Public Meeting

932 Mapleview Drive East

Zoning By-law Amendment (D30-004-2020) &

Redline Revision to Draft Approved Plan of Subdivision (D12-430)

Owner: 970 Mapleview Inc.

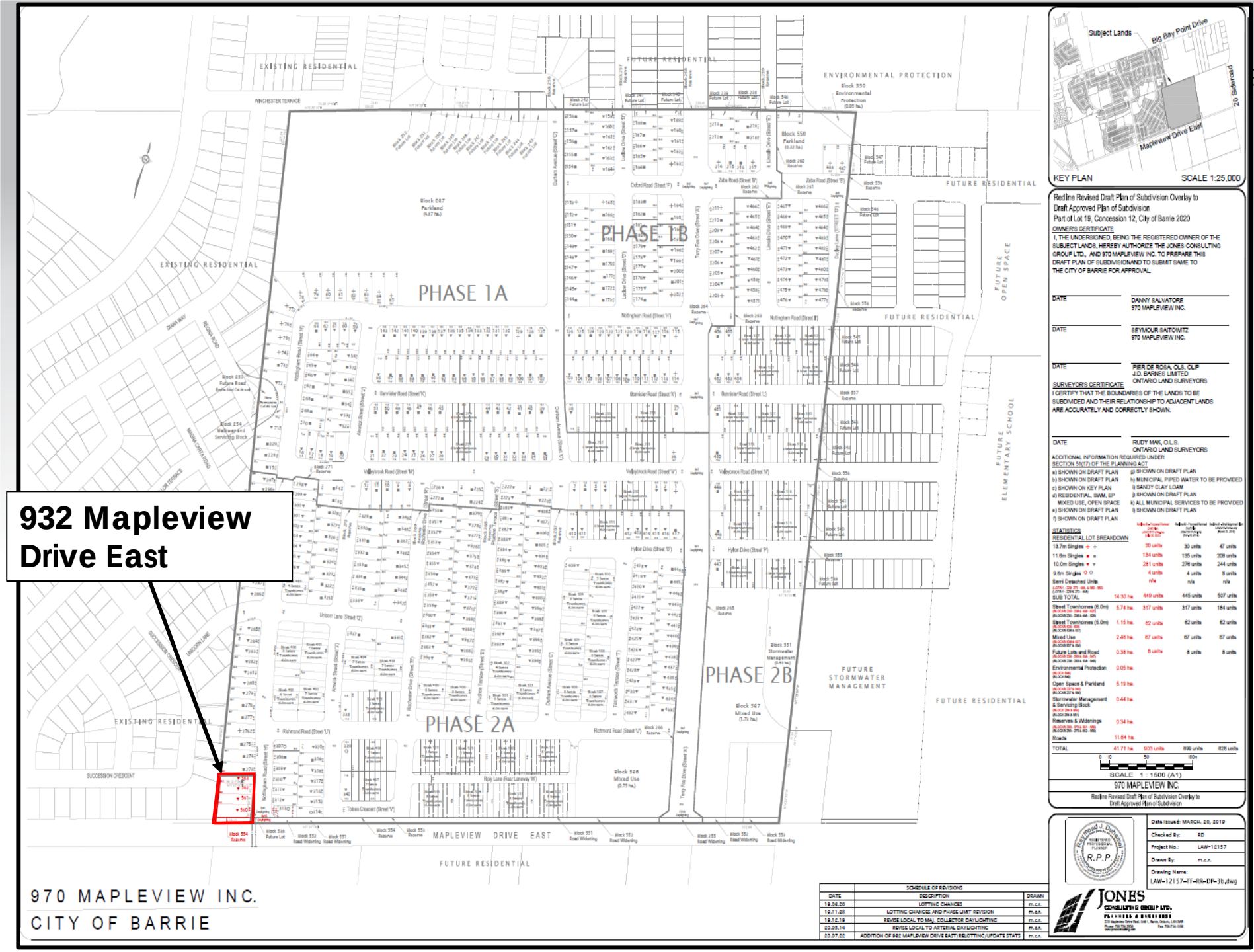
February 23, 2021

Presentation By: Kayly Robbins, The Jones Consulting Group Ltd.

Location Map

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

Surrounding Land Uses


932 Mapleview Drive East
EXISTING RESIDENTIAL
FUTURE RESIDENTIAL
ENVIRONMENTAL PROTECTION
PHASE 1A
PHASE 1B
PHASE 2A
PHASE 2B
FUTURE OPEN SPACE
FUTURE ELEMENTARY SCHOOL
FUTURE STORMWATER MANAGEMENT
MAPLEVIEW DRIVE EAST
Subject Lands
Big Bay Point Drive
Mapleview Drive East
KEY PLAN
SCALE 1:25,000
Redline Revised Draft Plan of Subdivision Overlay to
Draft Approved Plan of Subdivision
Part of Lot 19, Concession 12, City of Barrie 2020
OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., AND 970 MAPLEVIEW INC. TO PREPARE THIS DRAFT PLAN OF SUBDIVISIONAND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.
DATE
DANNY SALVATORE
970 MAPLEVIEW INC.
DATE
SEYMOUR SAITOWITZ
970 MAPLEVIEW INC.
DATE
PIER DE ROSA, OLS, OLIP
J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS
SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATE
RUDY MAK, O.L.S.
ONTARIO LAND SURVEYORS
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.
a) SHOWN ON DRAFT PLAN
b) SHOWN ON DRAFT PLAN
c) SHOWN ON KEY PLAN
d) RESIDENTIAL, SWM, EP MIXED USE, OPEN SPACE
e) SHOWN ON DRAFT PLAN
f) SHOWN ON DRAFT PLAN
g) SHOWN ON DRAFT PLAN
h) MUNICIPAL PIPED WATER TO BE PROVIDED
i) SANDY CLAY LOAM
j) SHOWN ON DRAFT PLAN
k) ALL MUNICIPAL SERVICES TO BE PROVIDED
l) SHOWN ON DRAFT PLAN
STATISTICS
RESIDENTIAL LOT BREAKDOWN
13.7m Singles 30 units 30 units 47 units
11.6m Singles 134 units 135 units 208 units
10.0m Singles 281 units 276 units 244 units
9.8m Singles 4 units 4 units 8 units
Semi Detached Units n/a n/a n/a
SUB TOTAL 14.30 ha. 449 units 445 units 507 units
Street Townhomes (6.0m) 5.74 ha. 317 units 317 units 184 units
Street Townhomes (5.0m) 1.15 ha. 62 units 62 units 62 units
Mixed Use 2.48 ha. 67 units 67 units 67 units
Future Lots and Road 0.38 ha. 8 units 8 units 8 units
Environmental Protection 0.05 ha.
Open Space & Parkland 5.19 ha.
Stormwater Management & Servicing Block 0.44 ha.
Reserves & Widenings 0.34 ha.
Roads 11.84 ha.
TOTAL 41.71 ha. 903 units 899 units 828 units
SCALE 1 : 1500 (A1)
970 MAPLEVIEW INC.
Redline Revised Draft Plan of Subdivision Overlay to Draft Approved Plan of Subdivision
Date Issued: MARCH. 20, 2019
Checked By: RD
Project No.: LAW-12157
Drawn By: m.c.r.
Drawing Name: LAW-12157-TY-RR-DP-3b.dwg
R.P.P.
JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS
SCHEDULE OF REVISIONS
DATE | DESCRIPTION | DRAWN
19.06.20 | LOTTING CHANGES | m.c.r.
19.11.26 | LOTTING CHANGES AND PHASE LIMIT REVISION | m.c.r.
19.12.19 | REVISE LOCAL TO MAJ. COLLECTOR DAYLIGHTING | m.c.r.
20.05.14 | REVISE LOCAL TO ARTERIAL DAYLIGHTING | m.c.r.
20.07.22 | ADDITION OF 932 MAPLEVIEW DRIVE EAST/RELOTTING/UPDATE STATS | m.c.r.
970 MAPLEVIEW INC.
CITY OF BARRIE

Proposed Development

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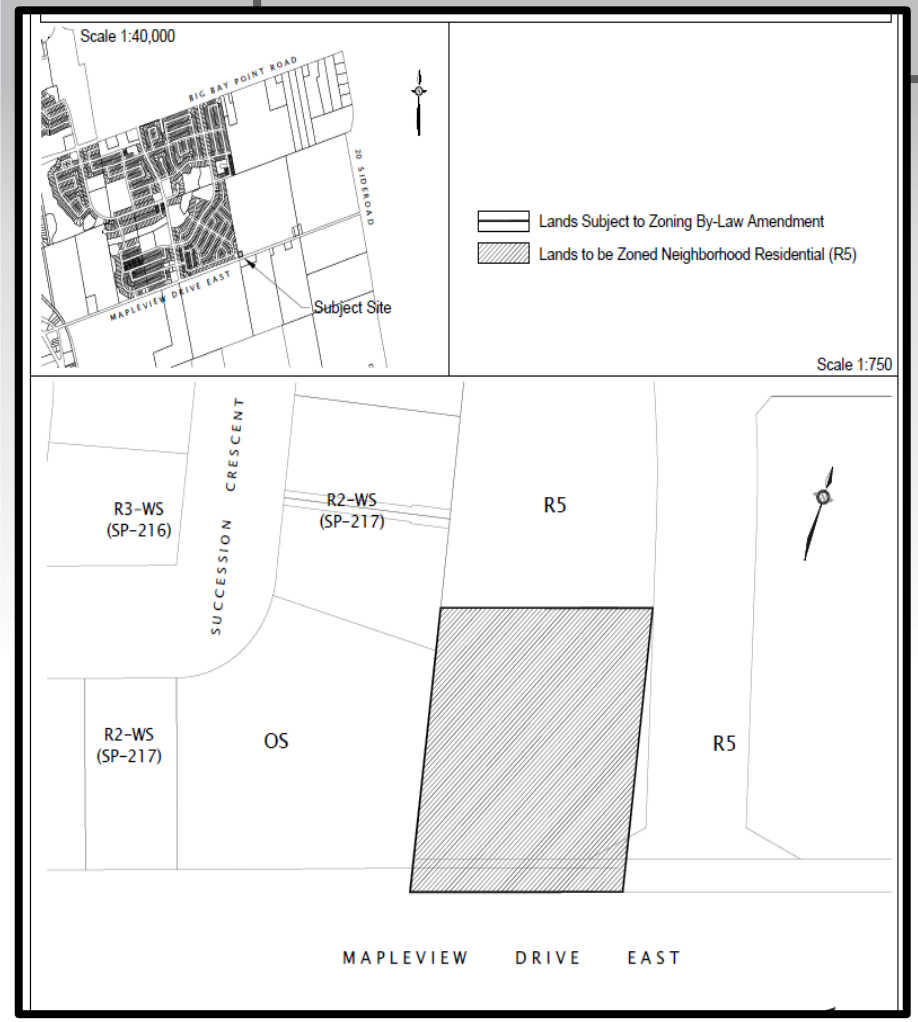
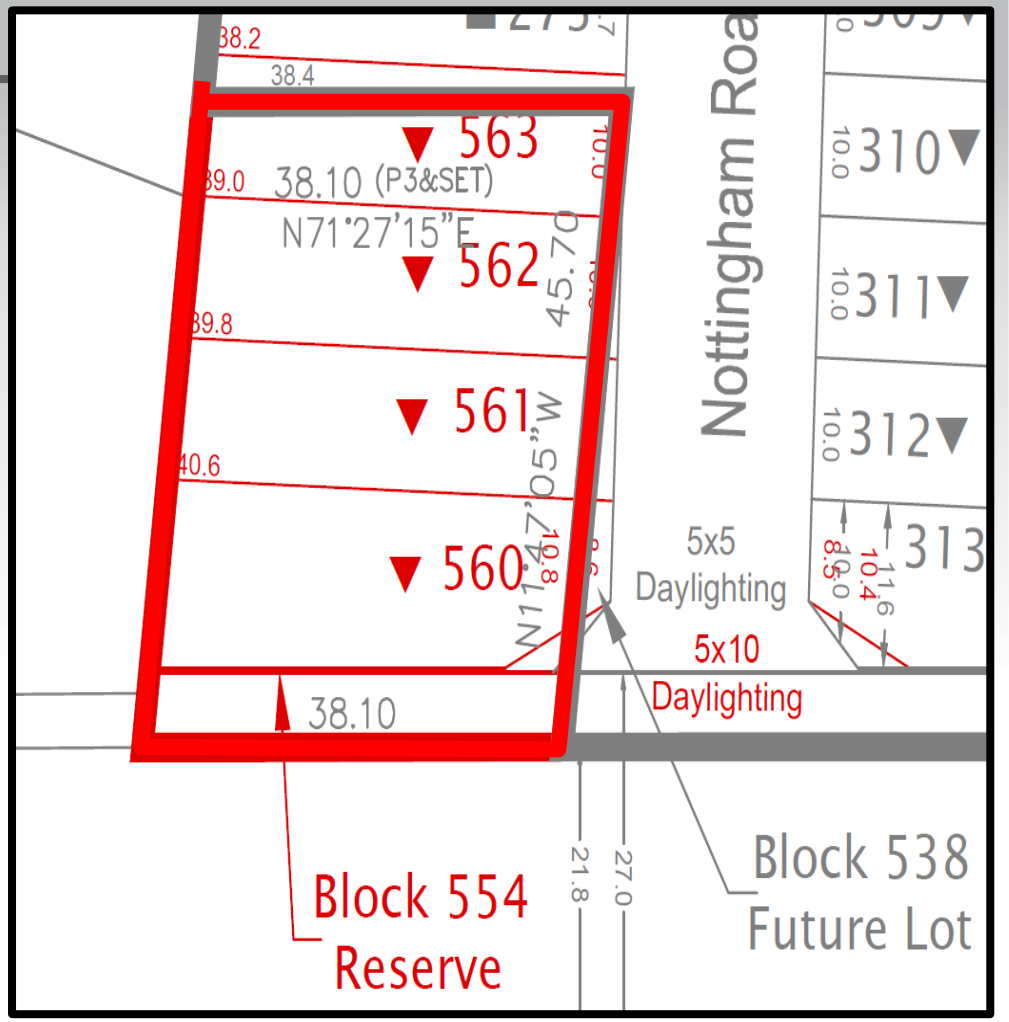




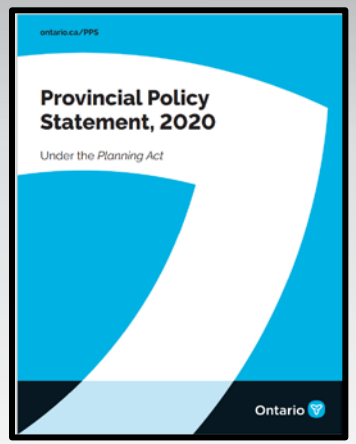
Purpose of ZBLA:
Rezone the lands to Neighbourhood Residential (R5)

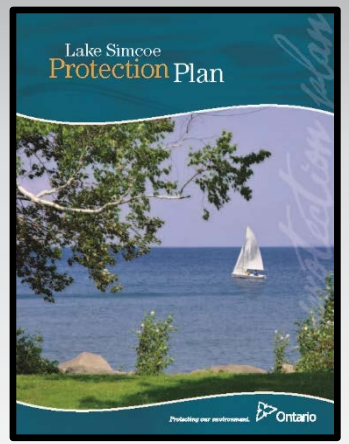
Purpose of Redline Application:
To integrate lands at 932 Mapleview Dr. East into the approved Subdivision (D12-430)

Technical Work

- Planning Justification Report
- Servicing Functional Design Review
- Subwatershed Impact Study (SIS) Conformity Letter
- Noise Impact Study
- Archaeological Assessment
- Updated Geotechnical Report
- Updated Traffic Functional Design Review
- Tree Inventory and Preservation Plan

PPS, Growth Plan & LSPP





- Overall subdivision is proposed at transit supportive densities
- Located along future planned transit route
- Overall subdivision provides a range of housing types and builder offers second suite packages
- Efficient use of proposed/existing infrastructure
- No impacts to natural heritage features

Hewitt's Secondary Plan

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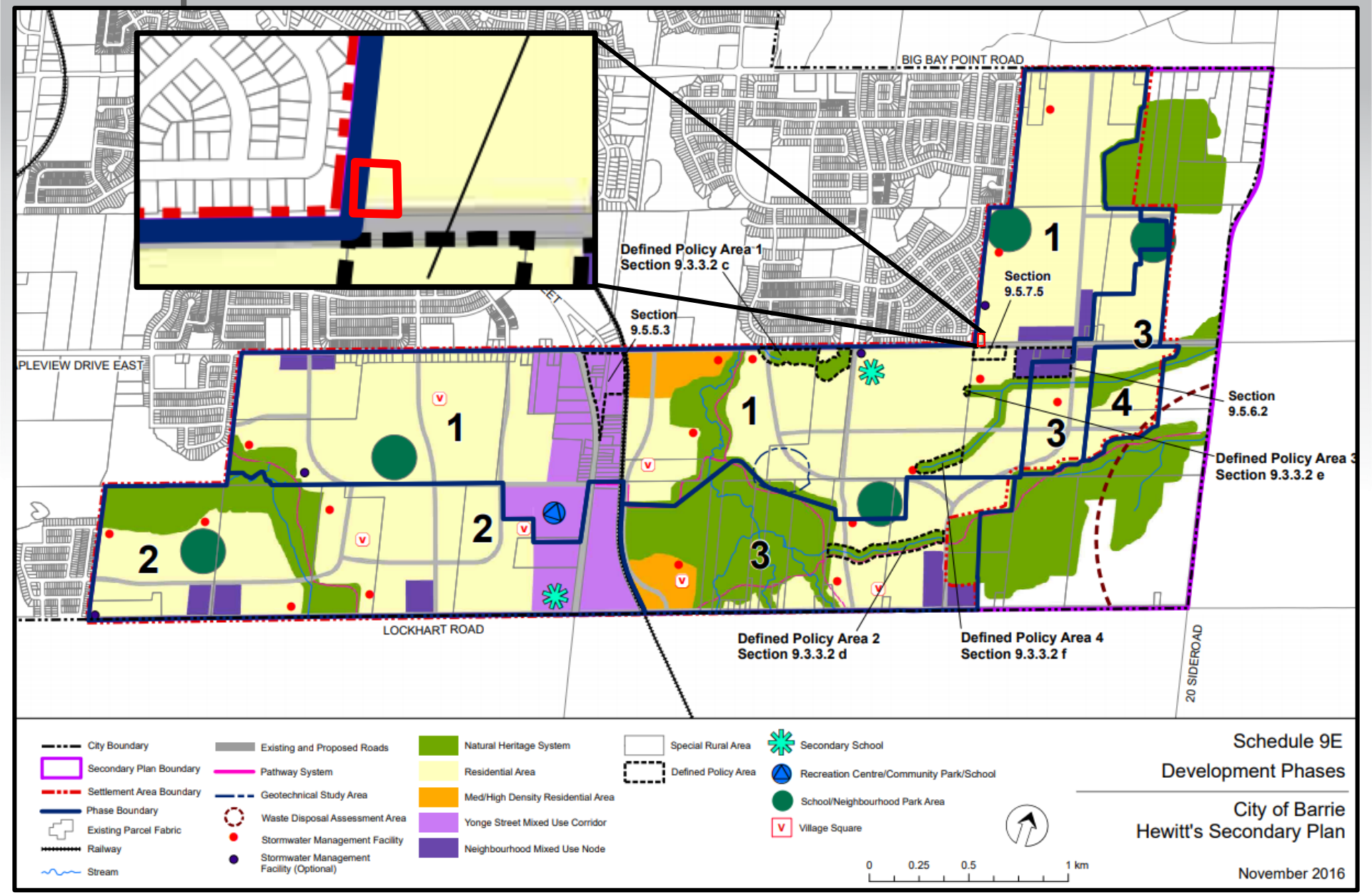
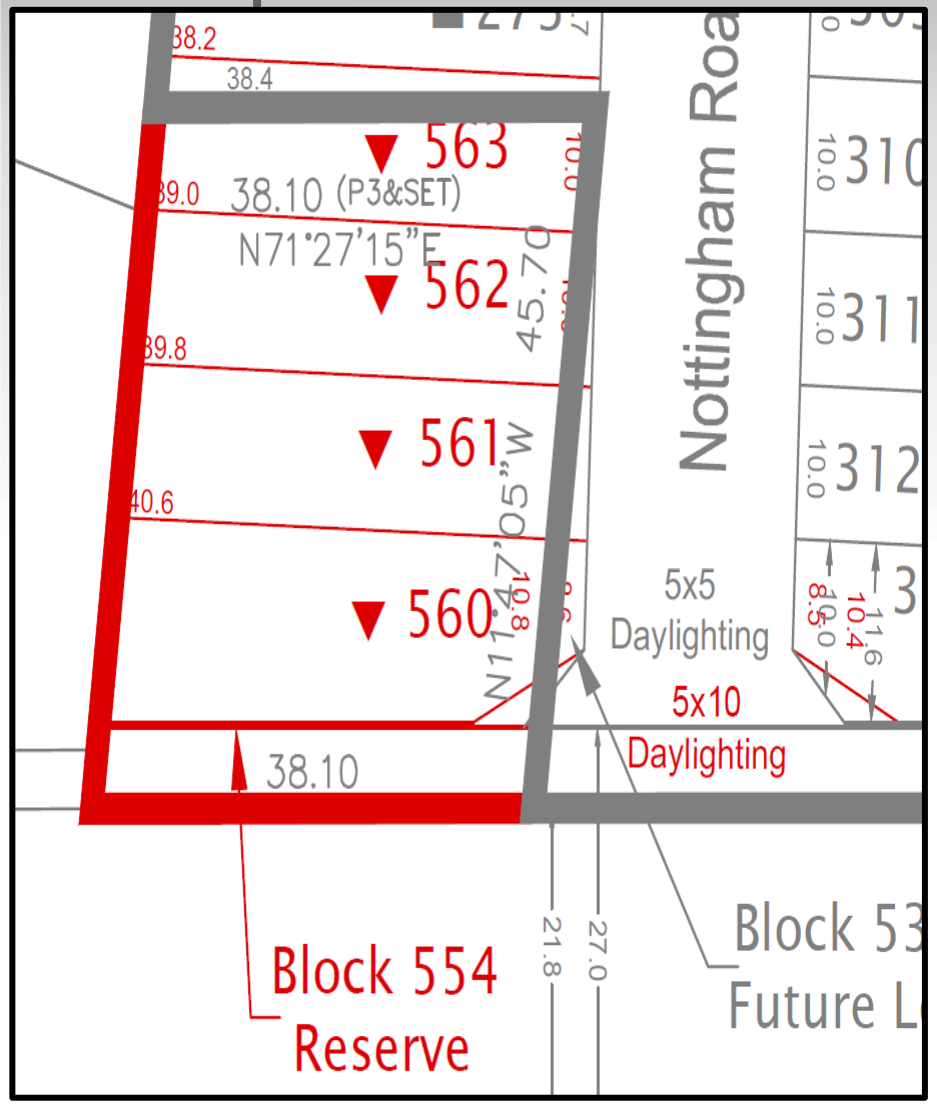


Conclusion



- If approved, applications will facilitate four additional single detached dwellings to be integrated with an approved Draft Plan of Subdivision
- Contributes to the supply of housing
- Efficiently utilizes proposed/existing infrastructure
- Proposed Zoning By-law Amendment is consistent with PPS and conforms to the Growth Plan, Lake Simcoe Protection Plan, and City of Barrie Official Plan.