



PLANNING AND BUILDING SERVICES DEPARTMENT
MEMORANDUM

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: A. BOURRIE, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG., GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: ISSUANCE OF CONDITIONS OF DRAFT PLAN APPROVAL
565, 573 AND 577 MAPLEVIEW DRIVE EAST – LOCKMAPLE INNISFIL
NVESTMENTS LTD.
HEWITT'S SECONDARY PLAN (WARD 9) (FILE: D12-432)**

DATE: DECEMBER 18, 2017

The purpose of this Memorandum is to advise Members of Council that the Planning and Building Services Department has issued conditions of draft plan approval for 565, 573 and 577 Mapleview Drive East. This will allow for the construction of 772 single detached residences, 307 street townhouses, an elementary school block, a neighbourhood park block, three (3) park/village square blocks, a stormwater management block and an Environmental Protection (Natural Heritage System) block, which will be home to approximately 2,913 future Barrie residents. This is a significant milestone in the City's Growth Management program. The progressive and collaborative approach to working with the landowners is working well.

Through the technical review process, several items of importance were identified and have been included as conditions of draft plan approval (Appendix A). They include:

- **Traffic Calming:** The requirement for a Traffic Calming Management Plan to the satisfaction of the Director of Engineering (**condition 50**).
- **Tree Preservation:** The requirement for a Vegetation Inventory and Tree Preservation Plan and consent from adjacent property owners to impact boundary trees as required by By-law 2014-115 or its successor, towards obtaining a Tree Removal Permit (**conditions 20-23**);
- **Public Parks:** The requirement for the developer to fully construct any public parks that are included within the registered plan of subdivision within one year of the issuance of the first building permit (**condition 19**); and,
- **Sidewalks:** The requirement for dual sidewalks on streets in accordance with the Pedestrian Circulation Plan (**condition 57**).

The applicant is currently working toward satisfying the draft plan conditions which will allow them to then register the subdivision and pull building permits to construct new housing. It is anticipated that servicing of the subdivision will commence in 2018, with the potential for registration of the first phase of the subdivision and subsequent construction of the first new homes in late 2018 and continue into 2019 and beyond.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.