

PUBLIC MEETING
PLAN OF SUBDIVISION/CONDOMINIUM AND
ZONING BY-LAW AMENDMENT
969, 979, 989 Mapleview Drive East



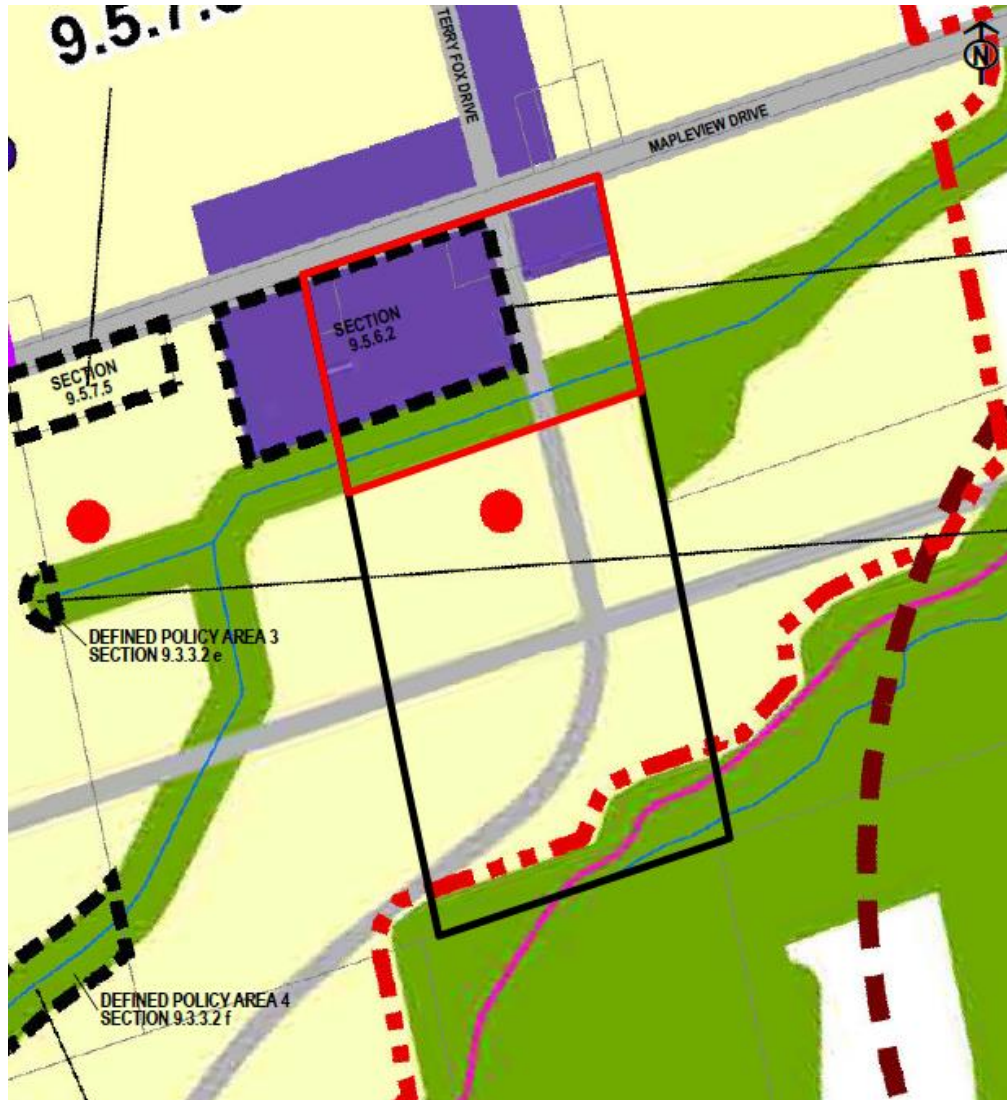
Kris Menzies, BEd, MCIP, RPP | Partner, MHBC Planning

April 12th, 2022














Site Context



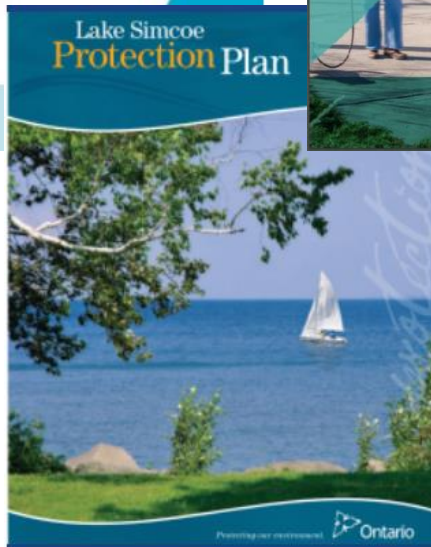
Hewitt's Secondary Plan



LEGEND

-  Subject Site
-  Subject Property
-  Settlement Area Boundary
-  Waste Disposal Assessment Area
-  Existing and Proposed Roads
-  Pathway System
-  Stream
-  Residential Area
-  Neighbourhood Mixed Use Node
-  Natural Heritage System
-  Special Rural Area
-  Defined Policy Area
-  Stormwater Management Facility

PPS, Growth Plan & Lake Simcoe Protection Plan



- Mixed use development
- Compact built form
- Range and mix of housing types and sizes
- Exceeds required densities
- Use of planned infrastructure
- Provision of a regional stormpond
- Protection of natural heritage features

Technical Studies Completed

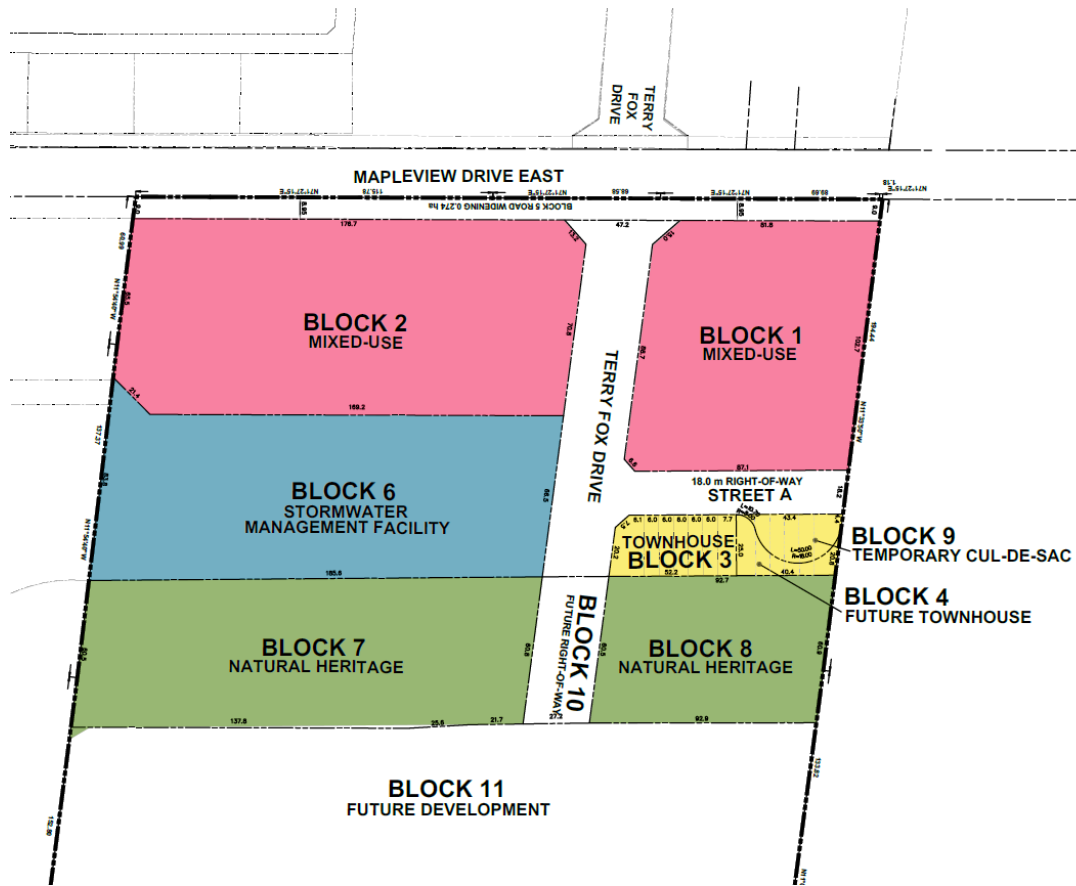
Reports Completed:

- Planning Justification Report
- Urban Design Report
- Affordable Housing Report
- Commercial Market Study
- Energy Conservation Report
- Geotechnical Report
- Soil Investigation Report
- Natural Heritage Evaluation
- Hydrogeological Assessment
- Tree Inventory & Assessment
- Functional Servicing Report
- Stormwater Management Report
- Linear Infrastructure Overview Memo
- Traffic Impact Study
- Noise Feasibility Study
- Stage 1-2 Archaeological Assessment

Plans Completed:

- Draft Plan of Subdivision
- Concept Plan
- Context Plan
- Block Plan
- Pedestrian Circulation Plan
- Plan of Topography
- Tree Preservation Plan
- Landscape Concept Plan

Proposed Draft Plan



Mixed-Use Buildings:

- 90 Units (60 residential and 30 commercial)

Back-to-back Townhouse:

- 32 Units

Rear Lane Townhouse:

- 12 Units

Street Townhouse:

- 29 Units

Environmental Protection:

- 1.68 ha

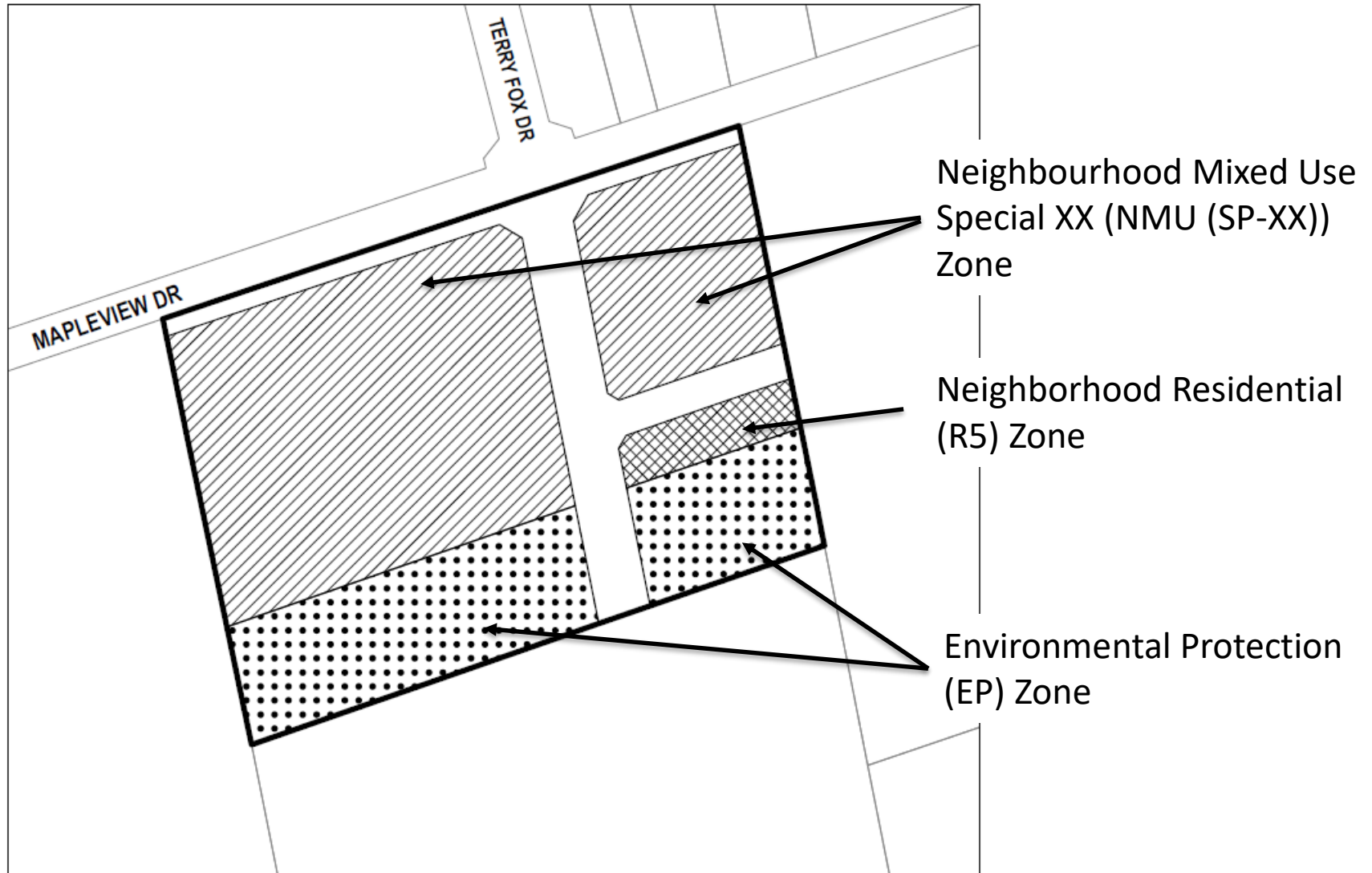
SWM Facility:

- 1.26 ha

Concept Plan



Proposed Zoning



Built Form Modelling

