

## Legislation Text

---

**File #:** 15-G-196, **Version:** 3

---

**APPLICATION FOR AN AMENDMENT TO THE ZONING BY-LAW - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MANSOURA DEVELOPMENT INC. - 199 ARDAGH ROAD (WARD 6) (FILE: D14-1588)**

Mr. Ray Duhamel of the Jones Consulting Group advised that the purpose of the public meeting is to review an application for an amendment to the Zoning By-Law submitted by The Jones Consulting Group Ltd. on behalf of Mansoura Development Inc., for parcels of land fronting on the south side of Ardagh Road, east of the intersection of Ardagh Road and Ferndale Drive South, in the Ardagh Planning Area and is municipally known as 199 Ardagh Road.

Mr. Duhamel provided a presentation concerning the application. He discussed slides concerning the following topics:

- The site context including surrounding and existing uses;
- Photographs of the existing street views for the subject property;
- The proposed site plan for the development and special provisions being requested;
- A rendering of the townhouse façade and street presence;
- The technical studies completed in support of the application;
- A detailed landscape plan for the proposed development;
- The Provincial Policy Statement and Growth Plan context;
- City of Barrie Official Plan designation for the subject lands; and
- The proposed zoning of the subject lands and special provisions being requested.

Carlissa McLaren, Development Planner provided details regarding the context of the application. Ms. McLaren advised that the special provisions requested by the applicant would permit a reduction in front yard setback; a reduced setback for secondary means of access; an increase in gross floor area; a reduced landscaped buffer strip; an increase in the permitted density and an increase to the permitted size of an accessory structure. She discussed the primary planning/land use items being considered by City staff, including tree preservation along the southern rear property adjacent to the existing residence fronting Wildwood Trail; the special provisions contained within the application; the efficient use of land and resources; the impact of the development on adjacent properties and the incorporation of an acceptable urban design treatment along the Ardagh Road frontage.

Ms. McLaren indicated that a neighbourhood meeting occurred on July 3, 2015, and noted that the primary concerns of the public were the existing tree removal/preservation and required compensation plantings; the proposed building setbacks and the form of development; fencing along the property boundaries; the need for road widening along the Ardagh Road frontage; maintaining privacy on adjacent residential properties; the timing of development; the anticipated traffic that will be generated by the development and its impact on surrounding roads, an increase in the density from what would normally be permitted and noise that may be generated during construction.

Ms. McLaren discussed changes to the preliminary concept plan made by the applicant since the neighbourhood meeting including: the reduction of one unit, the adjustment to front yard and side yard setbacks, the provision for a waste/recycling enclosure and the relocation of the sidewalk along the west side

of the private access road to accommodate access to the waste enclosure. In closing, Ms McLaren noted that the staff report concerning this application is anticipated to be presented to General Committee on November 2, 2015. (File: D14-1588)

## **PUBLIC COMMENTS**

- 1. Paul Bassett, 34 Wildwood Trail** advised that he is one of the owners of the 4 properties abutting the southern portion of 199 Ardagh Road, noting that his property is the closest to the subject lands. He indicated that he has three major objections regarding the proposed application. Mr. Bassett stated that he felt the development would be inconsistent with the surrounding neighbourhood and would impact the character and property values of the single family detached homes in the area. He noted that when he purchased his home he questioned the type of future development in the area and was advised that the proposed type of multi-residential units would not be in compliance with the City's Zoning By-law. Mr. Bassett discussed his concerns related to the special zoning provisions being requested by the applicant and noted the impacts the development would cause including additional traffic congestion. He commented that most of the traffic experiences bottlenecks and choke points at Essa Road and Highway 400. In closing, Mr. Bassett reiterated his concerns and requested the applicant consider reducing the number of units proposed and make them more upscale.
- 2. Scott Cooper, 28 Wildwood Trail** advised that his property is one of the four abutting the subject lands to the south. Mr. Cooper discussed his concerns with the proposed development including: the cumulative impact on traffic and safety; that the project is outside of the designated intensification corridor outlined in the Official Plan; the proposed 18% increase above current by-law provisions for medium density cluster town houses and that the bordering homes are predominantly single family dwellings. He provided a map illustrating recent medium to high density developments that have been approved and/or constructed in the surrounding area and along with the associated statistics including the number of dwellings, residents and vehicles. Mr. Cooper provided a map illustrating existing safety concerns and discussed the potential for the circumstances to worsen once this and the other developments are completed.
- 3. Dean Dohring, 30 Wildwood Trail** advised that his property is one of the four abutting the subject lands to the south. He indicated that the proposed development would impact his quality of life. He discussed his concerns related to the potential increase in traffic in the area and congestion if traffic had to be re-routed due to an accident. Mr. Dohring commented that he believes that the property setback from the abutting properties should be increased to 30m and suggested a reduction in the number of proposed units. In closing, Mr. Dohring suggested an increased buffer between the existing single family dwellings to the south as well as the construction of a large fence and the planting of two rows of mature trees.
- 4. Dave Crawford, 32 Wildwood Trail** advised that his property is also one of the four abutting the subject lands to the south. Mr. Crawford discussed his concerns regarding the proposed application including an increase of traffic in area, especially in the vicinity of Ferndale Drive and Wildwood Trail. He discussed current traffic concerns including drivers negotiating turns and restricted views of oncoming traffic along Ferndale Drive. He indicated that the City of Barre provided signage to mitigate some of the traffic concerns, but that challenges still exist. Mr. Crawford provided further examples of existing traffic concerns along Ferndale Drive and noted his worries regarding an increase in traffic problems if this development proceeds.
- 5. Mario Titus, 27 Toronto Street** questioned if market studies were conducted concerning the fair market value for the proposed units.

Mr. Duhamel provided a response to Mr. Titus.

**6. Judith Miller, 245 Ferndale Road** noted that she agreed with the previous speakers. She discussed the impact that the proposed development would have on the charm of the existing neighbourhood due to loss of forest and wildlife. Ms. Miller expressed concerns regarding the proposed density.

Members of General Committee asked questions of the presenter and received responses.

#### **WRITTEN CORRESPONDENCE**

1. Correspondence from the Ministry of Tourism, Culture and Sport, dated July 7, 2015.
2. Correspondence from the Ministry of Tourism, Culture and Sport, dated July 7, 2015.
3. Correspondence from PowerStream, undated.
4. Correspondence from the Lake Simcoe Region Conservation Authority, dated July 2, 2015.
5. Correspondence from the Lake Simcoe Region Conservation Authority, dated July 16, 2015.
6. Correspondence from Paul and Penny Bassett, David and Mavis Crawford, Dean Dohring and Cindy Ryan and Scott and Kate Cooper signed September 22, 2015.
7. Submission by Scott Cooper received September 28, 2015.