

## Legislation Text

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**File #:** 20-A-099, **Version:** 1

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### **DEPUTATION BY MARK ZIMMERMANN CONCERNING MOTION 20-P-042, APPLICATION FOR ZONING BY-LAW AMENDMENT - 158, 162, 166, AND 170 ARDAGH ROAD AND PART OF LOT 5, CONCESSION 14, CITY OF BARRIE (WARD 6)**

Mark Zimmermann provided a Deputation associated with motion 20-P-042, Application for Zoning By-law Amendment - 158, 162, 166, and 170 Ardagh Road and Part of Lot 5, Concession 14, City of Barrie.

Mr. Zimmermann discussed his opinions associated with the proposed development lands being located outside the intensification corridor and that he felt they are out of character with the existing neighbourhood. He provided an example that west of the subject site, of an older rural property that was sold and developed several years ago into substantial single-family homes and where, these homes are more alike the existing homes in the neighbourhood. Mr. Zimmermann commented on another development west of the subject site that is currently being developed of townhouses, condominiums etc., and development is appropriate as it is located on virgin land.

Mr. Zimmermann questioned whether the written oral submissions associated with the development were taken into consideration due to the proposal being a basic development. He commented on the City's Official Plan (OP), the working towards a new OP, and the Government of Ontario's Policies with respect to housing. Mr. Zimmermann acknowledged Ontario's desire for mixed housing developments, but he noted that the City should not be a detriment of the existing housing mix within the neighbourhood and the value.

Mr. Zimmermann discussed the current real estate values in the Ardagh Road area including townhouses, condominiums, and single-family homes and compared it to the developer's cost ranges and he noted that he felt the developer's cost range is low for the area. He advised of his concern that the buyer is turning the properties into rental units and airbnbs, and indicated that he felt that those residents would not have a vested interest in homeownership.

In conclusion, Mr. Zimmermann commented that the development in his opinion is not typical and suitable for an established neighbourhood of single-family homes.