

TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

B. ARANIYASUNDARAN, P.ENG, PMP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR A DRAFT PLAN OF SUBDIVISION
750 MAPLEVIEW DRIVE EAST – WARD #10**

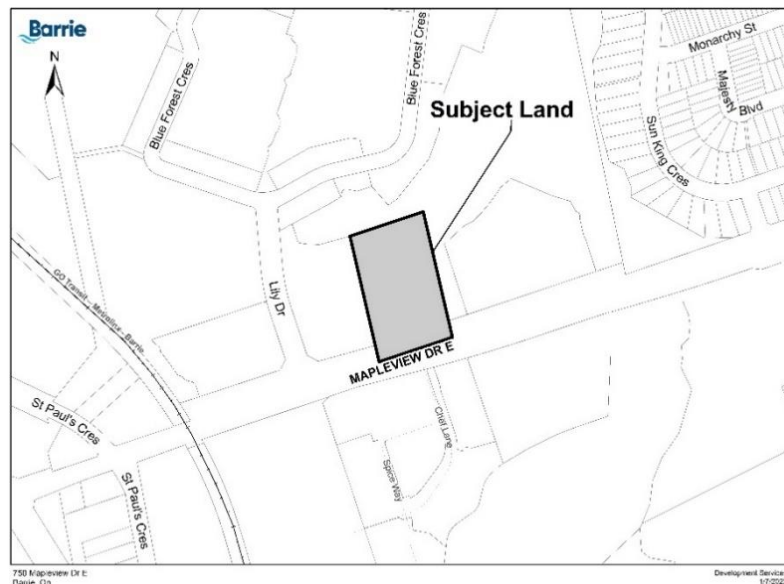
DATE: MARCH 8, 2022

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application by KLM Planning Partners Inc. on behalf of Mapleview Developments Ltd. for a Draft Plan of Subdivision on lands legally described as Part South ½, Lot 16, Concession 12, former Innisfil and known municipally as 750 Mapleview Drive East. The site is approximately 1.39 hectares in size and located on the north side of Mapleview Drive East, east of Lily Drive.

The Draft Plan of Subdivision application was submitted to the City and deemed complete on January 17, 2022. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

Applications for Official Plan Amendment (D09-OPA-070) and Rezoning (D14-1662) were approved in 2019 to define the limits of the environmental protection lands and to permit a multi-unit residential development on the property. The lands are zoned as Residential Multiple Second Density with Special Provisions (RM2)(SP-569).

The Draft Plan of Subdivision is required to create a block to permit condominium tenure for the future development, submitted under Site Plan Control file D11-023-2021. The site plan submission is to construct 81 townhouses, linked with the lands to the west, being Block 8, Plan 51M-1193, also known as Urban North.



The Draft Plan of Subdivision illustrates 4 blocks:

- Block – 1 (0.199 ha) zoned Environmental Protection (EP) to be dedicated to the City
- Block – 2 (0.989 ha) zoned RM2(SP-569) to be developed for 81 townhouse units under review by Site Plan Control file D11-023-2021
- Block – 3 (0.178 ha) road widening for Maplevue Drive East to be dedicated to the City
- Block – 4 (0.021 ha) zoned Environmental Protection (EP) to be dedicated to the City

The complete submission package for the proposed Draft Plan of Subdivision and Site Plan Control file D11-023-2021 is posted on the [Proposed Developments](#) page on the City's website under [Ward 10 – 750 Maplevue Drive East](#).

Planning and Land Use Matters Under Review

The subject application is currently undergoing technical review by City staff and partner agencies. The primary planning and land use matters being considered include ensuring the accuracy of land dedications to the City of Barrie and the integration of the subject site with the adjacent development to the west.

Next Steps

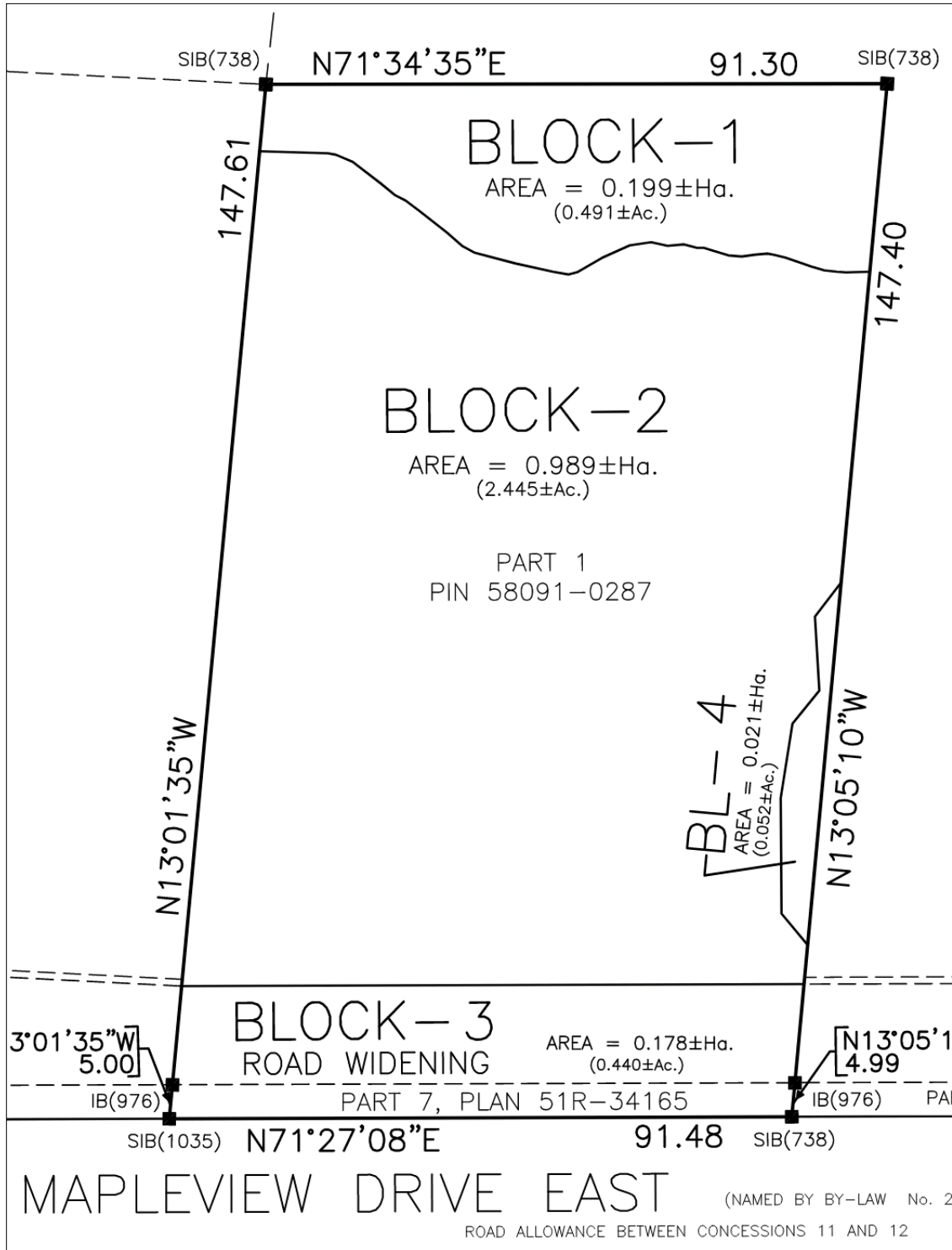
Staff will work with both the applicant and residents to address feedback received through the public consultation process, as well as the comments raised through the technical analysis of this application by staff and agency partners. The Draft Plan of Subdivision approval is delegated to staff and will not require a staff recommendation to Council. In addition, as the draft plan process has been initiated solely to permit condominium tenure, it is anticipated that the majority of detailed design and technical matters will be addressed through the concurrent Site Plan Control process (D11-023-2021).

For more information, please contact Celeste Kitsemetry, Senior Planner at 705-739-4220 ext. 4430 or by email at celeste.kitsemetry@barrie.ca.

Attached: Appendix "A" – Proposed Draft Plan of Subdivision
 Appendix "B" – Proposed Site Plan (October 6, 2021, Rev.#3)

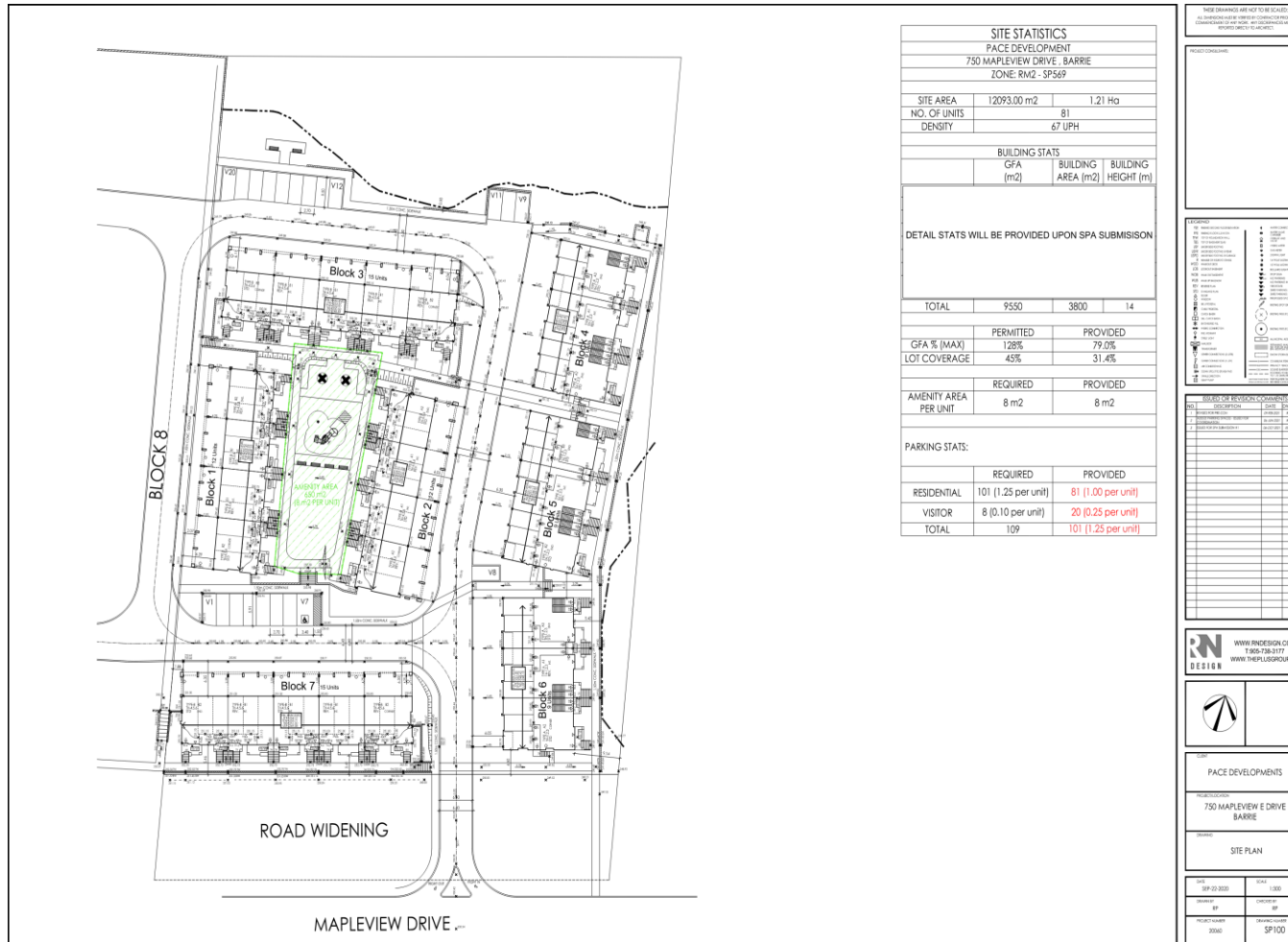
APPENDIX "A"

Proposed Draft Plan of Subdivision



APPENDIX "B"

Proposed Site Plan (October 6, 2021, Rev.#3)



SITE STATISTICS			
PACE DEVELOPMENT			
750 MAPLEVIEW DRIVE, BARRIE			
ZONE: RM2 - SP56P			
SITE AREA	12093.00 m ²	1.21 Hq	
NO. OF UNITS	81		
DENSITY	67 UPH		
BUILDING STATS			
	GFA (m ²)	BUILDING AREA (m ²)	BUILDING HEIGHT (m)
DETAIL STATS WILL BE PROVIDED UPON SPA SUBMISSION			
TOTAL	9550	3800	14
GFA % (MAX)	PERMITTED 128%	PROVIDED 79.0%	
LOT COVERAGE	45%	31.4%	
AMENITY AREA PER UNIT			
	REQUIRED 8 m ²	PROVIDED 8 m ²	
PARKING STATS:			
	REQUIRED	PROVIDED	
RESIDENTIAL	101 (1.25 per unit)	81 (1.00 per unit)	
VISITOR	8 (0.10 per unit)	20 (0.25 per unit)	
TOTAL	109	101 (1.25 per unit)	

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
REVISIONS SHALL BE CIRCLED.

PROPOSED UNITS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81

LEGEND	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81

REQUIREMENTS	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81

WWW.PACEDESIGN.COM
1-800-738-3117
WWW.THEPLUSGROUP.CA



PACE DEVELOPMENTS
750 MAPLEVIEW DRIVE
BARRIE
SITE PLAN

DATE	BY	DATE	BY
SEP 21 2020	SP	1000	
SEP 21 2020	SP	1000	
SEP 21 2020	SP	1000	
SEP 21 2020	SP	1000	