

334 & 340 Ardagh Road

D30-023-2024

GROUNDSWELL URBAN PLANNERS INC.

2025-01-08

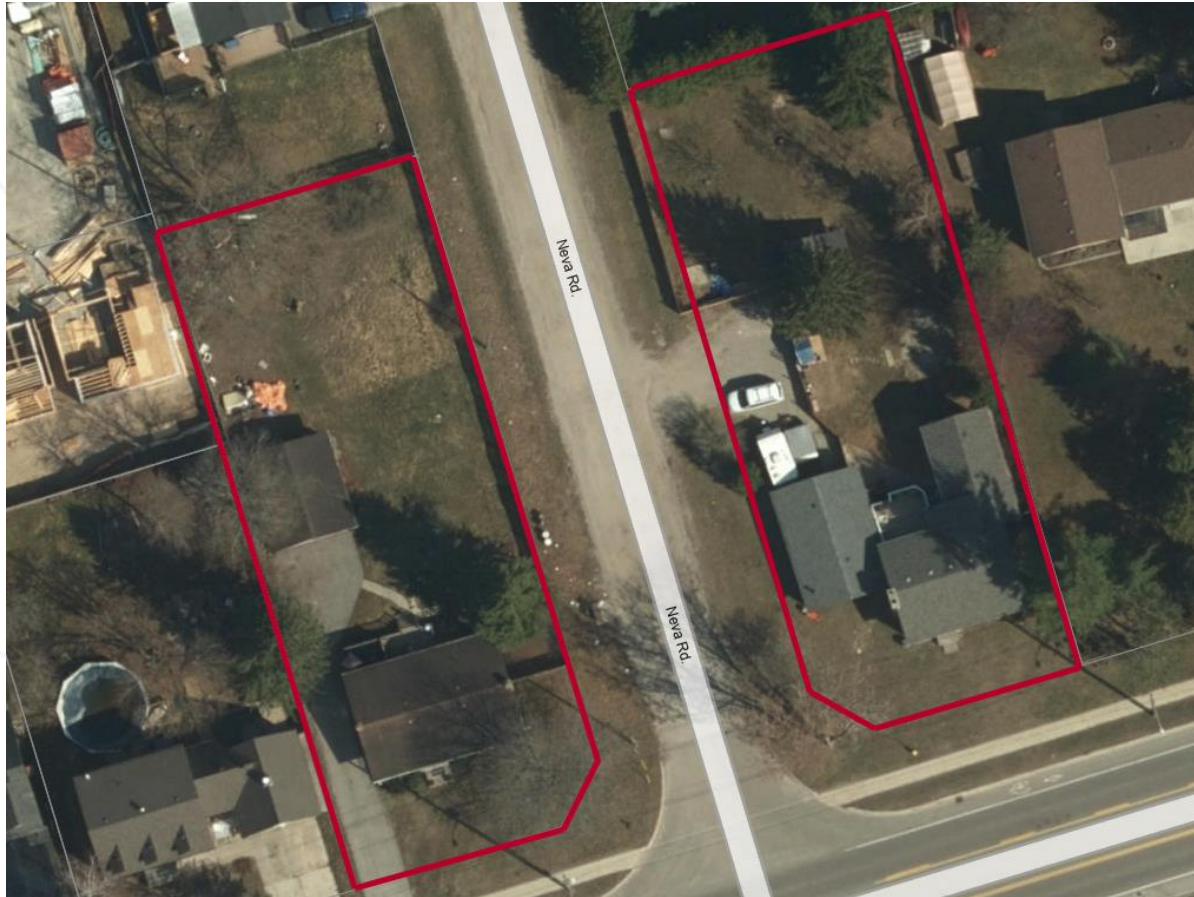


Air Photo: Area Context



- 2 lots of record
- Total landholding approx. 0.3ha (0.74ac)
- Site Surrounded by low-rise residential uses
- Commercial uses at Ferndale Dr and Mapleton Ave
- In close proximity to several elementary and secondary schools
- Neva Road is currently a dead-end road with 3 properties with driveway access
- Barrie Transit operates along Ardagh Road
- Ardagh Road is an Arterial Road

Air Photo: Subject Site



- Each property contains an existing single detached dwelling
- 334 Ardagh Road is accessed from Neva Road
- 340 Ardagh Road is accessed from Ardagh Road
- 12 Private trees, boundary hedge
- Neva Road is an un-urbanized, dead-end, dirt road

Neva Road

Existing Condition

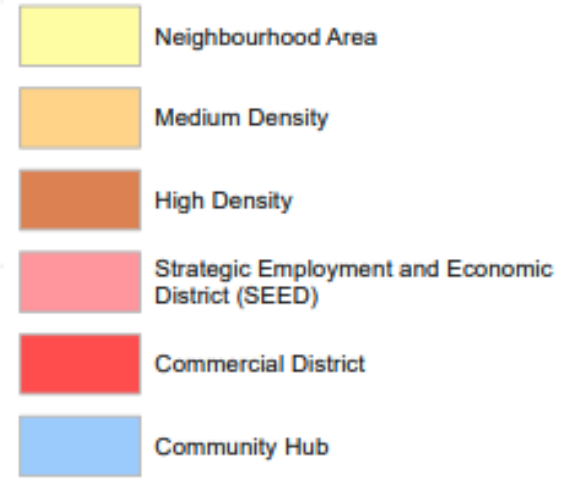


Future Connection to Auburn Court



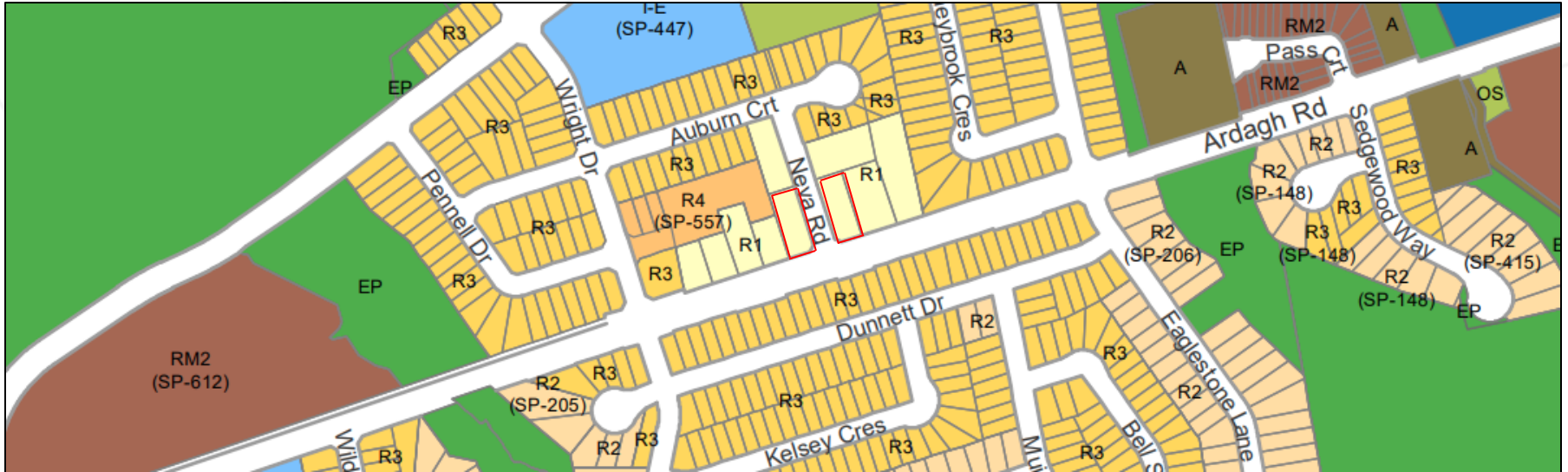
Barricaded Dead End

City of Barrie Official Plan



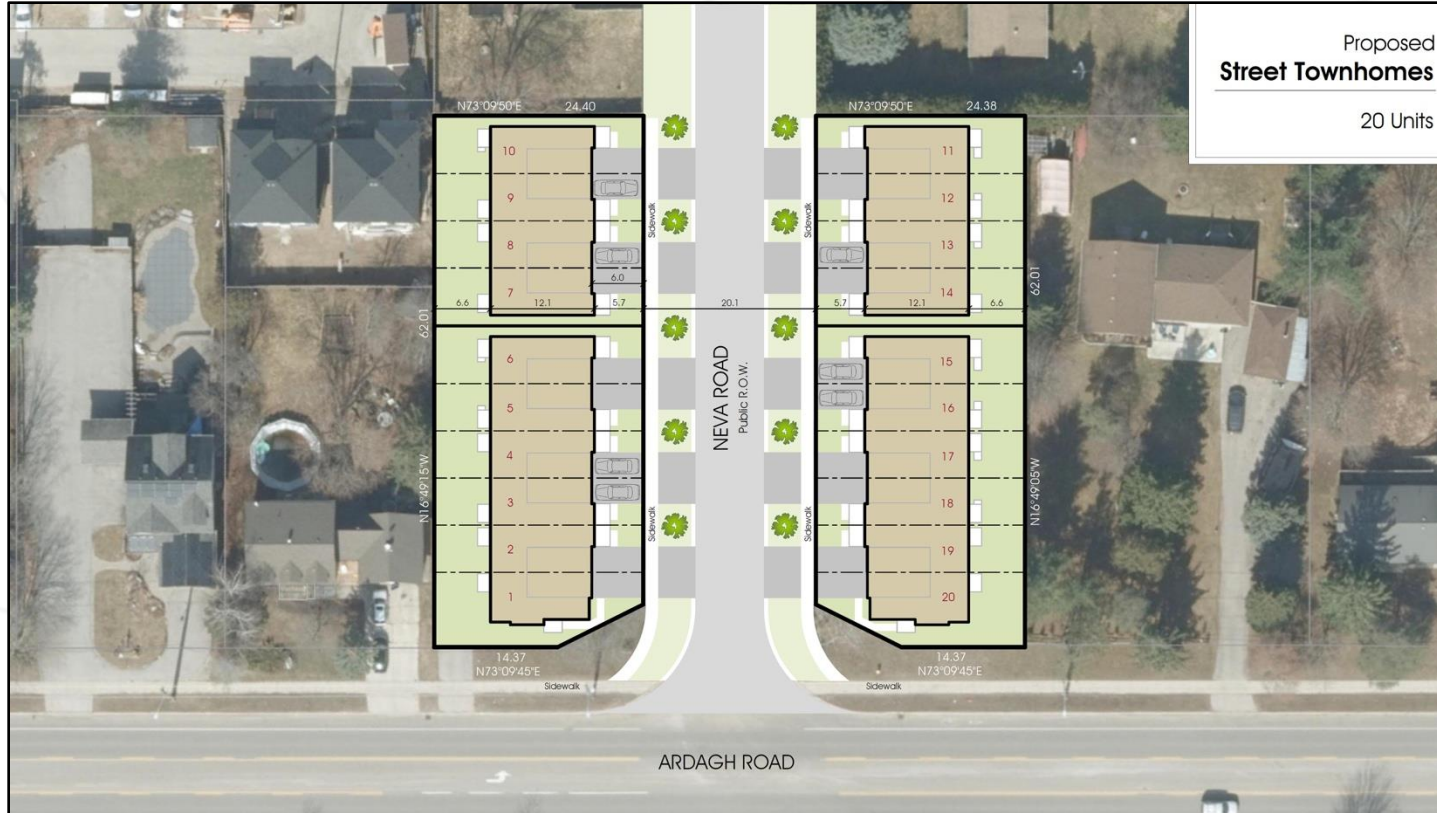
- Subject Properties designated 'Neighbourhood Area'

City of Barrie Zoning By-law 2009-141



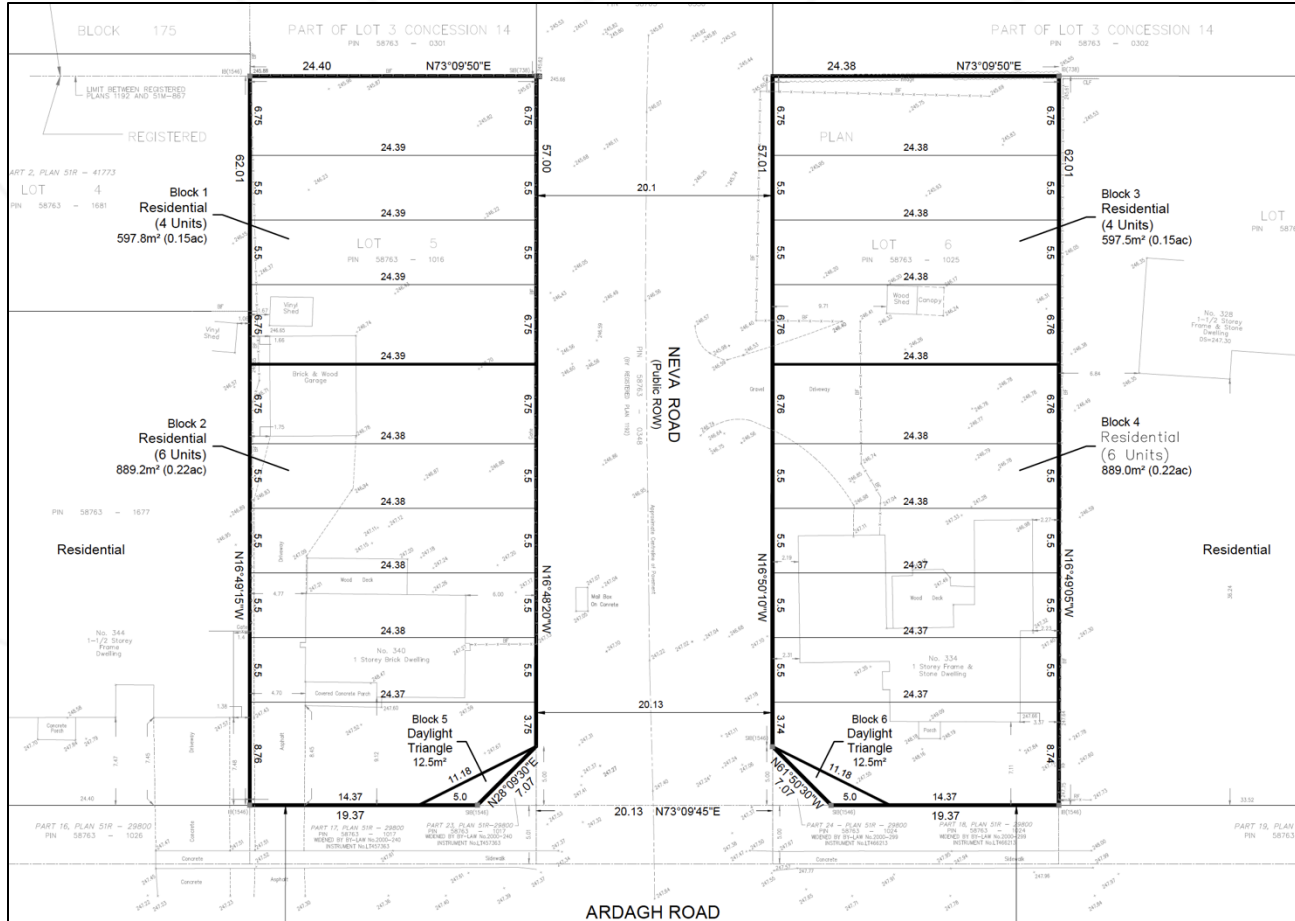
- Residential Single Detached Dwelling First Density (R1)

Proposed Site Plan



- 20 street townhomes
- Driveways connecting to Neva Road
- 2 parking spaces/unit
- Rear yard amenity space
- Neva Road to be urbanized
- Sidewalks along each side of Neva Road

Draft Plan of Subdivision



- 4 Residential Blocks
- Blocks 1 and 3 (4 units)
- Blocks 2 and 4 (6 units)
- Daylight triangles at corner

Proposed Conceptual Elevation



Requested Zoning Amendment & Site-Specific Provisions

Standard	Required (RM2-TH)	Proposed (RM2-TH (xxx))	Draft Comprehensive ZBL (NL2)
Min Lot Area	720 m2	130 m2	NA
Min Lot Frontage	21 m	5.5m	4.5m
Min Front Yard to dwelling Unit	7 m	3.5m (to porch)	3m
Min Front Yard to attached garage	7 m	6.0m	5.5m (parking space)
Min Side Yard	1.8 m	1.2m (int) 2.5(ext)	1.2m (int) 2m (ext)
Min Rear Yard	7 m	6.5m	5m
Landscape Open Space (Min %)	35%	30%	50% of front yard landscaping to be soft landscaping
Max Lot Coverage	35%	55%	70%
Max Gross Floor Area	60%	134%	NA
Max Height of Main Building	10 m	11.5m (peak) 10m (mid-point)	4 storeys (14m)

Neighbourhood Meeting

- Held on May 11, 2023 (Virtual)
 - Several people in attendance
 - General comments received included concerns regarding density, height, traffic and vegetation
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- Proposal conforms with the policies and direction of the Official Plan
 - Proposed development is consistent with modern development standards, and draft new Zoning By-law
 - Redevelopment of the site will urbanize Neva Road, and ultimately facilitate a connection with Auburn Court, eliminating the dead-end condition
 - Appropriate location for infill development

Thank You.

