block, expansions to the existing trail network, opportunities for pedestrian connection to adjacent developments, extensive sidewalks for active transportation, while also creating new gathering and shopping opportunities. The result is a pedestrian focused development which provides the opportunity to develop as a neighbourhood hub for future residents to the north of the Downtown hub. The proposed development adheres to the Official Plan's direction of enhancing place making within the Town.



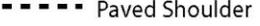
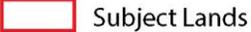
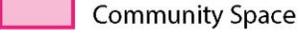
Legend	
	Sidewalk
	Multi-Use Trail
	Secondary Trail
	Paved Shoulder
	Live-Work Units/ Shopping Opportunities
	Subject Lands
	Parkland/ Open Space
	Community Space
	Key Place Making Destinations

Figure 1.
PLACE MAKING CONNECTIONS

Source: Innisfil Official Plan, 2018

Drawn By: RK	File: 15-584
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4.0 Conclusions

The proposed development will provide various place making opportunities within it (municipal park, commercial opportunities) while also providing connectivity (sidewalks / trails) to surrounding place making opportunities within Lefroy – Belle Ewart. Ultimately, the proposed development provides a concept which contributes to place making in the Town of Innisfil.

Respectfully submitted,

Innovative Planning Solutions

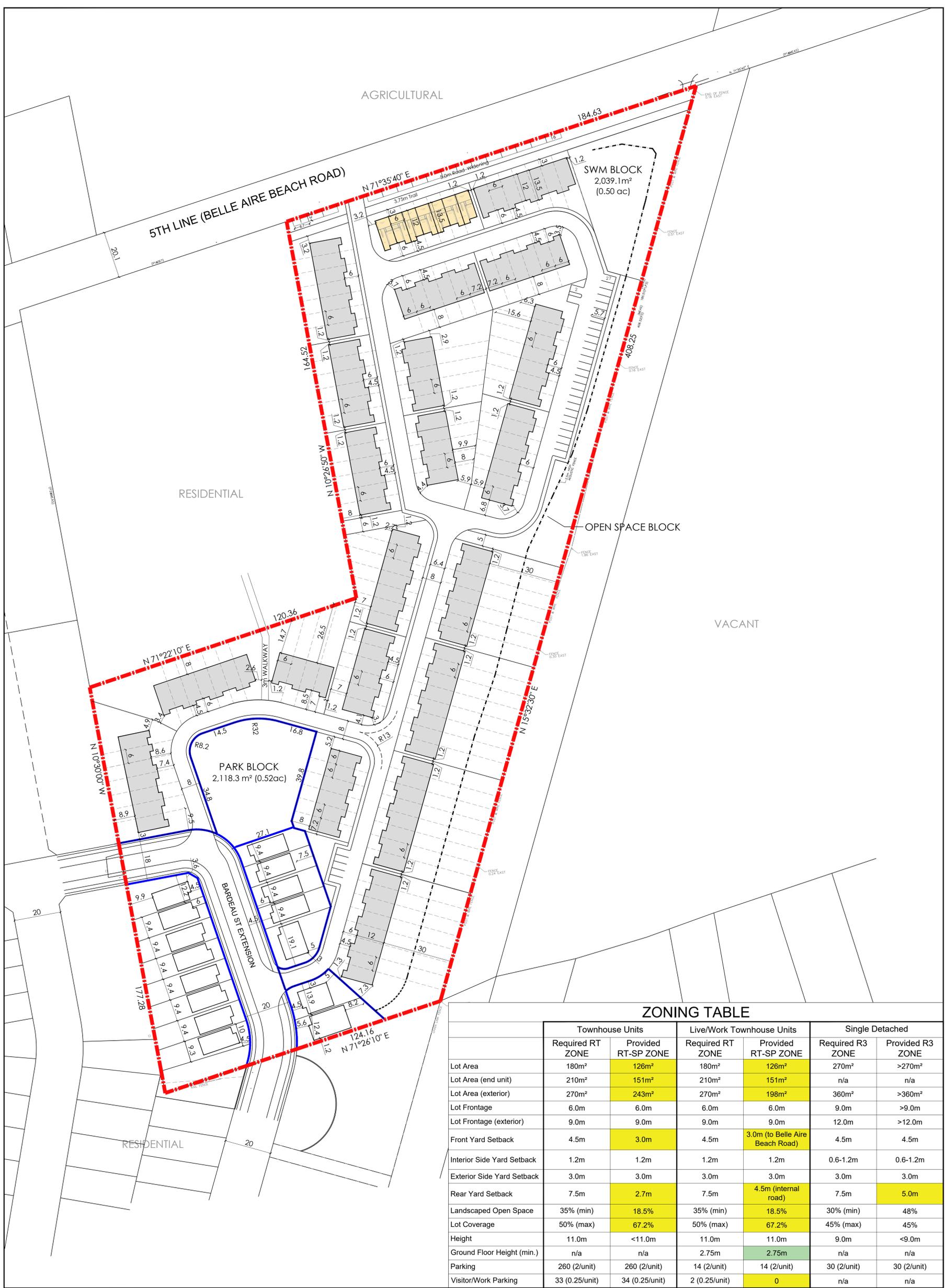
A handwritten signature in black ink, appearing to read "D. Vella". The signature is stylized with a large, sweeping initial "D" and a cursive "Vella".

Darren Vella, MCIP, RPP
President & Director of Planning

A handwritten signature in black ink, appearing to read "A. Edwards". The signature is cursive and fluid.

Andrew Edwards, BES
Planner

APPENDIX 1
CONCEPTUAL SITE PLANS



ZONING TABLE

	Townhouse Units		Live/Work Townhouse Units		Single Detached	
	Required RT ZONE	Provided RT-SP ZONE	Required RT ZONE	Provided RT-SP ZONE	Required R3 ZONE	Provided R3 ZONE
Lot Area	180m ²	126m ²	180m ²	126m ²	270m ²	>270m ²
Lot Area (end unit)	210m ²	151m ²	210m ²	151m ²	n/a	n/a
Lot Area (exterior)	270m ²	243m ²	270m ²	198m ²	360m ²	>360m ²
Lot Frontage	6.0m	6.0m	6.0m	6.0m	9.0m	>9.0m
Lot Frontage (exterior)	9.0m	9.0m	9.0m	9.0m	12.0m	>12.0m
Front Yard Setback	4.5m	3.0m	4.5m	3.0m (to Belle Aire Beach Road)	4.5m	4.5m
Interior Side Yard Setback	1.2m	1.2m	1.2m	1.2m	0.6-1.2m	0.6-1.2m
Exterior Side Yard Setback	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m
Rear Yard Setback	7.5m	2.7m	7.5m	4.5m (internal road)	7.5m	5.0m
Landscaped Open Space	35% (min)	18.5%	35% (min)	18.5%	30% (min)	48%
Lot Coverage	50% (max)	67.2%	50% (max)	67.2%	45% (max)	45%
Height	11.0m	<11.0m	11.0m	11.0m	9.0m	<9.0m
Ground Floor Height (min.)	n/a	n/a	2.75m	2.75m	n/a	n/a
Parking	260 (2/unit)	260 (2/unit)	14 (2/unit)	14 (2/unit)	30 (2/unit)	30 (2/unit)
Visitor/Work Parking	33 (0.25/unit)	34 (0.25/unit)	2 (0.25/unit)	0	n/a	n/a

CONCEPTUAL SITE PLAN

153 Units

1303 BELLE AIRE BEACH RD,
TOWN OF INNISFIL

LEGEND

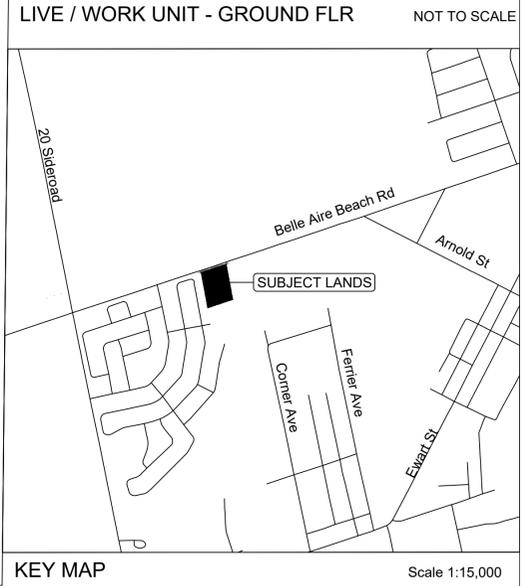
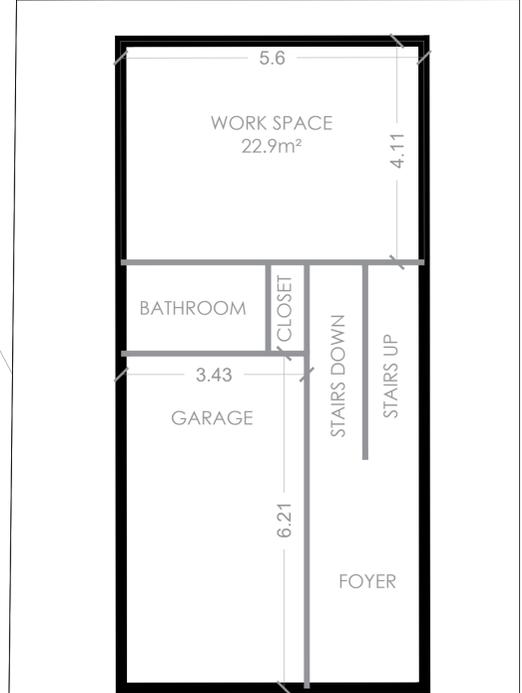
- Subject Lands
- 6.0m Townhouse (130 Units)
- 6.0m Live/Work Townhouse (7 Units)
- 9.0m Single Detached (15+1 Lots)
- Block Boundaries
- 2.5m High Acoustic Fence

Source: Topographic Plan prepared by JD Barnes Ltd. dated Jan. 19, 2016.
Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.



Date: April 3, 2019 Scale: 1 : 750
File: 15-584 Drawn By: VS Checked By: CS

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CONCEPTUAL SITE PLAN

90 Units

1357 BELLE AIRE BEACH RD,
TOWN OF INNISFIL

- LEGEND**
- Subject Lands
Total Lands 19,638.8 m²
 - Snow Storage
500 m²

Source:
Note: This drawing is for discussion purposes only.
The information shown is approximate and subject to change.

Date: March 4, 2019
File: 17-668

Scale: 1 : 300
Drawn By: VS

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