

TO: GENERAL COMMITTEE

SUBJECT: REZONING 190 – 196 ARDAGH ROAD

PREPARED BY AND KEY CONTACT: C. TERRY, SENIOR PLANNER EXT. 4430

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

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG
GENERAL MANAGER OF INFRASTRUCTURE, DEVELOPMENT & CULTURE *R. Forward*

CHIEF ADMINISTRATIVE OFFICER APPROVAL: JON M. BABULIC, CHIEF ADMINISTRATIVE OFFICER *J. Babulic*

RECOMMENDED MOTION

1. That the application submitted by Innovative Planning Solutions on behalf of Ferndale Meadows Inc. to permit the rezoning of lands legally described as Part of Lots 4 & 5, Concession 14, former Township of Innisfil in the City of Barrie, municipally known as 190 – 196 Ardagh Road, from Residential Single Density R1 (H-95) to Residential Second Density R2 (H-95), Residential Third Density R3 (H-95) and Residential Third Density with Special Provision for reduced lot size R3 (SP) (H-95), be approved. (D14-1500)
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. (D12-395)

PURPOSE & BACKGROUND

Purpose

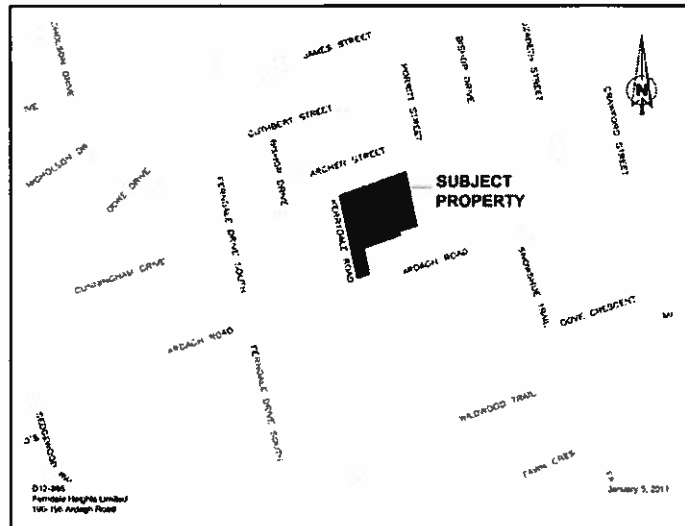
3. The purpose of this report is to rezone the subject parcel of land from Residential Single Density R1 (H-95) to Residential Second Density R2 (H-95), Residential Third Density R3 (H-95) and Residential Third Density with Special Provision for reduced lot size R3 (SP) (H-95) to permit the development of 19 single detached dwelling residential lots through the Plan of Subdivision process (D12-395). The applications have been submitted concurrently by Innovative Planning Solutions on behalf of the owner, Ferndale Meadows Inc. (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 Lots 4 & 5, Concession 14, City of Barrie. The lands are generally identified as municipal address 190 - 196 Ardagh Road and have frontage on both Ardagh Road and the future Bishop Drive extension. The property is approximately 1.05 hectares (2.6 acres) in size.
5. The property is predominantly vacant with one building and a barn located on site that will be demolished to accommodate this development.

6. Surrounding Land Uses:

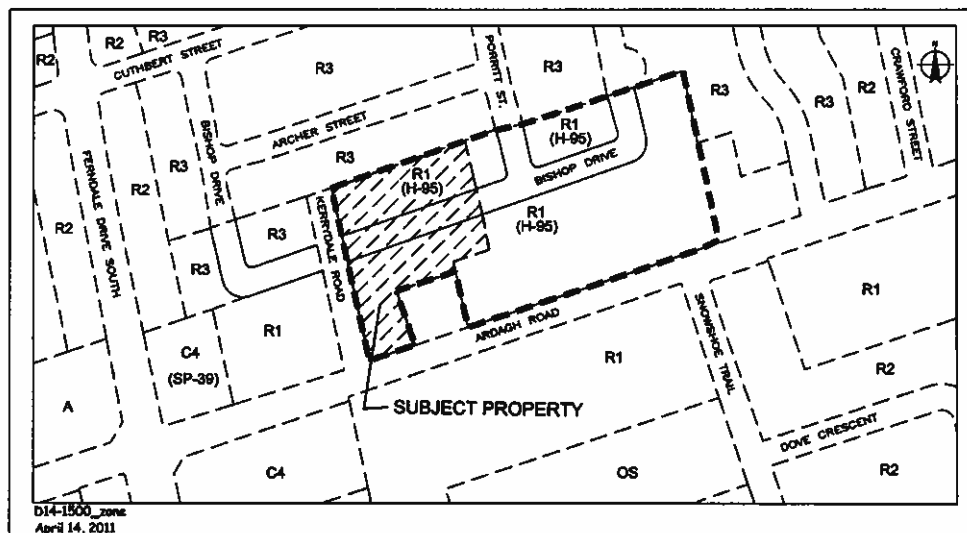
- North** Existing Single Detached Residential Third Density (R3).
- East** Existing Single Detached Residential First Density [R1 (H-95)] also subject to H-95.
- South** Ardagh Road, Existing Residential and Proposed Single Detached Residential First Density (R1).
- West** Unopened road allowance for Kerrydale 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. Section 36 of the *Planning Act* allows the City of Barrie to apply a Holding Provision on Zoning By-laws which are passed under Section 34. The City of Barrie may consider the removal of a Holding Provision once the conditions have been satisfied. The Holding Provision imposed by By-law 2007-033 for the subject lands and several surrounding properties 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 Rezoning 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 Plan of Subdivision Application (D12-395) is being processed concurrently by staff. The securing of Bishop Drive will be a condition of the Plan of Subdivision Application, therefore the Hold can be removed once the Plan has been registered to the satisfaction of the City.

Public Meeting

10. In accordance with the *Planning Act*, a Public Meeting was held on February 14, 2011 to consider this application and the concurrent Plan of Subdivision Application (D12-395). There were no written or public comments received concerning this project.

ANALYSIS

11. The proposed Zoning By-law Amendment and Plan of Subdivision represent the sequential development of the block of lands zoned R1 (H-95) located to the east of the existing terminus of Bishop Drive. The subject property is directly adjacent to existing and proposed single family residential development and provides for the extension of Bishop Drive 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 ending in a temporary turning circle as necessary.
12. The proposed lot frontage of 12m and area of 400m² are represented by the Residential Third Density (R3) zone. This lotting pattern can be easily integrated into the existing R3 development to the north and west and is appropriate for the general residential area surrounding the site. Two of the proposed R3 lots require a special provision due to a minor deficiency in lot area. The Zoning By-law requires a minimum lot area of 400 m² whereas each of the two lots will have areas of 360m². This represents a minor reduction on lot area and will not preclude the applicant from developing the lots for single family dwellings.
13. One lot in the Plan of Subdivision fronts on Ardagh Road instead of the Bishop Drive extension. The zoning requested for this property was originally Residential First Density (R1) with a special provision for reduced frontage and area. The R1 zone requires a 22m frontage with a minimum lot area of 900m². Through discussion with the applicant, it was agreed that the property should be rezoned to Residential Second Density (R2) which requires a minimum frontage of 15m and area of 500m². The property would not require special provisions to meet the standards of the R2 zone, as the proposed lot frontage is 20m with an area of 750m². This lot is consistent with the lots in the area and appears similar in size to the 3 lots directly abutting.
14. This development is intended to proceed through the concurrent Plan of Subdivision Application (D12-395), 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. The Plan will ensure that the extension of Bishop Drive is secured across the subject lands to the satisfaction of the City and it is therefore appropriate to remove the Hold for this site to permit development to occur.
15. Upon registration of the Plan of Subdivision, the City can consider the lifting of the Hold for only this portion of the property zoned as H-95 for the extension of Bishop Drive. 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

16. There are no environmental matters related to the recommendation.

ALTERNATIVES

17. 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 rezoning is necessary to process the Plan of Subdivision Application. The proposal is generally integrated with the surrounding residential area, 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

18. The rezoning of the subject parcel will permit the processing of the Plan of Subdivision Application for 19 new residential lots on this property. Using an assessed value of \$250,000.00 per residential unit, the 19 new dwellings would produce approximately \$52,430.00 in municipal taxes.
19. 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

20. The recommendation included in this Staff Report is not specifically related to the goals identified in the 2010-2014 City Council Strategic Plan.

Attachments: Appendix A – Proposed Rezoning
Appendix B – Draft Plan of Subdivision (D12-395)

APPENDIX "A"

Proposed Rezoning

