


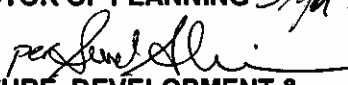
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**TO:** GENERAL COMMITTEE

**SUBJECT:** REZONING 180 – 182 ARDAGH ROAD

**PREPARED BY AND KEY CONTACT:** S. FARQUHARSON, DEVELOPMENT PLANNER , B.URPL., EXT 4478

**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, DEVELOPMENT & CULTURE

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

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### RECOMMENDED MOTION

1. That the application submitted by Lucas & Associates on behalf of Nel-Sons Contracting Ltd. and Jason and Melissa Godin for a rezoning of lands legally described as South Part of Lot 5, Concession 14 (182 Ardagh Road), and Instrument Number 9032631 (180 Ardagh Road) of Plan 51M-371, from Residential Single Density R1 (H-95) to Residential Second Density R2 (H-95), Residential Third Density R3 (H-95) and Residential Fourth Density R4 (H-95), be approved (D14-1525).
2. That a by-law for the purpose of lifting the Holding provision (H-95) initiated by By-law 2007-033 for the purpose of securement of the extension of Bishop Drive for the lands identified as part of this application be provided to Council for consideration upon final registration of the plan of subdivision (D12-397).

### PURPOSE & BACKGROUND

#### Purpose

3. The purpose of this report is to consider an application to rezone the subject parcel of land from Residential Single Density R1 (H-95) to Residential Second Density R2 (H-95), Residential Third Density R3 (H-95) and Residential Fourth Density R4 (H-95) to permit the development of 7 single detached dwelling residential lots through the plan of subdivision process (D12-397). The applications have been submitted concurrently by Lucas & Associates on behalf of the owners, Nel-Sons Contracting Ltd. and Jason and Melissa Godin. The proposed zoning is illustrated in **Appendix "A"**.

#### Location

4. The subject lands are located on the north side of Ardagh Road within the Ardagh Planning Area and are legally described as Part of Lot 5, Concession 14, Plan 51M-371, Block 266, City of Barrie. The lands are generally identified as municipal address 180 - 182 Ardagh Road and have frontage on both Ardagh Road and the future Bishop Drive extension. The property is approximately 0.48 hectares (0.98 acres) in size.
5. The property is predominantly vacant with one dwelling located at 182 Ardagh Road that will remain as a separate parcel once the plan of subdivision is registered.

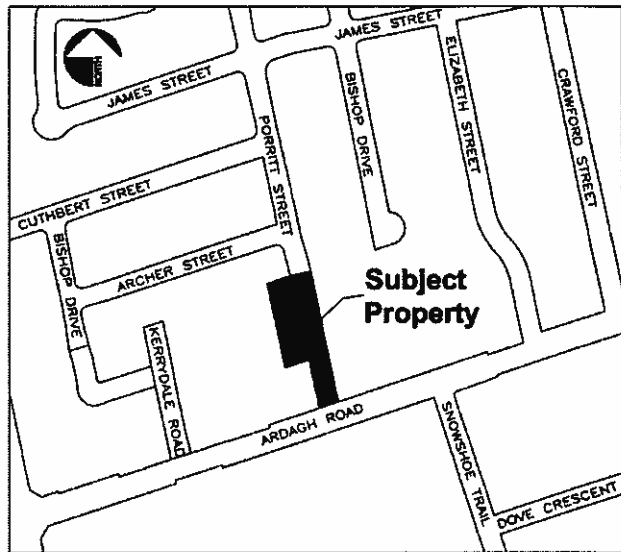
6. Surrounding Land Uses:

**North:** Existing Single Detached Residential Third Density (R3).

**East:** Existing Single Detached Residential Third Density (R3).

**South:** Ardagh Road, Existing Residential and Proposed Single Detached Residential First Density (R1).

**West:** Draft plan approved plan of subdivision for 19 single detached dwellings with the zoning of Single Detached Residential Third Density Special Provision R3 (SP-464) (H-95) and Single Detached Residential Second Density (R2)(H-95).



D14-1525  
190 & 182 Ardagh Road

Existing Policy

7. The subject property is designated Residential Area in the City's Official Plan and is zoned Residential Single Detached Dwelling First Density [R1 (H-95)] in Zoning By-law 85-95, and similarly in Comprehensive Zoning By-law Update 2009-141.

8. There is an existing Holding provision imposed by By-law 2007-033 for the subject lands and several surrounding properties which requires:

"That the extension of Bishop Drive has been secured to the satisfaction of The Corporation of the City of Barrie."

9. In addition to the Zoning Amendment Application, a Plan of Subdivision Application has been submitted. On November 8, 2010, City Council delegated approval authority for plans of subdivision and condominium to the Director of Planning Services, Manager of Development Services and/or the Manager of Policy. The Draft Plan of Subdivision Application (D12-397) is being processed concurrently by staff. For reference, the draft plan of subdivision is attached as **Appendix B**. The securing of Bishop Drive will be a condition of the Plan of Subdivision Application, therefore the Holding Zone can be removed once the plan has been registered to the satisfaction of the City.

Background

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

a) **Planning Justification Report** (May 2011) – provides a review of the property characteristics and surrounding lands as well as the planning policy basis and opinion of Lucas & Associates for the applications be approved as residential in-fill opportunity.

b) **Functional Servicing Report** (March 2011) – Prepared by WMI & Associates Limited provides that the subject lands will have frontage and access to the extension of Bishop Drive, with one lot having direct access to Ardagh Road. The report reviews the traffic

impact and availability of water, sewer sanitary and stormwater management aspects of the site development and concludes that servicing can be made available to support the proposed residential development.

#### Public Meeting

11. In accordance with the *Planning Act*, a public meeting was held on February 6, 2012 to consider this application and the concurrent Plan of Subdivision Application (D12-397). To date there has been no public comments received concerning this project, including the public meeting.

#### Agency Circulation

12. The subject applications were circulated to a number of external agencies for review and comment. Bell Canada, Hydro One Networks and Ministry of Transportation provided comments on the revised application and indicated that they had no concerns with the proposed rezoning. Lake Simcoe Regional Conservation Authority (LSRCA) has provided comments in regards to the proposed plan of subdivision as they relate to stormwater management, tree preservation and species at risk. These comments/issues can be addressed through the subdivision approval process.

#### Internal Circulation

14. The City of Barrie Engineering Department has provided comments on this application regarding servicing, transportation and tree inventory and preservation plans. The Engineering Department has not indicated any issues with the applications and have indicated that the applicant will be required to address these items through draft plan approval conditions for the plan of subdivision.

### **ANALYSIS**

#### Policy Planning Framework

15. The following provides a review of the applicable provincial policies, as well as the City of Barrie's Official Plan.

#### Provincial Policy Statement (PPS) (2005) and Places to Grow (2006) (The Growth Plan)

16. The Provincial Policy Statement (PPS) (2005) promotes efficient development and land use patterns and a range of mix of residential, employment, recreational and open space. In addition, the policies promote cost effective development standards to minimize land consumption and facilitate compact form.
17. The application has been reviewed with reference to the Places to Grow Growth Plan Amendment 1 policies that have been in place since 2006. The Growth Plan promotes the wise management of resources through the utilization of existing services and transportation infrastructure. As such, the proposed development would be appropriate as the proposal would be an infill opportunity within an existing built up residential area of the City, which is supported by public transit.
18. It is the opinion of the Planning Department that the proposed development meets the policies and the intent of the Provincial Policy Statement and the Growth Plan.

Official Plan

19. The subject property is designated Residential within the City's Official Plan. Lands designated Residential are intended to be used primarily for residential uses. The property is considered appropriate for low density residential development, which in accordance with the plan's policies may consist of single detached dwellings at a density range between 12 and 25 units per hectare.
20. The Official Plan establishes policy that requires new development to be integrated with existing residential areas and be designed and planned to allow for convenient and safe road access. With the proposed plan of subdivision includes the extension of Bishop Drive, as it is integrated with the existing residential area. As the portion of Bishop Drive that proposed to service the development is not yet constructed, the applicant will be required at their cost to construct the road to City's standards.
21. It is the opinion of the Planning Department that the proposed development conforms to the policies and the intent of the City of Barrie Official Plan.

Zoning Rationale

22. The subject property is directly adjacent to existing and proposed single family residential development and provides for the extension of Bishop Drive to Porrit Street as required by the Holding provision. Lands to the west of the property have been approved for single family residential development that extends Bishop Drive to a temporary cul-de-sac at the unopened Kerrydale Road allowance. The applicant will be responsible for the continuation of the existing Bishop Drive through the property and connection with Porrit Street.
23. One of the proposed lots has frontage of 20 metres on Ardagh Road and a lot area of 0.09 hectares which is proposed to be zoned Residential Two Density (R2). While this lot is somewhat larger than the other in this area, the lotting pattern can be easily integrated into the existing R1 and R2 development along Ardagh Road and is appropriate for the residential area surrounding the site. The two proposed R3 lots are to have an average lot frontage of approximately 12.6 metres and a lot area of 0.08 hectares. The remaining lots are proposed to be zoned Residential Fourth Density (R4). The proposed lots that are to be zoned R4 are consistent with the abutting lots in the plan of subdivision to the west, which are of similar lot size. These lots are zoned R3 (SP), which recognize the smaller lot area than required by the Zoning By-law for the R3 zone. The applicant is proposing the R4 zone, as it meets all the requirements of the zone and would not require any special provisions. Therefore, all of the proposed lots conform to the requirements of the by-law in terms of the lot frontage and lot area.
24. This development is intended to proceed through the concurrent Plan of Subdivision Application (D12-397), therefore the details for the project will be addressed through the implementation of development conditions and the required development agreement with the City. These details will include securing Bishops Drive, the provision of services, urban design and landscaping.
25. It is the opinion of the Planning Department that the proposed zoning request is appropriate.

Holding Provision (By-law 2007-033)

26. As mentioned above, the subject lands are subject to a Holding provision related to the extension of Bishop Drive. The proposed subdivision plan will ensure that the extension of Bishop Drive is secured across the subject lands to the satisfaction of the City. Therefore, staff is recommending Council lift the Holding provision from the subject lands. However, the by-law to remove the Holding Zone would only be presented to Council for approval upon registration of the plan of subdivision, and would be lifted for only this portion of the property zoned H-95. The lifting of the

Holding provision and subsequent development approvals for the balance of the adjacent lands zoned R1 (H-95) are not subject of this report and will require approval of separate applications.

### **ENVIRONMENTAL MATTERS**

27. The application was circulated to the Lake Simcoe Region Conservation Authority, who has recommended draft plan conditions pertaining to stormwater management, tree preservation and species at risk. As part of the conditions for draft plan approval, the applicant will be required to obtain necessary permits or approvals from the LSRCA.

### **ALTERNATIVES**

28. There is one alternative available for consideration by General Committee:

#### **Alternative #1**

General Committee could deny the proposed Zoning By-law Amendment for the subject lands.

This alternative is not recommended, as the proposal is generally integrated with the surrounding residential area, provides for an appropriate housing form and provides for the sequential development of the Bishop Drive extension. The municipal interests, including the securement of the Bishop Drive extension as a condition of the development agreement, will continue to be protected if this application was to be approved.

### **FINANCIAL**

29. The rezoning of the subject parcel would permit 7 new residential lots on this property. Using an estimated assessed value of \$250,000.00 per residential unit, the 7 new dwellings would produce approximately \$19,099.80 per year in municipal taxes. Current (2011) taxes totaled \$4,569.41 (180 & 182 Aradgh Road), therefore the estimated annual increase in taxes would be approximately \$14,530.39.
30. Development charges revenue would be estimated to be \$198,471.00 for 7 single detached dwellings. There would also be an additional \$1,080.00 for educational development charges, which is to be applied to each residential lot.
31. Through the plan of subdivision process, the applicant will be required to enter into a development agreement with the City that includes the payment of fees and securities for the overall site development.

### **LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN**

32. The recommendations included in this staff report are specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.
- Manage Growth and Protect the Environment
33. The recommendation will allow for infill residential development through a plan of subdivision. It would also be an extension of existing low density residential and the logical extension of existing and planned services and infrastructure.

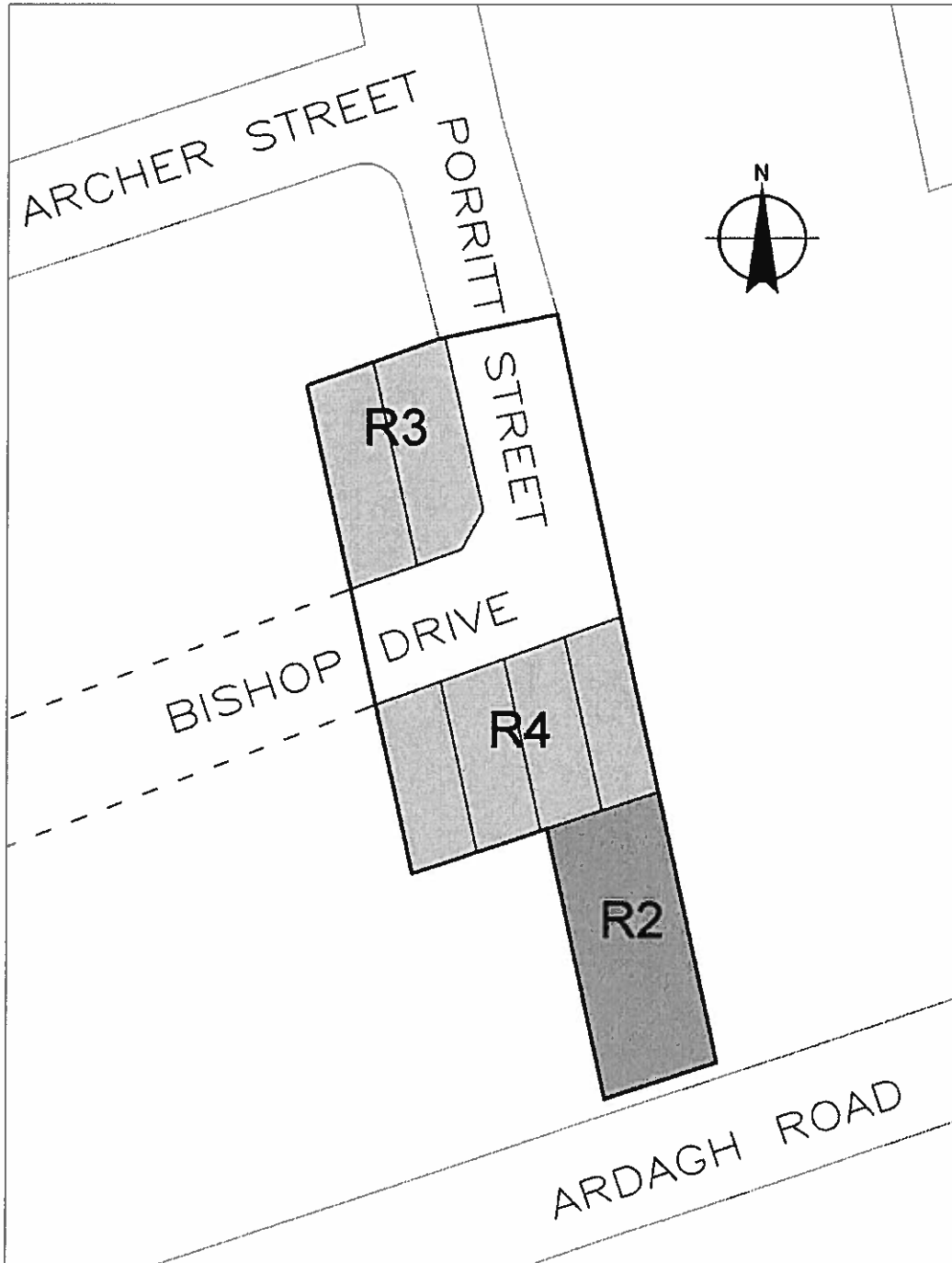
**CONCLUSION**

34. Based on the above, Planning staff are of the opinion that the proposed amendment to the Zoning By-law to permit 7 single detached dwelling residential lots through a plan of subdivision would be appropriate. The proposed development is appropriate as it meets provincial and municipal planning polices, and represents good and proper planning.

Attachments: Appendix A - Proposed Rezoning  
Appendix B- Draft Plan of Subdivision

APPENDIX "A"

Proposed Rezoning



D14-1525  
Proposed Zoning

**APPENDIX "B"**

**Draft Plan of Subdivision**

