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

FROM: C. KITSEMETRY, RPP, SENIOR PLANNER, EXT. 4430

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 AN OFFICIAL PLAN AMENDMENT AND AMENDMENT
TO THE ZONING BY-LAW – 338 MAPLEVIEW DRIVE EAST (WARD 9)**

DATE: MAY 3, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications for an Official Plan Amendment and Amendment to the Zoning By-law submitted by submitted by MHBC Planning Ltd. on behalf of Loon Avenue Lands OP Inc. for an Official Plan Amendment and Amendment to the Zoning By-law on lands legally described as South Part Lot 11, Concession 12, Part of Part 1 51R-4733, formerly Town of Innisfil and known municipally as 338 Mapleview Drive East.

The proposed Official Plan Amendment and related Amendment to the Zoning By-law would seek to redesignate the subject lands from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection' in the Official Plan, and rezone a portion of the subject lands from 'Agricultural' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX) to facilitate the development of 105 townhouse units.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 9 – 338 Mapleview Drive East](#).

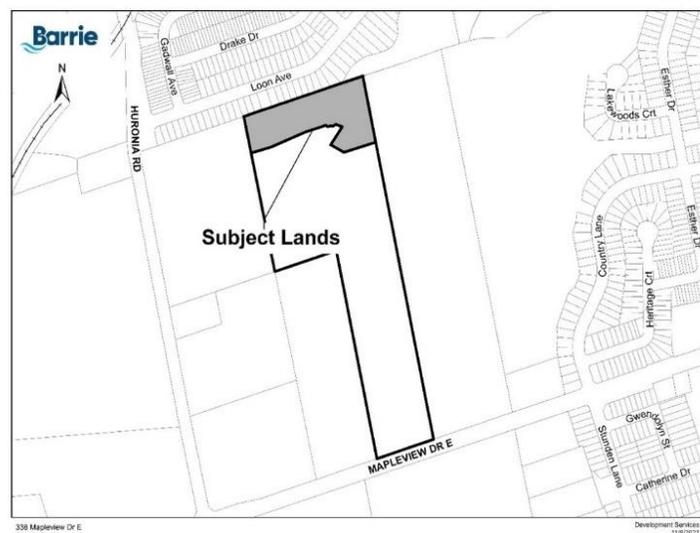
Background

The site is approximately 11.42 hectares in size and located on the north side of Mapleview Drive East, east of Huronia Road and south of Loon Avenue.

The portion of lands proposed for development is 2.56 hectares in size, located adjacent the existing residential dwellings fronting on Loon Avenue.

The remaining lands include the Lovers Creek Provincially Significant Wetland (PSW) and contributing features.

The section of the property proposed for development is located in the Painswick South Planning Area.





The immediate surrounding land uses include:

- North** Single detached residential lots fronting on Loon Avenue, municipal road allowance
- East** Lovers Creek PSW
- South** Lovers Creek PSW, Mapleview Drive East
- West** Lovers Creek PSW, future residential development, Huronia Road

The applications were submitted to the City and subsequently deemed complete on March 10, 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 applications have also been circulated to all applicable City departments and external agencies for review and comment.

Neighbourhood Meeting

A Neighbourhood Meeting was held virtually on December 2, 2021, with approximately 40 attendees, including Ward 9 Councillor Sergio Morales, Planning staff, the owner/applicant, and members of their consulting team.

Residents provided comments regarding matters such as:

- Need for privacy protection, buffering and stormwater management for abutting lots;
- Increase in traffic, access to Loon Avenue and existing speeding concerns;
- Preservation of existing tree cover and environmental protection lands;
- Potential for overflow parking on local streets; and,
- Opportunities for passive recreation such as trail connections, and sidewalks.

Official Plan Amendment

The applicant is proposing to amend Schedule 'A' – Land Use in the Official Plan to change the designation of the subject lands from 'General Industrial' and 'Environmental Protection' to 'Residential' and 'Environmental Protection'. A copy of the proposed amendment to Schedule 'A' – Land Use of the Official Plan is attached to this memorandum in Appendix "A".

Zoning By-law Amendment

The applicant is proposing to amend the zoning on the subject lands from 'Agriculture' (A) and 'Environmental Protection' (EP) to 'Residential Multiple Second Density with Special Provisions' (RM2)(SP-XXX) and 'Environmental Protection' (EP) to permit the future development of 105 residential townhouse units. A copy of the proposed amendment to the Zoning Map Schedule is attached to this memorandum in Appendix "B".

The proposed site-specific zoning standards include:

	RM2	RM2 SP-XXX
Parking spaces	Tandem not permitted 1.5 spaces per unit	Tandem permitted to count the garage as a required parking space 1.17 spaces per unit if garage spaces are available for parking but not counted towards the required parking standard
Permitted Use	n/a	add back-to-back townhouses as a built-form
Driveway Length	6 metres	3 metres for Block 12 – required parking space in the garage not the driveway



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Pending #:

Height	10 metres	12 metres (3-storey) back-to-back 14.5 metres (4-storey) block/cluster
Density	40 units per hectare	43 units per hectare
Front Yard Setback	7 metres	6 metres
Rear Yard Setback	7 metres	2 metres to building, 1 metre to balcony

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

- Change in land use from industrial to medium density residential;
- Setting of an acceptable development limit, preservation and buffering of the Lovers Creek PSW and contributing features;
- Access and integration with the neighbouring lands to the west (521 Huronia Road / D09-OPA082, D14-1700);
- Transition and setbacks from adjacent residential uses on Loon Avenue;
- Availability of servicing, an effective internal road network and traffic considerations for the proposed development; and,
- Justification for requested special provisions.

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 the applications for an Official Plan Amendment and Amendment to the Zoning By-law by staff and agency partners.

All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in early 2023 for consideration of the proposed Official Plan Amendment and Amendment to the Zoning By-law. Should Council approve the proposed Official Plan Amendment and Amendment to the Zoning By-law Amendment, subsequent application for Site Plan Control will be required.

If you have any questions, please contact the planning file manager, Celeste Kitsemety at 705-739-4220 ext. 4430 or via email at celeste.kitsemety@barrie.ca.

Attached: Appendix "A" – Proposed Official Plan Amendment Map Schedule
 Appendix "B" – Proposed Zoning By-law Amendment Map Schedule
 Appendix "C" – Proposed Concept Plan – Rendering

APPENDIX "A"

Proposed Official Plan Amendment



<p>Schedule 2</p> <p>338 Maplevue Drive East, Barrie, Ontario</p>	<p>LEGEND</p> <table border="0"> <tr> <td> Subject Lands</td> <td> Environmental Protection Area</td> <td> General Commercial</td> </tr> <tr> <td> Development Limit</td> <td> Residential</td> <td> Institutional</td> </tr> <tr> <td> General Industrial</td> <td> Open Space</td> <td> Educational Institutional</td> </tr> </table>			Subject Lands	Environmental Protection Area	General Commercial	Development Limit	Residential	Institutional	General Industrial	Open Space	Educational Institutional
	Subject Lands	Environmental Protection Area	General Commercial									
Development Limit	Residential	Institutional										
General Industrial	Open Space	Educational Institutional										
<p>DATE: January 28, 2022</p> <p>SCALE: 1:5000</p>												

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**

330-750 WILSON ROAD WOODBRIDGE, ON L4L 8G7
P: 905.761.2288 F: 905.761.3387 | WWW.MHBCPLAN.COM

APPENDIX "B"

Proposed Zoning By-law Amendment



<p>Schedule A</p> <p>338 Mapleview Drive East, Barrie, Ontario</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Lands to be rezoned from "Agriculture" (A) and from Environmental Protection (EP) to "Residential Multiple Dwelling Second Density" (RM2) (SP-XXX) and Environmental Protection (EP) General Commercial (CA) Residential Single Detached Dwelling Second Density (R2, R2-WS) Residential Single Detached Dwelling Third Density (R3, R3-WS) Residential Single Detached Dwelling Fourth Density (R4, R4-WS) Residential Multiple Dwelling Second Density (RM2, RM2-TH, RM2-TH WS) Open Space (OG) Environmental Protection Area Agriculture (A) Light Industrial (LI) General Industrial (GI) 		
	<p>DATE: January 28, 2022</p>	<p>SCALE: 1:5000</p>	
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<p>MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE 230-780 WILSON ROAD WOODBRIDGE, ON, L4L 9G7 P: 905.741.5389 F: 905.741.5389 WWW.MHBCPLA.COM</p>			

APPENDIX "C"

Proposed Concept Plan – Rendering

