
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 ZONING BY-LAW AMENDMENT – 651, 659, 665, 669 & 673 MAPLEVIEW DRIVE EAST (WARD 9)

DATE: JUNE 7, 2022

The purpose of this memorandum is to advise members of Planning Committee of a Public Meeting regarding applications submitted by MHBC Planning Limited on behalf of Sobeys Developments Limited Partnership and Sobeys Capital Incorporated for the lands located 651, 659, 655, 669 and 673 Mapleview Drive East legally known as Part of lot 15, Concession 11, Part 1, 2, 3 and 4 Plan (51R40113), except Part 1, 2, 3 and 4 Expropriation Plan (Sc1640881), Geographic Township of Innisfil, City of Barrie.

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Agricultural General' (AG) to 'General Commercial with Special Provisions' (C4)(SP-XXX) to permit the development of commercial plaza including six (6) building footprints including potential for a variety of retail uses and a food store. The general design permissions for the development were approved by settlement with the City of Barrie to resolve the owner's appeal of certain provisions in the Hewitt's Secondary Plan.

The complete submission package is available for viewing on the City's [Proposed Developments](#) webpage under [Ward 9 - 651, 659, 655, 669 & 673 Mapleview Drive East](#).

Background

The full land holdings that is subject to this application is composed of five (5) vacant lots with a total area of 3.52 hectares with 171 metres of frontage along Mapleview Drive East and 133 metres along Yonge Street.

The subject lands are in the Hewitt's Secondary Plan Area in the City's Official Plan and designated on Schedule 9A as 'Mixed Use Nodes and Corridors' and further designated under Schedule 9C as 'Yonge Street Mixed Use Corridor'.



The immediate surrounding land uses include:

North Vacant lands zoned as General Commercial (C4) and Mixed Use Node (MU2)

East Church, single detached residential dwellings, automotive repair uses

South Vacant lands being part of Phase 2 of the subject project

West Single detached residential dwellings, vacant lands being part of a new residential plan of subdivision (File: D12-433)

The application was submitted to the City and subsequently deemed complete on April 29, 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 February 16, 2022, with approximately fourteen (14) attendees, including Ward 9 Councillor Sergio Morales, Planning staff and representatives for the owner/applicant. Resident participation specific to the project was limited, however general discussion related to matters such as the proposed commercial uses and construction timing.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to amend the zoning on the subject lands from 'Agricultural General' (AG) in the Town of Innisfil Zoning By-law 054-04 to 'General Commercial with Special Provisions' (C4)(SP-XXX) in Comprehensive Zoning By-law 2009-141 to facilitate Phase 1 of the proposed development for a commercial plaza with six (6) building footprints including potential for a variety of retail uses and a food store.

The proposed site specific zoning standards include:

Standards/Provisions	Required (C4)	Proposed (SP-XXX)
Minimum Front Yard Setback	6 metres	Reduced to 5 metres
Minimum Side Yard Setback	3 metres	Reduced to 2 metres
Minimum Side Yard Setback Adjoining a Street	5 metres	Reduced to 2 metres
Maximum Building Height	9 metres	Increased to 13.6 metres
Encroachment for Awning/Canopies	N/A	Permission for 1 metre

The Phase 1 Concept Plan and Proposed Elevations have been attached to this memorandum as Appendix "A" and Appendix "B".

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 matters being considered include:

- Integration with the existing and proposed developments along Mapleview Drive East and Yonge Street;
- Proposed phasing of the project and interim uses for vacant lands; and,
- Justification for requested special provisions for reduced setbacks and increase building height.



DEVELOPMENT SERVICES MEMORANDUM

Page: 3
File: D30-
011-2022
Pending #:

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 application for an Amendment to the Zoning By-law by staff and agency partners.

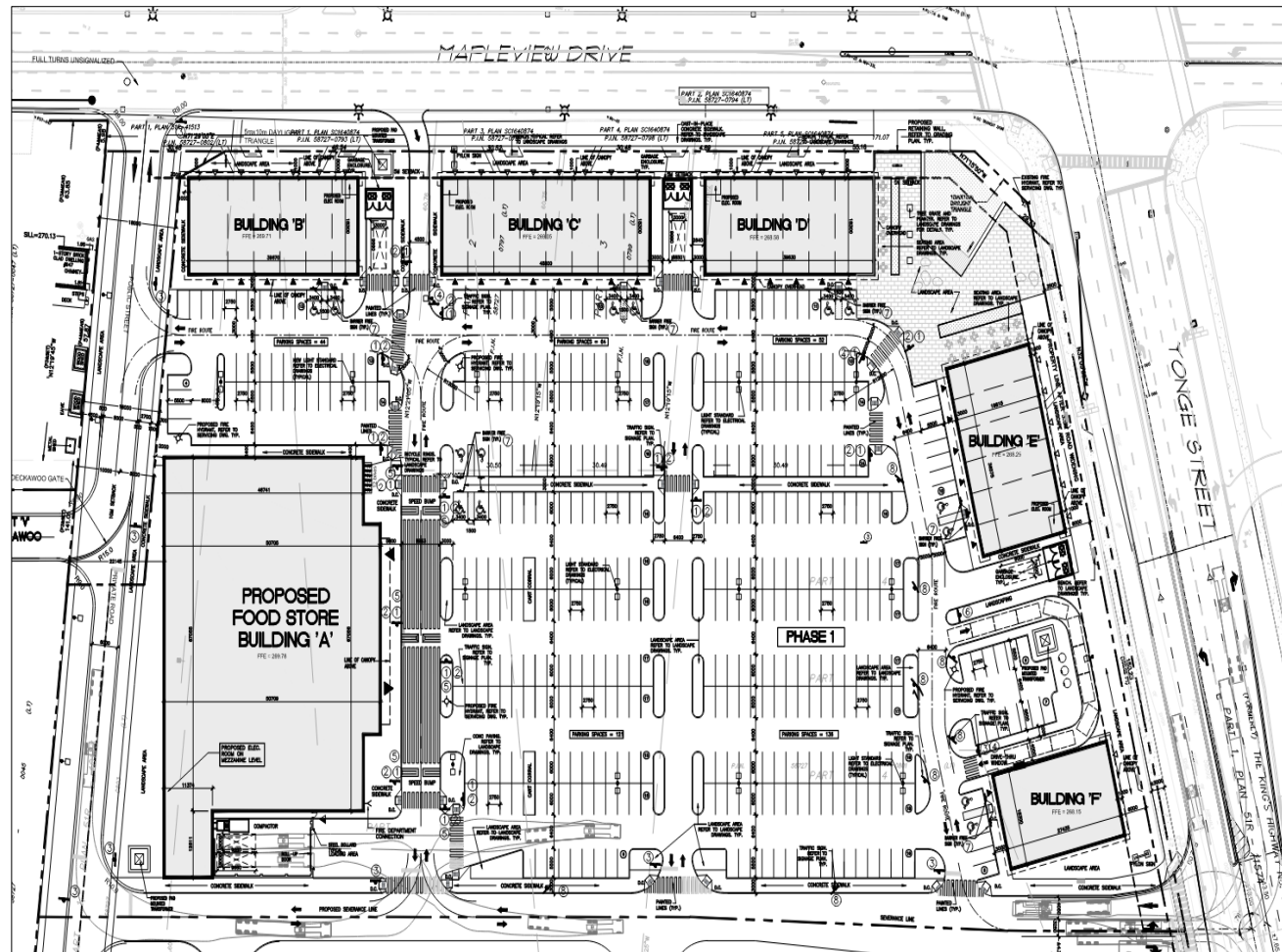
All technical comments that are received, as well comments provided in the Public Meeting, will be considered during the review of this application. A staff report to Planning Committee is anticipated to be brought forward in late 2022 or early 2023 for consideration of the proposed Amendment to the Zoning By-law. Should Council approve the proposed Amendment to the Zoning By-law, a subsequent application for Site Plan Control will be required.

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

Attached: Appendix "A" – Proposed Phase 1 Concept
 Appendix "B" – Proposed Elevations

APPENDIX "A"

Proposed Phase 1 Concept



APPENDIX "B"

Proposed Elevations

