224-250 ARDAGH ROAD

2596843 ONTARIO INC.

CITY OF BARRIE

KLM
PLANNING PARTNERS INC.

OCTOBER 28, 2019

SITE LOCATION

EXISTING RESIDENTIAL

EXISTING COMMERCIAL

SUBJECT LANDS

EXISTING FIRE HALL

EXISTING COMMERCIAL

APPROVED RESIDENTIAL (APT. & TH)

To Allandale GO

Nicholson Dr

Bishop Dr

Archer St

Elizabeth St

Gore Dr

Cunningham Dr

Hawkins Dr

Stoneybrook Crescent

Pass C.

Ferndale Dr S

Snowshoe Trail

Sedgewood Way

Wildwood Trail

Ardagh Rd

2A

7B

7A

2B

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CITY OF BARRIE
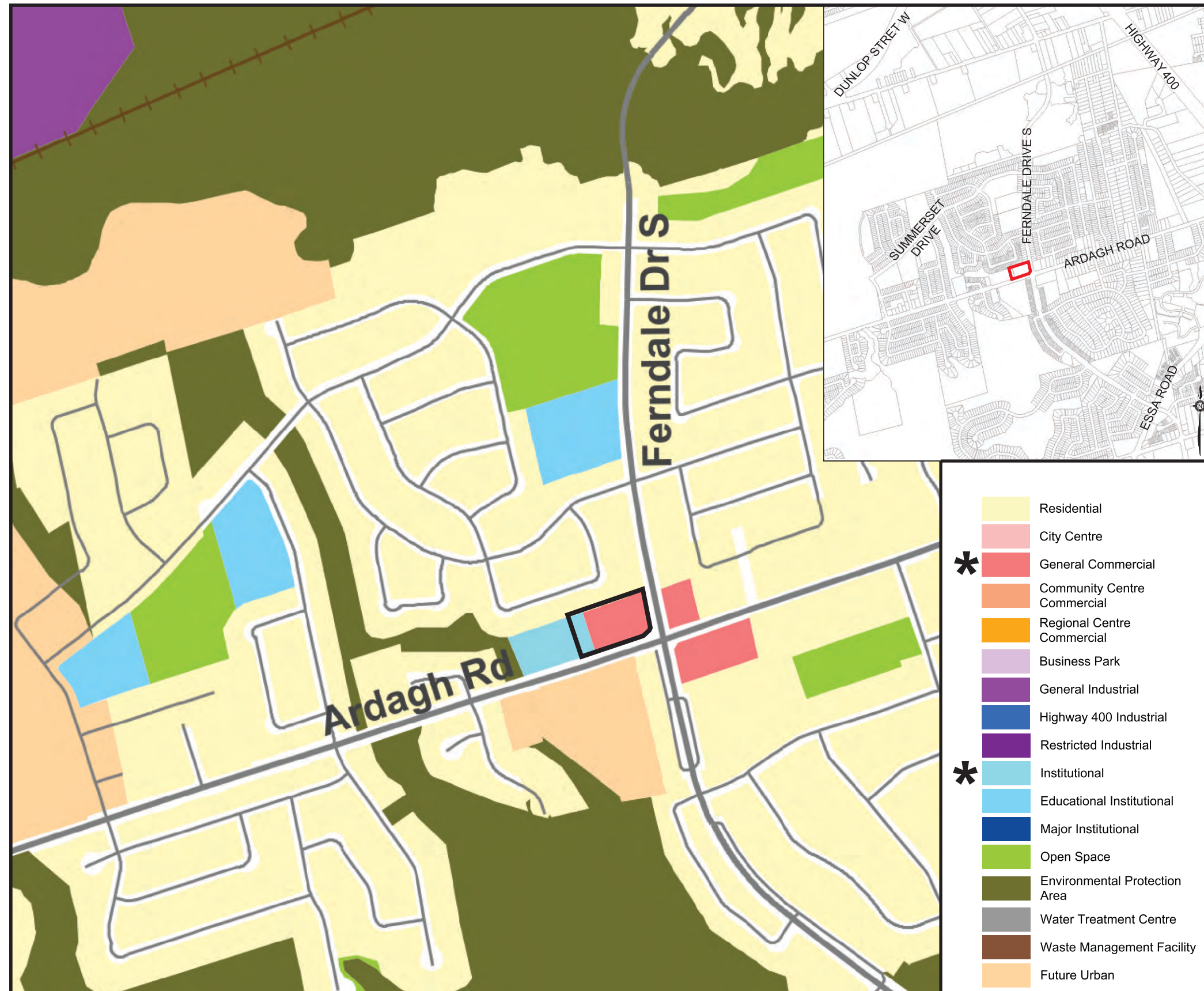
OCTOBER 28, 2019

SITE PHOTO

CONCEPTUAL SITE PLAN

SITE STATISTICS

LOT AREA: 1.08 HA (2.67 AC)
UNITS: 81 (50 APT, 31 TH)
FLOOR SPACE INDEX: 0.99
RES. DENSITY: 80 UPNH
HEIGHT (APT): 6 STY, 25M (82FT)
HEIGHT (TH): 3 STY, 12M (39FT)
PARKING: 156 (59 UNDERGROUND)

PART 27 PART 26 PART 25 PART 24 PART 23 PART 22 PART 21 PART 20 PART 19 PART 18 PART 17 PART 16
PLAN 51R 26416

SUBJECT TO TEMPORARY EASEMENTS AS SET OUT IN INSTRUMENTS LT302372
SUBJECT TO TEMPORARY EASEMENTS AS SET OUT IN INSTRUMENTS LT302597 AND LT311217
SUBJECT TO TEMPORARY EASEMENT AS SET OUT IN INSTRUMENT LT302371
SUBJECT TO TEMPORARY EASEMENTS AS SET OUT IN INSTRUMENTS LT302371
SUBJECT TO TEMPORARY EASEMENTS AS SET OUT IN INSTRUMENTS LT302371 AND LT300317
SUBJECT TO TEMPORARY EASEMENTS AS SET OUT IN INSTRUMENTS LT302371 AND LT312548

3 Storey Townhomes

3 Storey Townhomes

Private Road

3 Storey Townhomes

Shared Private Amenity

6 Storey Mixed-use Building

FERNDALE DRIVE SOUTH
(DEDICATED BY PLAN 51M-371)

PEDESTRIAN WALKWAY

PART 3
PLAN 51R-33187
SUBJECT TO EASEMENT AS SET OUT IN INST. LT
PART 2
PLAN 51R-18699
BLOCK 273 (0.30 RESERVE)
REG'D PLAN 51M-371

PART 14, PLAN 51R-28750
BLOCK 273 (0.30 RESERVE)
REG'D PLAN 51M-371

ARDAGH ROAD

KLM
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224-250 ARDAGH ROAD / 2596843 ONTARIO INC.
CITY OF BARRIE

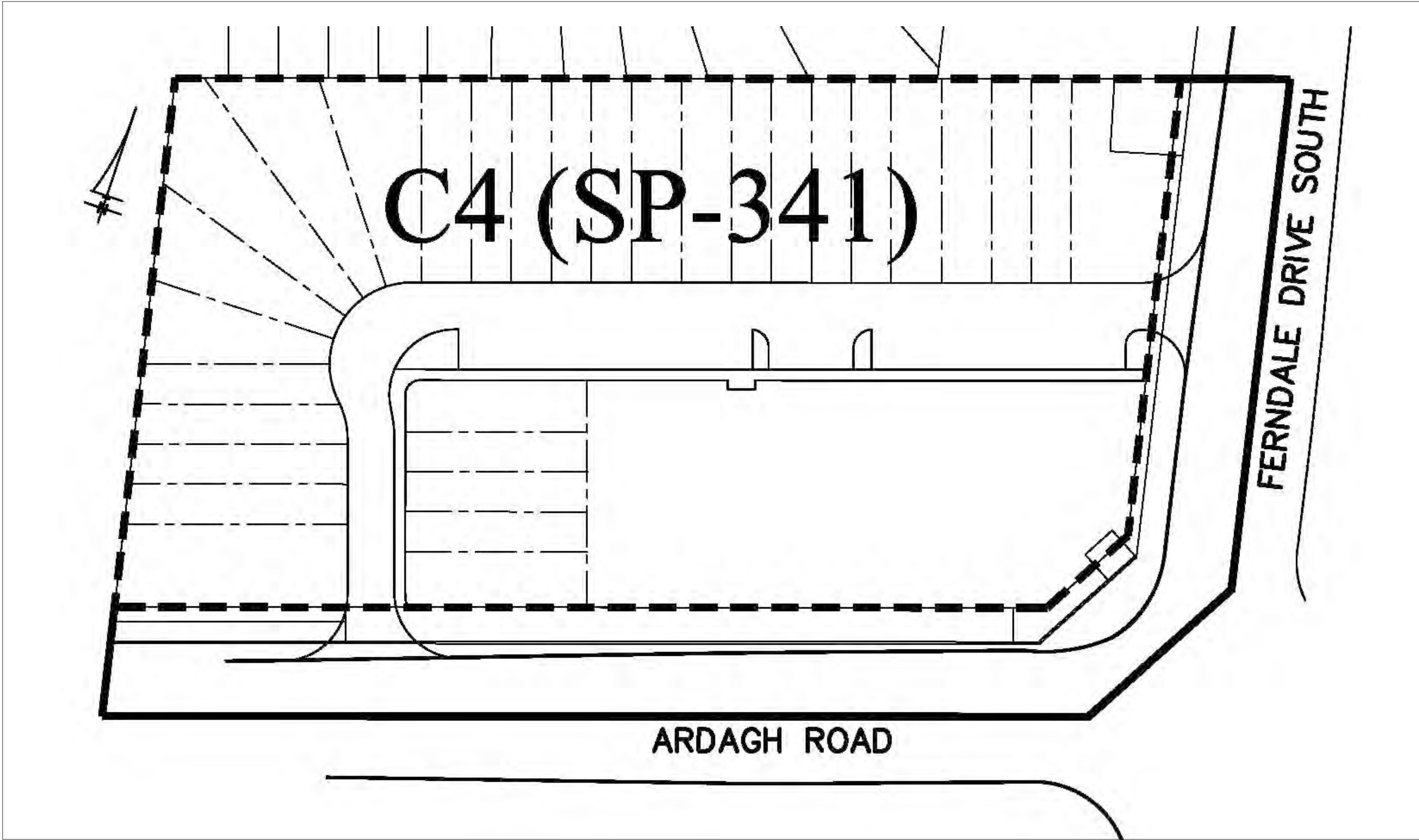**OCTOBER 28, 2019**

OFFICIAL PLAN

EXISTING DESIGNATIONS

-Institutional permits community, religious, school uses

-General Commercial permits non-residential uses, and medium density residential uses within the same building to a density of 53 UPNH

PROPOSED DESIGNATION

-General Commercial with site specific policies
-Permit high density residential uses to a density of 80 UPNH
-Permit stand alone residential uses (Townhouses)

Legend:

- Residential
- City Centre
- * General Commercial
- Community Centre Commercial
- Regional Centre Commercial
- Business Park
- General Industrial
- Highway 400 Industrial
- Restricted Industrial
- * Institutional
- Educational Institutional
- Major Institutional
- Open Space
- Environmental Protection Area
- Water Treatment Centre
- Waste Management Facility
- Future Urban

Inset map labels: DUNLOP STRET W, HIGHWAY 400, FERNDALE DRIVE S, SUMMERSET DRIVE, ARDAGH ROAD, ESSA ROAD

Main map labels: Ferndale Dr S, Ardagh Rd

224-250 ARDAGH ROAD / 2596843 ONTARIO INC.
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ZONING BY-LAW

EXISTING ZONING (C4-(SP-341))

-General Commercial permits non-
 residential uses, and residential uses
 within the same building (apartments)
-North setback 6 metres minimum
-Height 9 metres maximum (3-storeys)

PROPOSED ZONING

-General Commercial with site specific
 standards
-Permit stand alone residential uses
 (Townhouses)
-Require north setback of 10 metres
 minimum
-Permit height of 12 metres for town
 houses, and 25 metres for the mixed use
 apartment building.

224-250 ARDAGH ROAD / 2596843 ONTARIO INC.
CITY OF BARRIE   OCTOBER 28, 2019

Planning Applications Submitted Include:

- **Official Plan Amendment**
- **Zoning By-Law Amendment**
- **Site Plan Application**

Supporting Studies Submitted Include :

- **Functional Servicing Report - Schaeffers Engineering**
- **Traffic Impact Study - Paradigm Transportation Solutions**
- **Hydrogeological Study - Soil Engineers Ltd.**
- **Geotechnical Study - Soil Engineers Ltd.**
- **Environmental Noise Feasibility Study - DbA Acoustical**
- **Phase 1 & 2 Environmental Site Assessment - Soil Engineers Ltd.**
- **Sun/Shadow Study - S & C Architects**
- **Urban Design Brief - KLM Planning Parners Inc.**
- **Planning Justification Report - KLM Planning Partners Inc.**

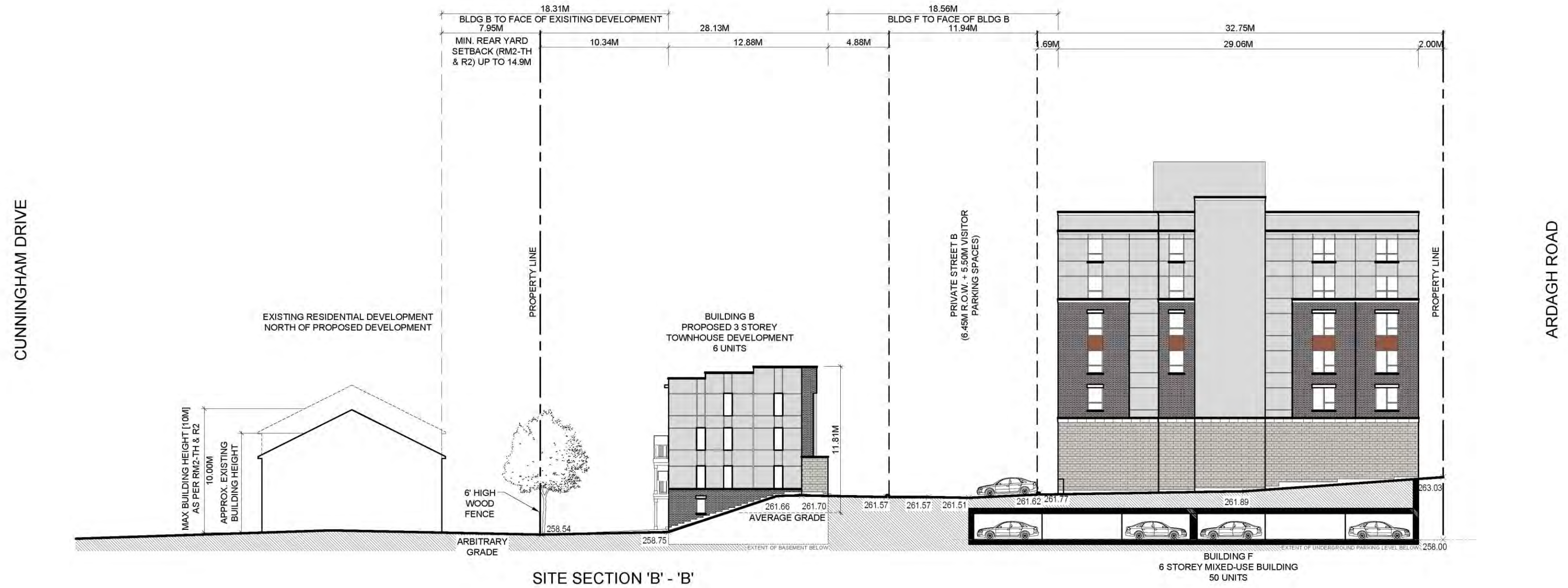# TOWNHOUSE ELEVATIONS

FRONT
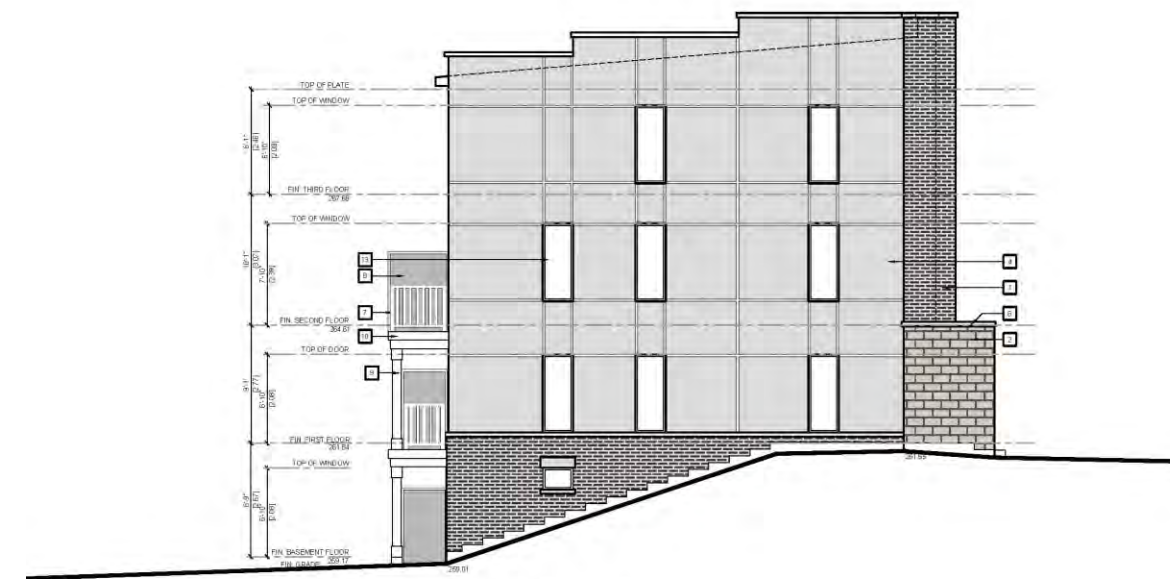
INTERIOR END

REAR

EXTERIOR END

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CITY OF BARRIE

OCTOBER 28, 2019

SITE SECTION

INTERNAL (Looking East)

CUNNINGHAM DRIVE

ARDAGH ROAD

18.31M
BLDG B TO FACE OF EXISITING DEVELOPMENT

7.95M
MIN. REAR YARD SETBACK (RM2-TH & R2) UP TO 14.9M

28.13M

10.34M

12.88M

4.88M

18.56M
BLDG F TO FACE OF BLDG B

11.94M

32.75M

1.69M

29.06M

2.00M

PROPERTY LINE

PROPERTY LINE

EXISTING RESIDENTIAL DEVELOPMENT NORTH OF PROPOSED DEVELOPMENT

BUILDING B
PROPOSED 3 STOREY
TOWNHOUSE DEVELOPMENT
6 UNITS

PRIVATE STREET B
(6.45M R.O.W. + 5.50M VISITOR PARKING SPACES)

BUILDING F
6 STOREY MIXED-USE BUILDING
50 UNITS

MAX BUILDING HEIGHT [10M] AS PER RM2-TH & R2
10.00M

APPROX. EXISTING BUILDING HEIGHT

6' HIGH WOOD FENCE

11.81M

258.54

ARBITRARY GRADE

258.75

261.66 261.70
AVERAGE GRADE

261.57 261.57 261.51

261.62 261.77

261.89

263.03

258.00

EXTENT OF BASEMENT BELOW

EXTENT OF UNDERGROUND PARKING LEVEL BELOW

SITE SECTION 'B' - 'B'

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CONCEPTUAL RENDERING

NEIGHBOURHHOOD MEETING

1. Traffic - Number of units and contribution to volume, access location/visibility, general road safety concerns in the context

    Response - A TIS has been completed which considers access location/visibility/safety, and volume contribution. The report is under review by staff and additional traffic counts and assessment will be completed if required.

2. Height - Potential for overlook to neighbouring properties.

    Response - the site has been designed with sensitivity to adjoining lands through building arrangement and setback application, to ensure appropriate relationship to the context..

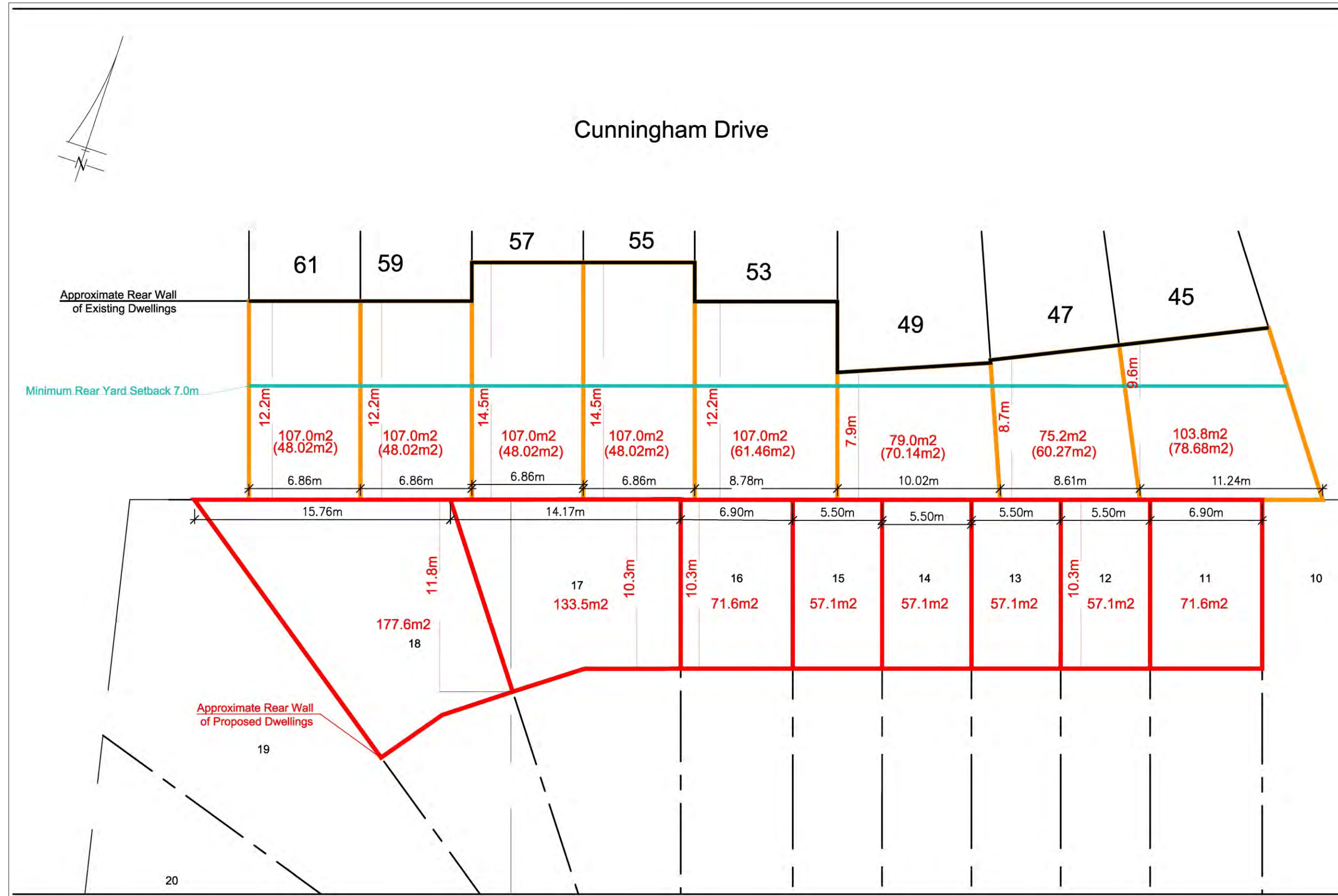**3. Rear yard size for townhouses**

    Response- An analysis of rear yard depths and areas has been undertaken comparing proposed townhouse rear yards to those of the abutting lots north, which revealed a that proposed depths and areas are similar. Minimum depth and area to the north range from 7.95m-14.9m and 75 sq.m to 107 sq.m respectively, where the proposed lots north range from 10.25m-11.8m and 57 sq.m-177 sq.m respectively.

4. Architectural style - design preference and industrial appearance

    Response - A rendering has been prepared to supplement the 2D elevations submitted to provide an improved depiction of design and material proposed.

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REAR YARDS COMPARISON

Cunningham Drive

Approximate Rear Wall of Existing Dwellings

Minimum Rear Yard Setback 7.0m

61 59 57 55 53 49 47 45

12.2m — 107.0m2 (48.02m2) — 6.86m
12.2m — 107.0m2 (48.02m2) — 6.86m
14.5m — 107.0m2 (48.02m2) — 6.86m
14.5m — 107.0m2 (48.02m2) — 6.86m
12.2m — 107.0m2 (61.46m2) — 8.78m
7.9m — 79.0m2 (70.14m2) — 10.02m
8.7m — 75.2m2 (60.27m2) — 8.61m
9.6m — 103.8m2 (78.68m2) — 11.24m

15.76m   14.17m   6.90m   5.50m   5.50m   5.50m   5.50m   6.90m

Approximate Rear Wall of Proposed Dwellings

11.8m — 177.6m2 — 18
10.3m — 133.5m2 — 17
10.3m — 71.6m2 — 16
57.1m2 — 15
57.1m2 — 14
57.1m2 — 13
10.3m — 57.1m2 — 12
71.6m2 — 11
10

19

20

KLM PLANNING PARTNERS INC.

THANK YOU

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