
TO: MAYOR J. LEHMAN AND MEMBERS OF PLANNING COMMITTEE

FROM: L. JUFFERMANS, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES

A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

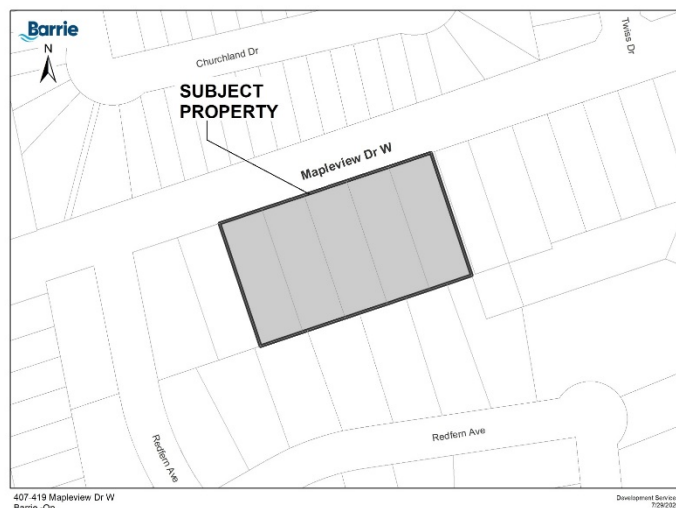
RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW – 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST – 407-419 MAPLEVIEW INC. (ENCORE GROUP)

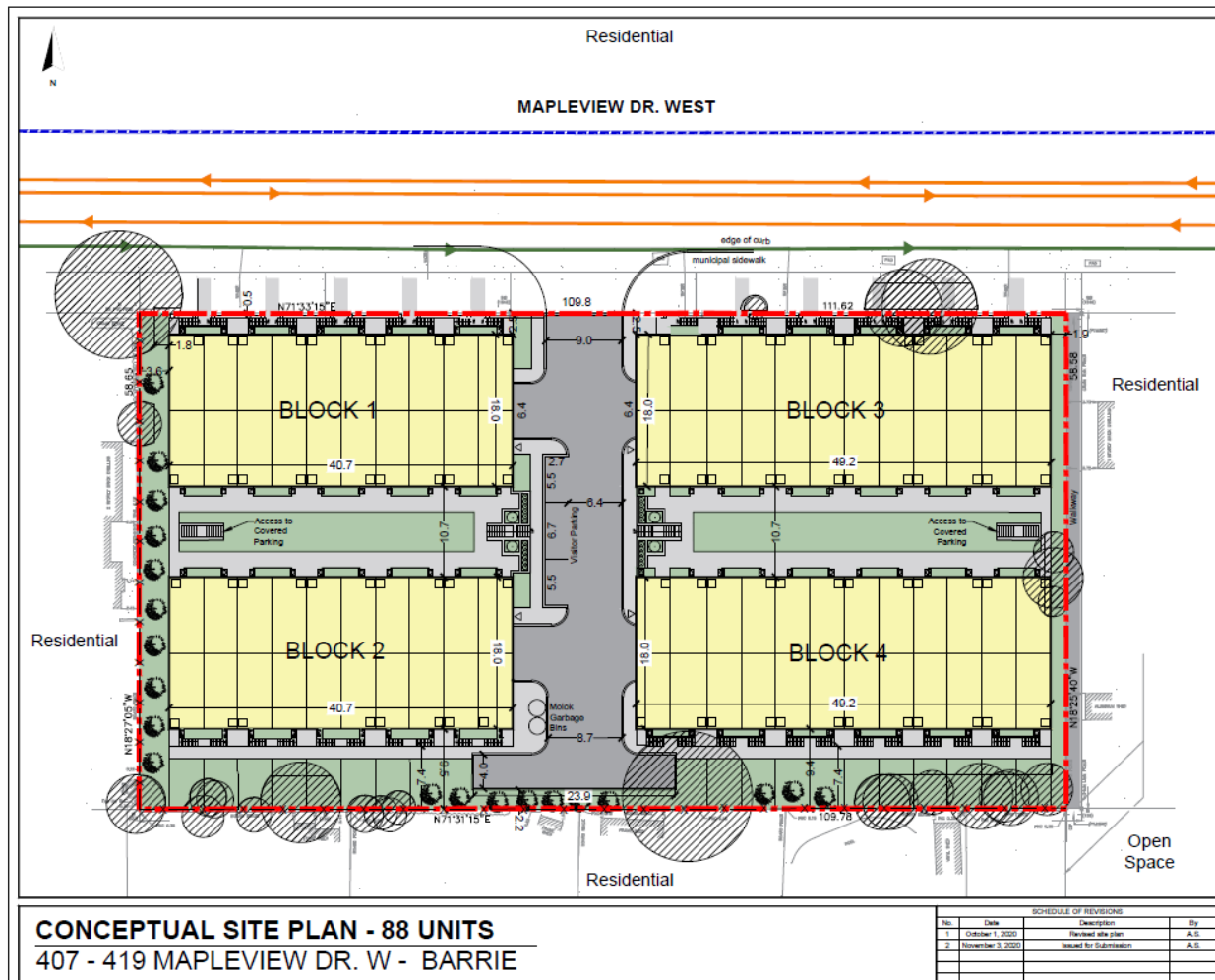
DATE: FEBRUARY 2, 2021

The purpose of this Memorandum is to advise members of Planning Committee of the Public Meeting regarding an application for an Amendment to the Zoning By-law submitted by Innovative Planning Solutions, on behalf of 407-419 Maplevue Inc. (Encore Group), to permit the redevelopment of five (5) residential parcels with four (4), 22-unit back-to-back townhouse blocks, 4.5 storeys in height with a total of 88 residential units. The lands are municipally known as 407, 411, 413, 417 and 419 Maplevue Drive West and are located on the north side of Maplevue Drive West, west of Essa Road and east of Redfern Avenue.

The subject lands are currently designated 'Residential' on Schedule 'A' – Land Use in the Official Plan.

To achieve permissions for the proposed development, a Zoning By-law Amendment is required. The Zoning By-law Amendment application seeks to rezone the subject property from 'Residential Single Detached First Density (R1)' to 'Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX)'. The requested Special Provisions include a reduced front yard setback and landscape buffer, increased lot coverage, density and height, and permissions for tandem parking and unconsolidated amenity area. The conceptual site plan illustrated below, includes four (4) back-to-back townhouse blocks, with ground floor and surface parking, and amenity areas.





The complete submission package is posted on the [Proposed Developments](#) page on the City's website under [Ward 7](#).

A Neighbourhood Meeting was held on September 16, 2020 using a virtual platform. The meeting had 73 registrants as well as the applicant, development representatives, Ward 7 Councillor Gary Harvey, and Planning staff. Comments received from attendees have been summarized as follows:

- Concerns regarding the proposed increase in density and changes to the established single detached residential neighbourhood;
- Concerns regarding increased traffic as a result of the proposed development;
- Construction impacts on existing residential properties in the area;
- Concerns with impacts to existing mature vegetation on-site;
- Concerns regarding the local parkland capacity of the area, including Redfern Park; and,
- Concerns with the proposed site design including reduced privacy for neighbouring residents.

Planning and Land Use Matters Under Review

The subject Zoning By-law Amendment application is currently undergoing a detailed technical review. At the time of the pre-consultation application, Planning staff noted concerns with the proposed density and built form. The application as submitted has proposed a greater unit count and density and as such, the primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The density of the proposed development;
- The site-specific zoning provisions being requested;
- Opportunities for the provision of affordable housing units;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- Consideration of urban design components including building massing and development setbacks, height, amenity areas, vehicle and pedestrian movement; and,
- The impact of the form of development on adjacent single detached residential properties in the neighbourhood.

Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of this application. A staff report providing a recommendation to Planning Committee on the proposed Zoning By-law Amendment is anticipated to be brought forward in early 2021. If approved, a subsequent application for Site Plan Control would be required.

For more information, please contact Logan Juffermans, Planner at ext. 4447 logan.juffermans@barrie.ca.