



# City of Barrie

70 Collier Street  
P.O. Box 400  
Barrie, ON L4M 4T5

## Meeting Agenda Planning Committee

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Tuesday, February 2, 2021

7:00 PM

Council Chambers

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**Notice:**

This meeting will be held ELECTRONICALLY in accordance with Section 238 of the *Municipal Act, 2001* which provides for Electronic Participation where an emergency has been declared to exist in all or part of the municipality under Section 4 or 7.01 of the *Emergency Management and Civil Protection Act*.

Members of the public may observe the proceedings by accessing the live webcast at:

<http://youtube.com/citybarrie>.

1. **CONSENT AGENDA**
2. **PUBLIC MEETING(S)**

**PM Notice:**

If you wish to provide oral comments at the Virtual Public Meeting, please register in advance by emailing: [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling 705-739-4220 Ext. 5500 during regular office hours prior to **Tuesday, February 2, 2021 at 12:00 p.m.** Once you register, you will be provided information from the Legislative Services Branch on how to make your submission at the Virtual Public Meeting with electronic participation. To participate in the Virtual Planning Meeting, you will need access to a computer with internet service or a telephone.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) or calling (705) 739-4220 Ext. 5500.

**PM 210202 APPLICATION FOR A ZONING BY-LAW AMENDMENT SUBMITTED BY INNOVATIVE PLANNING SOLUTIONS ON BEHALF OF 407-419 MAPLEVIEW INC. (ENCORE GROUP) - 407, 411, 413, 417 AND 419 MAPLEVIEW DRIVE WEST (WARD 7) (FILE: D30-003-2020)**

The purpose of the Public Meeting is to review an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions, on behalf of 407-419 Mapleview Inc. (Encore Group) for lands known municipally as 407, 411, 413, 417 and 419 Mapleview Drive West, and within the Holly Planning Area.

The application is intended to facilitate the redevelopment of five (5) residential parcels totaling 0.6 hectares which are currently occupied by single detached residential dwellings. The proposal would facilitate the redevelopment of the site with four (4), 22-unit back-to-back townhouse blocks, 4.5 storeys in height with a total of 88 residential units. The subject lands are located on the south side of Mapleview Drive West, west of Essa Road and east of Redfern Avenue.

**Zoning By-law Amendment**

The applicant is proposing to rezone the subject lands from 'Residential Single Detached Dwelling First Density (R1)' to 'Residential Multiple Dwelling Second Density with Special Provisions (RM2) (SP-XXX)'. The proposed Special Provisions would allow for a reduced front yard setback and landscape buffer, increased lot coverage, density and height, tandem parking, and unconsolidated amenity area.

Presentation by a representative(s) of Innovative Planning Solutions.

Presentation by Michelle Banfield, Director of Development Services.

See attached correspondence.

**Attachments:** [PM Notice 407-419 Mapleview Dr W](#)  
[PM Presentation 407-419 Mapleview Dr W](#)  
[PM Memo 407-419 Mapleview Dr W](#)  
[PM Correspondence 407-419 Mapleview Dr W](#)  
[Additions - Correspondence 407-419 Mapleview Dr W](#)  
[Additions - Public Presentations - 407-419 Mapleview](#)  
[Additions Correspondence - 407-419 Mapleview Dr W](#)

**3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION**

Nil.

**4. DEFERRED BUSINESS**

Nil.

**5. STAFF REPORT(S)**

Nil.

**6. REPORTS OF OFFICERS OF THE CORPORATION**

Nil.

**7. ENQUIRIES****8. ADJOURNMENT****HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:**

**Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or [cityclerks@barrie.ca](mailto:cityclerks@barrie.ca) to ensure availability.**

