
TO: DEPUTY MAYOR B. WARD AND MEMBERS OF PLANNING COMMITTEE

FROM: A. GAMEIRO, RPP, SENIOR PLANNER

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 ZONING BY-LAW AMENDMENT – 947 MAPLEVIEW DRIVE EAST (WARD 10)

DATE: APRIL 12, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting for an application for a Zoning By-law Amendment submitted by the Goodreid Planning Group on behalf of Mapleview Friday Corporation for lands known municipally as 947 Mapleview Drive East and legally described as Part of Lot 19, Concession 11, formerly Town of Innisfil, in the City of Barrie.

The application proposes to rezone the subject property from 'Rural Residential' (RR) in the Town of Innisfil Zoning By-law 054-04 to 'Neighbourhood Residential Multiple Zone – Special' (RM3)(SP-XXX) with site-specific provisions in City of Barrie Zoning By-law 2009-141.

If approved, the application would facilitate the development of a six (6) storey mixed-use building containing 96 residential units and approximately 300 square metres of ground floor commercial space, together with 158 surface parking spaces (see Appendix "A" - Site Plan and Appendix "B"- Building Elevations).

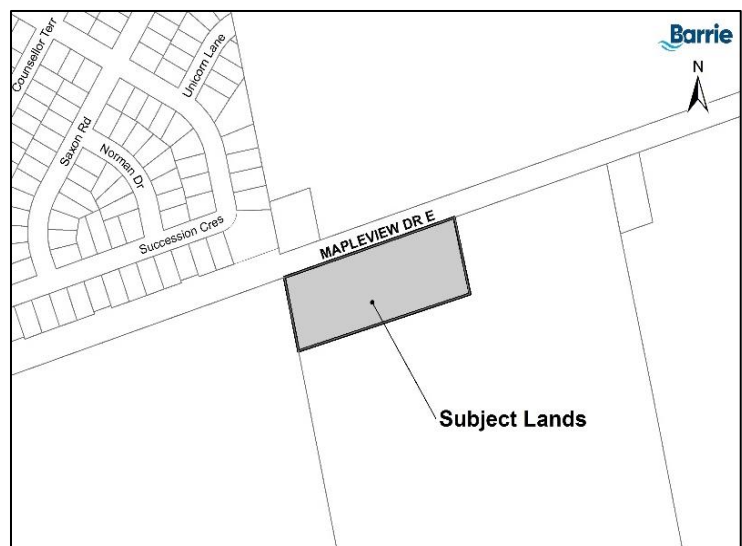
The submission materials associated with the subject application are available for viewing on the City's Proposed Development webpage under [Ward 10 – 947 Mapleview Drive East](#).

Background

The subject property is located on the south side of Mapleview Drive East, between Yonge Street and the 20th Sideroad.

The subject property is rectangular in shape and comprises 1.05 hectares (2.59 acres) of land with approximately 160 metres of frontage along Mapleview Drive East.

The subject property is currently vacant and is relatively flat with a gentle slope from north to south.





The subject property is surrounded by the following land uses:

- North: A draft approved plan of subdivision which is being advanced by 970 Maplevue Inc. on the north side of Maplevue Drive East (File: D12-430 & D30-004-2020 – 932, 970, 1002 & 1006 Maplevue Drive East). The subdivision is comprised of low, medium and high-density residential lots (899 units), mixed-use blocks, a public park block, a stormwater management block, a natural heritage system block and municipal streets.
- East & South: Future development lands, known municipally as 953 Maplevue Drive East, which are currently subject to active draft plan of subdivision and zoning by-law amendment applications (File: D30-015-2021). The proposed subdivision consists of 466 residential units, as well as three medium density blocks, environmental protection blocks, stormwater management blocks, and municipal streets.
- West: A draft approved plan of subdivision which is being advanced by 1091369 Ontario Inc. on the south side of Maplevue Drive East (File: D12-428 – 883 Maplevue Drive East). The subdivision is comprised of 457 single-detached dwelling units, 113 street townhouse units, a village square (park), a stormwater management block and municipal streets.

The subject property is located in the Hewitt’s Secondary Plan Area. The subject property is designated ‘Residential – Defined Policy Area 9.5.7.5’ in Schedule 9C – Land Use of the Hewitt’s Secondary Plan. According to Policy 9.5.7.2 of the Official Plan, the ‘Residential’ land use designation permits a variety of residential and institutional land uses, including high-density residential land uses such as stacked townhouses and apartments at a maximum density of 100 units per hectare. Additionally, Defined Policy Area 9.5.7.5 permits commercial uses on the ground floor of high-density residential uses on the subject property.

The application was submitted to the City and deemed complete on March 7, 2022. Notification of the filing of a complete application and a public meeting was circulated to property owners within 120 metres of the subject property, as well as 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.

Neighbourhood Meeting

A Neighbourhood Meeting was not held for this project due to the number of limited properties within the 240 metre circulation radius. The majority of surrounding property owners are party to the Hewitt’s Secondary Plan Landowners Group and have either received draft plan approval for plans of subdivision or are in the process of obtaining approvals.

Zoning By-law Amendment – Site-specific Provisions

The site specific provisions proposed would recognize the Maplevue Drive East frontage as the front lot line, permit reductions to the front yard building setback and the width of landscape buffer strips, and an increase in the lot coverage percentage for surface parking areas. The proposed site-specific zoning provisions for the site are listed in Table 1 below.

Table 1: Site-specific Zoning Provisions – 947 Maplevue Drive East

ZONING STANDARD	REQUIRED – RM3 ZONE	PROPOSED
Front Lot Line	N/A	Recognize Maplevue Drive East frontage as the front lot line. The subject property will function as a through-lot with frontage on



DEVELOPMENT SERVICES MEMORANDUM

Page: 3
File: D30-002-
2022
Pending #:

		Mapleview Drive East and on a future road in the proposed draft plan of subdivision to the east at 953 Mapleview Drive East.
Front Yard Setback (min.)	3 m	0 m
Landscape Buffer Strip (min.)	3 m along the side & rear lot lines	2.6 m
Parking Lot Coverage (max. % of lot area)	40%	45%

Planning and Land Use Matters Under Review

The subject application is currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use related items being considered include:

- Conformity with the Hewitt's Secondary Plan;
- Compatibility with surrounding land uses, as it relates to shadowing, providing stepping provisions, increased building setbacks, landscape buffers and fencing;
- Site servicing, grading, and stormwater management as it relates to the Master Studies prepared for the Hewitt's Secondary Plan;
- Ensuring that the proposed built form, site layout and overall design contribute to creating an active streetscape and enhance the pedestrian realm along Mapleview Drive East;
- The efficient use of land and resources that optimize the use of existing services and infrastructure;
- Connectivity between the subject lands and existing and planned developments in the surrounding area, particularly as it relates to vehicular and pedestrian circulation;
- The preservation of private and shared vegetation;
- The impacts that the development may have on traffic operations in the area; and,
- Ensuring that the proposed density is appropriate for the site and will not jeopardize the functionality of the development proposal, as it relates to providing sufficient parking, indoor and outdoor amenities, landscaping, snow storage areas, waste collection/storage facilities, and pedestrian walkways.

Next Steps

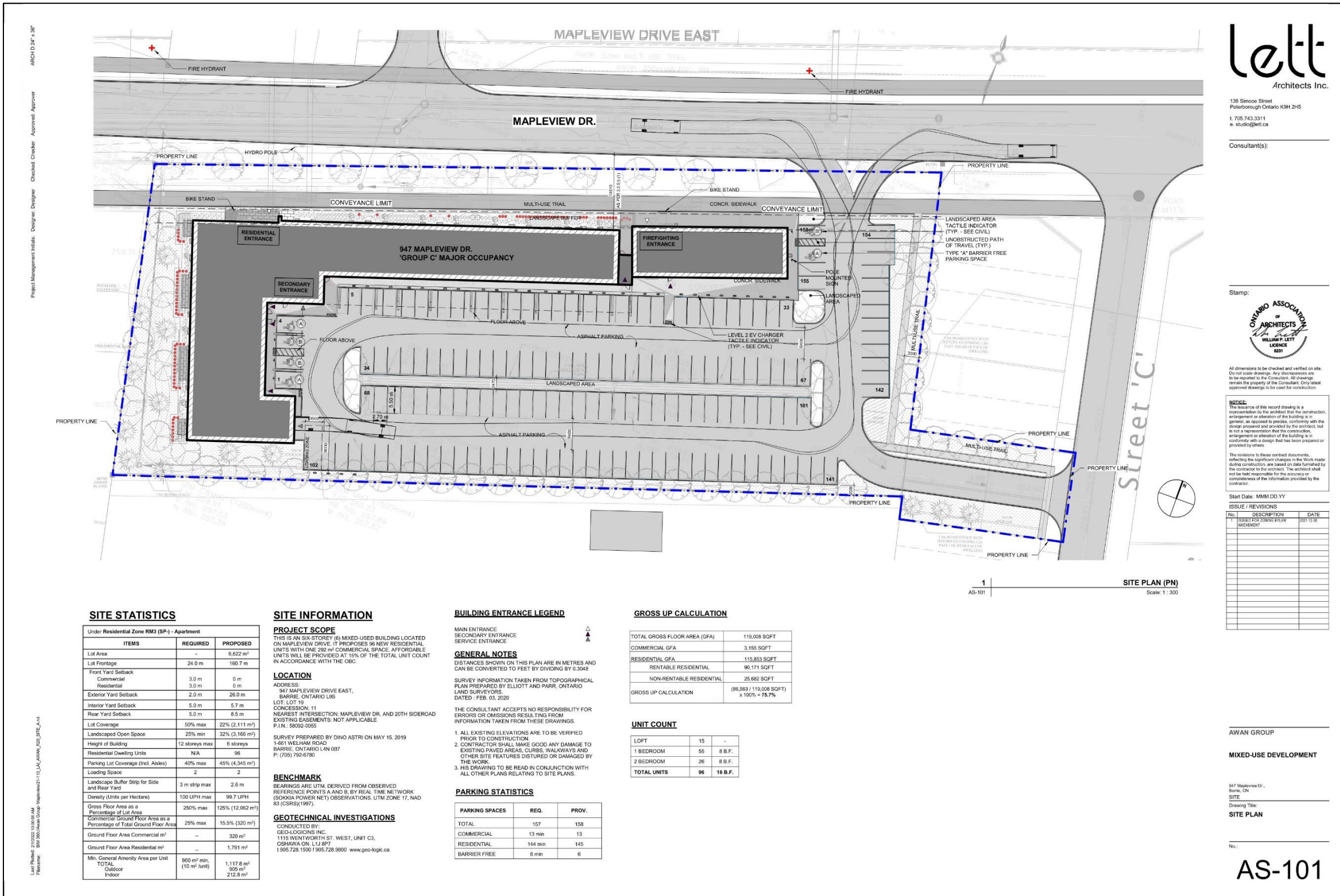
Staff will continue to work with both the applicant and residents to address feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application for a Zoning By-law Amendment by staff and agency partners.

All technical comments received, as well comments provided at the Public Meeting, will be considered as part of the recommendation in the Planning staff report. Planning staff are targeting late 2022 or early 2023 for the staff report to be brought forward for Planning Committee's consideration of the proposed Zoning By-law Amendment application. A subsequent site plan application will be required to facilitate the development.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038 or via email at andrew.gameiro@barrie.ca.

Attachments: Appendix "A" – Conceptual Site Plan
Appendix "B" – Proposed Building Elevations
Appendix "C" – Proposed Zoning Schedule (Draft)

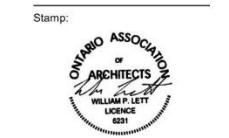
APPENDIX "A"
Conceptual Site Plan



lett
Architects Inc.

138 Simcoe Street
Peterborough Ontario K9H 2H5
T: 705.743.3311
e: studio@lett.ca

Consultant(s):



All dimensions to be checked and verified on site. Do not scale drawings. Any dimensions are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

NOTICE:
The issuance of this record drawing is a representation by the architect that the construction, erection or alteration of the building is in general, as required to be provided, conforming with the design proposed and provided by the architect, but is not a representation that the construction, erection or alteration of the building is in conformity with a design that has been prepared or provided by others.

The revisions to these contract documents, referring to significant changes in the work made during construction, are based on data furnished by the contractor to the architect. The architect shall not be held responsible for the accuracy or completeness of the information provided by the contractor.

Start Date: MMM DD YY

ISSUE / REVISIONS	NO.	DESCRIPTION	DATE
1	ISSUED FOR TOWN PERM APPLICATION		2022-12-06

SITE STATISTICS

ITEMS	REQUIRED	PROPOSED
Under Residential Zone RM3 (SP-1) - Apartment		
Lot Area	-	9,622 m ²
Lot Frontage	24.0 m	160.7 m
Front Yard Setback		
Commercial	3.0 m	0 m
Residential	3.0 m	0 m
Exterior Yard Setback	2.0 m	26.9 m
Interior Yard Setback	5.0 m	5.7 m
Rear Yard Setback	5.0 m	8.5 m
Lot Coverage	50% max	22% (2,111 m ²)
Landscaped Open Space	25% min	32% (3,166 m ²)
Height of Building	12 storeys max	6 storeys
Residential Dwelling Units	N/A	96
Parking Lot Coverage (incl. Aisles)	40% max	45% (4,345 m ²)
Loading Space	2	2
Landscape Buffer Strip for Side and Rear Yard	3 m strip max	2.6 m
Density (Units per Hectare)	100 UPH max	99.7 UPH
Gross Floor Area as a Percentage of Lot Area	250% max	125% (12,062 m ²)
Commercial Ground Floor Area as a Percentage of Total Ground Floor Area	25% max	15.5% (320 m ²)
Ground Floor Area Commercial m ²	-	320 m ²
Ground Floor Area Residential m ²	-	1,791 m ²
Min. General Amenity Area per Unit	950 m ² min. (10 m ² unit)	1,117.8 m ² 395 m ² 212.8 m ²

SITE INFORMATION

PROJECT SCOPE
THIS IS AN SIX STOREY (6) MIXED-USED BUILDING LOCATED ON MAPLEVIEW DRIVE. IT PROPOSES 96 NEW RESIDENTIAL UNITS WITH ONE 292 M² COMMERCIAL SPACE. AFFORDABLE UNITS WILL BE PROVIDED AT 15% OF THE TOTAL UNIT COUNT IN ACCORDANCE WITH THE OBC.

LOCATION
ADDRESS:
947 MAPLEVIEW DRIVE EAST,
BARRIE, ONTARIO L9S
LOT: LOT 19
CONCESSION: 11
NEAREST INTERSECTION: MAPLEVIEW DR. AND 20TH SIDEROAD
EXISTING EASEMENTS: NOT APPLICABLE
P.I.N.: 56992-0055

SURVEY PREPARED BY DINO ASTRON ON MAY 15, 2019
1461 WELHAM ROAD
BARRIE, ONTARIO L4N 0B7
P: (705) 792-6780

BENCHMARK
BEARINGS ARE UTM, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (SOKKIA POWER NET) OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS(1997)).

GEOTECHNICAL INVESTIGATIONS
CONDUCTED BY:
GEO-LOGIC INC.
1115 WEST WORTH ST. WEST, UNIT C3,
OSHAWA ON, L1J 8P7
1.905.728.1500 / 905.728.9800 www.geo-logic.ca

BUILDING ENTRANCE LEGEND

▲ MAIN ENTRANCE
▲ SECONDARY ENTRANCE
▲ SERVICE ENTRANCE

GENERAL NOTES
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEY INFORMATION TAKEN FROM TOPOGRAPHICAL PLAN PREPARED BY ELLIOTT AND PARR, ONTARIO LAND SURVEYORS, DATED : FEB. 03, 2020

THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR ERRORS OR OMISSIONS RESULTING FROM INFORMATION TAKEN FROM THESE DRAWINGS.

- ALL EXISTING ELEVATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAKE GOOD ANY DAMAGE TO EXISTING PAVED AREAS, CURBS, WALKWAYS AND OTHER SITE FEATURES DISTURBED OR DAMAGED BY THE WORK.
- HIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER PLANS RELATING TO SITE PLANS.

PARKING STATISTICS

PARKING SPACES	REQ.	PROV.
TOTAL	157	158
COMMERCIAL	13 min	13
RESIDENTIAL	144 min	145
BARRIER FREE	8 min	8

GROSS UP CALCULATION

TOTAL GROSS FLOOR AREA (GFA)	119,098 SQFT
COMMERCIAL GFA	3,155 SQFT
RESIDENTIAL GFA	115,853 SQFT
RENTABLE RESIDENTIAL	90,171 SQFT
NON-RENTABLE RESIDENTIAL	25,682 SQFT
GROSS UP CALCULATION	(86,963 / 119,098 SQFT) x 100% = 73.0%

UNIT COUNT

	LOFT	15	-
1 BEDROOM	55	8 B.F.	
2 BEDROOM	26	8 B.F.	
TOTAL UNITS	96	16 B.F.	

AWAN GROUP

MIXED-USE DEVELOPMENT

947 Mapleview Dr.,
Barrie, ON
SITE
Drawing Title:
SITE PLAN

No.:

AS-101

APPENDIX "B"

Proposed Building Elevations – North and South



APPENDIX "B"

Proposed Building Elevations – East



APPENDIX "B"

Proposed Building Elevations – West



APPENDIX "C"

Proposed Zoning Schedule (Draft)

