
TO: MAYOR A. NUTTALL AND MEMBERS OF AFFORDABILITY COMMITTEE

FROM: R. ANDERSON, PLANNER, EXT. 4820

WARD: 6

NOTED: C. MCLAREN, RPP, MANAGER OF PLANNING

M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR AN AMENDMENT TO THE ZONING BY-LAW –
127-131 ARDAGH ROAD**

DATE: DECEMBER 4, 2024

The purpose of this memorandum is to advise members of the Affordability Committee of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions Inc., on behalf of Fitchal Incorporated. The subject lands are legally described as Part of Lot 3 and 4 on Plan 914 in the City of Barrie and are known municipally as 127 and 131 Ardagh Road.

The Zoning By-law Amendment application proposes to amend the 'Residential Single Detached Dwelling First Density' (R1) zone that applies to the subject lands to 'Residential Multiple Dwelling Second Density with Site-Specific Provisions' (RM2)(SP-XXX) in the City of Barrie Zoning By-law 2009-141. The purpose of the amendment is to facilitate the development of nineteen (19) 3-storey townhouse units on an internal private roadway.

The complete submission package is available for viewing on the City's Proposed Developments webpage under [Ward 6 – 127 & 131 Ardagh Road](#).

Background

The subject lands are located on the south side of Ardagh Road, west of Patterson Road. The subject lands are occupied by a single detached dwelling on each lot.

The subject property is designated Neighbourhood Area on Map 2 – Land Use Designations in the City of Barrie Official Plan and are zoned 'Residential Single Detached Dwelling First Density' (R1) in Comprehensive Zoning By-law 2009-141. Lands designated as 'Neighbourhood Area' area are intended to recognize new and existing neighbourhoods and communities while permitting appropriate levels of intensification that is compatible with and sensitive to the character of the surrounding neighbourhood.



The application was submitted to the City and deemed complete on October 24, 2024. Notification of the filing of a complete application and public meeting was circulated to all property owners within 120 metres of the subject property, as well as all interested parties, in accordance with the *Planning Act*. The application has also been circulated to all applicable City departments and external agencies for review and comment.

The conceptual site plan is attached to this memorandum as Appendix “A”.

Neighbourhood Meeting

A neighbourhood meeting was held virtually through the Zoom platform on July 25, 2024. There were approximately nineteen (19) attendees including Ward 6 Councillor Nigussie Nigussie and City planning staff.

Comments and concerns were provided by residents at the meeting and are summarized as follows:

- Concerns about the increased density and number of proposed units;
- Protection and preservation of existing mature boundary trees;
- Concerns about the cumulative effects of several townhome projects being developed in the surrounding area;
- Concerns regarding the perceived loss of property value;
- Concerns about the proposed height and loss of privacy on neighbouring properties; and
- Concern regarding parking, and increased demand for on-street parking.

Zoning By-law Amendment

The Zoning By-law Amendment proposes to amend the existing ‘Residential Single Detached Dwelling First Density’ (R1) zone that applies to the lands to ‘Residential Multiple Dwelling Second Density with Site-Specific Provisions’ (RM2)(SP-XXX), pursuant to City of Barrie Comprehensive Zoning By-law 2009-141 in accordance with the following site-specific zone standards:

Proposed Site-Specific Zoning Provisions – 127 & 131 Ardagh Road

RM2 Zone Standard	Required	Proposed
Density (max.)	40 units per net hectare for block/cluster townhouse	45.2 units per net hectare
Front Yard Setback (min.)	7m	5m
Rear Yard Setback (min.)	7m	5m
Parking Requirements	1.5 space per dwelling unit – tandem parking not permitted 29 parking spaces required	24 parking spaces – no tandem parking proposed
Gross Floor Area (max.)	60%	72.58%
Secondary Means of Egress (min.)	7m	5m

Planning and Land Use Matters Under Review

The application currently is undergoing a detailed technical review by City staff and external agencies. The primary planning and land use matters being considered include:

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- Compliance with the City's Official Plan and appropriateness of the requested site-specific amendments to the Zoning By-law to accommodate the proposed development;
 - Integration of the proposed development concept into the existing neighbourhood, and conformity with the envisioned development and character of the area;
 - Ensuring that any shared boundary trees and private vegetation is protected from proposed development activities, in accordance with City standards;
 - Confirmation that the proposed development can be supported by existing and/or planned services and infrastructure; and
 - The impacts that the development may have on traffic operations and pedestrian safety.

Next Steps

Staff will continue to work with the applicant and members of the public to address any feedback received through the public consultation process, as well as those comments raised through the technical analysis of this application by staff and agency partners. All technical comments that are received as well as any comments provided at the Neighbourhood and Public Meetings will be considered during the review of this application as part of the recommendation in the Planning staff report. This review may result in revisions or updates to the plans and reports submitted in support of the application. A staff report is anticipated to be brought forward in the first quarter of 2025 for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Riley Anderson, Planner, at 705-739-4220 ext. 4820 or by email at riley.anderson@barrie.ca.

Attachment: Appendix "A" – Conceptual Site Plan

APPENDIX "A"

Conceptual Site Plan

