

Neighbourhood Meeting

ZONING BY-LAW AMENDMENT

651, 659, 665, 669, 673 MAPLEVIEW DRIVE EAST, BARRIE

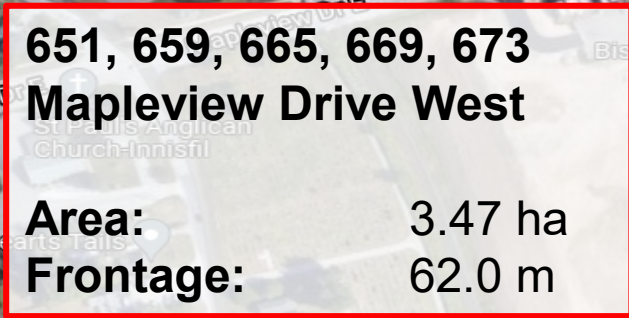
Presentation by Oz Kemal
MHBC Planning
Wednesday, February 16, 2022



Agenda

What we'll be covering and what we hope to achieve





Site Context

- Located at the southwest corner of Yonge Street and Maplevue Drive East, Barrie
- Located within the Hewitt's Secondary Plan Area
- Surrounded by existing and future residential areas to the west and south
- Serviced by transit lines 3B and 68

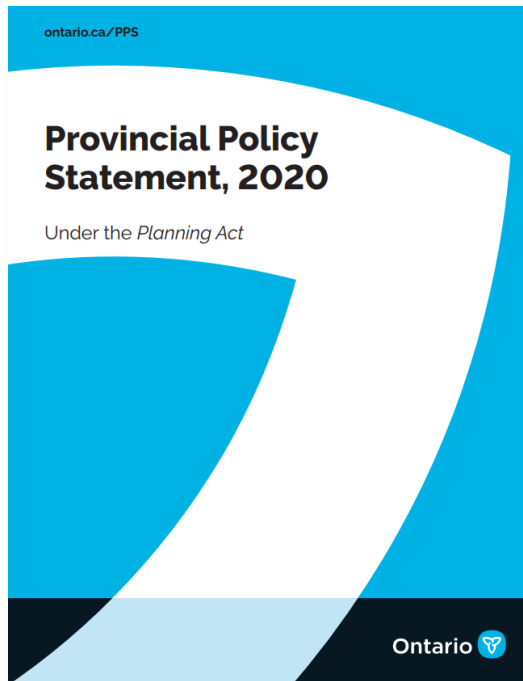


LEGEND

 Subject Lands	 Institutional
 Commercial	 3B Barrie South GO Bus Routes and Stops
 Residential	 68 Barrie/Newmarket Bus Routes and Stops

Policy Context

PPS (2020)



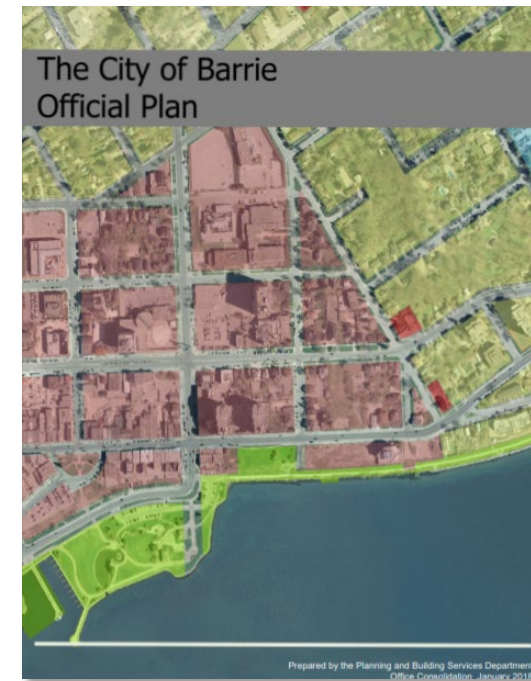
- Urban Area
- Designated Greenfield Area

Growth Plan (2019)



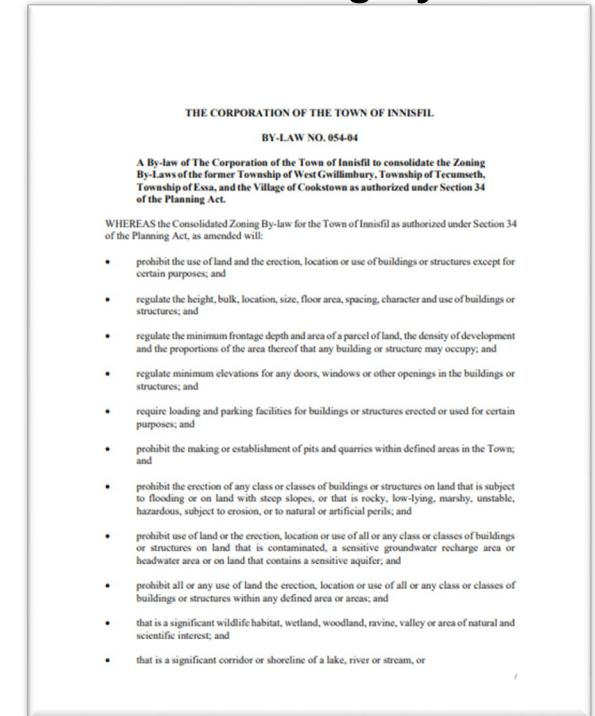
- Urban Area
- Designated Greenfield Area

Barrie Official Plan



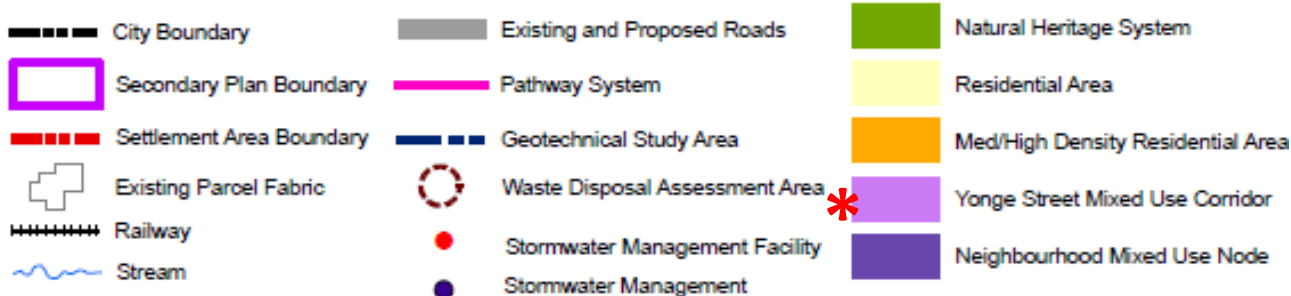
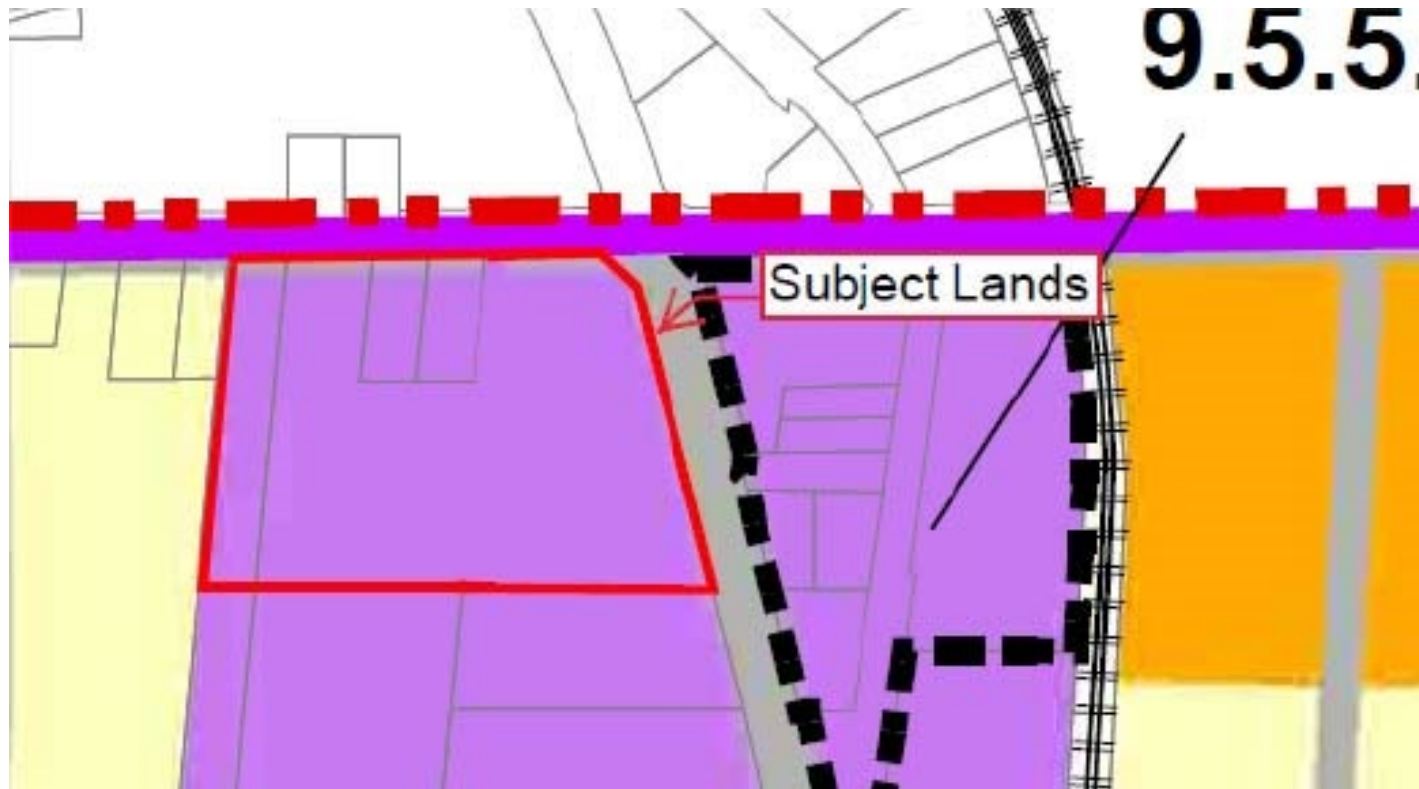
- Mixed Use Nodes and Corridors
- Hewitt's Secondary Plan:
- Yonge Street Mixed Use Corridor

Innisfil Zoning By-law



- Agricultural General Zone

Official Plan (2018)



- Located within the City's **Settlement Area Boundary** and the **Mixed Use Node and Corridors** designation in the Parent Official Plan.
- Located within the **Hewitt's Secondary Plan** and subject to minutes of settlement to allow for phased development
- Designated "**Yonge Street Mixed Use Corridor**"

Official Plan (Draft)

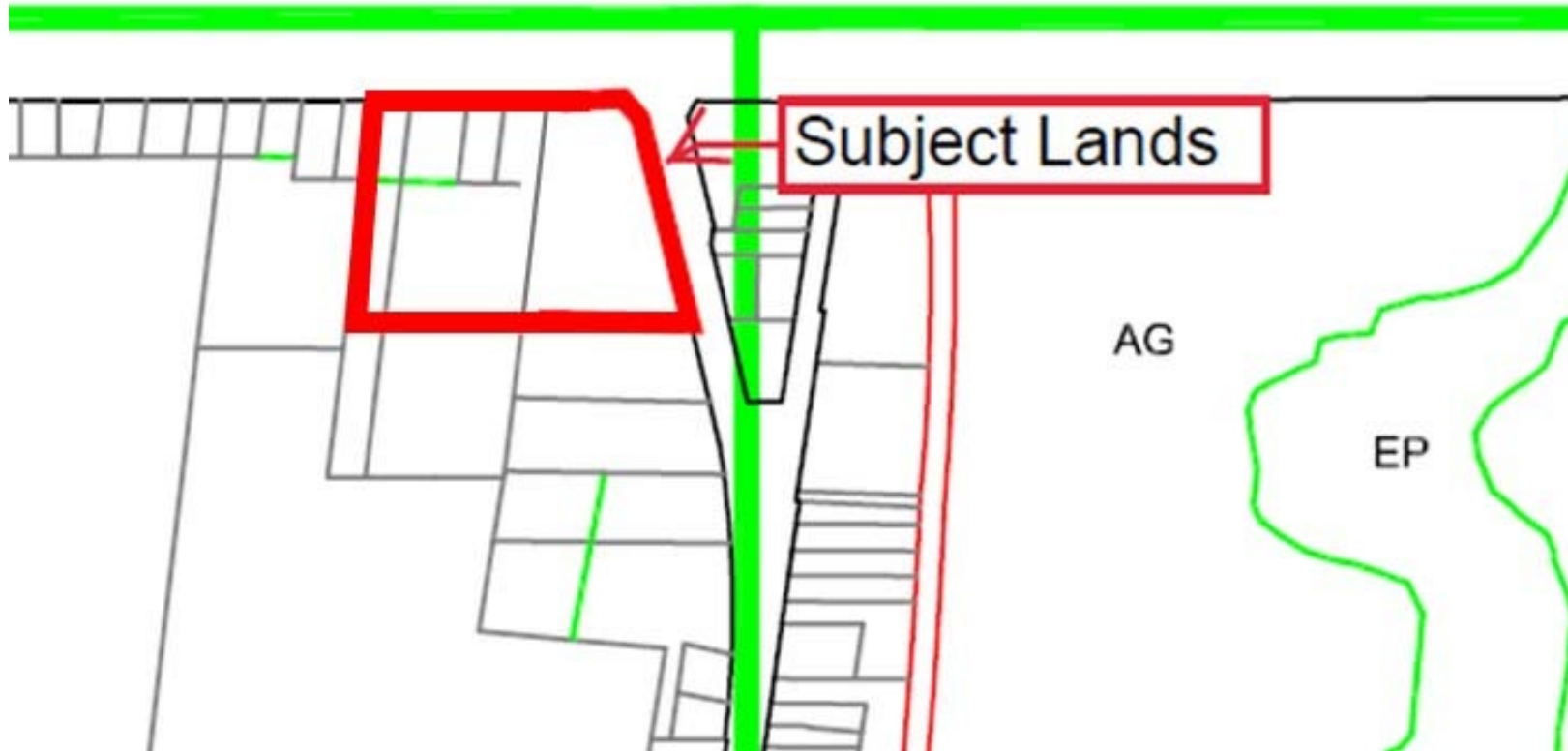


- Located within a **Major Transit Station Area** and **Designated Greenfield Area**
- Located within the **Phase 1 East Development** phase
- Designated “**Commercial District**”

Neighbourhood Area	Employment Area - Non Industrial	Waste Disposal Assessment
Medium Density	Employment Area - Industrial	Extractive Industrial
High Density	Employment Area - Restrictive Industrial	Defined Policy Area
Strategic Economic and Employment District (SEED)	Natural Heritage System	Application Before the Local Planning Appeal Tribunal (LPAT)
Commercial District	Greenspace	TransCanada Pipeline Right-of-way
Community Hub	Infrastructure and Utility	



Zoning By-law 054-04



- Zoned **Agricultural General Zone (AG)**
- Allows for a range of agricultural and institutional uses.
- Retail stores, including food stores and supermarkets, are not currently permitted

Proposed Amendments

Zoning By-law Amendment:

- Rezone the existing Agricultural General (AG) Zone to a General Commercial (C4) Zone
- The General Commercial (C4) Zone permits commercial uses such as “retail store” and “Restaurants”.

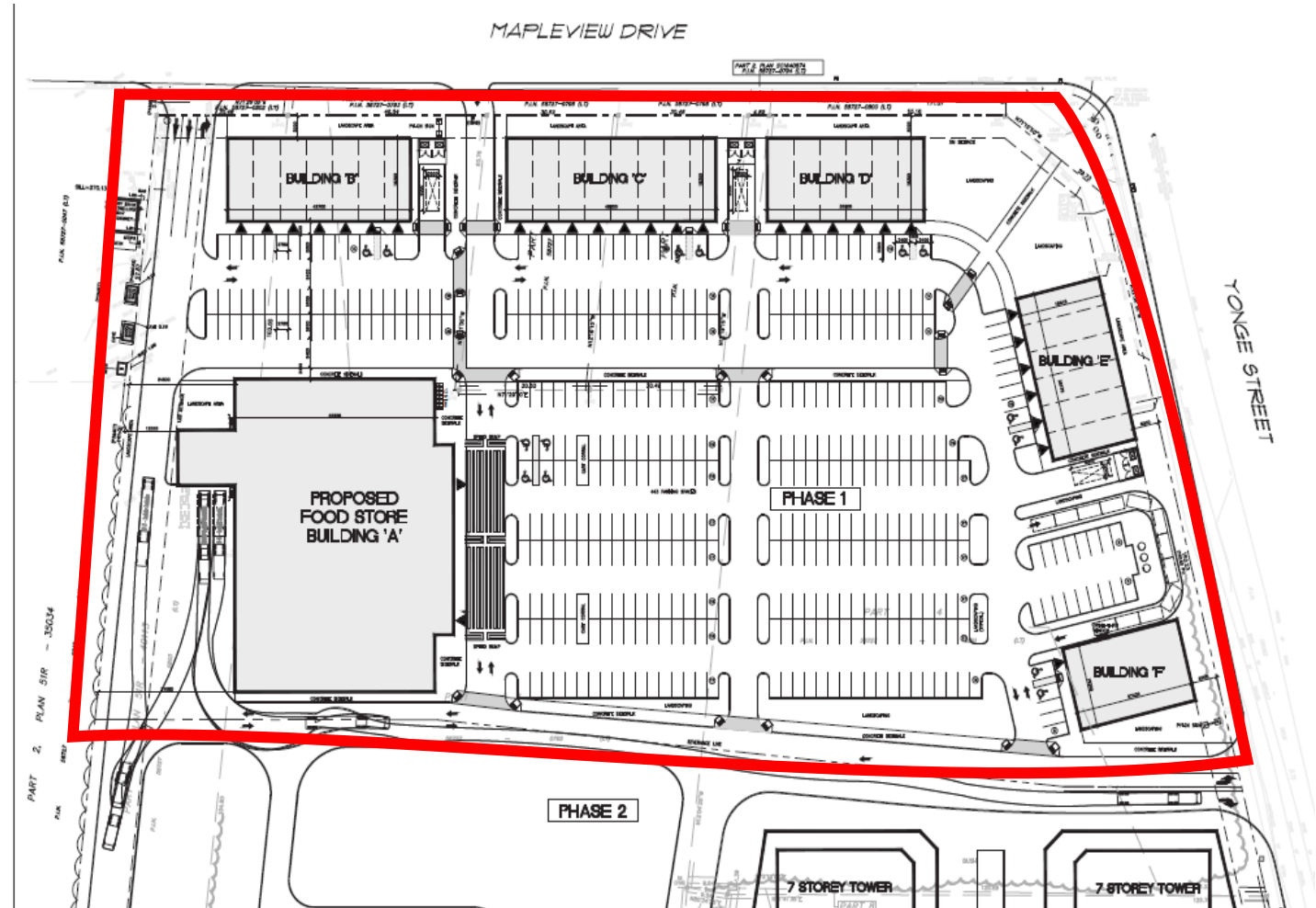
Proposal

Overview:

- Commercial development
- Six separate building footprints
- Retail, restaurant, food store uses
- Access via Mapleview Drive and Yonge Street

Site Stats:

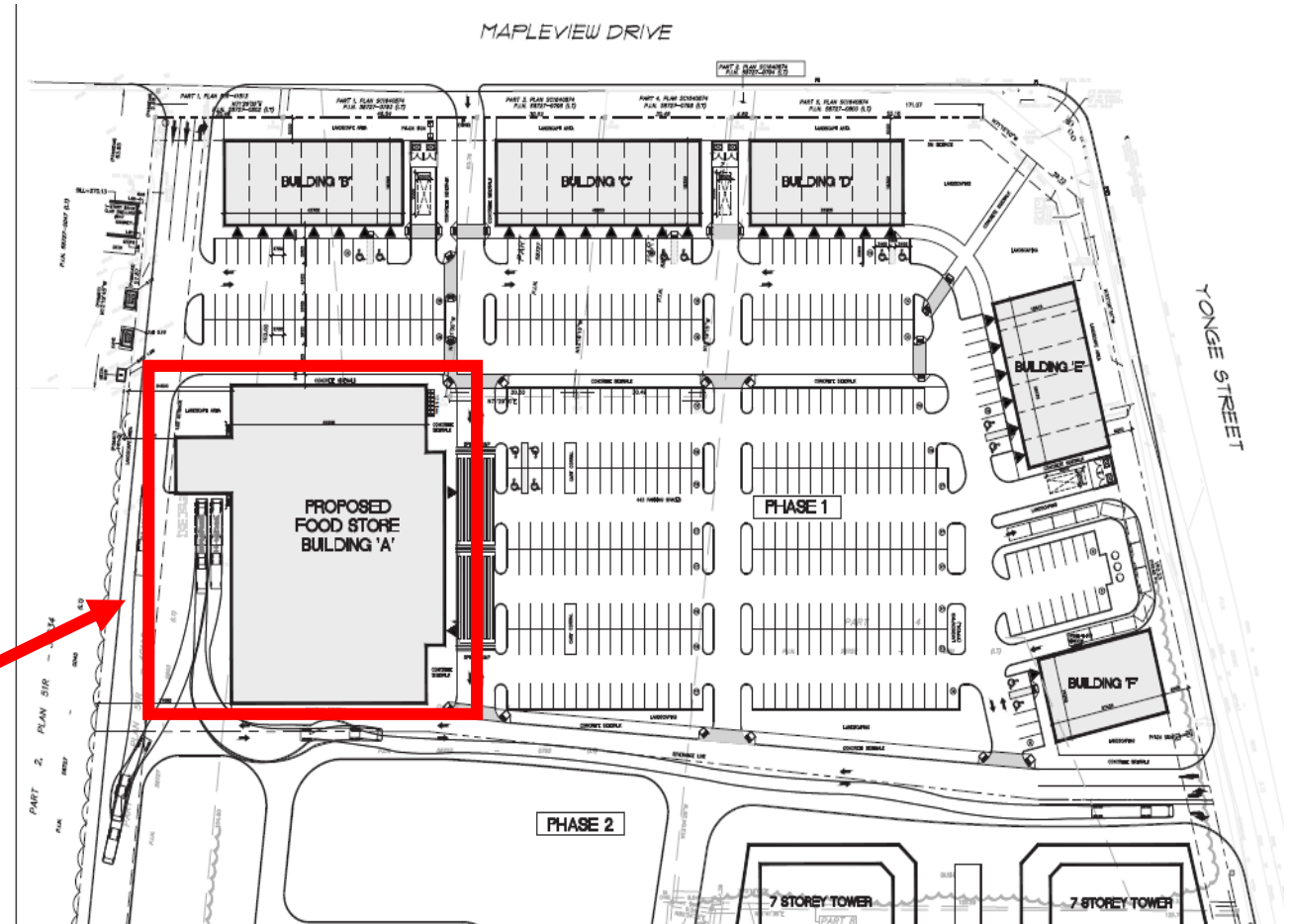
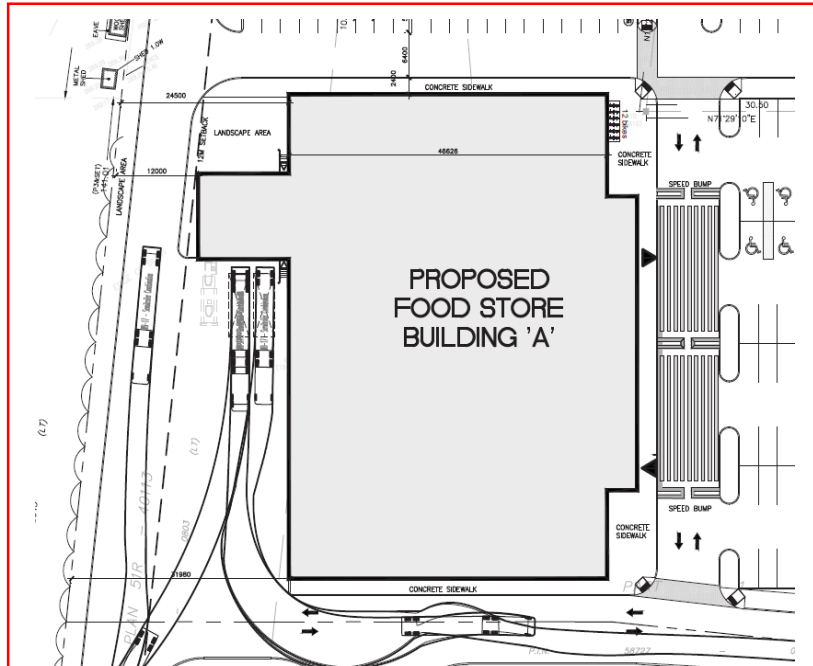
GFA	76,693.9 ft²
Coverage	21.67%
FSI	0.26
Parking Provided	443 cars
Barrier Free Parking	14 spaces
Bicycle Parking Provided	12 spaces



Proposal

Food Store – Building A:

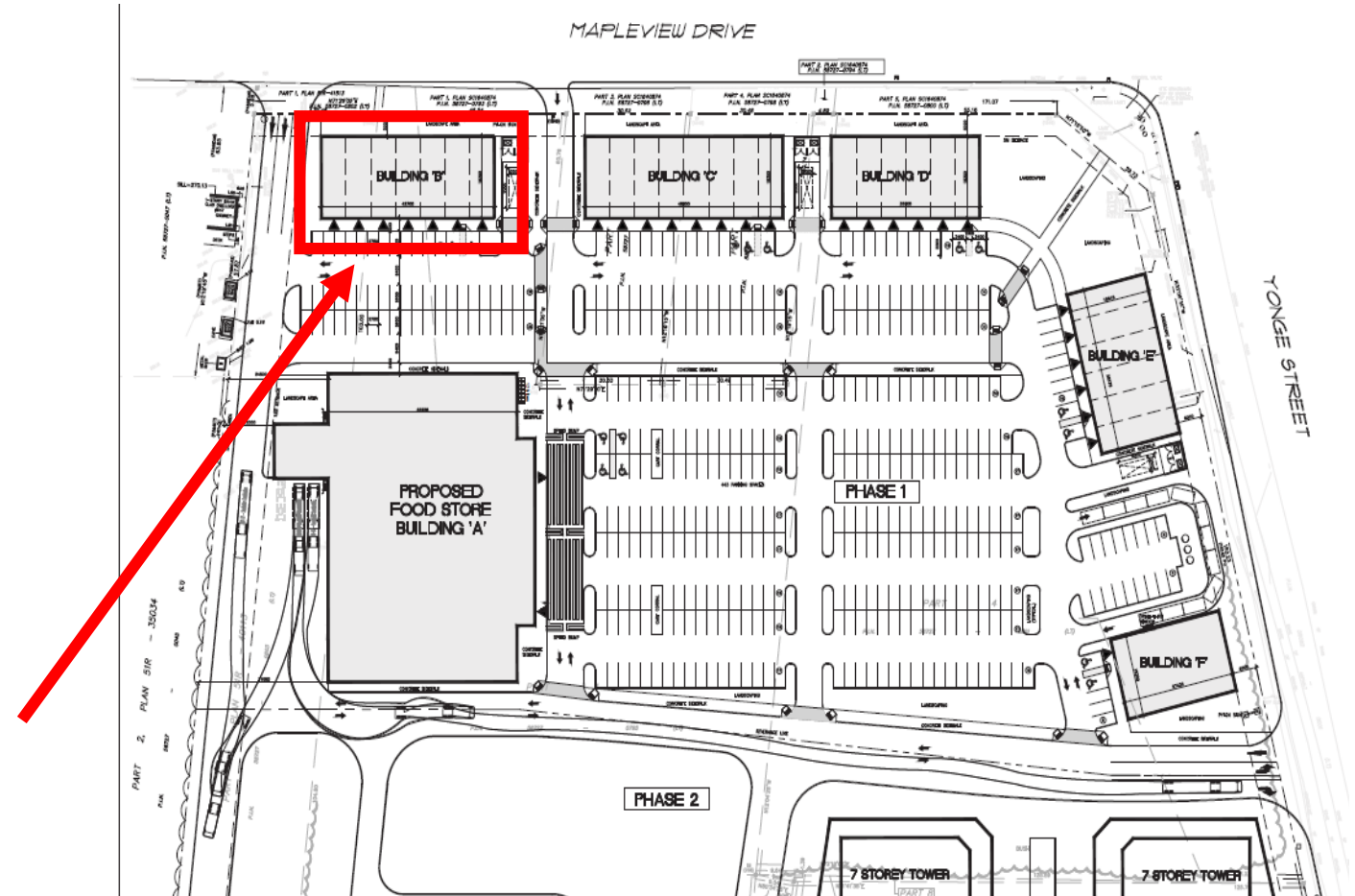
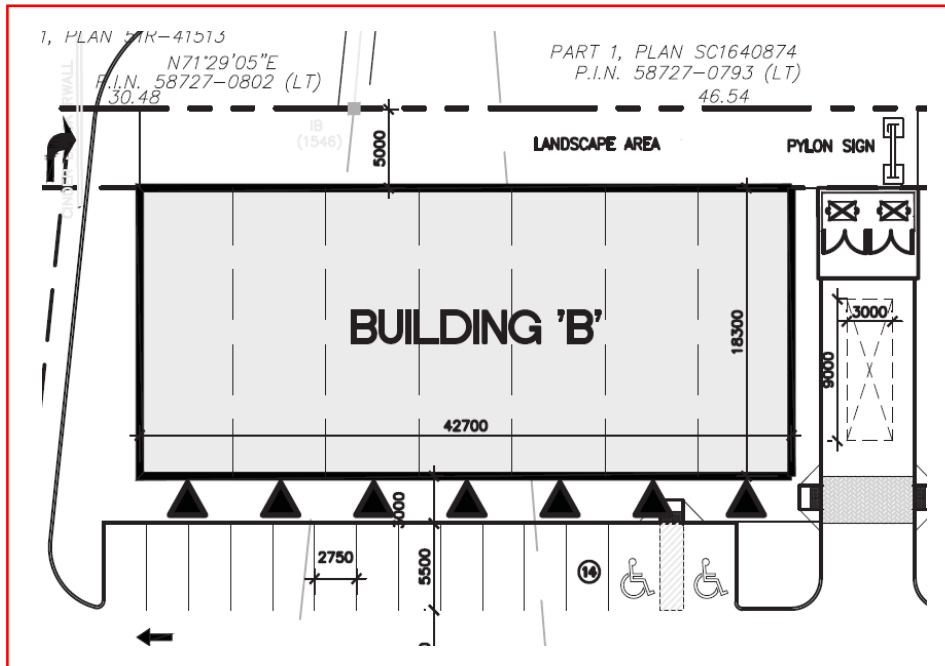
- 1-storey food store
- 38,255.79 sq. ft.



Proposal

Building B:

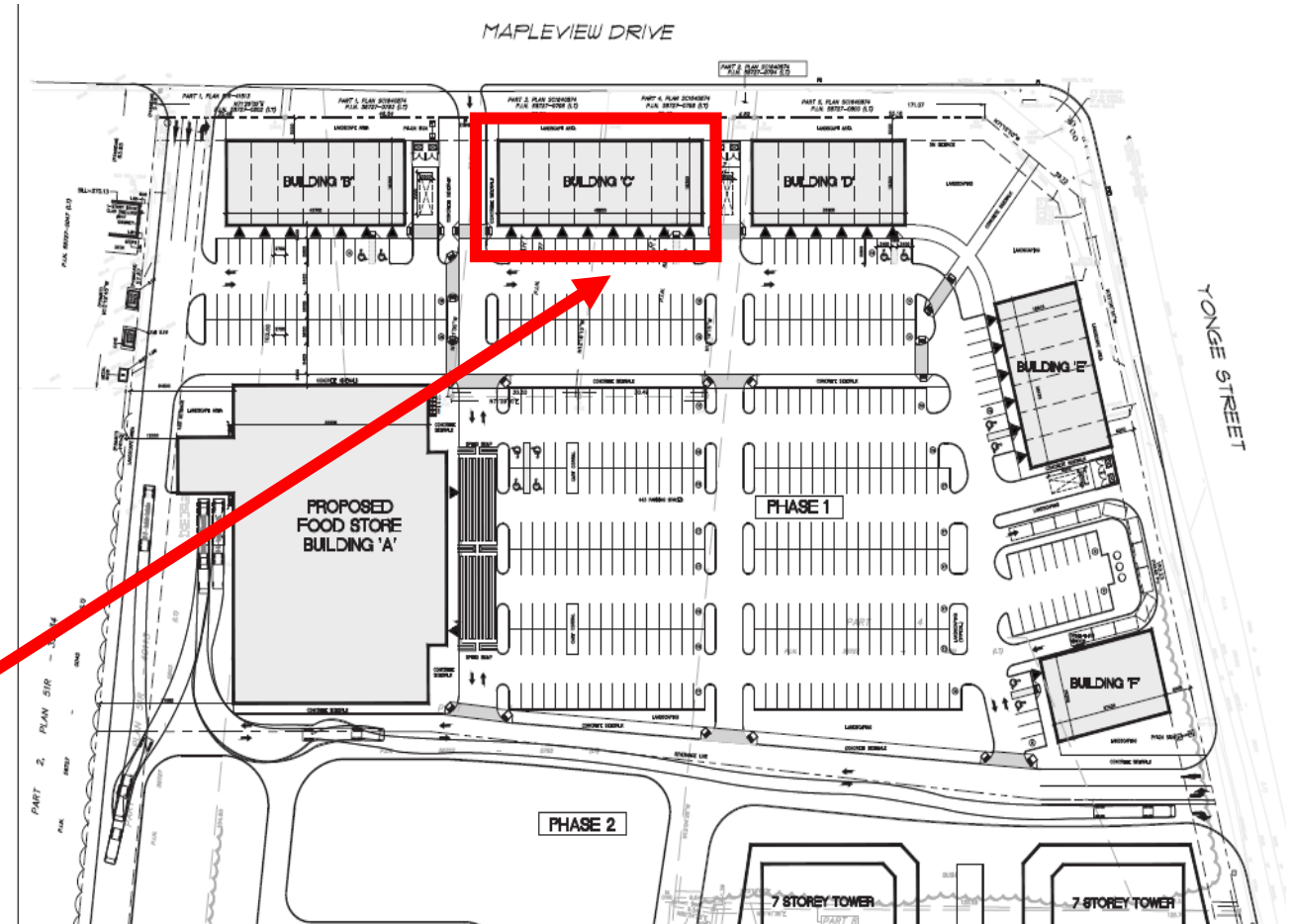
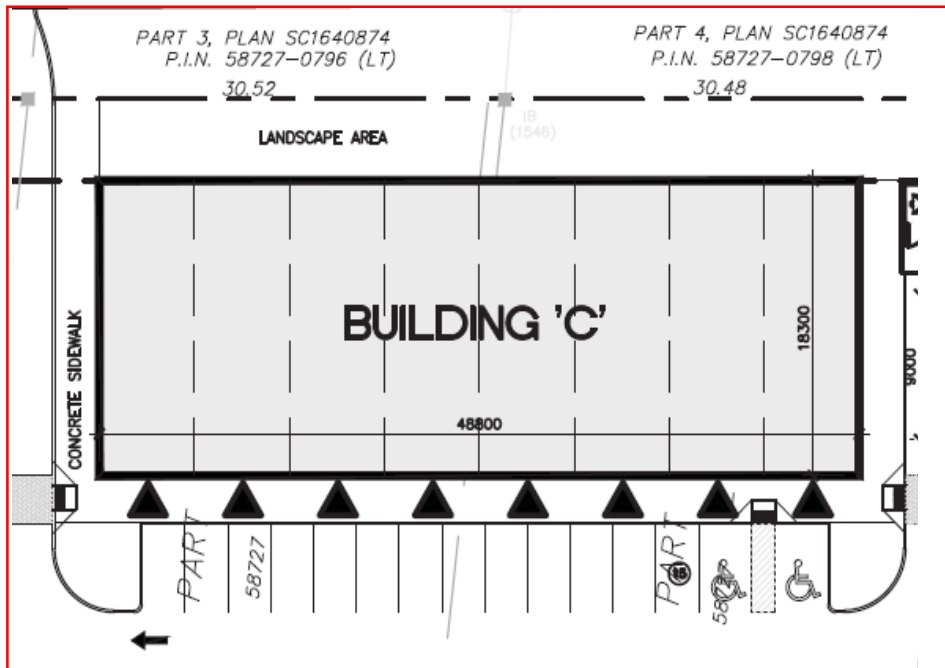
- 1-storey multi-tenant retail store
- 8,411.02 sq. ft.



Proposal

Building C:

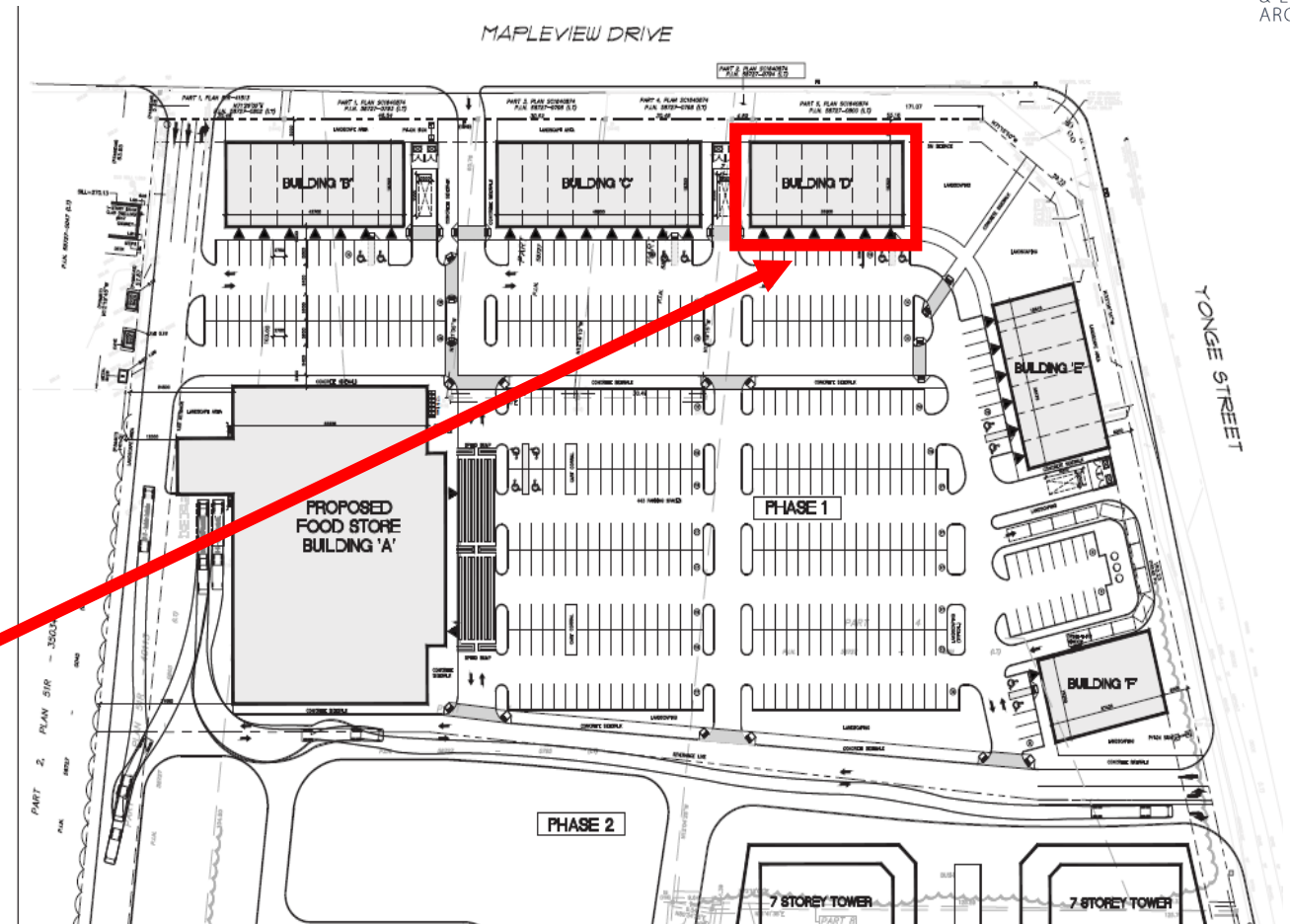
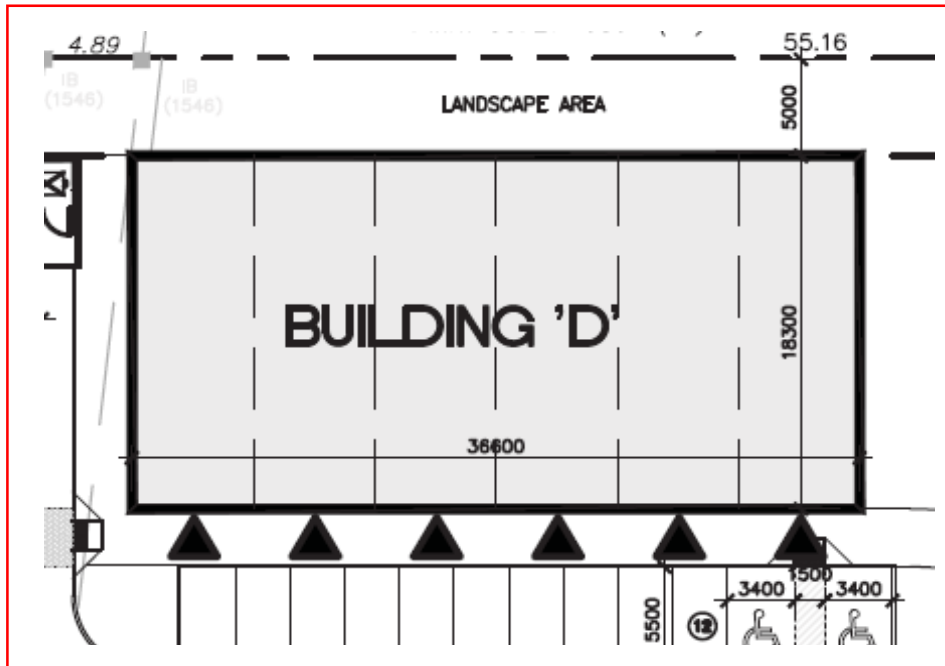
- 1-storey multi-tenant retail store
- 9,612.60 sq. ft.



Proposal

Building D:

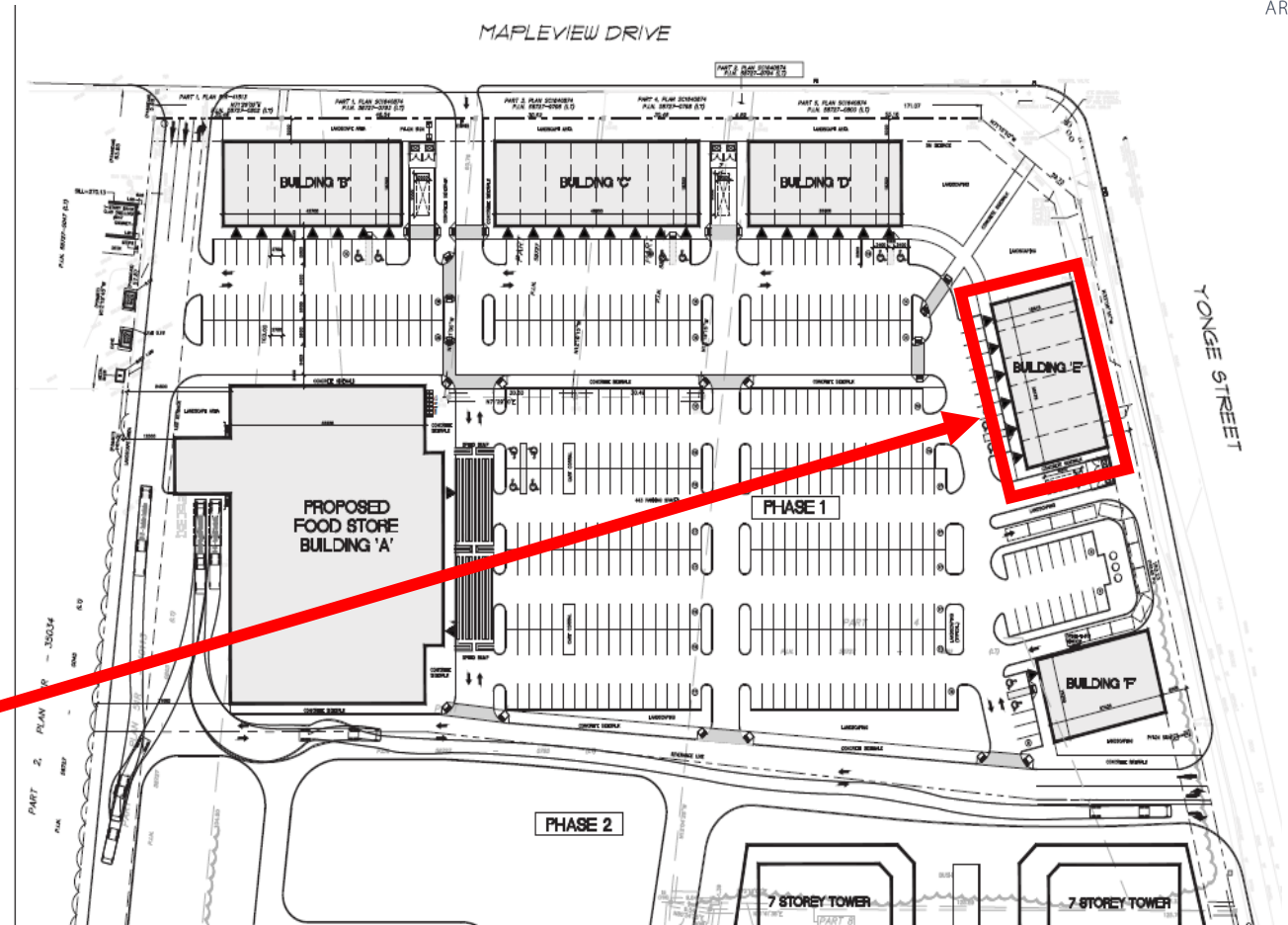
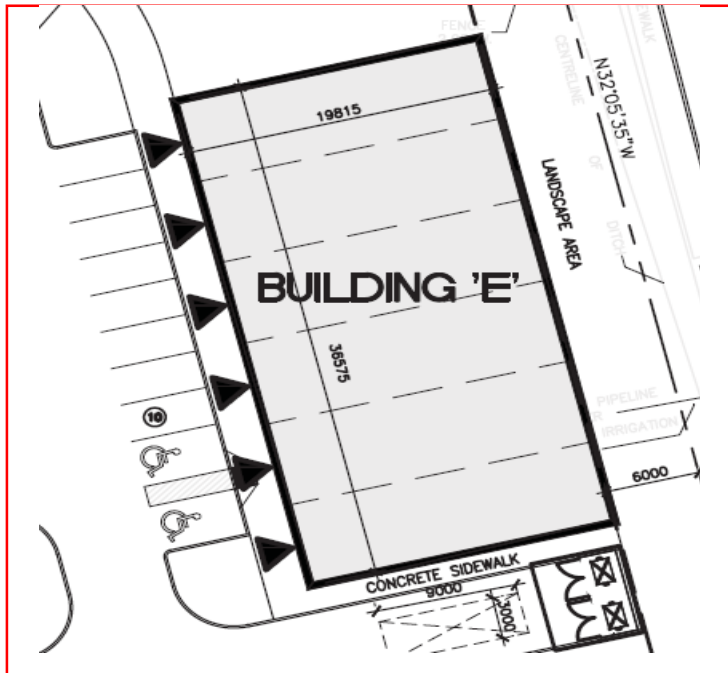
- 2-storey built form multi-tenant retail store
- 7,209.45 sq. ft.



Proposal

Building E:

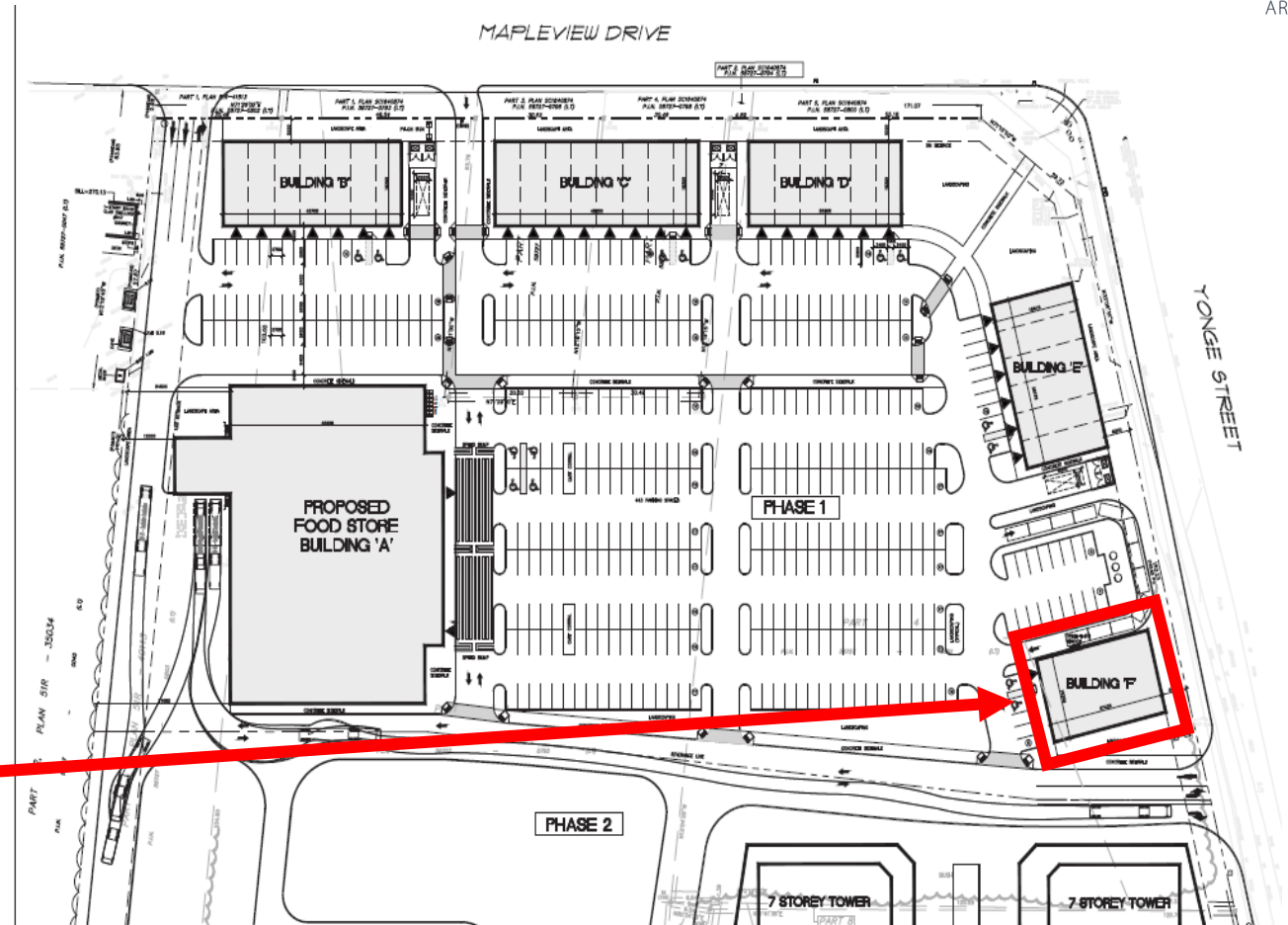
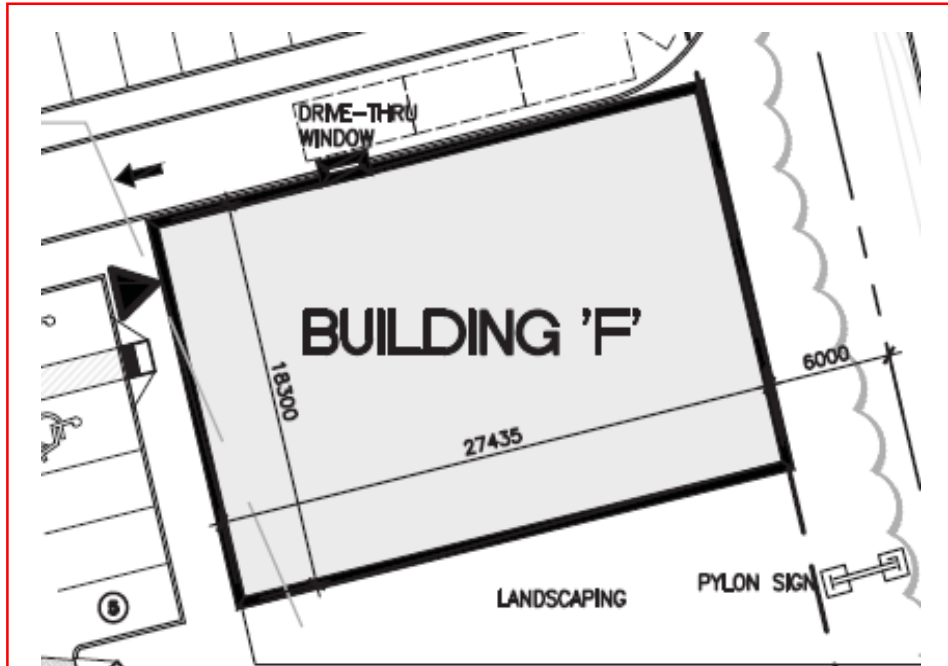
- 2-storey built form multi-tenant retail store
- 7,800.92 sq. ft.



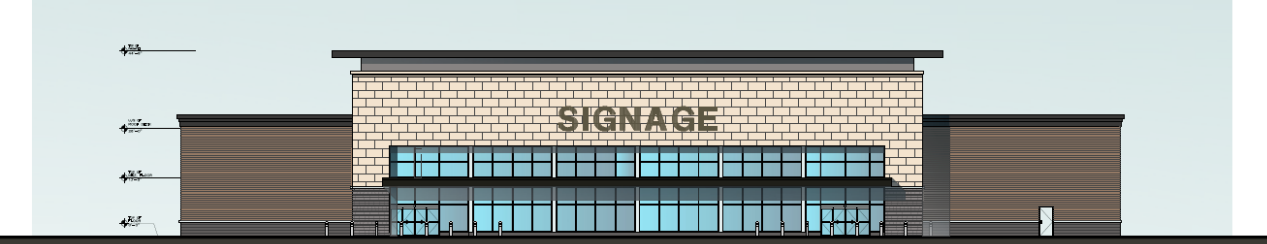
Proposal

Building F:

- 1-storey single retail store
- 5,404.12 sq. ft.



Elevation – Building A



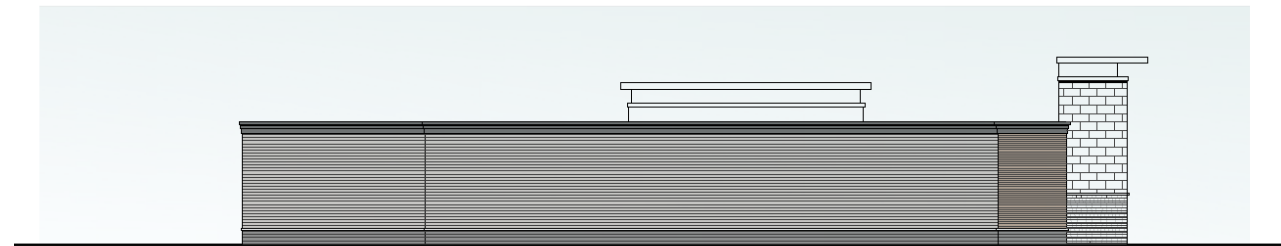
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Elevation – Building B & C

Building B:



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Building C:



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

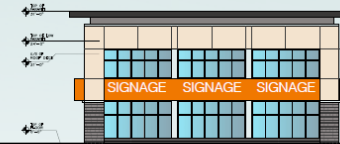
Elevation – Building D & E



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Elevation – Building F



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Landscape Plans



PRECEDENT IMAGERY



PERENNIAL GRASS PLANTING



SHURB PLANTING



FEATURED MEADOW



EXTENDED METAL FRAME



PEBBLE SEATING



FEATURED SEAT WALL

Supporting Technical Studies

Reports:

- Planning Justification Report
- Urban Design Report
- Functional Servicing and Stormwater Management Report
- Hydrogeological and Geotechnical Study
- Transportation Impact Study
- Archeology Study
- Noise/Vibration Impact Analysis
- Comment Response Matrix
- Linear Infrastructure Overview Memo
- Natural Heritage Evaluation and Species at Risk Screening

Plans:

- Boundary & Topographic Survey
- Site Plan
- Floor Plans
- Building Elevations
- Servicing, Erosion Control and Photometric Drawings
- Landscape Plan
- Tree Inventory, Protection and Removal Plan
- Construction Management and Parking Plan
- Grading and Drainage Plan

Q&A

Eisses Bros Excavating

Questions? Comments? We're here to answer them!

St. Paul's Parkette

Oz Kemal

Partner, MHBC Planning

okemal@mhbcplan.com

St Paul's Anglican
Church Innisfil


MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



Thank you!