

PUBLIC MEETING

ZONING BY-LAW AMENDMENT & PLAN OF SUBDIVISION

MAPLEVIEW SOUTH (INNISFIL) LTD

953 MAPLEVIEW DRIVE EAST

CITY FILE NO. D30-015-2021



DECEMBER 7, 2021

PRESENTATION BY: RAY DUHAMEL, THE JONES CONSULTING GROUP LTD.

SUBJECT LANDS







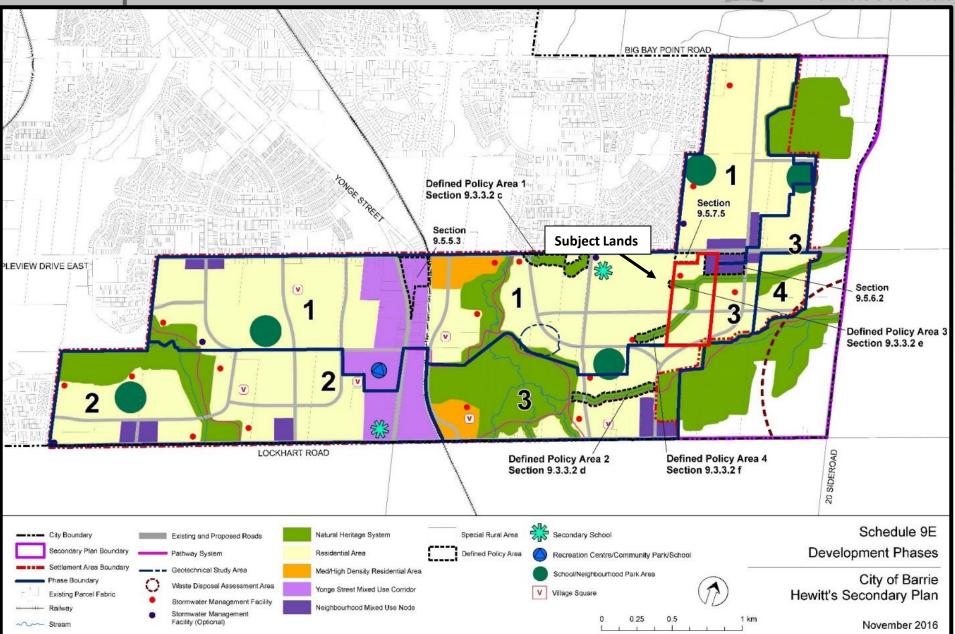
PPS, GROWTH PLAN & LSPP



- Compact (transit supportive) built form that efficiently uses land
- Use of planned infrastructure.
- Range and mixture of housing types.
- Exceeds prescribed density targets.
- Protection of key natural heritage features and key hydrologic features
- Enhanced stormwater management which will incorporate Low Impact Development (LID) measures

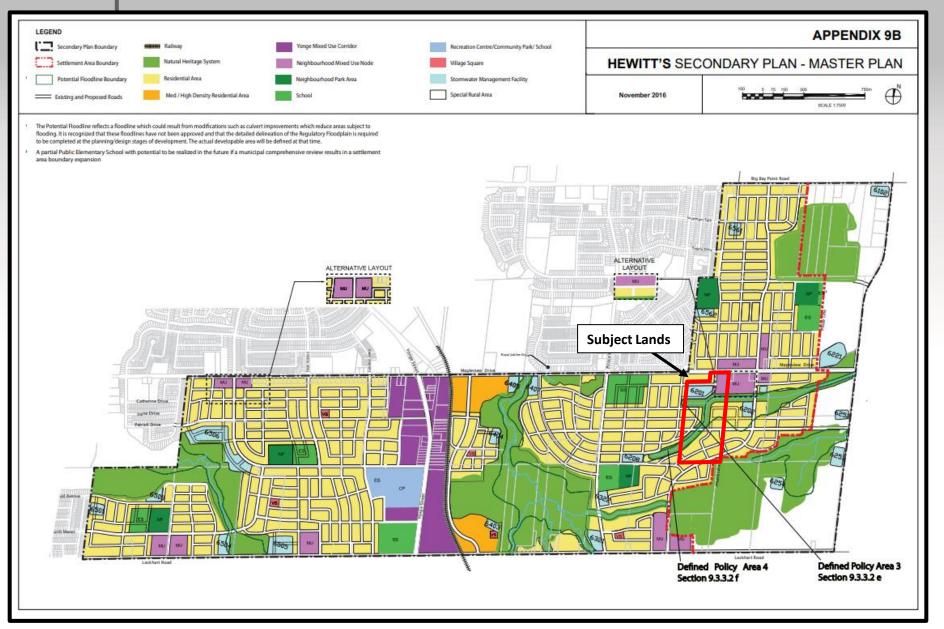
HEWITT'S SECONDARY PLAN





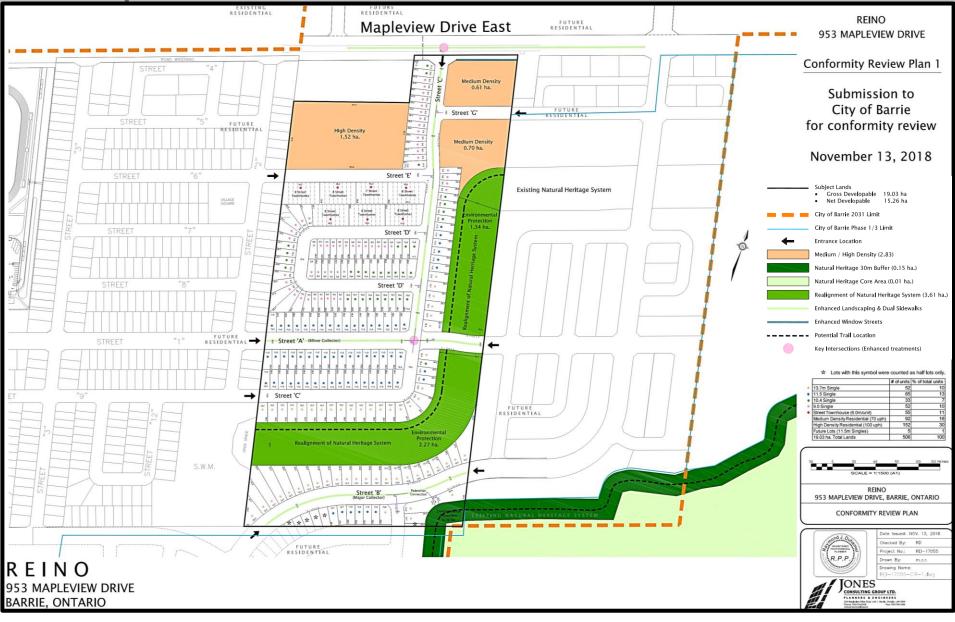
HEWITT'S MASTER PLAN





APPROVED CONFORMITY PLAN







SUPPORTING INFORMATION

REPORTS:

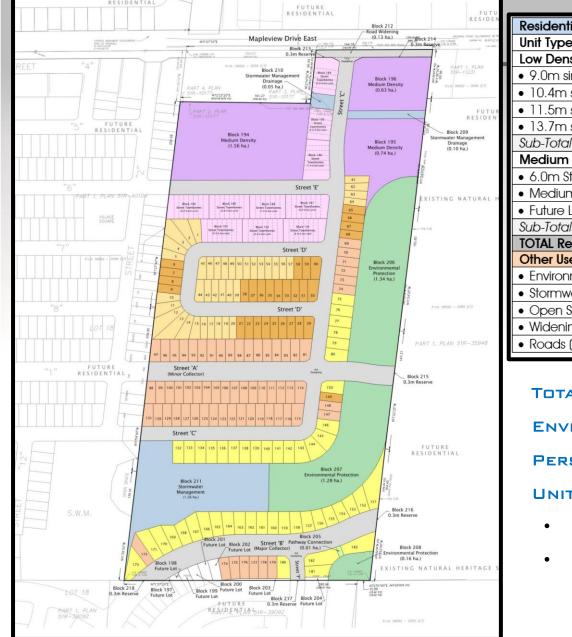
- Planning Justification Report (Jones Consulting)
- Functional Servicing & Stormwater Management Report (Jones Consulting)
- Traffic Brief (JD Northcote Engineering Inc.)
- Stage 1-2 Archaeological Assessment (Aecom)
- Natural Heritage Evaluation (Roots Environmental)
- Geotechnical Investigation (Cambium Inc.)
- Hydrogeological Assessment (R.J. Burnside & Associates)
- Noise Feasibility Letter (R. Bouwmeester & Associates)

PLANS:

- Draft Plan of Subdivision (Jones Consulting)
- Pedestrian Circulation Plan (Jones Consulting)
- Tree Inventory & Removals Plan (JDB Associates Ltd.)

DRAFT PLAN OF SUBDIVISION





	PLANNERS & ENGIN
Residential Uses	
Unit Type	No. of Residential Units
Low Density	
• 9.0m single	39
 10.4m single 	30
• 11.5m single	66
• 13.7m single	48
Sub-Total	183 units
Medium Density	
• 6.0m Street Town	74
 Medium Density 	205**
 Future Lots/Blocks 	4
Sub-Total	283 units
TOTAL Residential Units	466 units
Other Uses	
 Environmental Protection (2.78 ha) 	
 Stormwater Management and Drainage facilities (1.41 ha) 	
• Open Space (0.01 ha)	
• Widening & Reserve (0.14 ha)	
• Roads (3.83 ha)	

TOTAL AREA = 19.03 HA.

Environmental protection = 2.78 Ha.

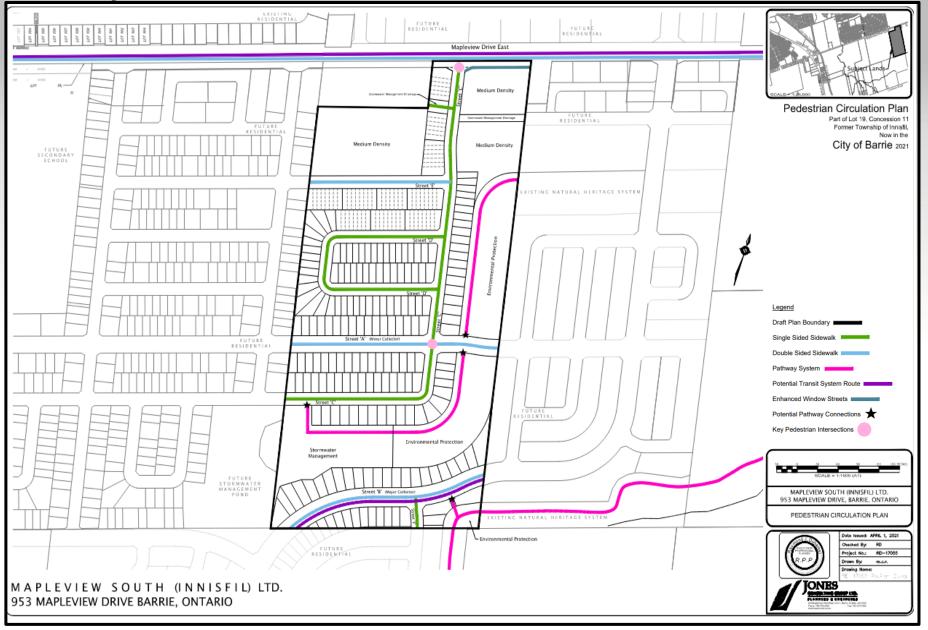
PERSONS/JOBS PER HECTARE = 80

UNITS PER NET HECTARE = 40 UPH

- LOW DENSITY = 27 UPH
- MEDIUM DENSITY = 61 UPH

PEDESTRIAN CIRCULATION PLAN





PROPOSED ZONING BY-LAW





PROPOSED ZONES

Neighbourhood Residential (R5)

Single Detached, Street Townhouses

Neighbourhood Residential Special Provision (R5 SP-XXX)

 Stormwater drainage and access/servicing

Neighbourhood Multiple Residential (RM3)

Three medium density blocks

Open Space (OS)

Stormwater management facilities

Environmental Protection (EP)

 Recognize and protect the natural heritage features