



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

338 MAPLEVIEW DRIVE EAST, BARRIE
(LOON AVENUE LANDS)

Public Meeting

May 3, 2022

Site and Immediate Context

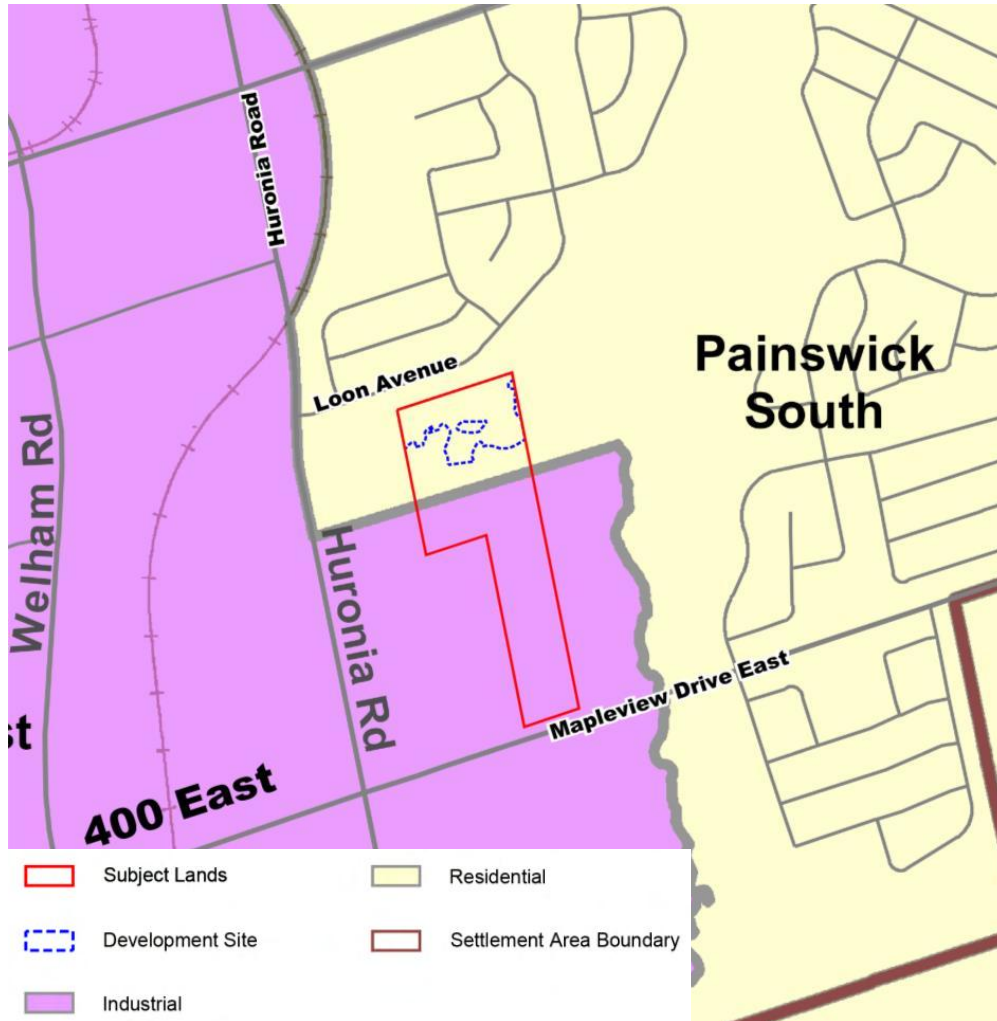
Current Use:

- Vacant lands
- Total land area 29.43 acres
- Buildable area of 6.33 acres
- Over 23 acres of land to be dedicated to the City for environmental protection

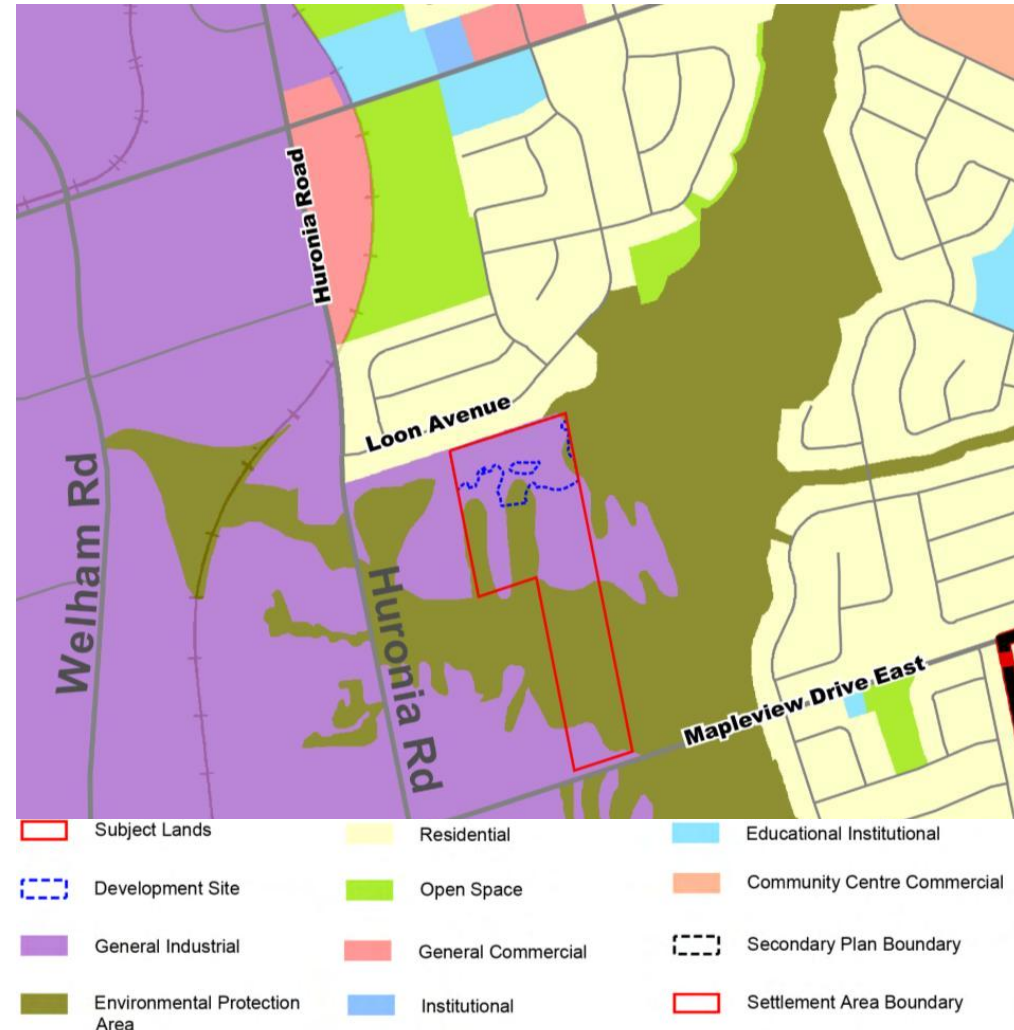


Official Plan Planning Areas & Designation

Planning Areas

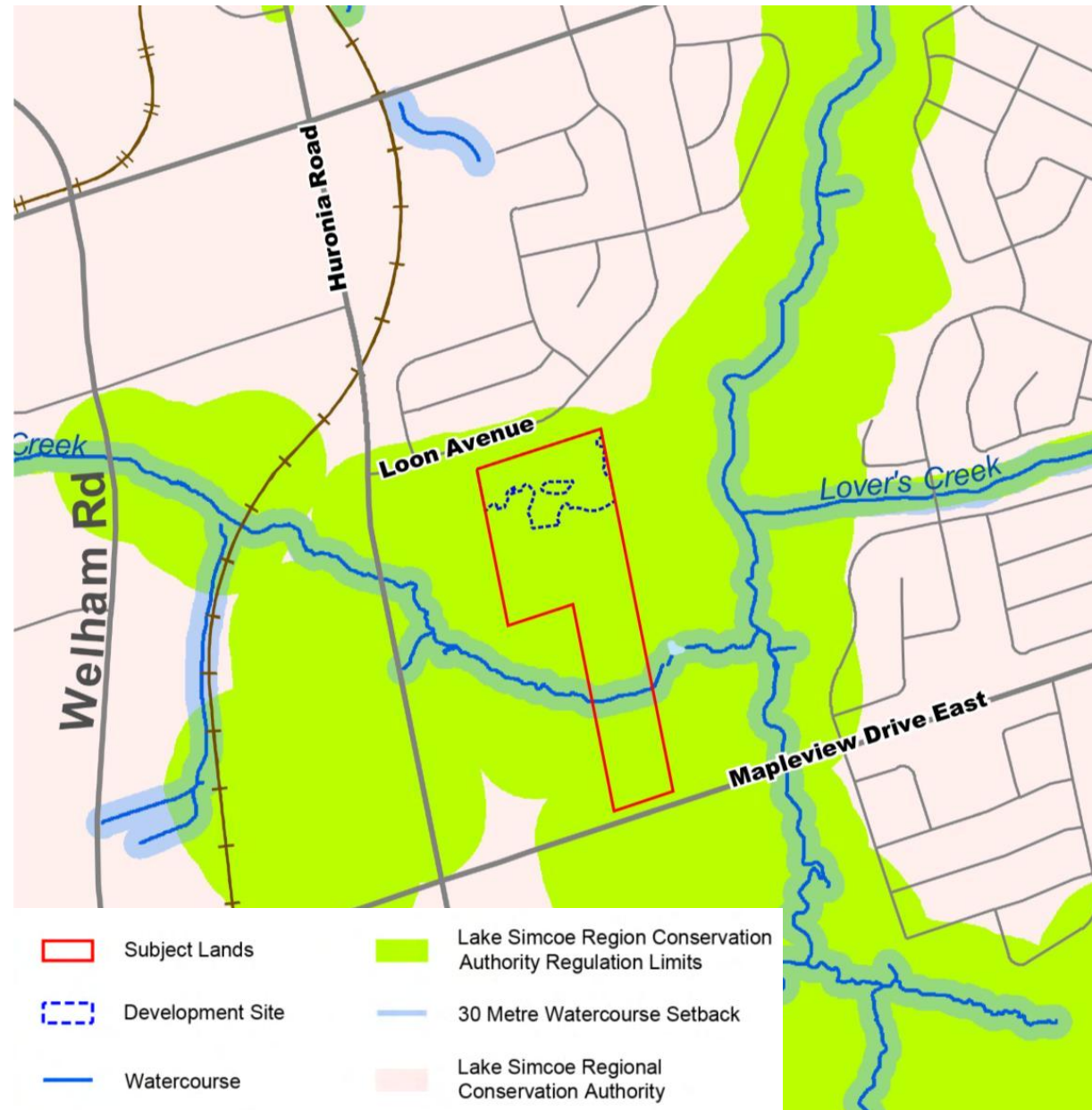


Land Use



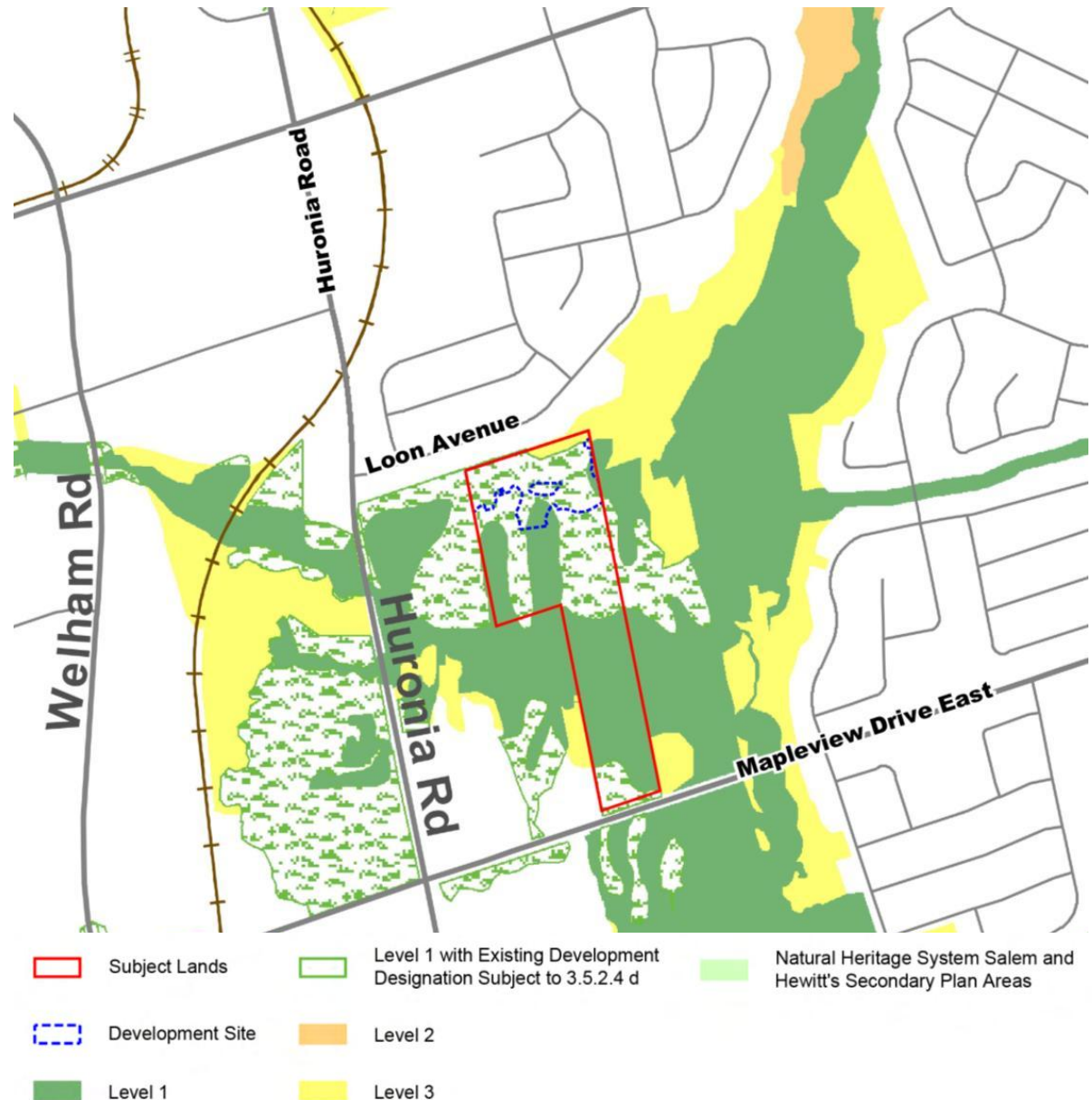
Lake Simcoe Conservation Authority

- Defined Policy Area:
Within the Lake Simcoe Region Conservation Authority Regulation Limits
- Subject to required permits and development guidelines from LSRCA
- We have pre-consulted with LSRCA on this site



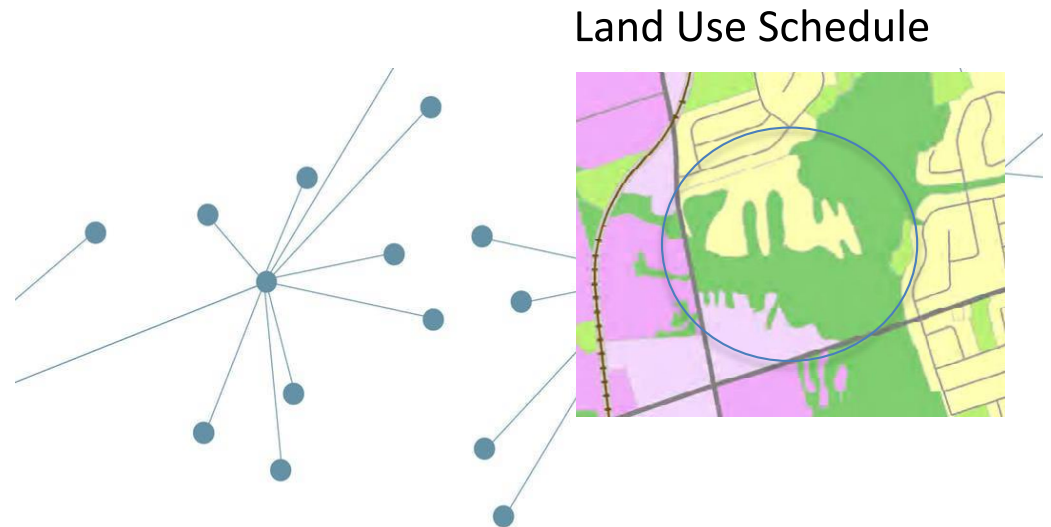
Natural Heritage Resources

- Defined Policy Area:
Level 1 with Existing Development Designation on a small portion of Level 3
- An Environmental Impact Study has been prepared to confirm the appropriate development boundary and ensure environmental protection is achieved



New Official Plan

- The City approved a new Official Plan on February 14, 2022. MMAH to approve
- The new OP redesignates the buildable area to Residential, similar to the lands to the north of the site
- The owner's applications will advance the OP redesignation on the property

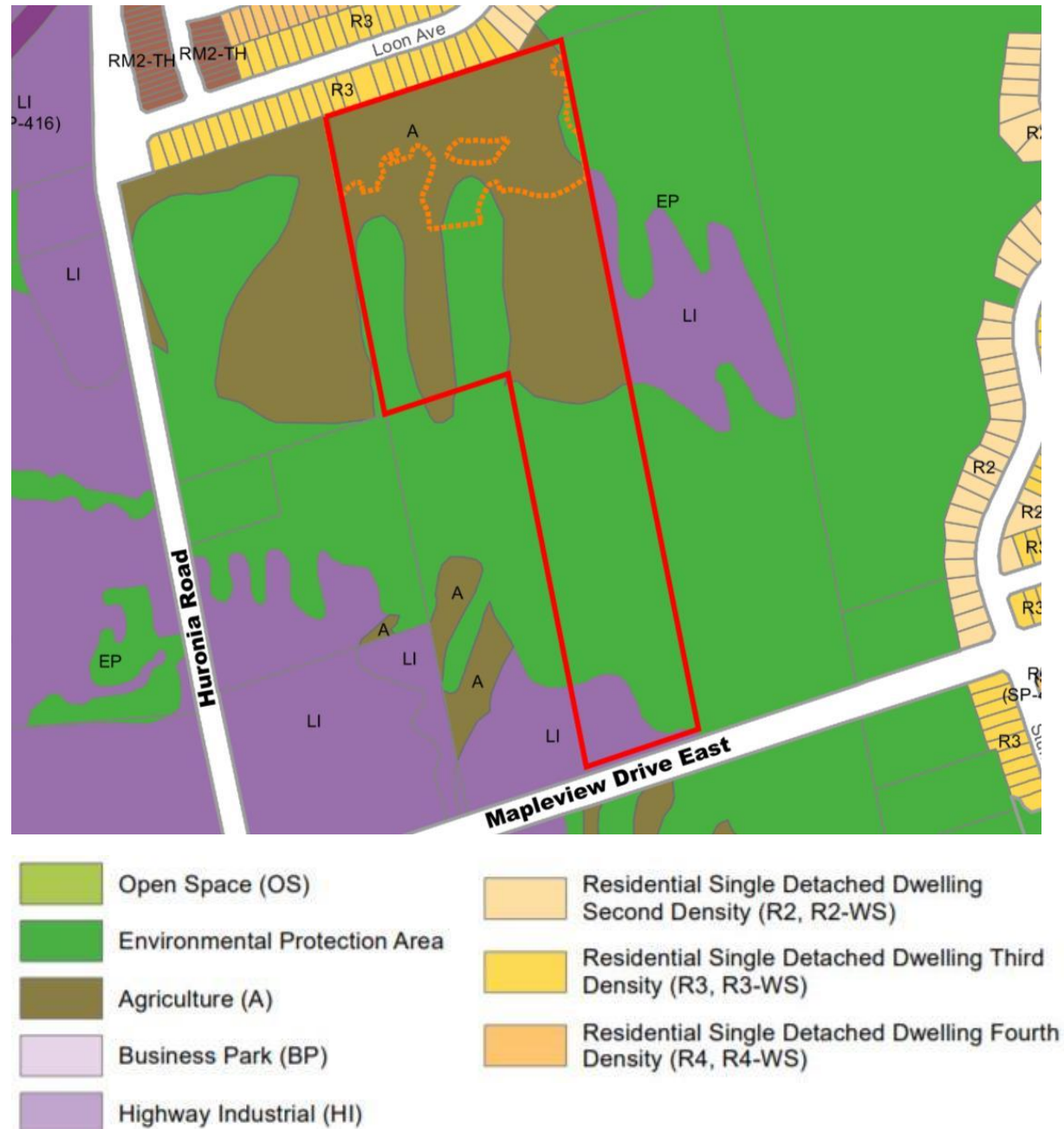


Barrie's Official Plan



Zoning By-law 2009-141

- Present Zoning:
Agricultural Zone (A)
- Leftover zoning from previous by-laws
- A zoning by-law amendment will be required to permit any form of development on the property



Proposal

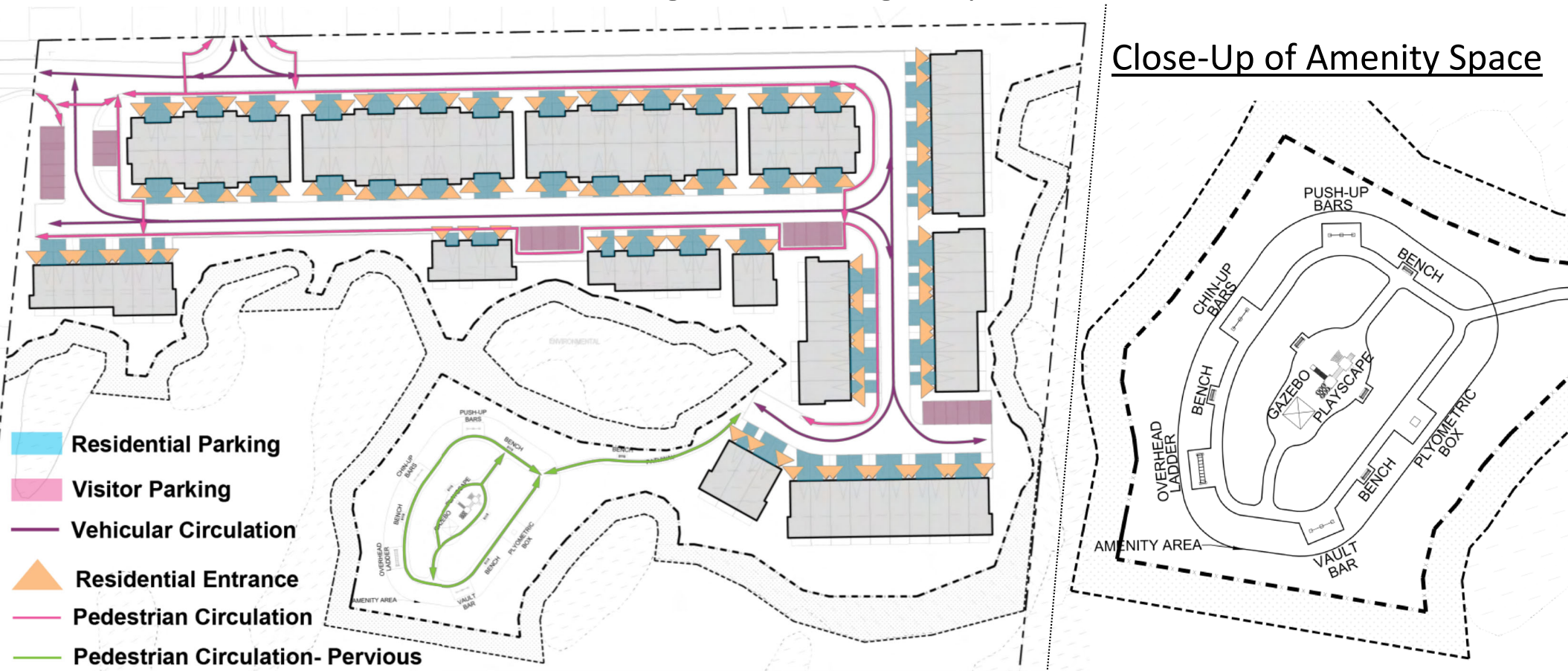
- 53 traditional townhomes and 52 back to back townhomes for a total of 105 units
- Development will respect the limit of the adjacent wetlands



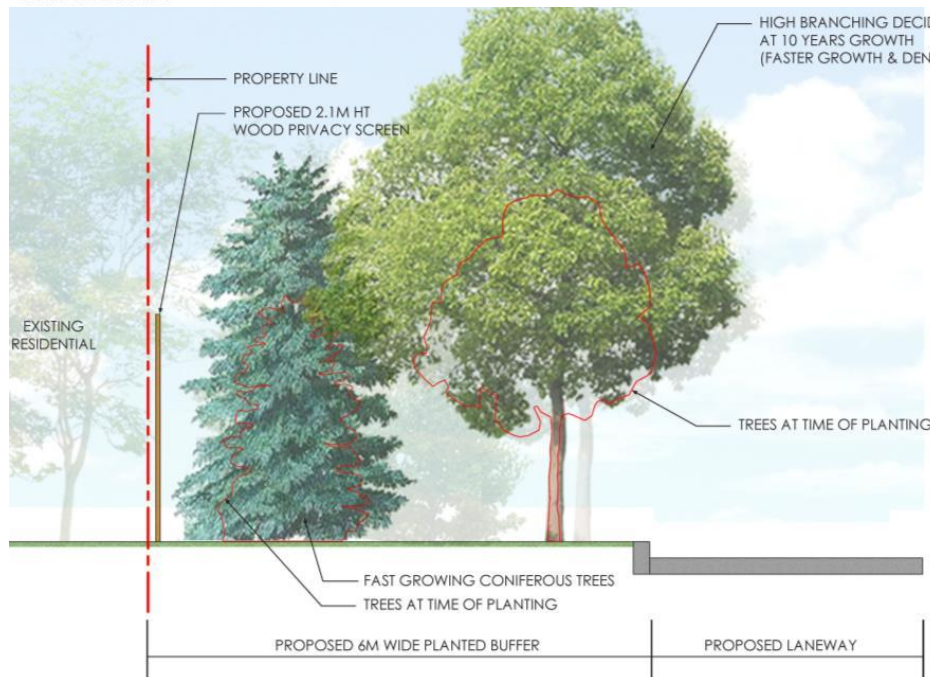
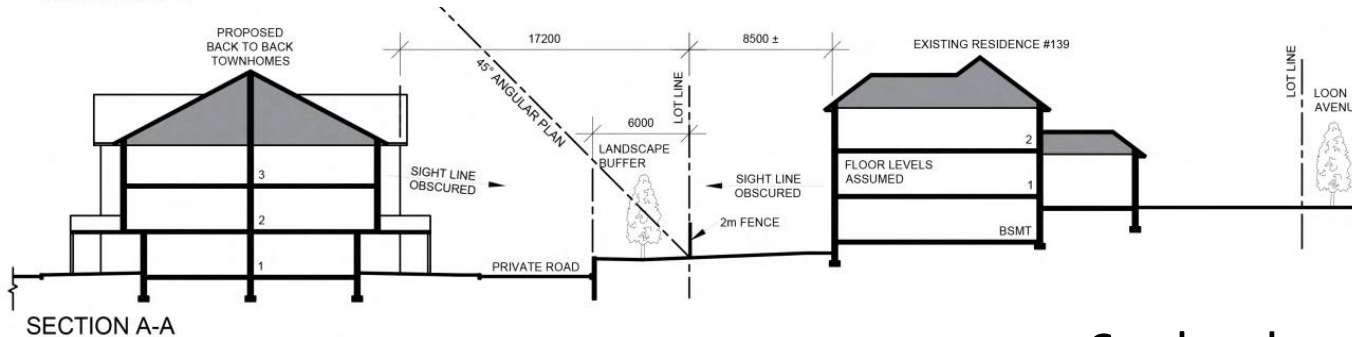
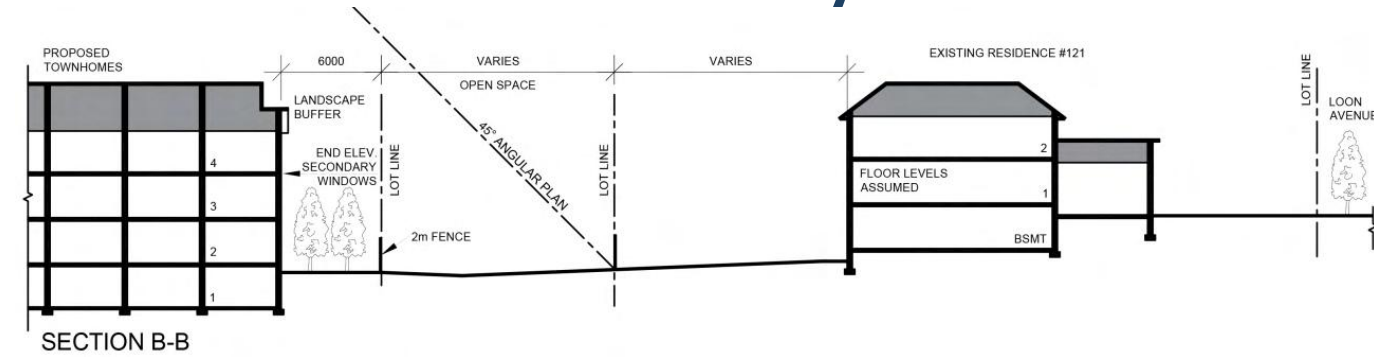
338 Maplevue Drive East, Barrie

Vehicular & Pedestrian Circulation

- Parking and loading internal to the site with turnaround on site
- 228 parking spaces to serve 105 homes (2.17 spaces/unit)
- 105 garage spaces, 102 driveway spaces, 21 surface visitor parking spaces
- Enhanced pedestrian experience through sidewalks with access to Huronia Road via development to the west and Loon Avenue to the north
- Connection to Loon Avenue through the existing unopened road access



Privacy and Transition



- Proposal maintains separation distances that exceed typical universal design principles of transition from stable residential areas

- 6m landscape buffer proposal along the northerly property line to enhance privacy
- Buildings have been oriented to facilitate appropriate transition with single detached residential neighbourhood

Environmental Protection

- The application increases the total area of EP lands dedicated to the City
- An EIS will confirm appropriate buffers
- Measures will be taken to protect wildlife habitat
- Wetland features will be protected and enhanced

CURRENT



PROPOSED



Proposed Traditional Townhome Elevations



Proposed Back-to-Back Townhome Elevations



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