

# Mapleview Friday Corporation Mixed Use Development

Rezoning for 947 Mapleview Drive  
Public Meeting - April 12, 2022  
City of Barrie

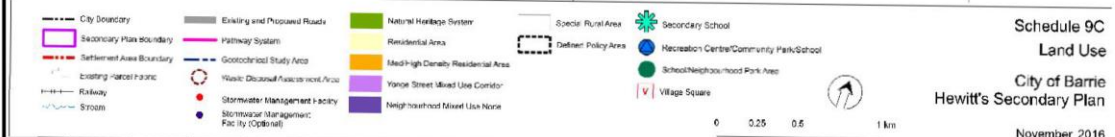
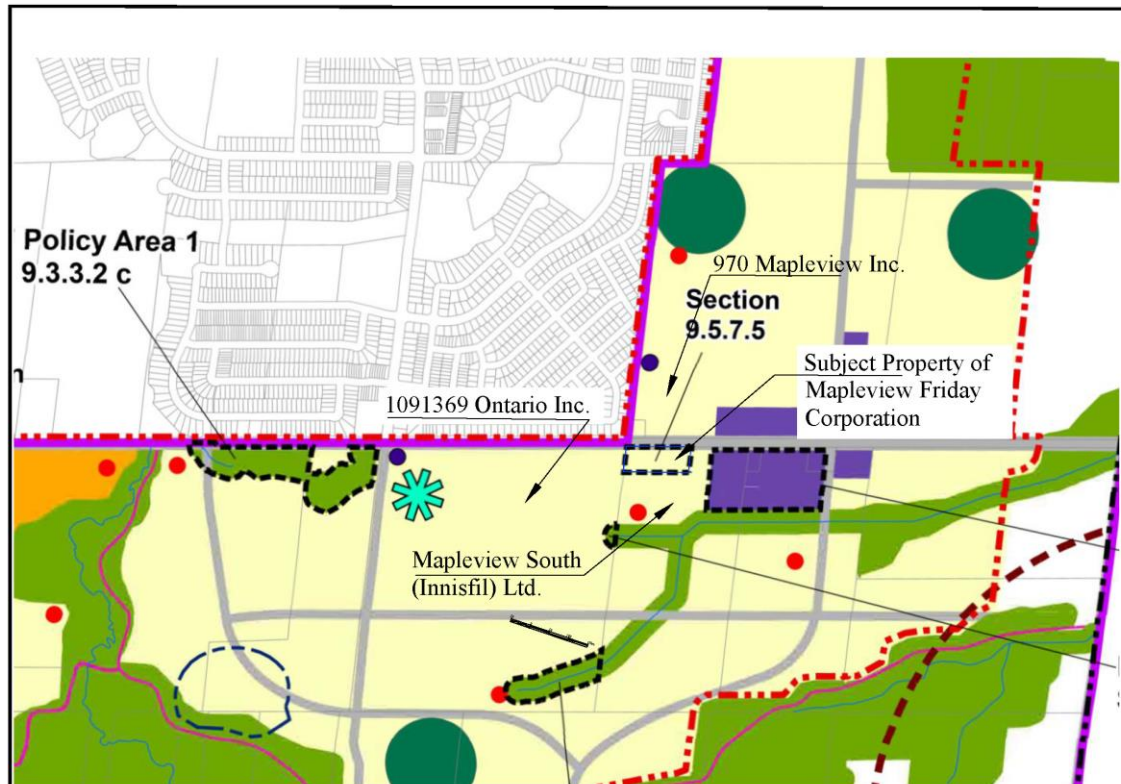


# Block Plan/Context Plan

Block Plan/ Context Plan

947 Mapleview Drive, City of Barrie, Ontario

Excerpt of Hewitt's Secondary Plan  
Schedule 9C - Land Use



Schedule 9C  
Land Use  
City of Barrie  
Hewitt's Secondary Plan  
November 2016



# The Proposal

- The proposal is to establish a mixed use development with a commercial space on the ground floor and 96 dwelling units in a six storey apartment condo on a 9,537 sq m parcel of land.
- The parcel includes an 18 m x 29.6 m block (532 sq m) in the Maplevue South (Innisfil) Ltd. subdivision which is to become part of the subject site.
- The acquisition is to be completed as part of Maplevue South (Innisfil) Ltd. subdivision registration.



# Site Plan

**lett**  
Architects Inc.

138 Simcoe Street  
Peterborough Ontario K9H 2H6  
T: 705.743.3311  
E: stadi@lett.ca

Consultant(s):

Stamp:



All drawings to be checked and verified on site. Do not scale drawings. Any discrepancies are to be reported to the Consultant. All drawings are subject to the approval of the Consultant. Only final approved drawings to be used for construction.

**NOTE:**  
The issuance of this second drawing is a representation by the architect that the construction documents are complete and ready for construction. In general, the contractor is responsible for the coordination, preparation and installation of the building. It is not a representation that the construction, equipment or materials of the building is in accordance with a design that has been prepared or provided by others.

The contractor is responsible for the accuracy or completeness of the information provided by the contractor.

Start Date: MM/DD/YY

ISSUE / REVISIONS

NO.	DESCRIPTION	DATE

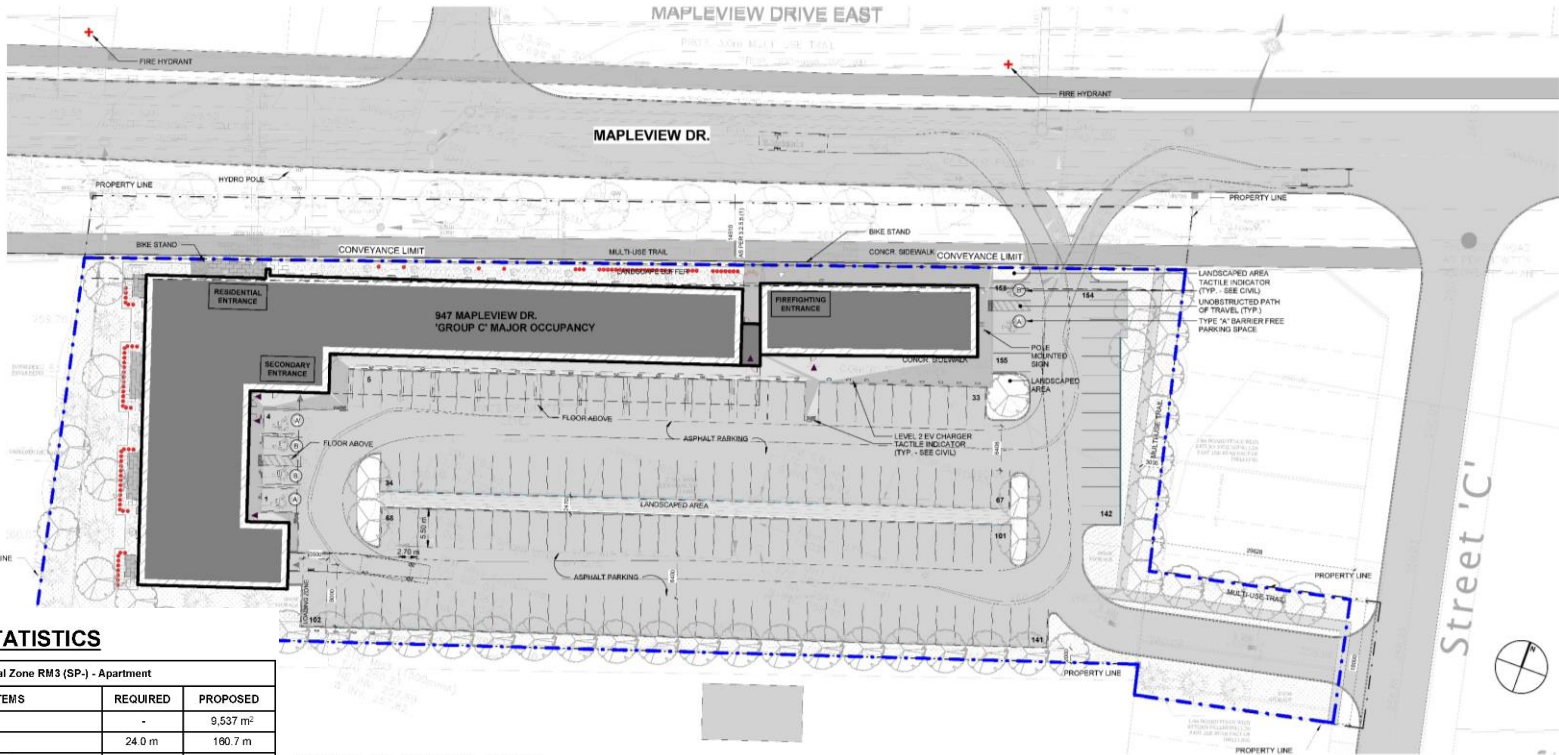
AWAN GROUP

MIXED-USE DEVELOPMENT

347 Mapleview Dr.  
Simco, ON  
Drawing Title:  
**SITE PLAN**

No.:

AS-101



Street 'C'

### SITE STATISTICS

Under Residential Zone RM3 (SP-) - Apartment		
ITEMS	REQUIRED	PROPOSED
Lot Area	-	9,537 m <sup>2</sup>
Lot Frontage	24.0 m	190.7 m
Front Yard Setback		
Commercial	3.0 m	0 m (2.6 m)
Residential	3.0 m	0 m (2.4 m)
Exterior Yard Setback	2.0 m	28.6 m
Interior Yard Setback	5.0 m	9.3 m
Rear Yard Setback	5.0 m	7.5 m
Lot Coverage	50% max	28.1% (2,493 m <sup>2</sup> )
Landscaped Open Space	25% min	25.8% (2,466 m <sup>2</sup> )
Height of Building	12 storeys max	6 storeys
Residential Dwelling Units	N/A	96
Parking Lot Coverage (incl. Aisles)	40% max	45.1% (4,307 m <sup>2</sup> )
Loading Space	2	2
Landscaped Buffer Strip for Side and Rear Yard	3 m strip min.	2.6 m
Density (Units per Ha in OP)	100 UPH max	100.7 UPH
Gross Floor Area as a Percentage of Lot Area	250% max	127% (12,062 m <sup>2</sup> )
Commercial Ground Floor Area as a Percentage of Total Ground Floor Area	25% max	13.9% (293 m <sup>2</sup> )
Ground Floor Area Commercial m <sup>2</sup>	-	293 m <sup>2</sup>
Ground Floor Area Residential m <sup>2</sup>	-	1,818 m <sup>2</sup>
Min. General Amenity Area per Unit	960 m <sup>2</sup> min. (10 m <sup>2</sup> /unit)	1,117.8 m <sup>2</sup>
TOTAL		905 m <sup>2</sup>
Outdoor		212.8 m <sup>2</sup>
Indoor		

### GROSS UP CALCULATION

TOTAL GROSS FLOOR AREA (GFA)	119,008 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	(86,563 / 119,008 SQFT) x 100% = <b>75.7%</b>

### UNIT COUNT

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

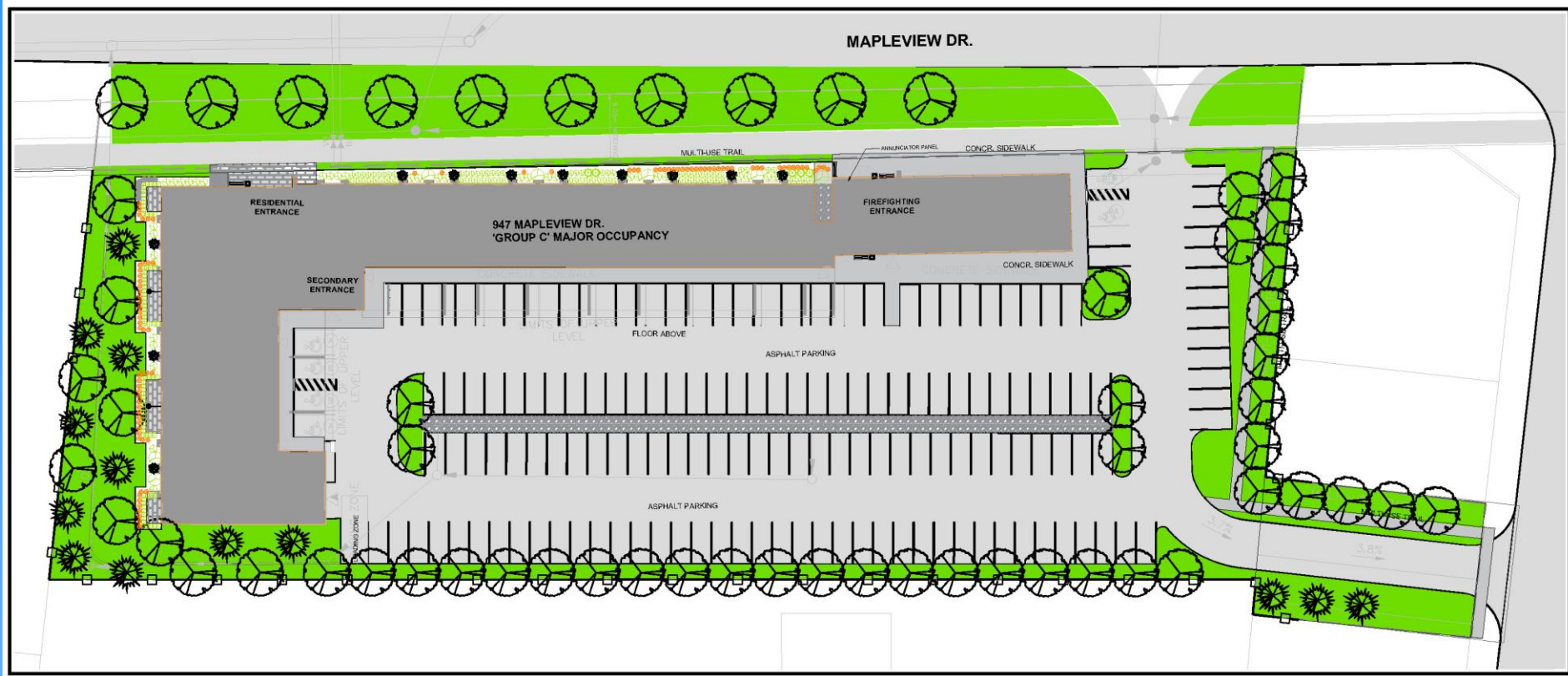
### GROSS UP CALCULATION

### PARKING STATISTICS

PARKING SPACES	REQ.	PROV.
TOTAL	157	158
COMMERCIAL	13 min	13
RESIDENTIAL	144 min	145
BARRIER FREE	6 min	6

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AS-101  
SITE PLAN (PN)  
Scale: 1:300

# Landscape Plan



# Renderings of the Building



# Planning Policy Framework

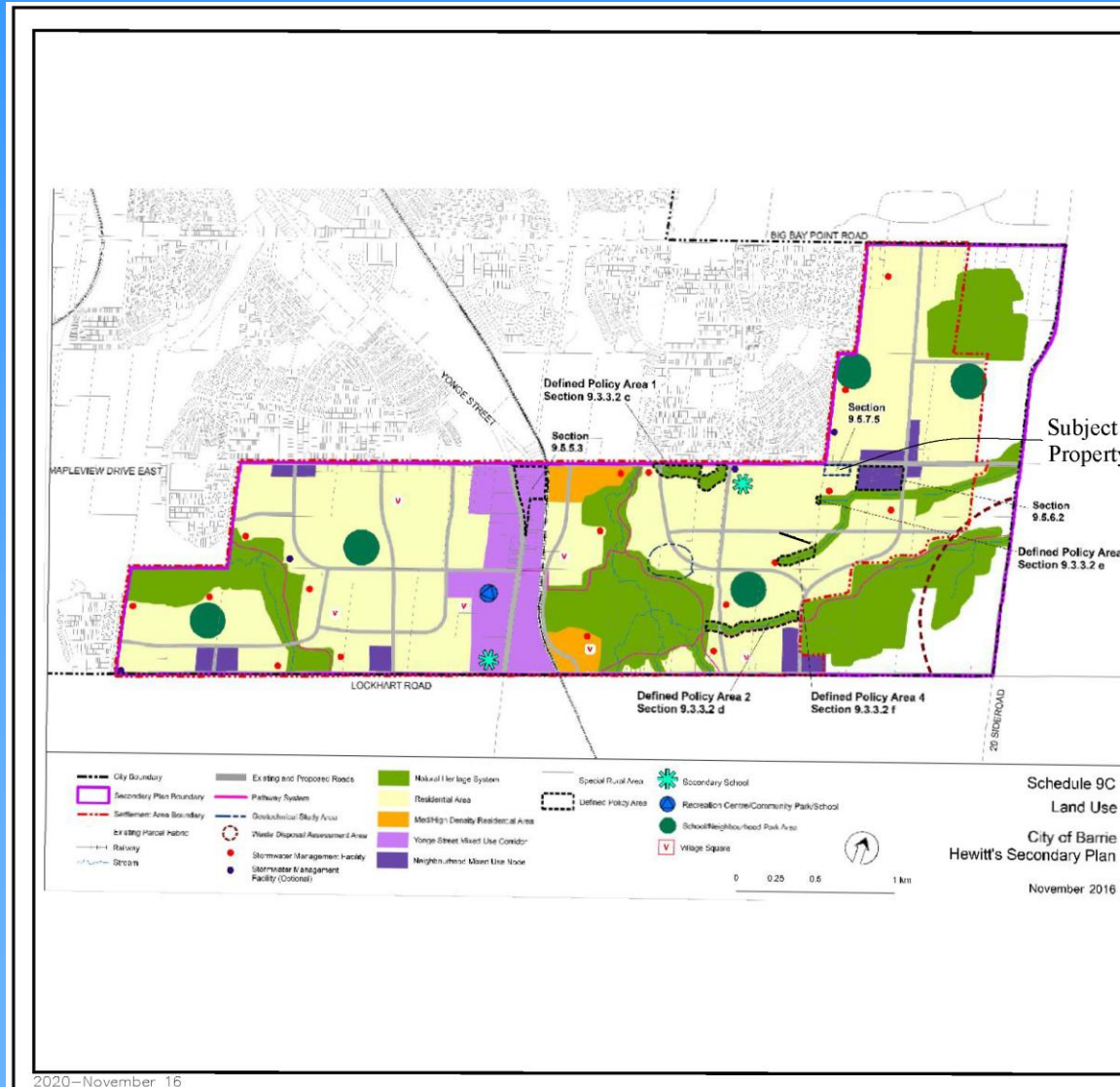
- Provincial Plans and Policies - Planning applications must be consistent with the Provincial Policy Statement (PPS) and conform with Places to Grow (Growth Plan).
- City of Barrie Official Plan - Planning applications for site plan, plan of subdivision and rezoning must conform with the Official Plan.
- The mixed use rezoning is consistent with the PPS and conforms with the Growth Plan and the City of Barrie Official Plan.



# City of Barrie Official Plan

## Hewitt's Secondary Plan Schedule 9C - Land Use

947 Mapleview Drive, City of Barrie, Ontario



Schedule 9C  
Land Use

City of Barrie  
Hewitt's Secondary Plan

November 2016





# City of Barrie Official Plan

- The subject property is designated Residential - Defined Policy Area 9.5.7.5 on Schedule 9 C - Land Use of the Hewitt's Secondary Plan and Mapleview Drive East is classified as an arterial road.
- Section 9.5.7.2 Permitted Uses, Buildings and Structures for Residential Areas permits high-density residential uses to a maximum of 100 units per ha and convenience commercial uses as proposed as well as certain other uses not proposed such as senior, assisted and special needs, and supportive housing, live-work developments, day-care facilities and places of worship.

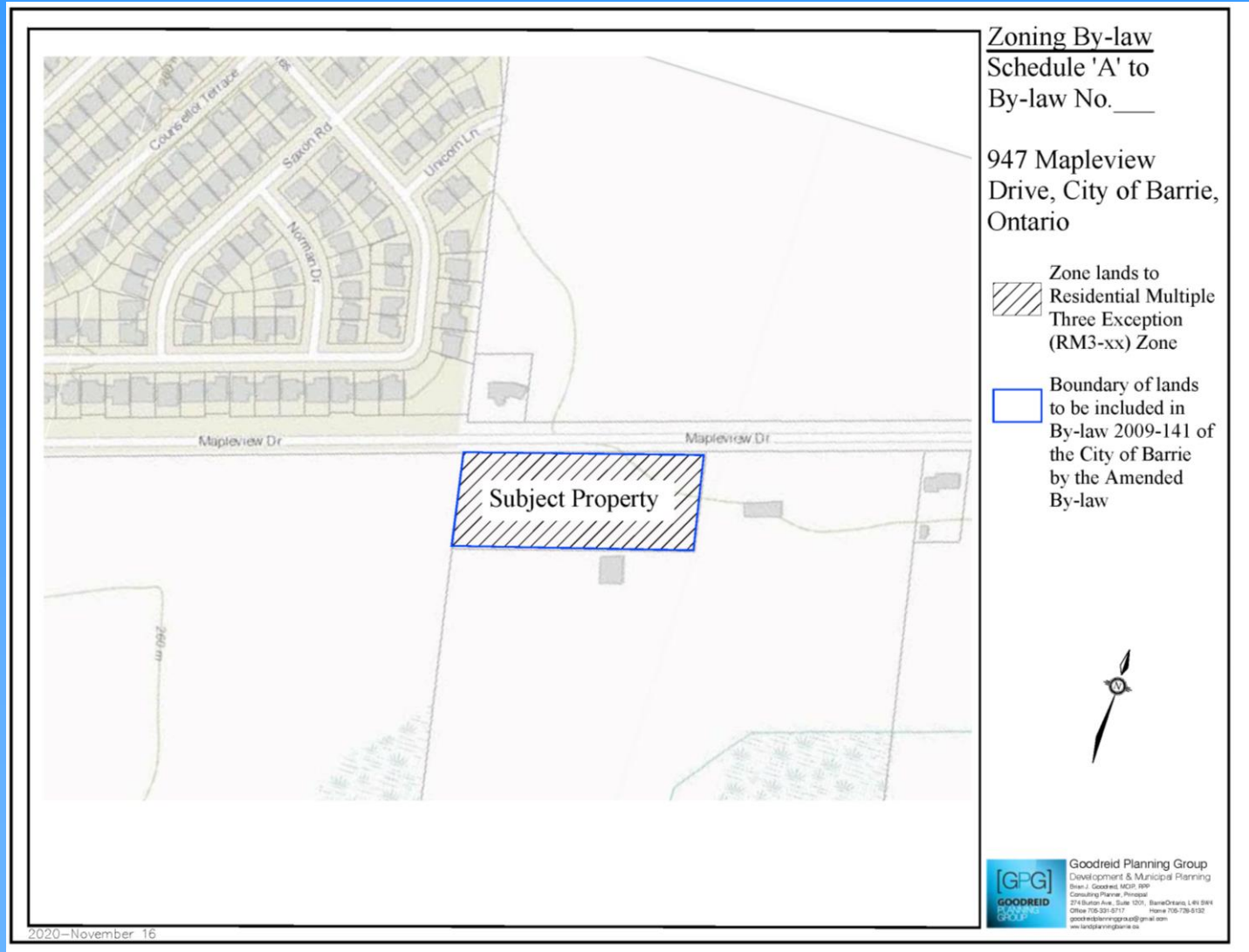


# City of Barrie Official Plan

- Section 9.5.7.5, Defined Policy Area - 947 Maplevue Drive East, Residential Area states that the permitted uses may also include retail, service commercial and office uses.
- The retail use proposed is permitted on the ground floor of high-density residential buildings provided the use does not exceed 60% of the ground floor area.
- The proposal involves high-density residential use and provides 293 sq m of the ground floor area (13.9%) for convenience commercial uses and conforms in all respects with the Official Plan.



# Zoning By-law Amendment



# City of Barrie Zoning By-law

- The subject property is zoned as Rural Residential (RR) by the Town of Innisfil Zoning By-law.
- A Residential Neighbourhood Multiple Three Special (RM3) (SP-XX) Zone is proposed by Maplevue Friday Corporation for the subject property and a Residential Neighbourhood Five Special (R5) (SP-XX) Zone is proposed by Maplevue South (Innisfil) Ltd. on lands that are proposed to be conveyed to Maplevue Friday Corporation.



# City of Barrie Zoning By-law

The RM3 (SP-XX) Provisions will include the following:

- The front lot line is the lot line opposite Mapleview Drive and the frontage is measured 7m back from front lot line.
- The front yard setback (min) is to be 0 m vs 3 m.
- The landscape buffer strip width (min) for the interior side and rear yards is to be 2.6 m vs 3.0 m.
- The parking lot coverage (min) is 45.1% vs 40% of lot.
- For a lot zoned RM3 (SP-XX) & R5 (SP-XX) Zones, the R5 area is used to determine RM3 (SP-XX) provisions.



# Summary & Conclusions

It is our opinion as planners that:

- The rezoning is consistent with the PPS and conforms with the Growth Plan.
- The rezoning conforms to the City of Barrie Official Plan.
- The rezoning is appropriate and will contribute to the optimal and best use of land and represents good planning.

