

Public Meeting

Hewitt's Gate Subdivision & Rezoning Applications

City Files:

D14-426 & D12-1623

(Crisdawn Construction Inc. & Pratt Development Inc.)

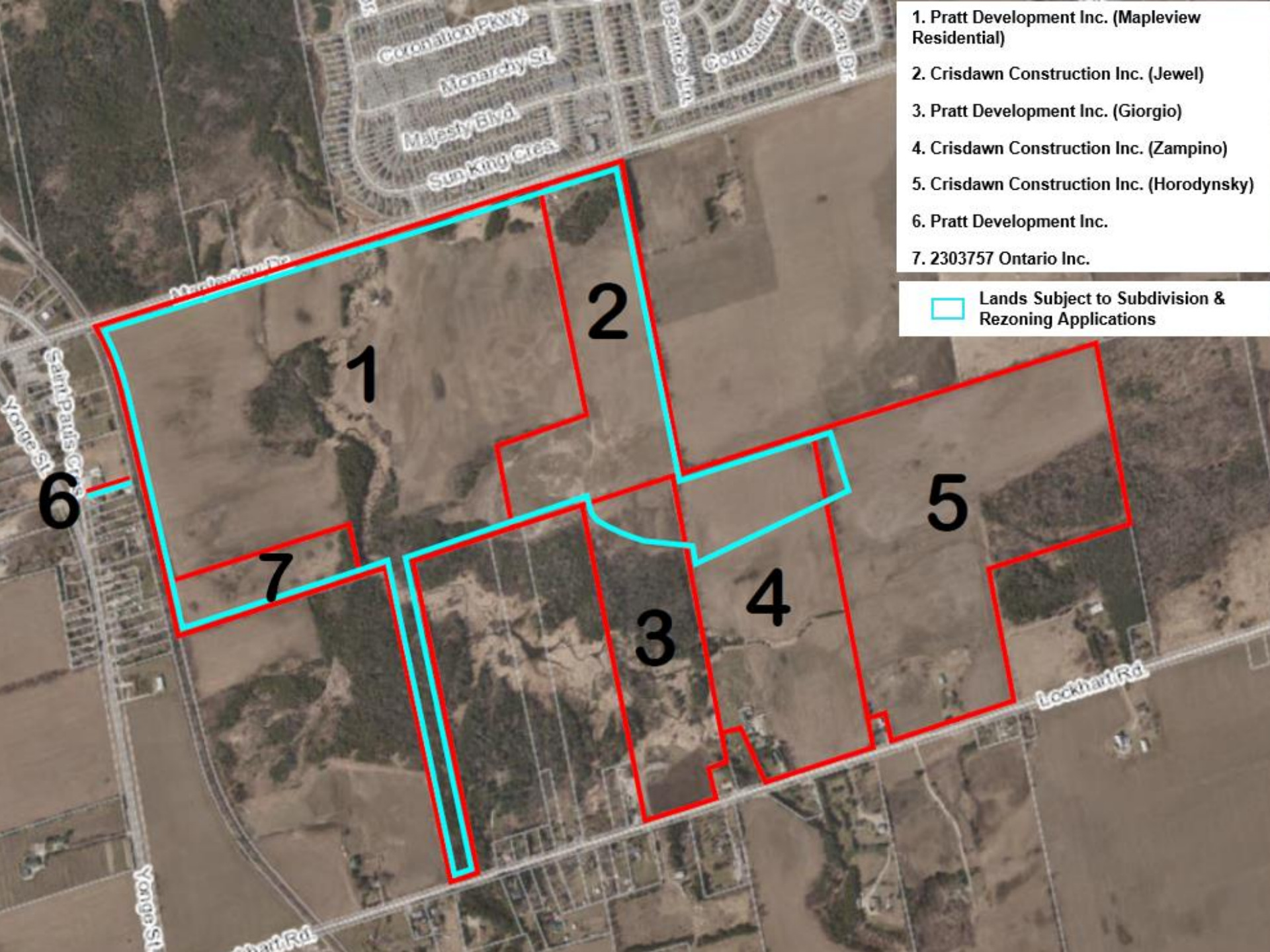
D14-427 & D12-1624

(2303757 Ontario Inc.)

June 26, 2017

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.





1. Pratt Development Inc. (Mapleview Residential)

2. Crisdawn Construction Inc. (Jewel)


3. Pratt Development Inc. (Giorgio)

4. Crisdawn Construction Inc. (Zampino)

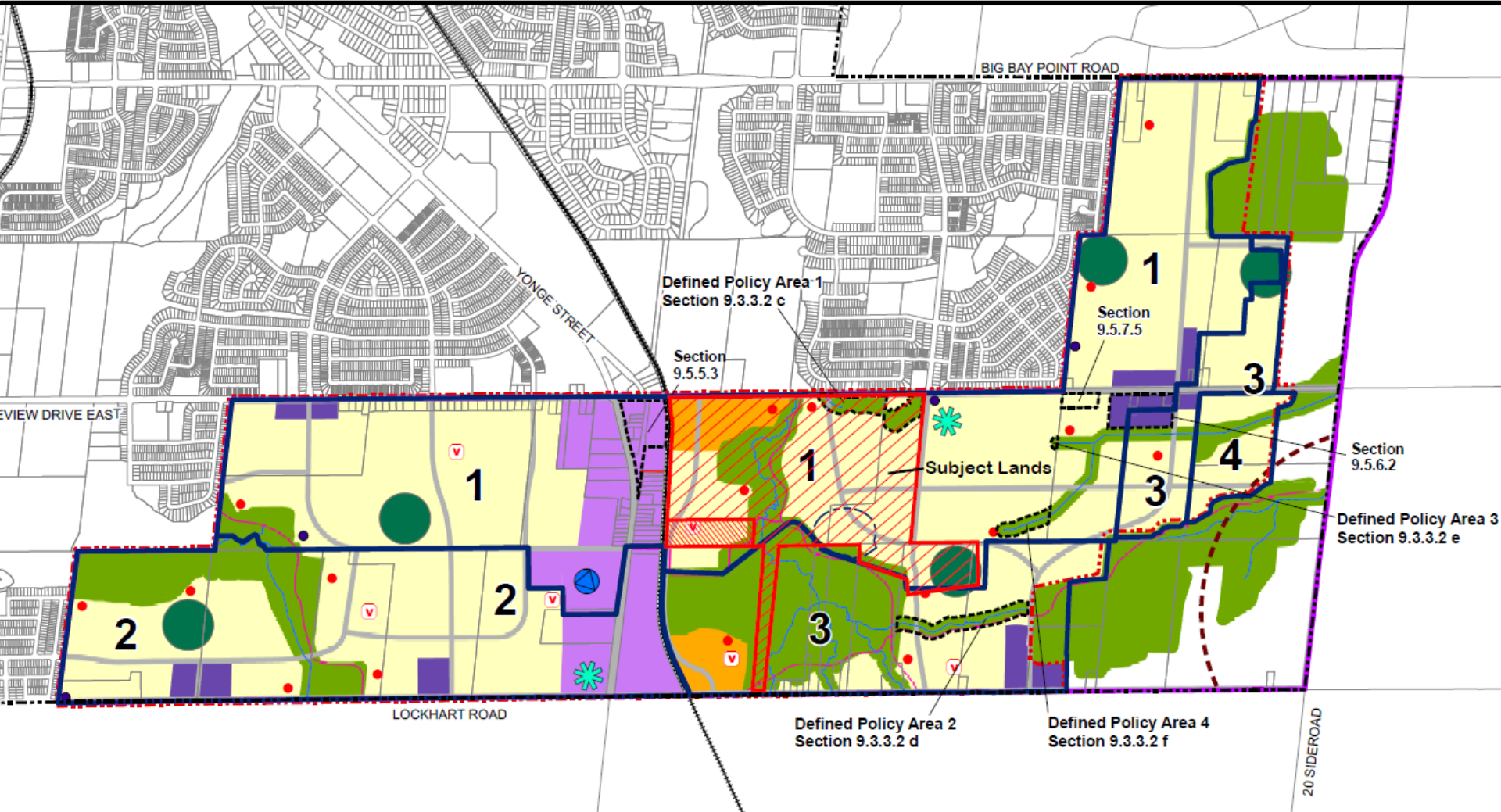
5. Crisdawn Construction Inc. (Horodinsky)

6. Pratt Development Inc.

7. 2303757 Ontario Inc.

 Lands Subject to Subdivision & Rezoning Applications

Hewitt's Secondary Plan



- | | | | | |
|--------------------------|---|-----------------------------------|---------------------|---|
| City Boundary | Existing and Proposed Roads | Natural Heritage System | Special Rural Area | Secondary School |
| Secondary Plan Boundary | Pathway System | Residential Area | Defined Policy Area | Recreation Centre/Community Park/School |
| Settlement Area Boundary | Geotechnical Study Area | Med/High Density Residential Area | | School/Neighbourhood Park Area |
| Phase Boundary | Waste Disposal Assessment Area | Yonge Street Mixed Use Corridor | | Village Square |
| Existing Parcel Fabric | Stormwater Management Facility | Neighbourhood Mixed Use Node | | |
| Railway | Stormwater Management Facility (Optional) | | | |
| Stream | | | | |

Schedule 9E
Development Phases

City of Barrie
Hewitt's Secondary Plan

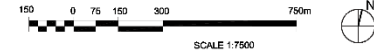
November 2016

Hewitt's Master Plan

APPENDIX 9B

HEWITT'S SECONDARY PLAN - MASTER PLAN

November 2016

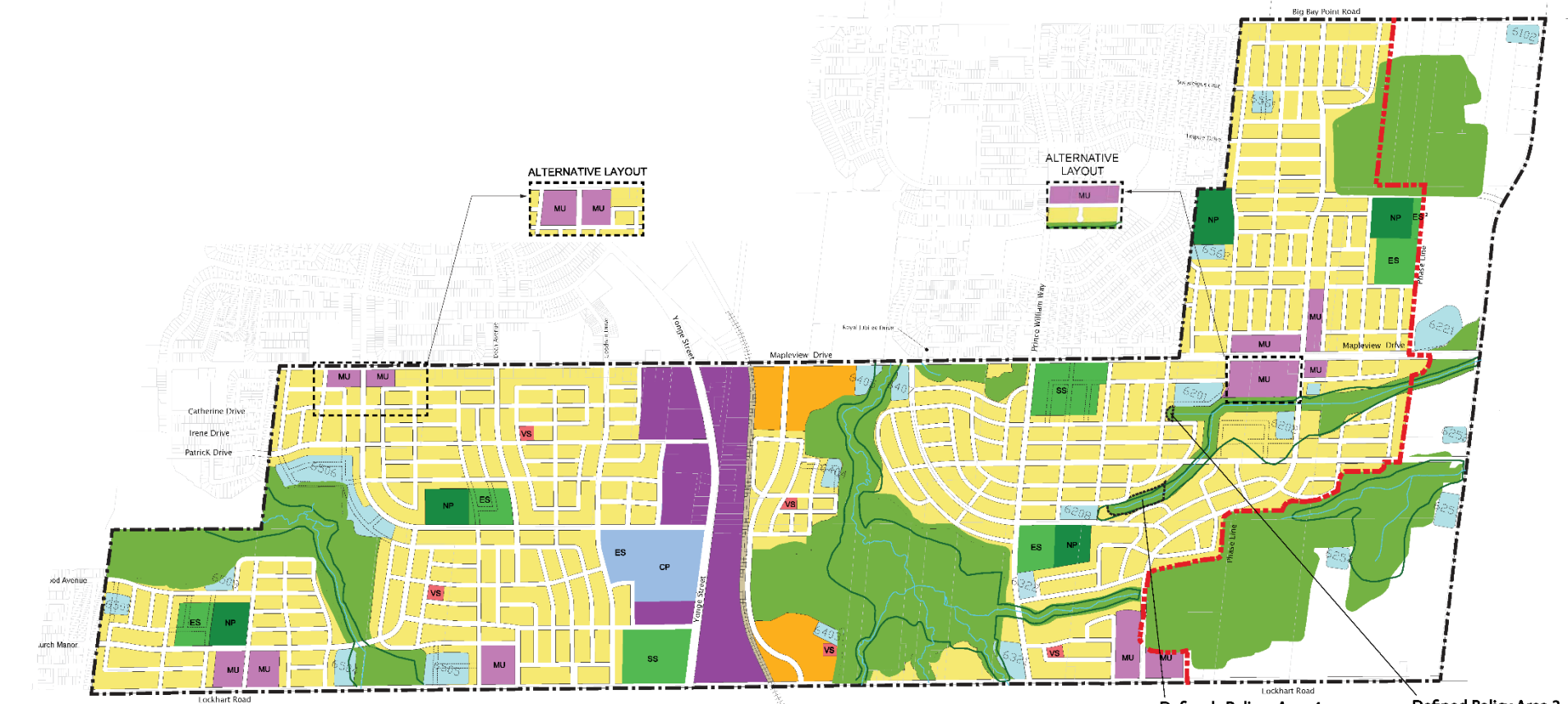


LEGEND

- Secondary Plan Boundary
- Settlement Area Boundary
- Potential Floodline Boundary
- Existing and Proposed Roads
- Railway
- Natural Heritage System
- Residential Area
- Med / High Density Residential Area
- Yonge Mixed Use Corridor
- Neighbourhood Mixed Use Node
- Neighbourhood Park Area
- School
- Recreation Centre/Community Park/ School
- Village Square
- Stormwater Management Facility
- Special Rural Area

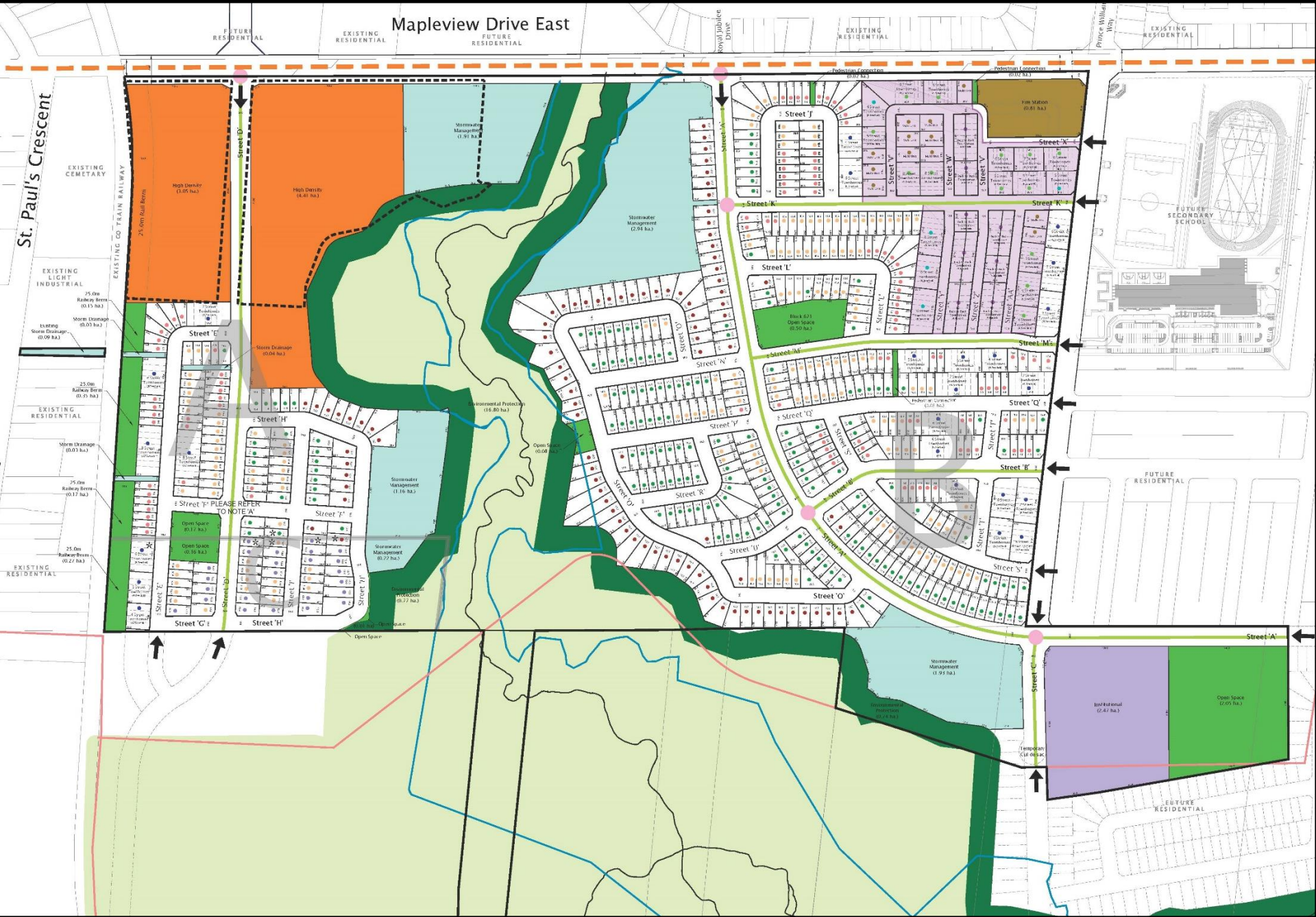
The Potential Floodline reflects a floodline which could result from modifications such as culvert improvements which reduce areas subject to flooding. It is recognized that these floodlines have not been approved and that the detailed delineation of the Regulatory Floodplain is required to be completed at the planning/design stages of development. The actual developable area will be defined at that time.

A partial Public Elementary School with potential to be realized in the future if a municipal comprehensive review results in a settlement area boundary expansion



Defined Policy Area 4 Section 9.3.3.2 f Defined Policy Area 3 Section 9.3.3.2 e

Approved Conformity Plan



Supporting Information

Reports:

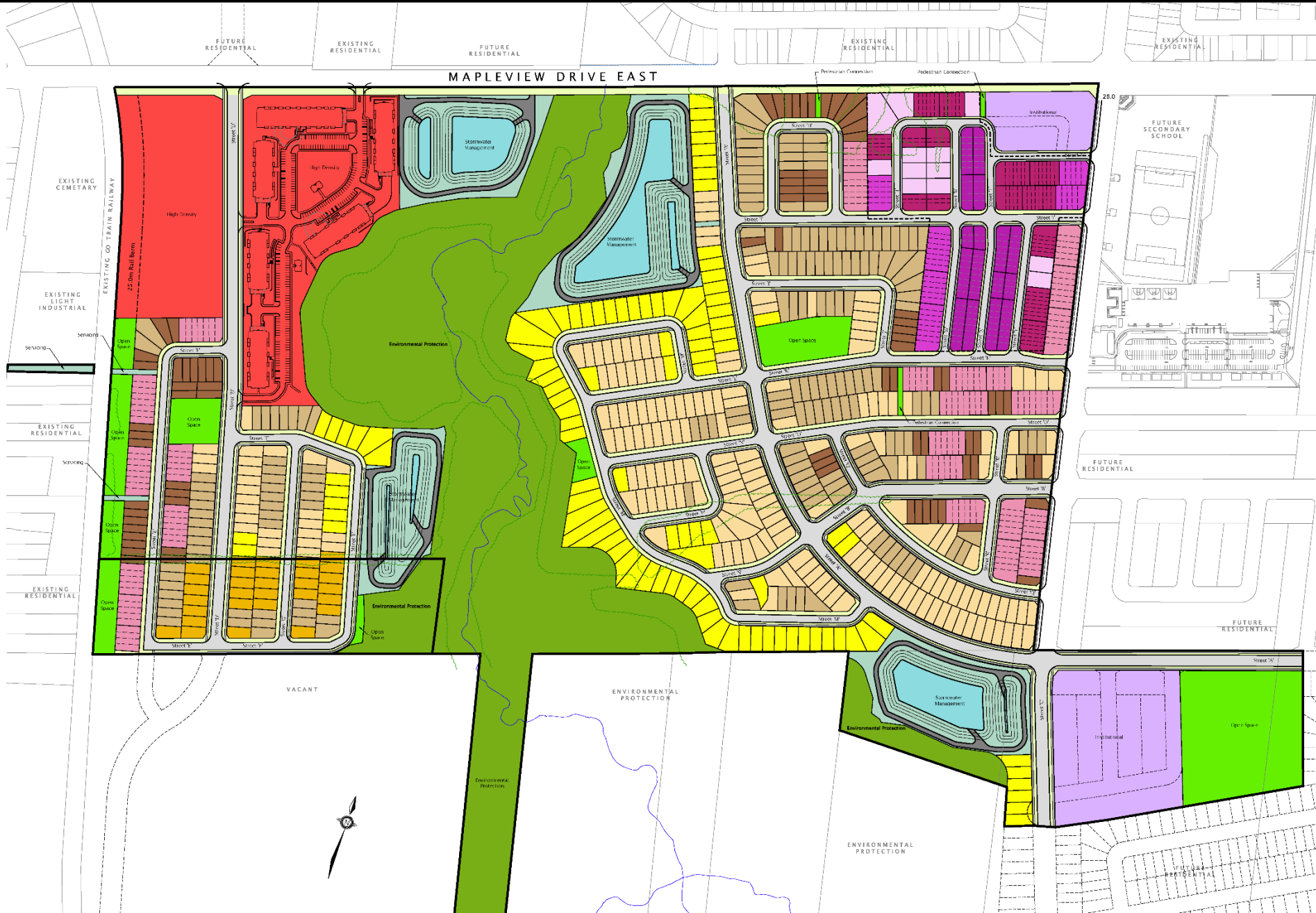
- Planning Justification Report (Jones Consulting)
- Traffic Impact Study for all of Hewitt's (LEA Consulting)
- Functional Design Review (LEA Consulting)
- Local traffic engineering opinion letter (JD Engineering)
- Species at Risk Screening (Azimuth Environmental)
- Natural Heritage Evaluation (Azimuth Environmental)
- Noise and Vibration Feasibility Study (HGC Engineering)
- NHS Area 1 Assessment (MHBC Planning & RJ Burnsides)
- Archaeological Assessments x 5 (Amick Consulting)
- Stormwater Management Report (Jones Consulting)
- Functional Servicing Report (Jones Consulting)

Plans:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory/Removals Plans (John D. Bell Associates)
- Mapleview Drive Streetscape Concept Plan (Pratt Hansen Group)
- Preliminary Engineering Plans (Jones Consulting)



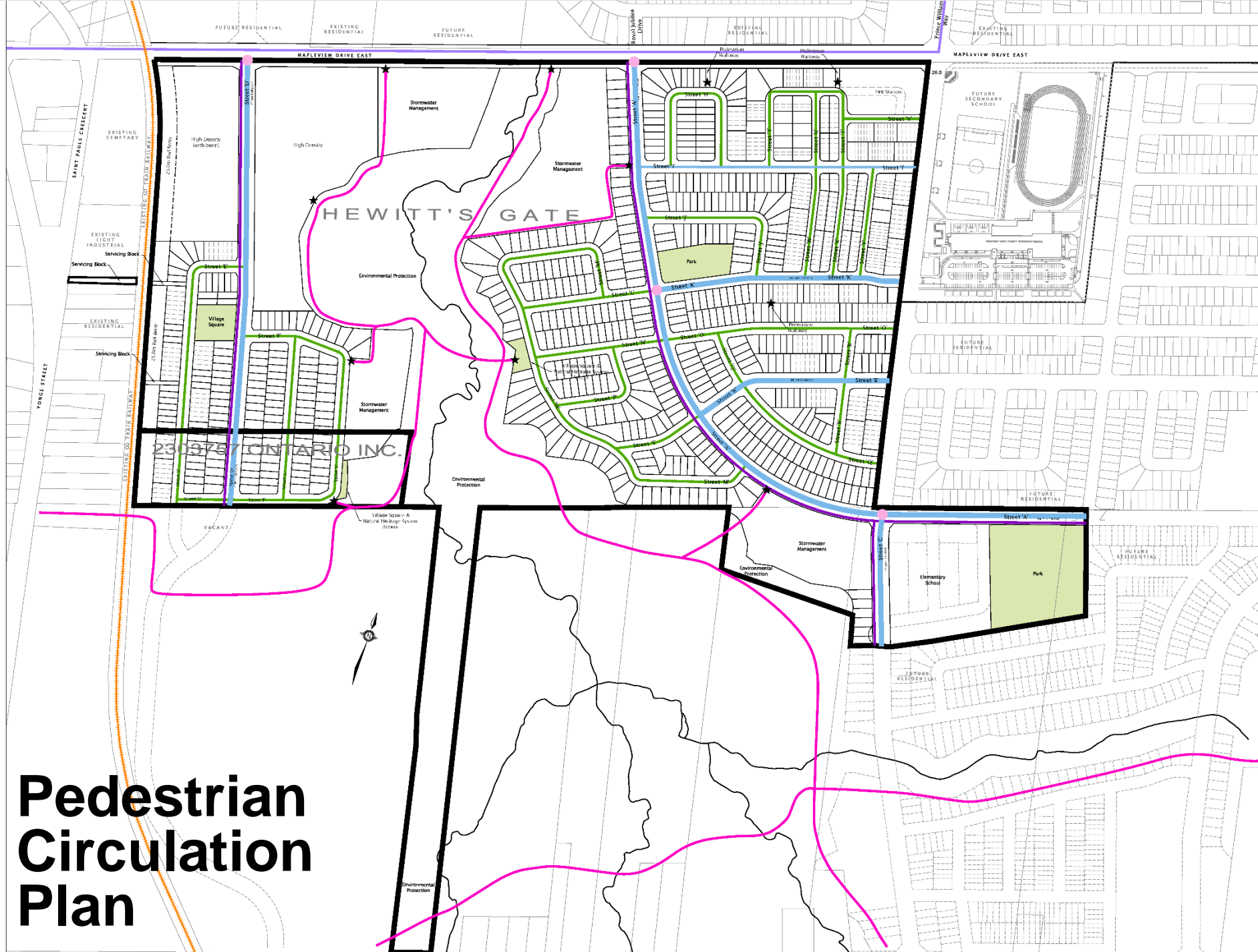
Draft Plan of Subdivision



Development Statistics

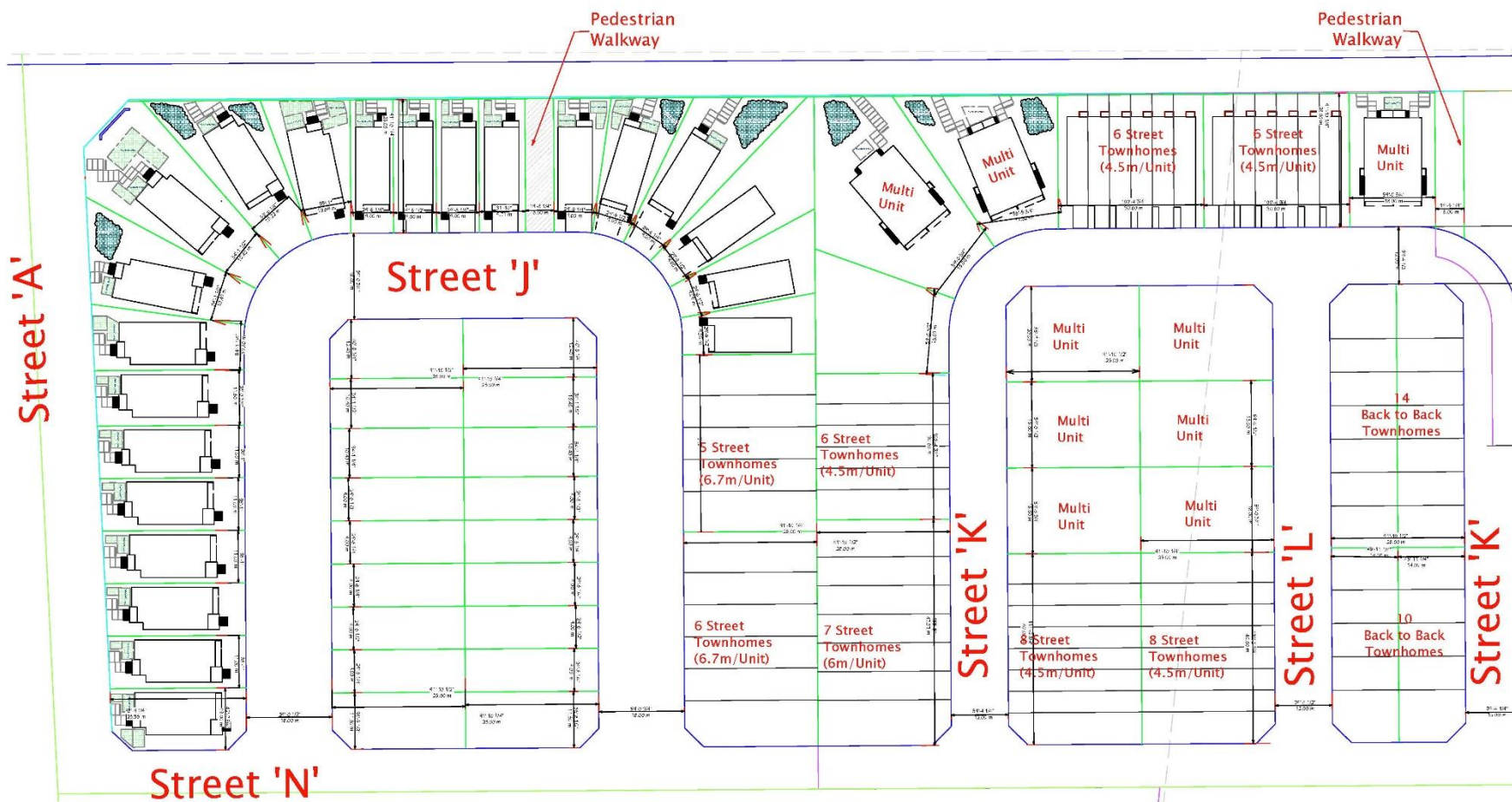
Residential Uses	
Unit Type	No. of Residential Units
Low Density	
• 9m single	81
• 10.4m single	180
• 12.2m single	26
• 11.0m single	199
• 13.7m single	107
<i>Sub-Total</i>	<i>593</i>
Medium Density	
• 4.5m Town	78
• 6.0m Town	38
• 6.7m Town	153
• 7.0m Back-to-Back Town	100
• 18.0m multi-unit	72
<i>Sub-Total</i>	<i>441</i>
Medium/High Density	
• Apartments (Blocks 612 & 613)	546
<i>Sub-Total</i>	<i>546</i>
TOTAL Residential Units	1580
Other Uses	
• Public Elementary School	
• Fire Station	
• Neighbourhood Park	
• Village Squares & Walkways	
• Stormwater Management	
• Environmental Protection	
• Servicing	
• Roads	
• Rail Berm	

- Total Area = 84.67 ha.
 - 18.28 ha. Environmental Protection Area
 - 8.20 ha. SWM (4 ponds)
 - 2.51 ha. public elementary school
 - 0.81 ha. Fire Station
 - 3.69 ha. parks and open space
- 1580 units
 - 37% low density
 - 28% medium density
 - 35% high density
- Affordable Housing = 343 units
 - 38 street townhouses (6m)
 - 78 street townhouses (4.5m)
 - 100 BTB townhouses (7m)
 - 72 apartment units in 12 multi-unit blocks
 - 55 apartment units in med/high density blocks
- 24 uph overall density
- 67 people and jobs per hectare



Pedestrian Circulation Plan

Mapleview Dr. Streetscape Plan



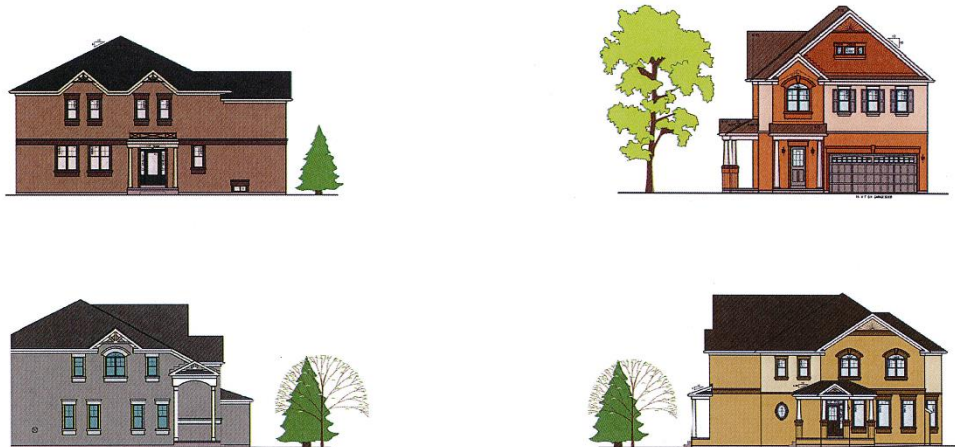
Sample Building Elevations

HEWITT'S GATE

SINGLE DETACHED CONCEPT STREETSCAPE



CORNER SINGLE DETACHED CONCEPTS



HEWITT'S GATE

4.5m TOWNHOUSE CONCEPT STREETSCAPE



Sample Building Types

4 STOREY APARTMENT (48 UNITS)



3 STOREY APARTMENT (6 UNITS)



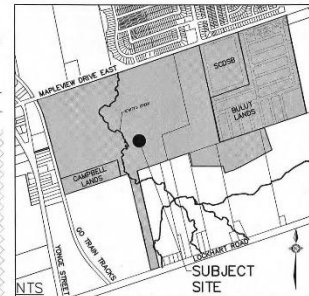
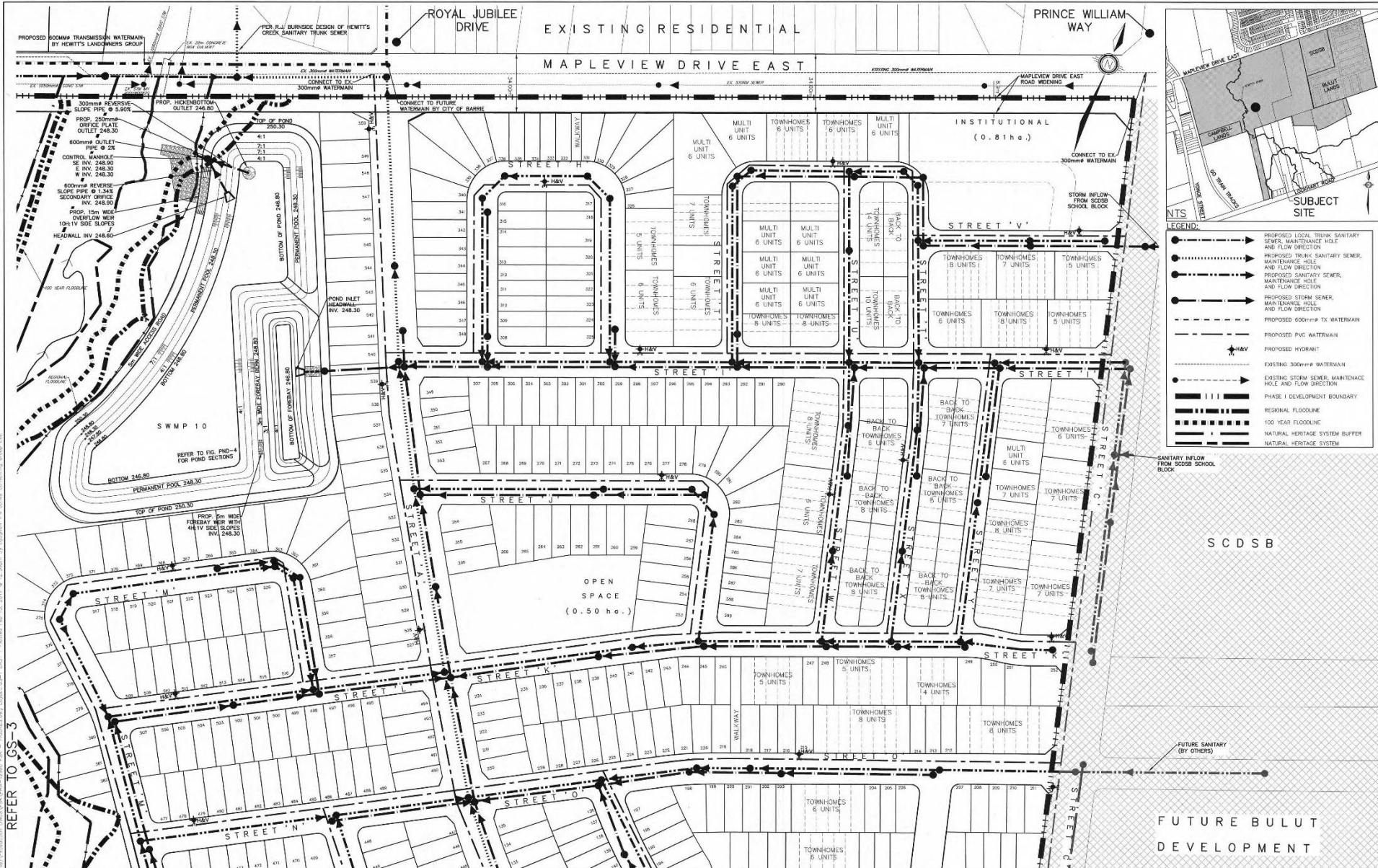
7.0m BACK-TO-BACK TOWNHOUSE



Proposed Zoning By-Law



General Servicing Plan 1



- LEGEND:**
- PROPOSED LOCAL TRUNK SANITARY SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
 - PROPOSED TRUNK SANITARY SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
 - PROPOSED SANITARY SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
 - PROPOSED STORM SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
 - PROPOSED 600mm TX WATERMAIN
 - PROPOSED PVC WATERMAIN
 - PROPOSED HYDRANT
 - EXISTING 300mm WATERMAIN
 - EXISTING STORM SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
 - PHASE I DEVELOPMENT BOUNDARY
 - REGIONAL FLOODLINE
 - 100 YEAR FLOODLINE
 - NATURAL HERITAGE SYSTEM BUFFER
 - NATURAL HERITAGE SYSTEM

SCDSB

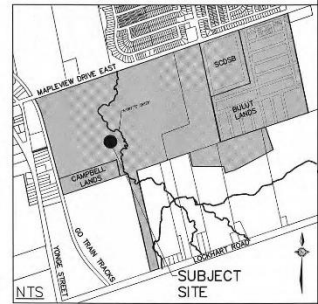
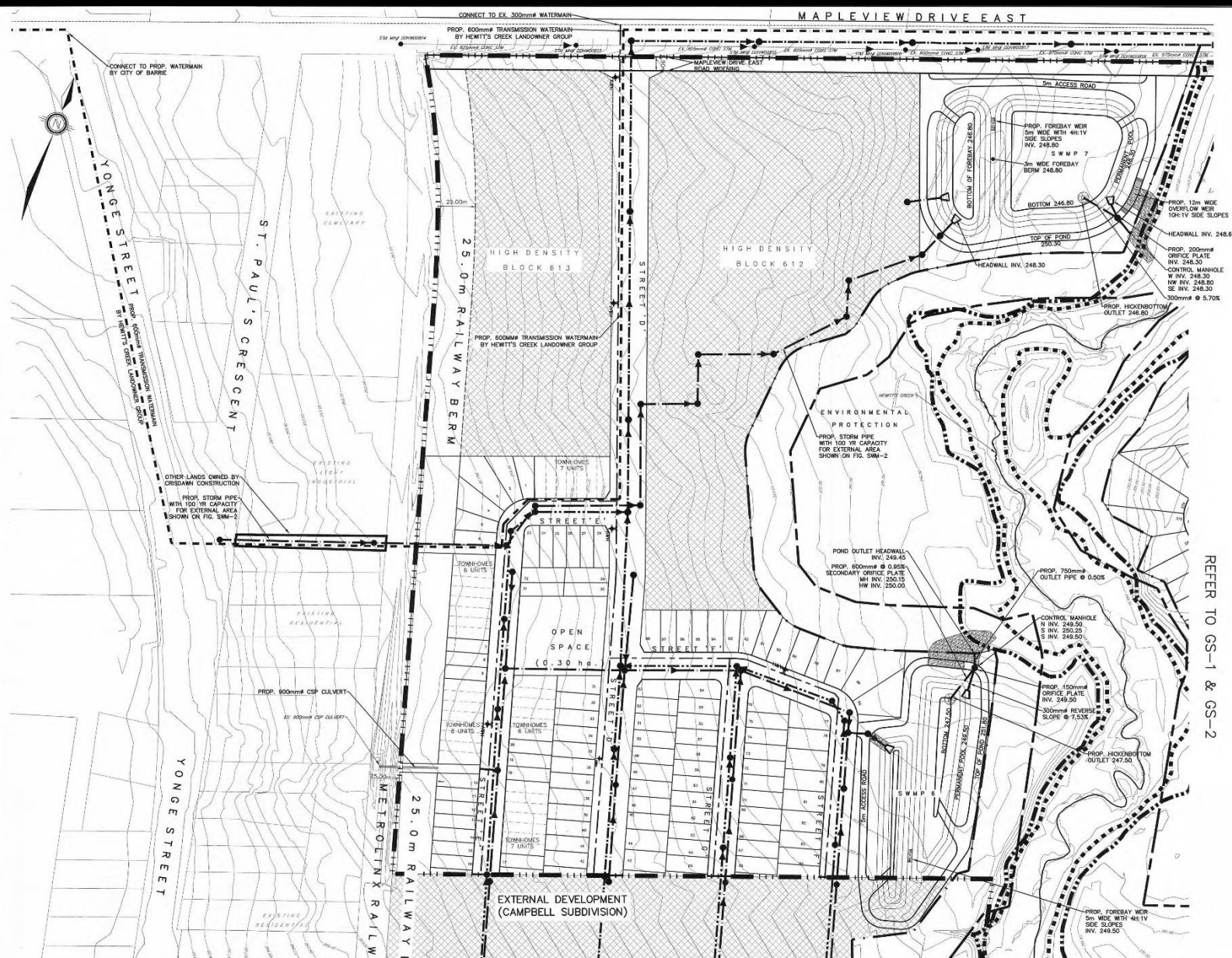
FUTURE BULUT DEVELOPMENT

REFER TO CS-3

General Servicing Plan 2



General Servicing Plan 3



- PROPOSED LOCAL TRUNK SANITARY SEWER, MAINTENANCE HOLE AND FLOW DIRECTION
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- 100 YEAR FLOODLINE
- NATURAL HERITAGE SYSTEM BUFFER
- NATURAL HERITAGE SYSTEM

REFER TO GS-1 & GS-2