



# PUBLIC MEETING

## 157 ARDAGH ROAD

MARCH 8, 2022

PRESENTATION BY:



**INNOVATIVE PLANNING SOLUTIONS**

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

# LOCATION



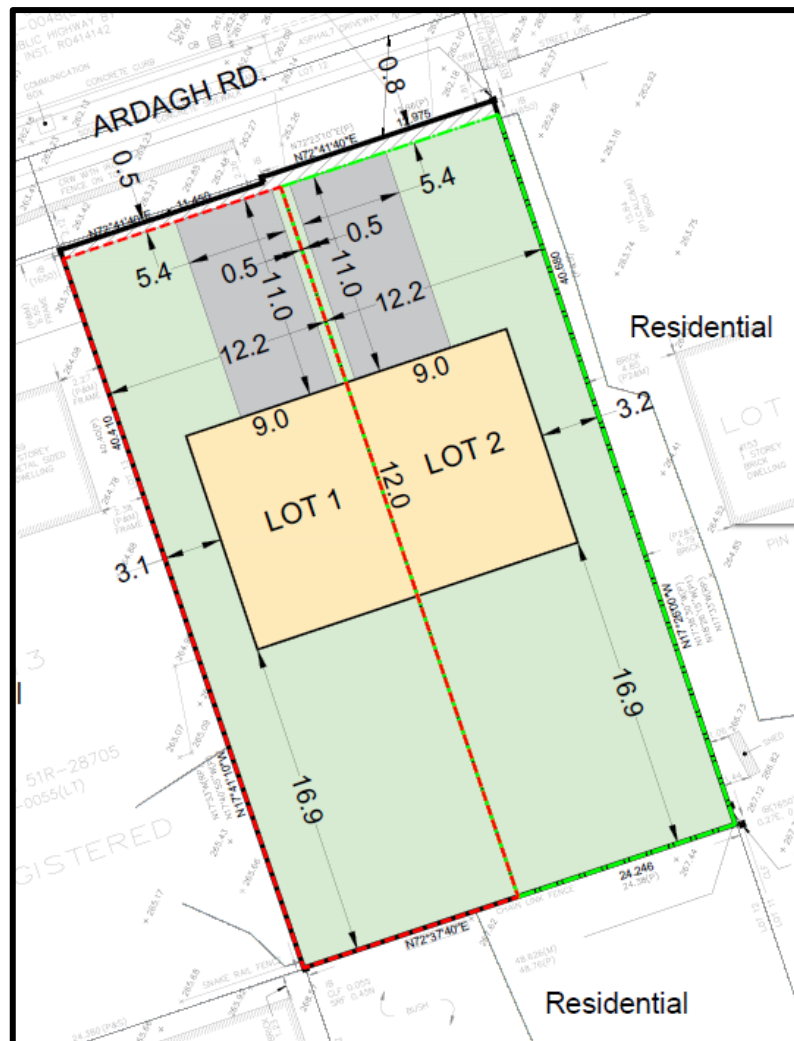
## Subject Lands:

- 157 Ardagh Road.
- Located at the intersection of Ardagh Road and Snowshoe Trail.
- Frontage of 24.4 m.
- Land holdings of approx. 970 m<sup>2</sup> (0.24 ac. / 0.09 ha.).
- Existing garage to be removed.

## Surrounding Area:

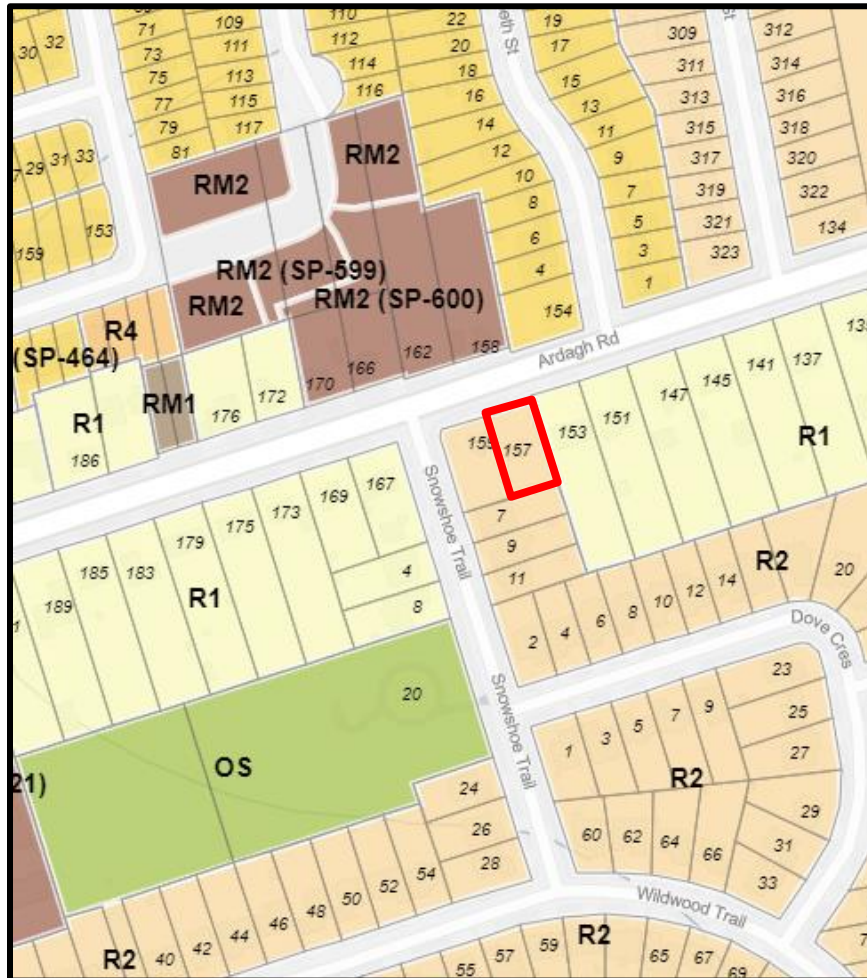
- Low-density residential area with a variety of lot sizes, dwelling types and densities.
- Proximity to parks, local services, public transit and amenities.

# PROPOSED DEVELOPMENT



- The development concept proposes to create two (2) semi-detached residential units, on two (2) lots.
  - Each lot would be created through part Lot Control Exemption, following ZBA approval.
- Lot 1 will include a frontage of 12.2 m. and lot area of 484 m<sup>2</sup>.
- Lot 2 will include a frontage of 12.2 m. and lot area of 486 m<sup>2</sup>.
- Each semi-detached dwelling is proposed at two (2) storey's in height, with an approximate dwelling unit floor area of 108 m<sup>2</sup> and two bedrooms/unit.
- A double-wide driveway is provided for each lot, accommodating up to four (4) surface parking spaces.
- A 16.9 m. rear yard setback and 3.2 m. interior side yard setbacks provide abundant landscaped open space.

# ZONING BY-LAW AMENDMENT



- The subject lands are currently zoned '*Residential Single Detached Dwelling Second Density (R2)*' by the City of Barrie Zoning By-law (2009-141).
- The current 'R2' zone does not permit semi-detached dwelling units, therefore a Zoning By-law Amendment (ZBA) is required.
- The Amendment would rezone the lands to the '*Residential Multiple Dwelling First Density (RM1)*' zone.
  - 'RM1' zone permits semi-detached units.
- No exceptions / special provisions are required to permit the development.

# OFFICIAL PLAN OVERVIEW

- The subject lands are designated *Residential*, which supports and permits all forms and tenure of housing.
- Intensification is supported to promote an increase in planned and built densities, with emphasis placed on underutilized and vacant lands.
- Goals and principles of the Official Plan aim to accommodate the current and projected needs of residents, with an appropriate mix and range of housing options; contributing to a complete community and supporting developments that offer more attainable housing options.
- The lands are within the *Built-up Area*, where the Plan directs at least 40% of residential dwelling unit development to be within these areas annually.
- The Official Plan directs the Zoning By-law to be amended to allow for innovative housing, where it is recognized to be in accordance with good land use planning principles.
- ❖ The proposed development is supported by the City of Barrie Official Plan.

# KEY STUDIES

- Planning Justification Report - IPS
- Urban Design Brief – IPS
- Stage 1-2 Archaeological Study – Amick
- Functional Servicing Report - WMI
- Geotechnical Investigation - GEI
- Hydrogeological Investigation – GEI
- Construction Management and Parking Plan – JD Northcote
- Arborist Assessment, Tree Inventory & Preservation – Landmark

# CONCLUSION

- The subject Zoning By-law Amendment would permit the development of two (2) low-density semi-detached dwelling units at 157 Ardagh Road.
- The application would rezone the subject lands from the '*Residential Single Detached Dwelling Second Density (R2)*' zone, to the '*Residential Multiple Dwelling First Density (RM1)*' zone.
- Development through intensification is supported as it contributes to a more desirable compact form, which efficiently uses land and resources, existing infrastructure and services; with additional support for public transit and active transportation usage.
- The Residential designation permits all forms of housing with support for more attainable housing options in the City of Barrie.
- The form of the proposed development reflects the desired urban structure of both Provincial and Municipal legislation.

# THANK YOU

Questions and Comments Welcome

Email: [info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)