


TO: GENERAL COMMITTEE


SUBJECT: APPLICATIONS FOR ZONING BY-LAW AMENDMENT – MANSOURA DEVELOPMENT INC. – 199 ARDAGH ROAD

WARD: #6

PREPARED BY AND KEY CONTACT: ANDREW HILL, M.C.I.P., R.P.P (Ret.)
DEVELOPMENT PLANNER, EXT. #5135

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

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

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by Jones Consulting Group Ltd., on behalf of Mansoura Development Inc., to rezone the lands known municipally as 199 Ardagh Road (Ward 6) from Residential Single Detached Dwelling R1 to Residential Multiple Dwelling Second Density with Special Provision RM2 (SP) (D14-1588), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) A minimum side yard setback where a secondary means of access is provided be 5.0 metres, whereas 7 metres is required;
 - ii) A minimum front yard setback of 3.0 metres, whereas 7.0 metres is required;
 - iii) A minimum west landscape buffer strip abutting a driveway area of 1.4 metres, whereas 3.0 metres is required;
 - iv) A maximum area for accessory structure(s) of 100 metres square, whereas 50 metres square is permitted;
 - v) A maximum density of 47 units per hectare, whereas 40 units per hectare is permitted;
 - vi) A maximum gross floor area of 71%, whereas 60% would be permitted;
 - vii) A minimum rear yard (southerly) of 12 metres be provided, whereas a minimum 7 metres is required; and
 - viii) The property be interpreted as one lot for zoning purposes.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this report is to recommend approval of the applications submitted by Jones Consulting Group Ltd., on behalf of Mansoura Development Inc., for lands known municipally as 199 Ardagh Road (Ward 6). The effect of the application would be to permit the development of a 47 unit block/cluster townhouse residential development subject to a number of special provisions to the Zoning By-law.
5. The applicant has completed a number of requisite studies/reports that support the proposed change in permitted land use and zoning for the subject property and which are in conformity with Provincial Policies and the City's Official Plan. Staff have completed a comprehensive review of the applications against both municipal and provincial planning policy and are of the opinion that the application represents good planning. Therefore, staff is recommending approval.

Location

6. The subject property is located on the south side of Ardagh Road east of Ferndale Drive South, within the Ardagh Planning Area (Ward 6). The property currently contains a single detached dwelling.
7. The subject property is known municipally as 199 Ardagh Road and has a total lot area of approximately 1.15 ha (2.84 acres) with 48.8m of frontage on Ardagh Road. To the north, east and south, the lands are predominantly a low density residential neighborhood. To the west is a commercial plaza and a multiple unit residential stacked townhouse development.

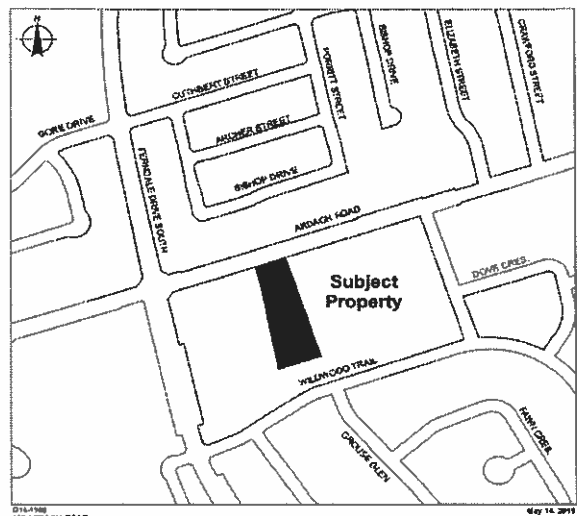
8. The existing land uses surrounding the subject property are as follows:

North: Ardagh Road; low density single detached residential dwellings, zoned Residential R1 and R2.

South: Low density single detached residential dwelling, zoned Residential R2.

East: Single detached residential dwelling, zoned Residential R1 and a storm pond/City park, zoned Open Space OS.

West: Commercial plaza, zoned General Commercial C4; multiple dwelling stacked townhouse units, zoned Apartment RA1 (SP80).



Existing Policy

9. The property is designated Residential in the City of Barrie Official Plan and is zoned Residential Single Detached Dwelling R1 in accordance with the City's Comprehensive Zoning By-law 2009-141.

Supporting Information

10. In support of the subject application, the following reports were submitted:

- a) **Planning Justification Report** (April 2015) provides a review of the property characteristics and surrounding lands, description of the proposed development as well as the planning policy basis and opinion of the Jones Consulting Group that the proposal is an appropriate form of development and location for a multiple unit residential development. The document also includes a summary of the other supporting documents that were submitted as part of the application.
- b) **Functional Servicing Report** (March 31, 2015) serves to demonstrate on a preliminary basis that the proposed residential development can be accommodated by the existing infrastructure (water, sanitary and stormwater) along Ardagh Road.
- c) **Geotechnical Investigation** (October 14, 2014) provides the results of an investigation of the subsurface soil and groundwater conditions in order to provide geotechnical design parameters into the design and construction of the proposed residential units, parking and driveway areas as well as any required infrastructure works.
- d) **Environmental Impact Study** (April 2015) outlines the process in undertaking the study and concluded that development of the property is not expected to have a negative impact upon the natural featured or ecological functions of the subject property and adjacent lands. An addendum to the study report also concluded that development is not expected to have a negative impact upon sensitive vegetation communities, wildlife species or bird species. The EIS was required as a portion of the property is identified as a Level 1 with existing development on schedule H of the Official Plan, Natural Heritage Resource.
- e) **Tree Inventory & Preservation Report** (March 2015) identifies existing trees on site, their characteristics and areas where preservation and removal would occur should the development proceed. The primary area of retention is along the south boundary and at the mid-point along the western boundary with some specimen trees in the front yard and along the east boundary being retained.
- f) **Noise Impact Study** (April 2015) assessed noise sources and noise sensitive land uses surrounding the property, makes recommendations that serve to mitigate the noise in accordance with MOE transportation noise guidelines and states that the guidelines can be met in all dwelling units and outdoor living areas by incorporation of the recommended mitigation measures.
- g) **Stage 1 Background Study/Stage 2 Property Assessment** (February/June 2015) describes the process undertaken in completing an assessment of the subject property under the requirements of the Standards and Guidelines for Consultant Archaeologists, the Ontario Heritage Act. A Stage 2 assessment concludes that no further assessment was warranted and that the property was clear of any archaeological concerns.

Neighbourhood (Ward) Meeting

11. A Neighbourhood (Ward) Meeting was held on July 9, 2015 to present the proposed development to the local residents (see Appendix "E"). There were approximately 23 people who attended this meeting in addition to the applicant, their consultants, the Ward 6 Councilor and Planning staff. The concerns raised at the Neighbourhood Meeting related to tree removal/preservation, building form and setbacks from the existing residential buildings, privacy for existing residents and fencing along the property boundary, timing of the development, traffic generated by the development and its impact on surrounding roads, the increase in density, noise generated during construction and the effect on existing property values.

Public Meeting

12. A statutory Public Meeting was held on September 28, 2015 to present the subject application. A number of comments and concerns were expressed at the public meeting including:

▪ Traffic:

The property is located on an arterial road being Ardagh Road which is intended to carry significant volumes of traffic. The concern of the residents related to the congestion that has been created at the intersection of Essa Road, Ardagh Road, Bryne Drive and Morrow Road. The issues related to those intersections will be addressed once the Essa Road and Highway 400 bridge works are completed.

Safety for pedestrians walking in the area is addressed through the existence of a municipal sidewalk located on Ardagh Road.

▪ Tree Removal/Privacy:

The concept plan proposes to retain a tree depth of approximately 7m along the south property boundary (Appendix "B"). This in combination with fencing and in-planting where deemed necessary will provide an appropriated visual screen to the adjacent four properties.

▪ Adverse Effects on Property Values:

Planning staff have no comment on the perceived implication the proposed development may have on the market value of private properties as this is not a land use planning issue.

▪ Increased Density:

Planning staff are satisfied that the increased density for the property can be accommodated on the site. Parking, landscaping, pedestrian safety, grading and drainage matters can all be addressed through the Site Plan process without adversely impacting adjacent properties.

▪ Building Form / Setbacks from Existing Adjacent Buildings:

The owner is proposing freehold ownership of the townhouse units. The rear yard setbacks would be in excess of the minimum 7 metre requirement. Staff are satisfied that a variance to the front and side yard setback can be supported as noted in paragraphs 28 and 29 of this report.

▪ Timing of Development:

Development of the property would be subject to Council approval of the change in zoning and approval of a Site Plan Control application.

▪ Noise Generated During Construction:

The City's Noise By-law 2006-140 regulates the hours in which noise generated from the construction of the units on site can occur. This By-law is enforced through By-law Services.

Department & Agency Comments

13. The Lake Simcoe Region Conservation Authority and PowerStream have reviewed the application and have no objection to the approval of the proposed Zoning By-law Amendment. They are satisfied that all outstanding matters can be addressed through the Site Plan application process.
14. The Engineering Department is generally satisfied that the property can be provided with full municipal services through an extension of the existing infrastructure. A further detailed review of servicing of the property would occur as part of the Site Plan review process. A 2m road widening will be required. This would be secured as a condition of Site Plan approval. A 1.5m right-of-way reserve has been identified in the Multi-Modal Activity Transportation Master Plan which would also be addressed as a component of the Site Plan approval.
15. A Traffic Impact Study was not required as it is staff's opinion that the traffic generated by the development would not have a significant impact on the existing road network in the area. Both Ardagh and Ferndale Roads are arterial roads which are designed to carry significant traffic generated by medium density residential land uses.
16. Subject to final approval of the change in zoning, the property would be subject to a Site Plan approval. The site plan approval will address issues which relate to matters such as traffic, parking, vehicle access and circulation, servicing, stormwater management, amenity space buffer planting adjacent to existing residential and other matters that serve to ensure that the development meets all municipal standards and provides an appropriate interface with surrounding properties.

ANALYSIS

Policy Planning Framework

17. The following provides a review of the applicable provincial and municipal policies.

Provincial Policy

Provincial Policy Statement (2014) (PPS) and Places to Grow (2012) (The Growth Plan)

18. Staff has reviewed the Provincial Policy Statement and the Provincial Growth Plan and is satisfied that the proposed application meets the intent of the policies found in both documents. The proposed application represents a unit type that is not provided in the general area, adding to the range of housing available, and makes efficient use of land and infrastructure. In accordance with the Growth Plan requirements to accommodate 40% of new growth within the "built boundary" of the City, the proposed application represents intensification of an existing site. It is staff's opinion that the subject application is consistent with the PPS and conforms to the Growth Plan.

Official Plan

19. As noted above, the subject lands are presently designated Residential within the City's Official Plan. The property is not located on an intensification corridor as identified on Schedule I of the Official Plan. As such, the application has been reviewed in relation to section 4.2.2.6 (d) of the Official Plan which addresses properties that are outside of an intensification corridor or node.
20. The Official Plan encourages Residential intensification in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. The property is located in the City's Built-up area. The proposed development would contribute to a compact

- urban form and efficient use of land and resources, support transit, and optimize the use of existing infrastructure and services.
21. The proposed development would result in a density of approximately 47 units per net hectare.
 22. Section 4.2.2.6 (d) of the Official Plan requires development applications that propose residential intensification outside of an Intensification Area be considered on their merits provided the proponent demonstrates that the scale and physical character of the proposed development is compatible with, and can be integrated into the surrounding neighborhood; that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems; that public transit is available and accessible; and that the development will not detract from the City's ability to achieve increased densities in areas where intensification is being focused. It is the opinion of staff that the proponent has demonstrated that the development can satisfy the above noted criteria.
 23. Further, the proposed development would meet the City's locational criteria with respect to medium density development, as the subject property is located within close proximity to two City parks (Snowshoe Park and Ardagh Bluffs) and a number of schools (Ardagh Bluff Public School, Ferndale Woods Elementary School, St. Catherine of Siena School and St. Joan of Arc Secondary School). The subject property is immediately adjacent to a commercial plaza for convenience shopping and in close proximity to larger commercial facilities generally located at the intersection of Essa Road and Bryne Drive. The property fronts on to an arterial road (Ardagh Road) and in close proximity to a second arterial road (Ferndale Drive) which are both designed to carry significant volumes of traffic. The property is also located on a municipal transit route that will provide service to the future residents.
 24. Section 3.3 Housing sets out a number of applicable goals and policies. Section 3.3.1(a), "To provide for an appropriate range of housing types, unit sizes, affordability and tenure arrangements at various densities and scales that meet the needs and income levels of current and future residents." Section 3.3.1(e) is to "encourage all forms of housing required to meet the social, health and well-being requirements of current and future residents including special needs requirements."
 25. Section 3.3.2.1 (a), "The City will encourage the maintenance of reasonable housing costs by encouraging a varied selection with regard to size, density and tenure. The Zoning By-law will be amended to allow for an additional form of housing that is not available in the immediate area and which is recognized to be in accordance with good land use planning principles." Section 3.3.2.1 (b) and (c) of the Official Plan encourages the provision of a wide range of housing opportunities including rental housing in order to meet identified housing needs in accordance with good land use planning principles. Residential intensification is also encouraged in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. The development, if approved, would serve to address these policies. Staff is satisfied the proposal conforms to these policies of the Official Plan given that the proposed block of townhouse units is the only site of its kind in the immediate neighborhood.
 26. Based on the provisions identified above, staff are of the opinion that the proposed development, if approved, is considered to be consistent and in conformity with the Official Plan.

Zoning Rationale for Special Provisions (SP)

27. As noted above, the applicant has requested a Residential Multiple Dwelling Second Density with Special Provisions (RM2-SP) zoning over the subject lands to permit the proposed development of 47 block/cluster townhouse units. A number of special provisions are also requested as outlined in Appendix "D". Each of the requested site specific zoning provisions are discussed below.

Front Yard Setback (5.3.1)

28. The applicant has requested a site specific zoning provision for a front yard setback abutting a street as it relates to the main building. The applicant is proposing a 3.0 metre setback for the main building, along Ardagh Road where the By-law requires a 7.0 metre setback. This proposed special provision would provide a strong street presence as supported through the Urban Design Guidelines. Planning staff do not have an objection to the proposed reduced setback.

Rear Yard Setback (5.3.1)

29. An increase to the required rear yard setback to 12 metres as a special provision is recommended by staff to ensure that a minimum 7 metre depth treed area is retained in addition to a 5 metre depth for the purposes of grading and drainage works. The By-law requires a minimum rear yard setback of 7 metres. A 12 metre setback is reflected on the attached concept plan, Appendix "B". The additional depth and retained trees will provide, in combination with in-planting and fencing, additional buffering for the adjacent residential properties. The owner is in agreement with this requirement.
30. The Applicant, following the public meeting in response to a concern of adjacent property owners, indicated that an additional 5m could be provided increasing the retained treed area to a depth of 12m (Appendix "C"). In doing so there would be a loss of 7 visitor parking spaces. To mitigate this loss, if tandem parking was included in the parking calculation in each of the private driveways, a total of 117 parking spaces would be provided. Staff are not in support of this alternative given the loss of 7 visitor parking spaces. In addition staff are of the opinion that the 12 metre setback will afford an appropriate distance setback in combination with the existing trees, fencing and any additional in-planting that may be required. Privacy fencing and additional tree in-planting along the easterly property boundary will ensure that privacy is afforded to the adjacent properties.

Increase in Maximum Permitted Density for Block/Cluster Townhousing (5.3.1)

31. Under the proposed Residential RM2 zone the applicant is proposing 47 units which represent a density of 47 units per hectare, while the property would permit a maximum of 41 units or a density of 40 units per hectare. The additional units can be accommodated on the property as the required parking and private amenity space is provided. Staff is of the opinion that the additional units can be supported. An increase to the density also results in a need to increase the permitted gross floor area.

Increase in Gross Floor Area (5.3.1)

32. The applicant has requested an increase in the permitted maximum gross floor area of 71 percent. The By-law permits a maximum gross floor area of 60 percent of the lot area. The increase in the maximum gross floor area is a result of the seven additional residential units that are proposed. Planning staff are satisfied that the additional density can be considered minor and does not impact the applicant's ability to appropriately meet zoning performance standards.

Secondary Means of Access (5.3.3.2 d)

33. The applicant has requested a reduced setback for a secondary means of access from 7 metres to 5 metres. This request is a result of the width of the property, the layout of the units, the need to provide a 6.4 metre wide driveway, an internal pedestrian sidewalk on one side of the driveway, and the driveway length of 6 metres for the individual units. All of these items combine to result in a need to have a reduced setback for a secondary means of access from the side property lines. The purpose of the secondary means of access is to ensure that safe exiting from the unit is afforded and a usable private amenity area is provided. The units that require this

provision are the two blocks of units fronting on Ardagh Road and the next block of units on the east side of the driveway into the property. Staff are of the opinion that the proposed setbacks for a secondary means of access is appropriate and still maintains the intent of the Zoning By-law and will not impede the secondary means of access to the affected units. The minimum 5 metre setback will still provide a usable private amenity area for those units requiring the reduced setback.

Reduced Landscape Strip Adjacent to Parking (5.3.7.1)

34. The applicant has requested a reduced landscape buffer area along the east and west property lines adjacent to the ends of the driveway. The By-law requires a depth of 3 metres whereas the applicant is proposing a depth of 1.4 metres. The reduced landscape strip is at both ends of the "T" of the internal driveway adjacent to the City storm pond to the east, and the multi-unit residential property to the west. The required 3 metre landscape strip could be provided at the expense of an indent being provided for ease of turning movements. This variance is supported as a tight board fence will be required along both property boundaries which in staff's opinion, will serve as an appropriate interface combined with the proposed 1.4 metre landscape strip.

Accessory Structures (5.3.5 h)

35. A variance is requested to permit an increase in the coverage permitted for accessory structures to 100m². Section 5.3.5 h) of By-law 2009-141 permits a maximum coverage for accessory structures of 10% or 50m², whichever is the lesser. Examples of an accessory structure include electrical buildings, transformers, utility buildings, play structures, and waste/recycling enclosures. The proposed development is incorporating a number of these items which is expected to result in accessory structures being greater than 50m² and therefore an increase in the permitted area for accessory structures is considered appropriate.

Site Plan Control

36. Subject to a Council approval of the Zoning By-law Amendment for the subject property, the applicant would submit a Site Plan application which will be further reviewed by City staff and applicable outside agencies. Details related to servicing, grading, landscape, fencing, and other similar matters would be addressed in detail as part of a Site Plan application.

Summary

37. Staff have reviewed the comments received and consider the proposed Zoning By-law Amendment application to be appropriate and conform with the relevant Provincial Policy and the City's Official Plan.
38. Staff are satisfied that the proposed development will provide for appropriate spatial separation and density gradation between the existing single detached residences to the east and south and the commercial and multiple unit staked townhouse development to the west. Should the application be approved, staff are satisfied that the detailed design elements can be adequately addressed through a subsequent Site Plan application.

ENVIRONMENTAL MATTERS

39. The environmental issues related to the subject property have been identified and reviewed by the Lake Simcoe Region Conservation Authority. This has occurred through the Environmental Impact Study report prepared by Azimuth Environmental Consulting Inc. In addition, the Lake Simcoe Region Conservation Authority in their comments indicated that any outstanding matters of interest can be addressed at the Site Plan approval stage.

ALTERNATIVES

40. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could refuse the proposed Zoning By-law Amendment applications and maintain the current 'Residential R1 zoning on the subject property.

This alternative is not recommended. The residential development is considered appropriate for the property, in keeping with the surrounding development and represents an appropriate gradation of density adjacent to the low density to the south and east. Appropriate buffering and screening measures can be taken through the Site Plan approval process to reduce the impact between the low and medium density development. In addition, the proposed medium density development satisfies Provincial and City policy as noted in the analysis of the report.

Alternative #2

General Committee could alter the proposed recommendation by increasing the depth of the rear yard setback from 12 metres to 17 metres which would serve to increase the depth of the retained tree preservation area from 7 to 12 metres (Appendix "C").

This alternative is not recommended. Planning staff are of the opinion that the proposed 12 metre setback which would include a 7 metre depth, tree preservation area along with fencing and in-planting is a sufficient interface and buffer adjacent to the residential lands to the south. This alternative would also result in a loss of 7 visitor parking spaces. If approved, a special provision to permit tandem parking would be required to make up for the loss of the 7 parking spaces.

FINANCIAL

41. The properties, when developed, would be subject to Site Plan control. All costs associated with the approval and development would be the developer's responsibility. The proposed Rezoning of the subject lands if approved would permit the development of 47 residential townhouse cluster/block units. The annual municipal property tax revenue based on a selling price of \$285,000.00 to \$325,000.00 per unit is estimated to be between \$151,236.38 to \$172,462.54 for the site. The current municipal tax revenue for the property is \$4,242.41.
42. Building permit application fees as an average are estimated to be in the order of \$2,100.00 (2015 rate) per unit which would represent a total fee for the 47 units as an average of approximately \$98,790.00.
43. The Development Charge for townhouse units is \$30,938.00 for a total development charge rate of \$1,412,701. This rate would be adjusted for inflation each year as of January 1st. The fee is calculated and paid at the time of issuance of the building permit.
44. The Education levy is currently \$1,759.00 per unit which represents a total levy of \$82,914.00.
45. A parkland contribution would be required based on the density formula as contained within the Official Plan, *Planning Act*, and By-law. In order to do the calculations the owner must supply an appraisal of the land, which is used to determine the amount owed. This fee is calculated and collected based on the land value as of the date before issuance of the Building Permit. A credit is deducted for the existing dwelling on the site.

46. The developer would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed. Costs associated with the ongoing maintenance and operational costs of the new internal infrastructure would be the responsibility of the condominium corporation. Further, all costs associated with snow/waste removal, landscape maintenance and site lighting would be the responsibility of the developer/future condominium corporation. The City would not incur additional operating and maintenance costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets as these services are already in place. The concept plan has made provision for on-site waste management and participation in the City's waste rebate/recycling programme.

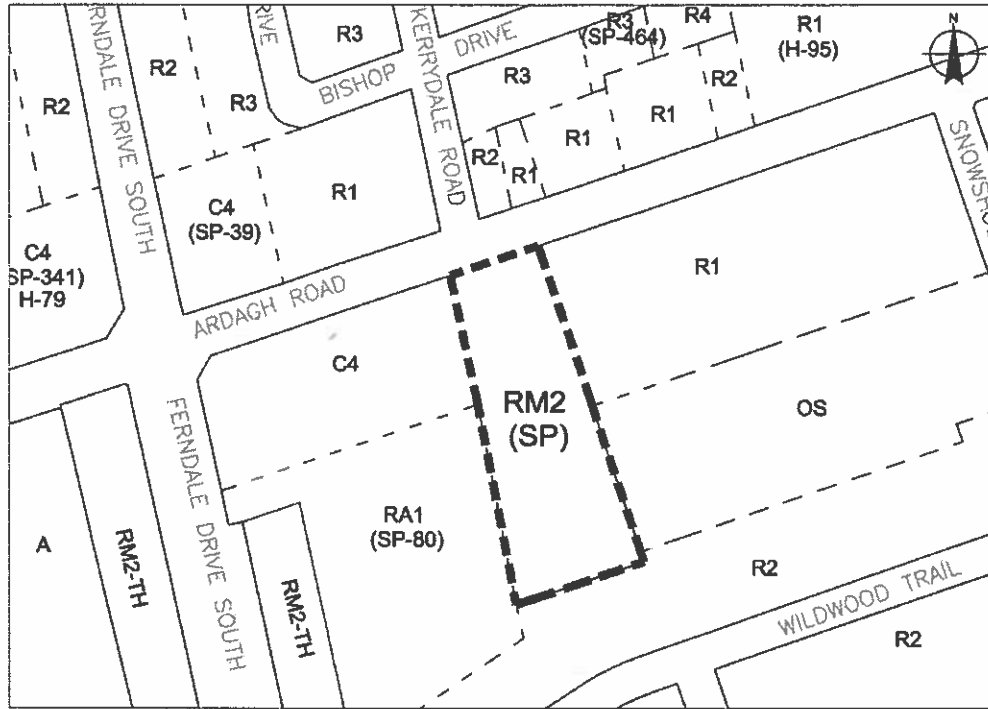
LINKAGE TO 2014-2018 STRATEGIC PLAN

47. The recommendations included in this Staff Report are not specifically related to the goals identified in the 2014-2018 Strategic Plan.

Attachments: Appendix "A" – Proposed Zoning By-law Amendments
Appendix "B" – Proposed Site Plan (12m rear yard setback)
Appendix "C" – Proposed Alternative Site Plan (17m rear yard setback)
Appendix "D" – Proposed Special Provisions
Appendix "E" – Neighbourhood (Ward) Meeting Notes

APPENDIX "A"

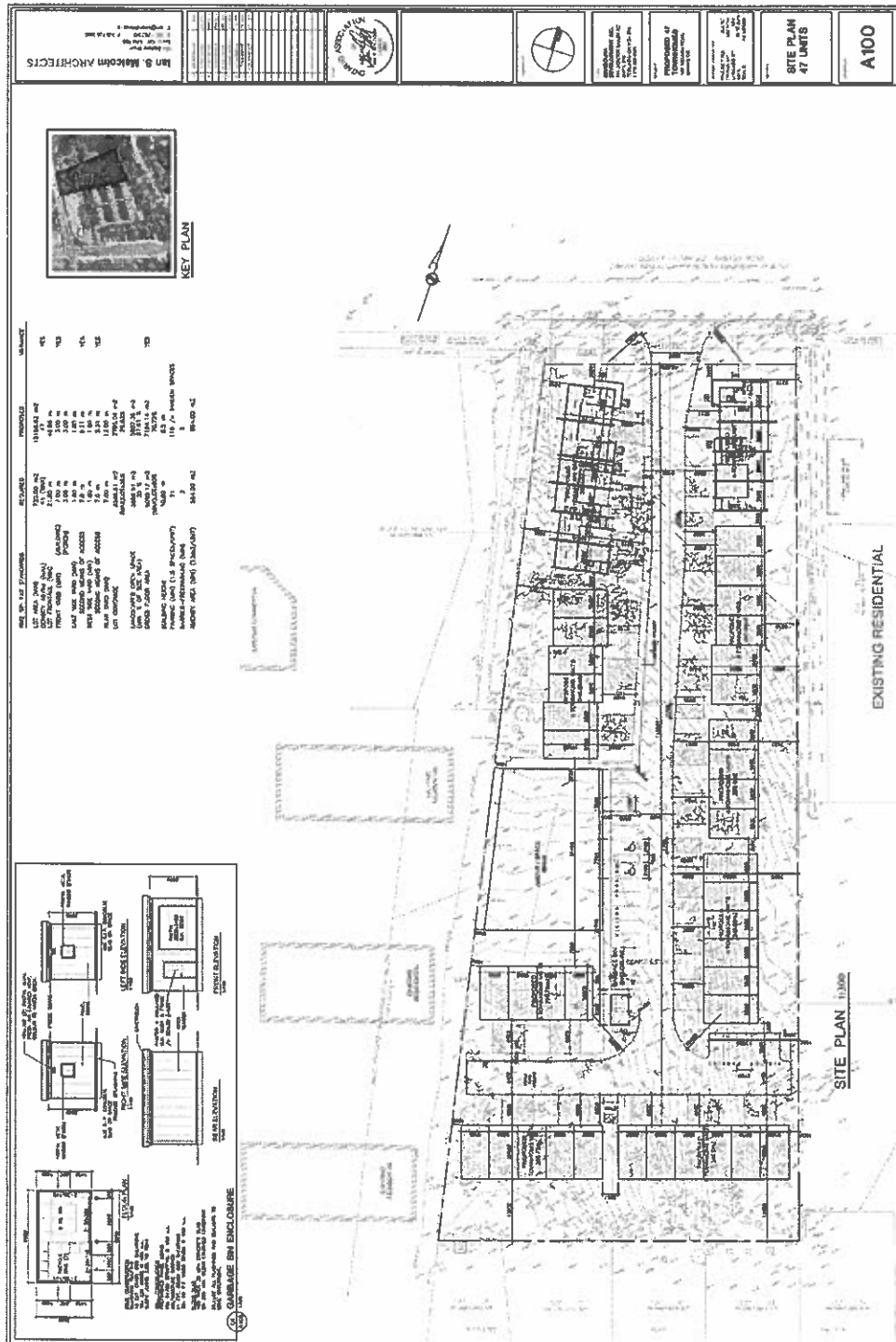
Proposed Zoning By-law Amendments



D14-1588
199 ARDAGH RD

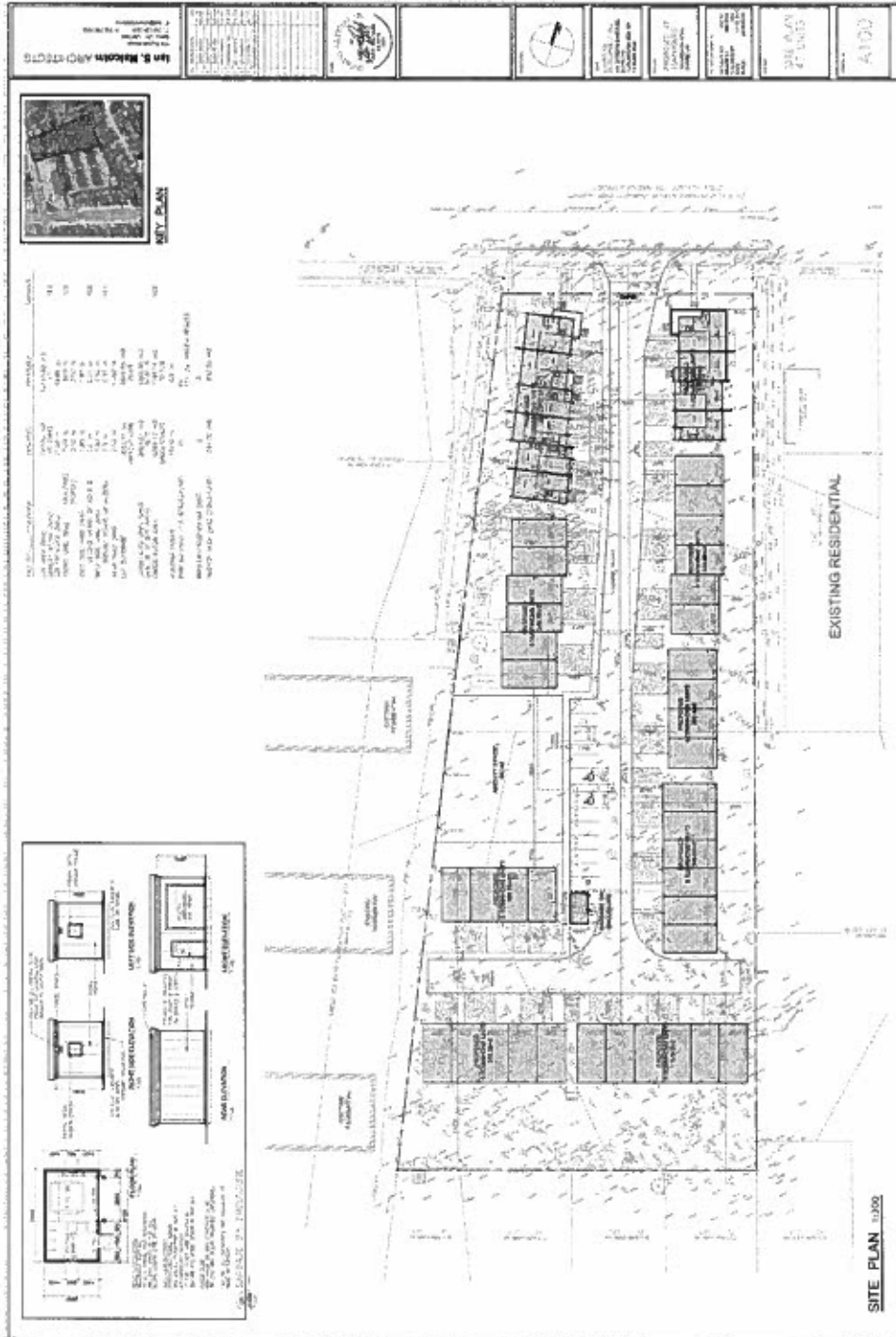
APPENDIX "B"

Proposed Site Plan
(12 Metre Rear Yard Setback)



APPENDIX "C"

Proposed Alternative Site Plan
(17 Metre Rear Yard Setback)



APPENDIX "D"

Proposed Special Provisions

Standard	Required	Special Provision Proposed
Density (max.)	40 units per Hectare (40 units max.)	47 units proposed
Front Yard Setback (min.) Ardagh Rd.	7m	3m main building
Rear Yard Setback (min.)	7m	12m
Gross Floor Area (max.)	60%	71%
Accessory Structure (max.)	50m ²	100m ²
Secondary Means of Access (min.)	7m	5.2m
Landscape Buffer Adjacent to Property Line and Parking Area (min.)	3m	1.4m

APPENDIX "E"

Neighbourhood (Ward) Meeting Notes

WARD 6 MEETING

THURSDAY, JULY 9, 2015

PROPOSED AMENDMENT TO THE ZONING BY-LAW

199 ARDAGH ROAD

File Manager: Andrew Hill, Development Planner
Councillor: Councillor Michael Prowse
Recording Secretary: Sarah Oetinger
Applicant: Mansoura Development Inc.
Consultants: Jones Consulting Group Ltd. (Ray Duhamel)
Attendance: 23 residents were in attendance

The meeting commenced at 7:00 p.m.

Carlissa McLaren welcomed everyone and explained the purpose and intent of the meeting and the public meeting process and requested everyone to complete the survey at the end of the meeting.

Ray Duhamel of Jones Consulting Group Ltd. introduced himself and his team (four others from Jones Consulting) and provided a presentation of the proposed application to rezone the lands from "Residential Detached Dwelling First Density R1" to "Residential Multiple Dwelling Second Density" with special provisions RM2 (SP) to permit the development of a 48 block/cluster townhouse development.

He discussed the development concept and outlined the 7 elements that the special provisions will permit.

Public Comments:

1. Existing tree removal/preservation and required compensation plantings
 - Ray and Katherine advised that there are a large number of existing trees and they want to preserve as many as possible.
 - Resident asked at what stage is land clearing and it is a whole process before. Ray advised that it is a process which involves a tree preservation plan to be completed.
2. Proposed building setbacks and the form of development
 - Resident asked if the townhouses will all be walk-outs and what will the blocks look like. Tero from Jones Consulting advised that it will be 2 storeys in the back side and 3 storeys on the front side. There will be a walk-out at grade but no balconies on the third floor.

- Ray advised there will be high quality treatment on both sides of the buildings and they will be using upscale material when residents asked what kind of building material will be used.
3. Fencing along the property boundaries
 - Residents inquired about the high point for fences and if any of the blocks will stick up significantly higher. Ray advised that there will be a slight variance but the grading pushes it down.
 4. The need for a road widening along the Ardagh Road frontage
 - Carlissa advised that there are no plans in widening just securing the lands for future widening. We have not received any comments that plans are imminent for widening.
 5. Maintaining privacy on adjacent residential properties
 - Resident expressed if retaining wall could be removed then people could look out on backyards. We are protecting the integrity of our backyard.
 - Resident expressed need for amenity space so most people can benefit from it. People who live here use their backyards so it is important to preserve their privacy. I do not see it considered. Ray advised that the amenity space on site would be private.
 - Katherine advised that one of the challenges is grade on site – it is difficult to create amenity space on site next to a park for example. Trees within are better quality in area proposed. We are still looking at preservation along property line.
 6. Timing of the development
 - Residents asked if it will all get built at once and how long will it take, 1 year or 2 years. Tero advised that more than 1 block at once will be built, it will be phased in. Ray responded with regards to timing of the project, in this case it should not take that long. We want condos established and move on.
 - Resident inquired about the start date to begin construction. Ray informed that it will be next Spring but it could take longer.
 7. Traffic generated by the development and its impact on surrounding roads
 - Residents expressed concern with regards to the volume of traffic. Resident stated with 48 units and 50 to 100 cars on the road, it will be dangerous. Ray expressed that the City of Barrie Engineering professional will look at that and will have a traffic count for Ardagh.
 - Residents asked if there will be stop signs and/or traffic lights. Ray advised that there will be.
 8. An increase in the density from what would normally be permitted under the RM2 zone
 - Resident expressed concern with regards to the Zoning By-law and the 48 vs. 40 allowed. 8 would be significant. There are beautiful trees and landscape there.
 - Ray advised that they are applying for special provisions. Is it 48 or 40; it does not change those aspects. 48 is an appropriate level of density. The starting point is providing what we like, then City of Barrie comments and then they make recommendations. He also advised that 300 trees were surveyed and there are considerations encouraging growth.
 - Carlissa advised that their concerns of 48 vs. 40 will definitely be taken into consideration.

9. Noise generated during construction

- Ray and City of Barrie staff advised that the City has a detailed noise by-law in effect. It will have to be limited within the By-law hours. Not before 7 a.m. or after 7 p.m. Fencing will be in place to take care of erosion around the property.

10. Other public comments

- Drainage – there is an old river bed. Where is all the water going to go?
- Snow load – there are 6 ft. banks at the end of the road. People will have difficulty getting out.
- Resident asked what is on the survey. Carlissa advised that it is a new process to understand how residents feel this process is working.

Councillor Prowse thanked everyone for attending the meeting and encouraged residents to take the business cards and for any further questions or concerns contact him via e-mail. He additionally advised that this is a vision of the site and it is the very beginning of the process.

Carlissa requested everyone to sign in if they haven't already done so and to deposit completed surveys in the drop box.

Meeting ended at 8:30 p.m.