

Mapleview Drive East Subdivision



- 40.16 hectares (100 acres)
immediately east of the GO rail line
- Northeast corner of Yonge St. and
Mapleview Drive East

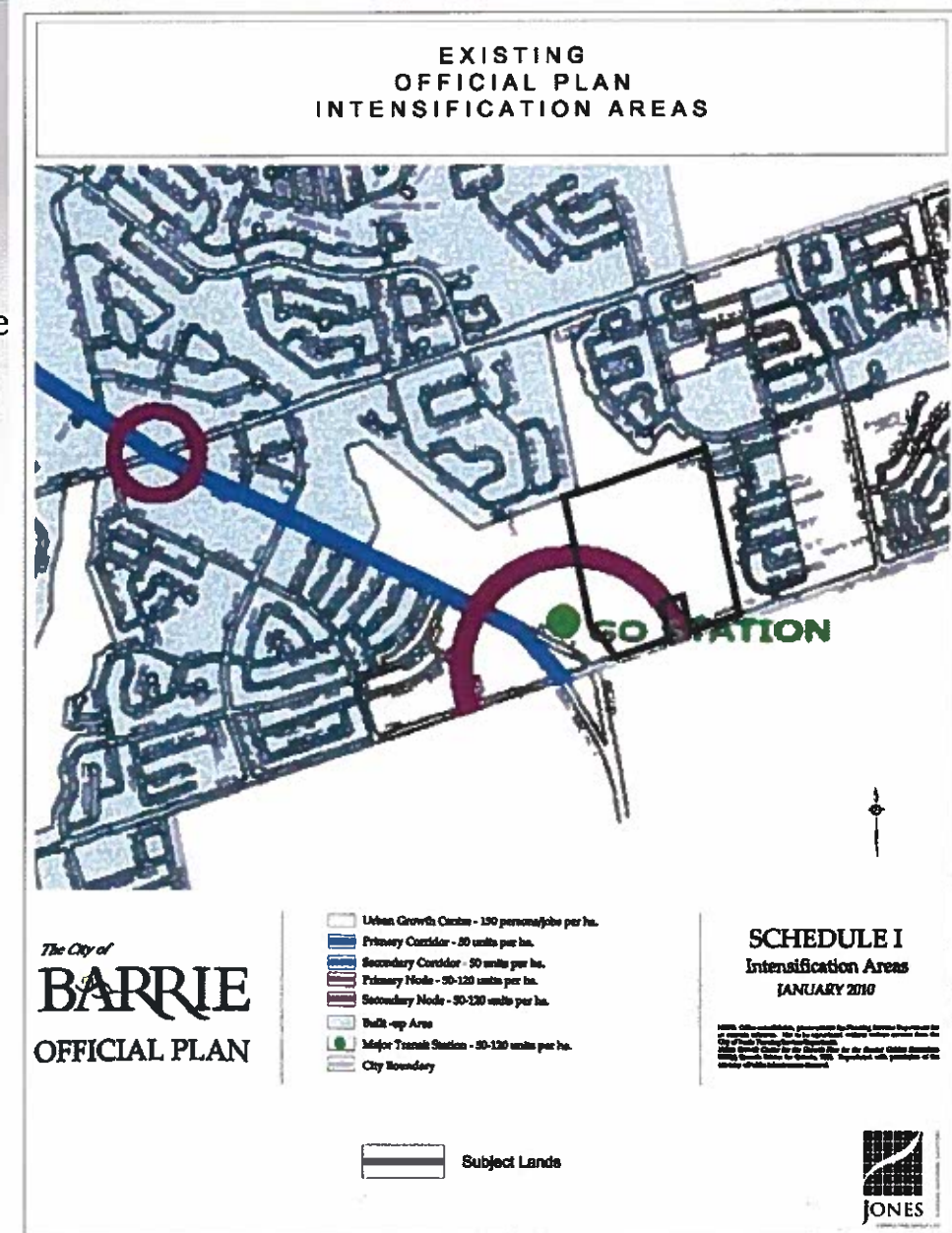


2131059 Ontario Limited
700 & 725 Mapleview Drive East

May 28, 2012

Intensification Node

- Subject lands are within a Major Transit Station Area as defined in Places to Grow Growth Plan
- Lands within 500 metres of a major transit centre such as GO Station are within Major Transit Station Node
- City of Barrie requires densities in a Major Transit Station Area of 50-120 units per hectare per the Official Plan and Intensification Study

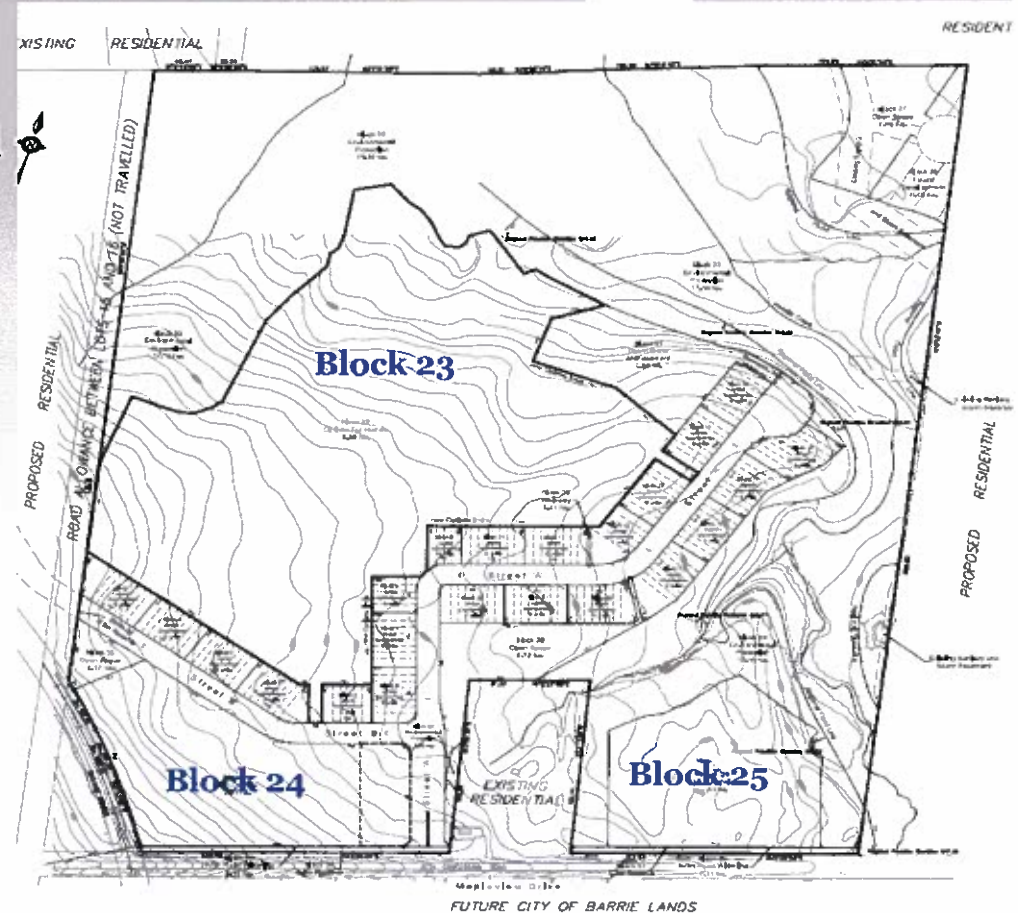


Previous Submission-March 2010



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- Complete submission made to City for Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision; 2,172 units
- 721 ground oriented units in Block 23
- Street Townhouses along Streets A and B
- Blk 24- 1000 units in 4 buildings-25 storeys tall; Blk 25-238 units of townhouses & 5-6 storey bldg
- Density of 117 uph
- Environmental Protection lands dedication of 17.10 ha
- Public Meeting held September 13, 2010



- Since public meeting additional work has been undertaken to satisfy comments of City of Barrie, LSRCA, and Residents

Current Submission -April 13, 2012



- Min unit count of 1,853 units; max unit count of 1,909 units: reduction of 319-263 units
- 19.50 ha of land dedicated to Environmental Protection Lands-increase of 2.4 hectares (6 acres)

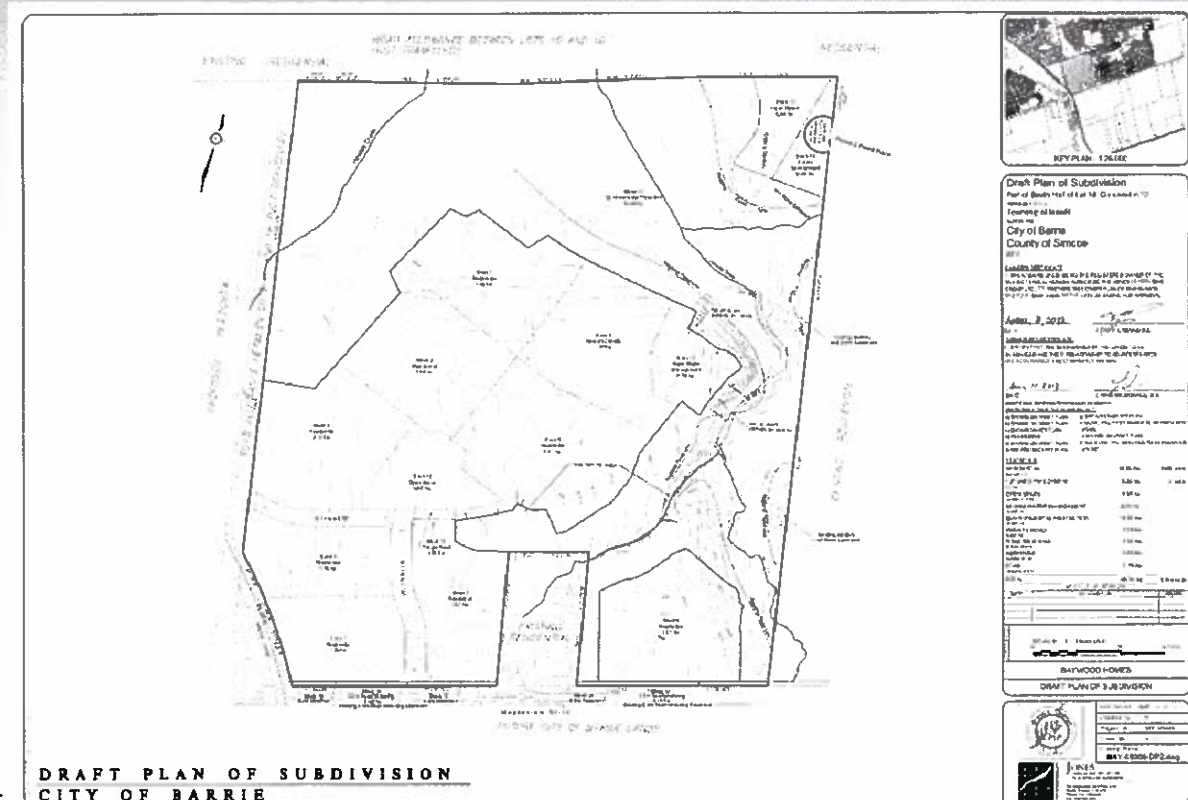
•Housing types include street townhouses, townhouse cluster (back-to-back), lane based townhouses, walk-up apartments, low rise apartments and apartments

•649-705 units will be of varying ground oriented housing types

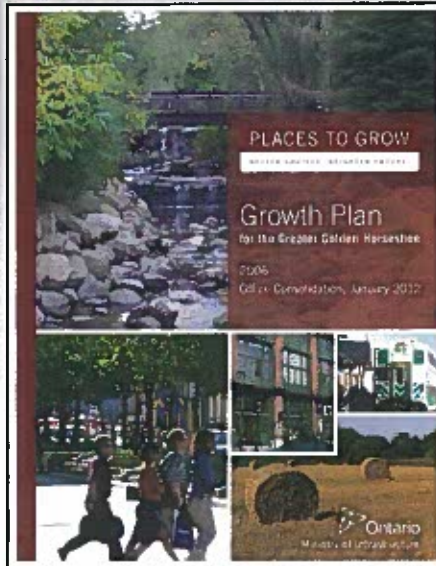
•1,200 units will vary between low rise apartments (3-6 storeys) and apartments (7-10 storeys); reduction of 15 storeys

•Density approximately 111 uph.

•Plan of Subdivision of Blocks that will develop in phases through Site Plan Control

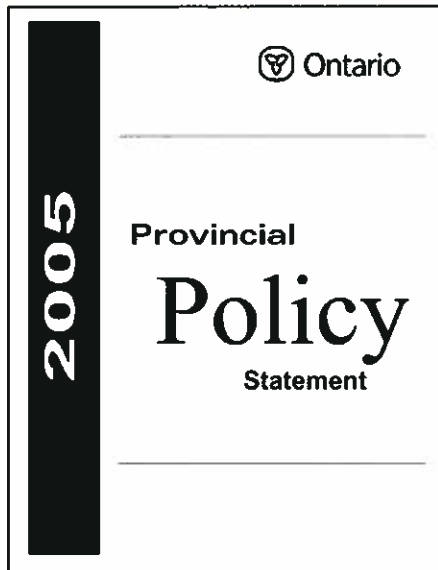


Relevant Policy Documents



Places to Grow Growth Plan, Provincial Policy Statement, City of Barrie Official Plan

- Directs development to Settlement areas
- Intensification Corridor and Node along major arterial road
- Transit supportive density
- Adds to housing supply/types in City for current and future residents
- Compact development that utilizes existing infrastructure
- Wise use and management of resources/natural heritage resources are respected
- Close proximity to commercial, schools, parks and employment lands
- Efficient use of land by concentrating higher densities on less land
- Compatible with adjacent land uses



Existing/Proposed Official Plan Amendment


























Existing Official Plan Designation



Proposed Official Plan Amendment



 Residential	 Highway 400 Industrial	 Water Treatment Centre
 City Centre	 Restricted Industrial	 Waste Management Facility
 General Commercial	 Institutional	 Future Urban
 Community Centre Commercial	 Educational Institutional	 Waste Disposal Assessment Area
 Regional Centre Commercial	 Major Institutional	 Deferral #3 to the Ardagh Secondary Plan
 Business Park	 Open Space	 Deferral to Official Plan Amendment 100
 General Industrial	 Environmental Protection Area	

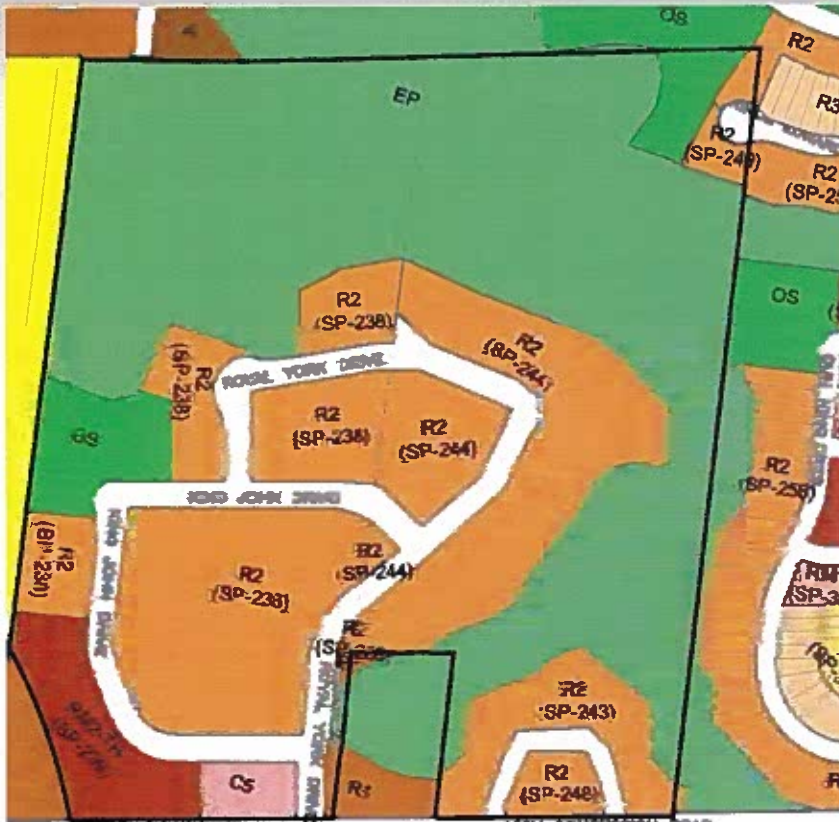
	Lands to be Designated Residential
	Lands to be Designated Open Space
	Lands to be Designated Environmental Protection

Existing/Proposed Zoning By-law Amendment



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Existing Zoning











Mapleview Drive

Proposed Zoning By-law Amendment



MAPLEVIEW DRIVE

- | | | | |
|---|---|---|---|
|  | Lands Subject to Zoning By-law Amendment |  | Lands Zoned Residential (R2) |
|  | Lands to be Zoned Residential Apartment RA1-2 (SP-xx) |  | Lands Zoned Residential Special (R2-SP 249) |
|  | Lands to be Zoned Residential Apartment RA1-3 (SP-xx) |  | Lands to be Zoned Open Space (OS) |
|  | Lands to be Zoned Residential Apartment RA2-1 (SP-xx) |  | Lands to be Zoned Environmental Protection (EP) |

Site Context – City of Barrie Parks & Open Space



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Waterfront Trail



Allendale Station



Painswick Park & High school



Waterfront Trail



Bayshore Park



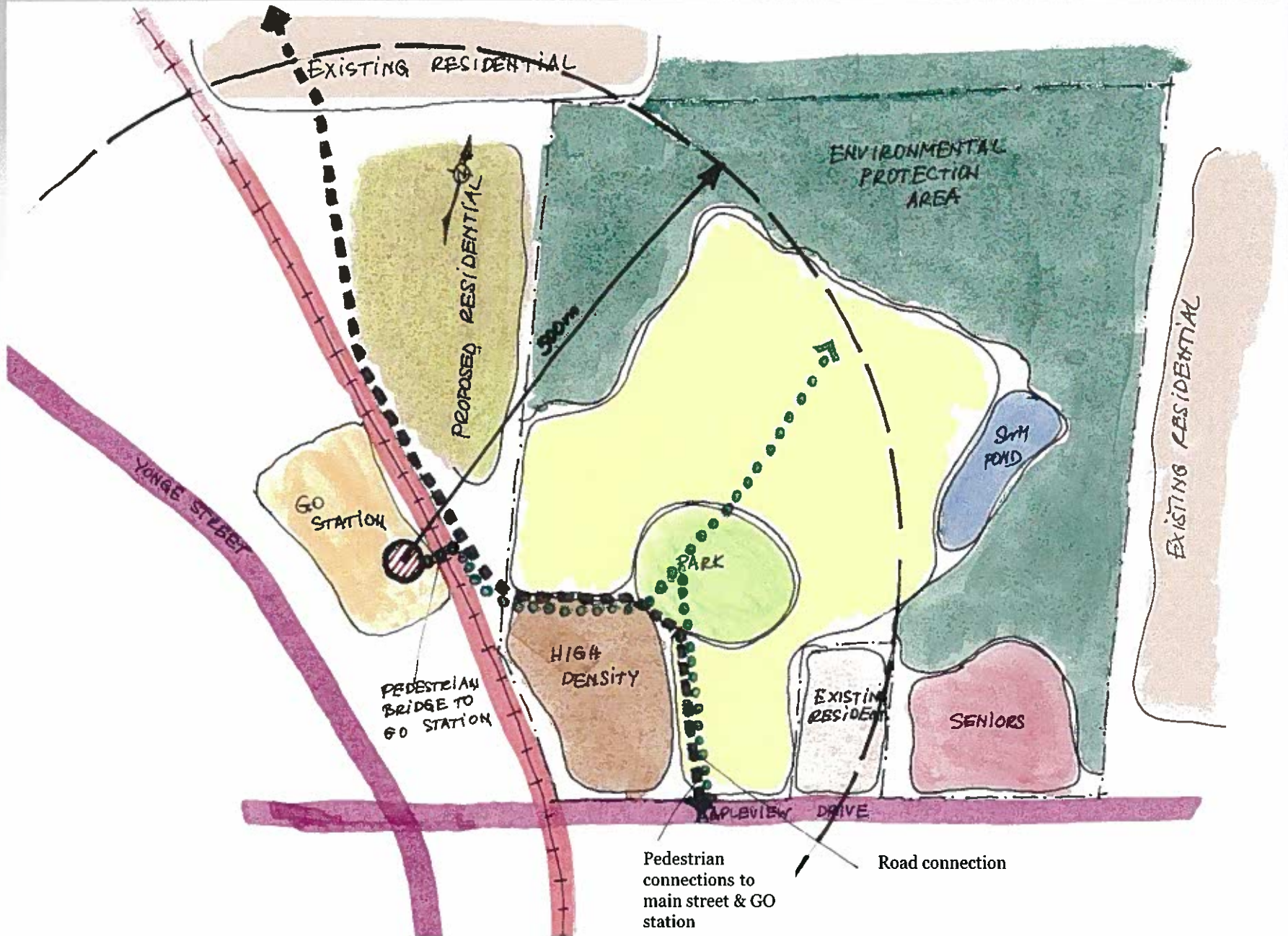
Sandringham Park & Elementary School



Opportunities & Constraints



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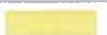





Pedestrian connections to main street & GO station

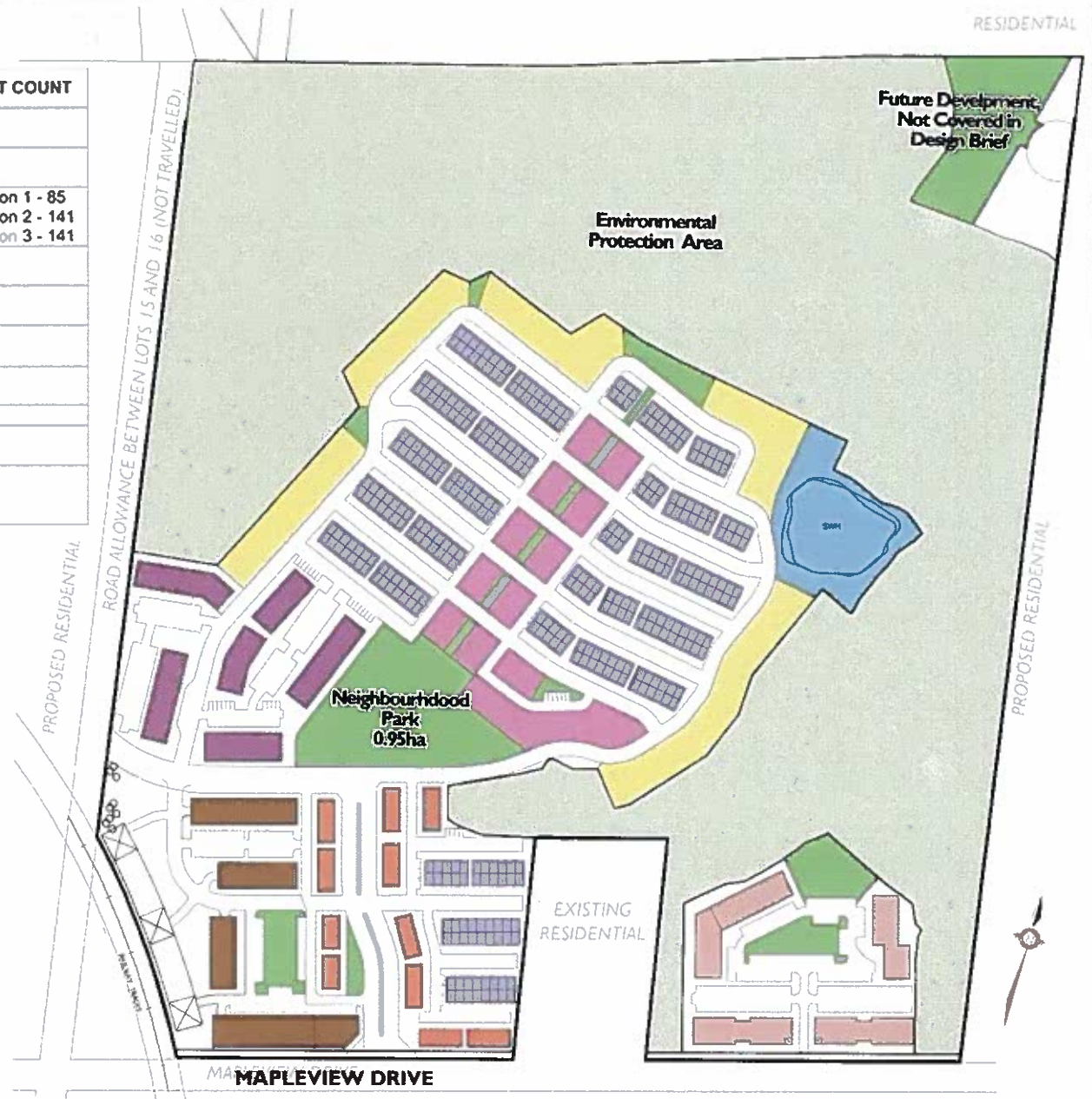
Road connection

April 13, 2012 Concept



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	DESCRIPTION	UNIT COUNT
	Walk Up Apartments	110
	Street Townhouses	94
	Option 1 - Lane Based Townhouses Option 2 - Walk Up Apartments Option 3 - Low Rise Apartments	Option 1 - 85 Option 2 - 141 Option 3 - 141
	Cluster Townhouses	360
Subtotal	<i>Min. 649 Units Max. 705 Units</i>	
	4 - 6 Storey Mid Rise Apartments	400
	7 - 10 Storey Apartments	600
Subtotal	<i>1000 Units</i>	
	3 - 6 Storey Mid Rise Apartments (Seniors)	200
TOTAL	Min. 1,849 Units Max. 1,905 Units	



System Diagram – Built Form



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System Diagram – Road Hierarchy



RESIDENTIAL



Public Street Adjacent to a Neighbourhood Park



Public Street with Median







System Diagram – Open Space



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LEGEND

PARKS & OPEN SPACE

-  SWM Pond 0.75 ha
-  Central Neighbourhood Park 1.07 ha
+ Parkette "P"
-  Linear Mews
-  Opportunities for Trail Connections
- VV** Valley Vista



Community Core



4-6 storey residential buildings with a centered park, Park may include children's play facilities and resting areas

Neighbourhood park situated at the 'heart' of the community, within walking distance to the GO Station and residents. Park may include multiple play facilities, for children of multiple age groups, and shaded rest areas.

A walkway 'Promenade' with access to ground related units and shade trees

Pedestrian and vehicular route to GO Station



Lane based townhouses, walk up apartments or low rise apartments

Transit Plaza with an option for a commercial component at grade, to service transit users and residents

Walkways to ground related units

Landscaped median with shade trees