

Public Meeting

Zoning By-law Amendment

199 Ardagh Road
Mansoura Development Inc.



City File: D14-1588
September 28, 2015

Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.



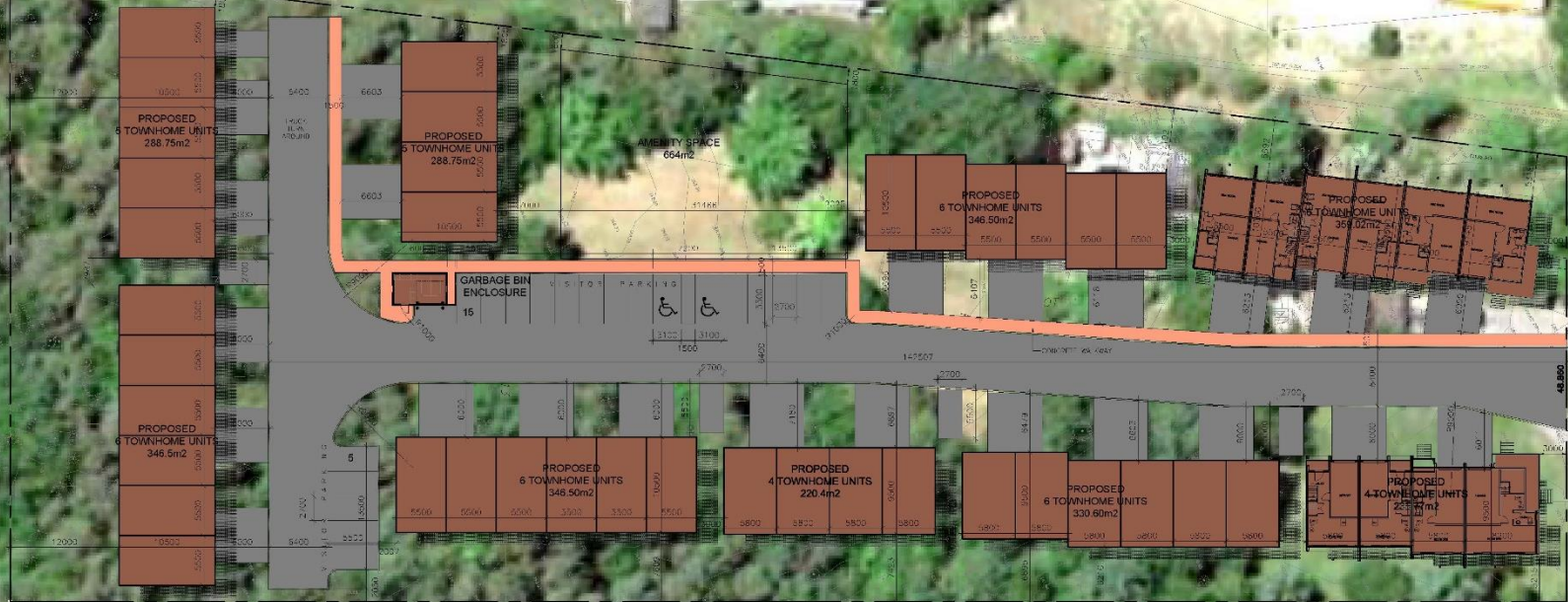


Site Context

- 1.03 ha. (2.54 ac.)
- 48.8 m (160 ft) frontage on Ardagh Rd.



Site Plan



- Vacant Land Condominium, with 47 townhouse units, 8.5m in height (10m permitted).
- 664 m² private amenity area.
- 118 parking stalls (47 tandem).
- Waste/recycling enclosure – subject to Council decision on Municipal collection.



ISM Architects

ismarchitects.ca

174 BAYFIELD ST., BARRIE

ONTARIO CANADA

705.726.2342

- Contemporary high quality architectural design using a variety of building materials.
- Building facades express individual units through distinct architectural detailing.
- Building massing focused towards Ardagh Road with direct pedestrian access.



Technical Studies

- 1. Planning & Urban Design Report**
- 2. Environmental Impact Study**
- 3. Functional Servicing & Stormwater Management Report**
- 4. Vacant Land Condominium Plan**
- 5. Site Plan**
- 6. Noise Impact Study**
- 7. Tree Inventory and Preservation Plan/Report**
- 8. Stage 1 & 2 Archaeological Assessment**



SOUTHWEST CORNER



WEST PROPERTY LINE SOUTH END



WEST SIDE YARD * PROPOSED AMENITY RED OAK NO. 28 & WEST SIDE YARD



COLORADO SPRUCE NO. 360



SUGAR MAPLE NO. 3



PAPER BIRCH NO. 354

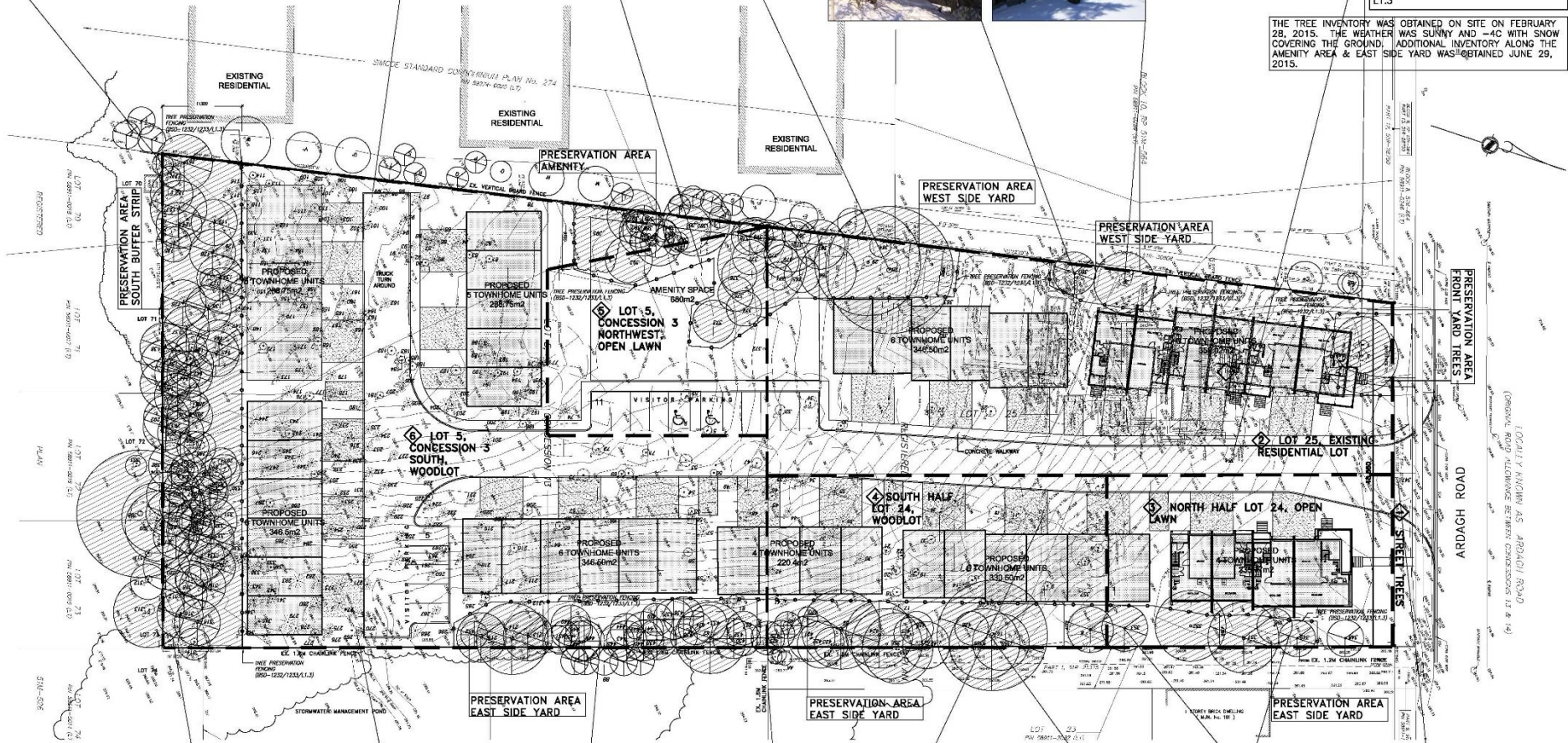


SUGAR MAPLE NO. 2



TREE INVENTORY LIST ON SHEET L1.2
TREE PRESERVATION DETAILS ON SHEET L1.3

THE TREE INVENTORY WAS OBTAINED ON SITE ON FEBRUARY 28, 2015. THE WEATHER WAS SUNNY AND -4C WITH SNOW COVERING THE GROUND. ADDITIONAL INVENTORY ALONG THE AMENITY AREA & EAST SIDE YARD WAS OBTAINED JUNE 29, 2015.



SOUTHEAST CORNER

SOUTHEAST LOT 5, CONCESSION 13

EAST PROPERTY LINE LOT 5, CONCESSION 13

SOUTHEAST CORNER LOT 24

WHITE PINE NO. 10

WHITE PINE NO. 16 & NO. 358

SPRUCE NO. 353

EAST PROPERTY LINE, NORTH END

STREET TREE NO. 347

LOCALLY KNOWN AS ARDACH ROAD
(PROPOSED ROAD ALIGNMENT BETWEEN CONCESSIONS 12 & 14)

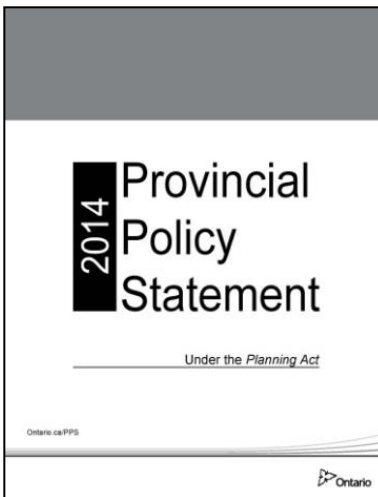
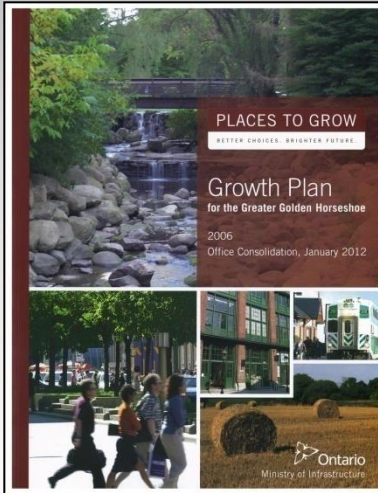
ARDACH ROAD

PRESERVATION AREA FRONT LAND TREES

STREET TREES

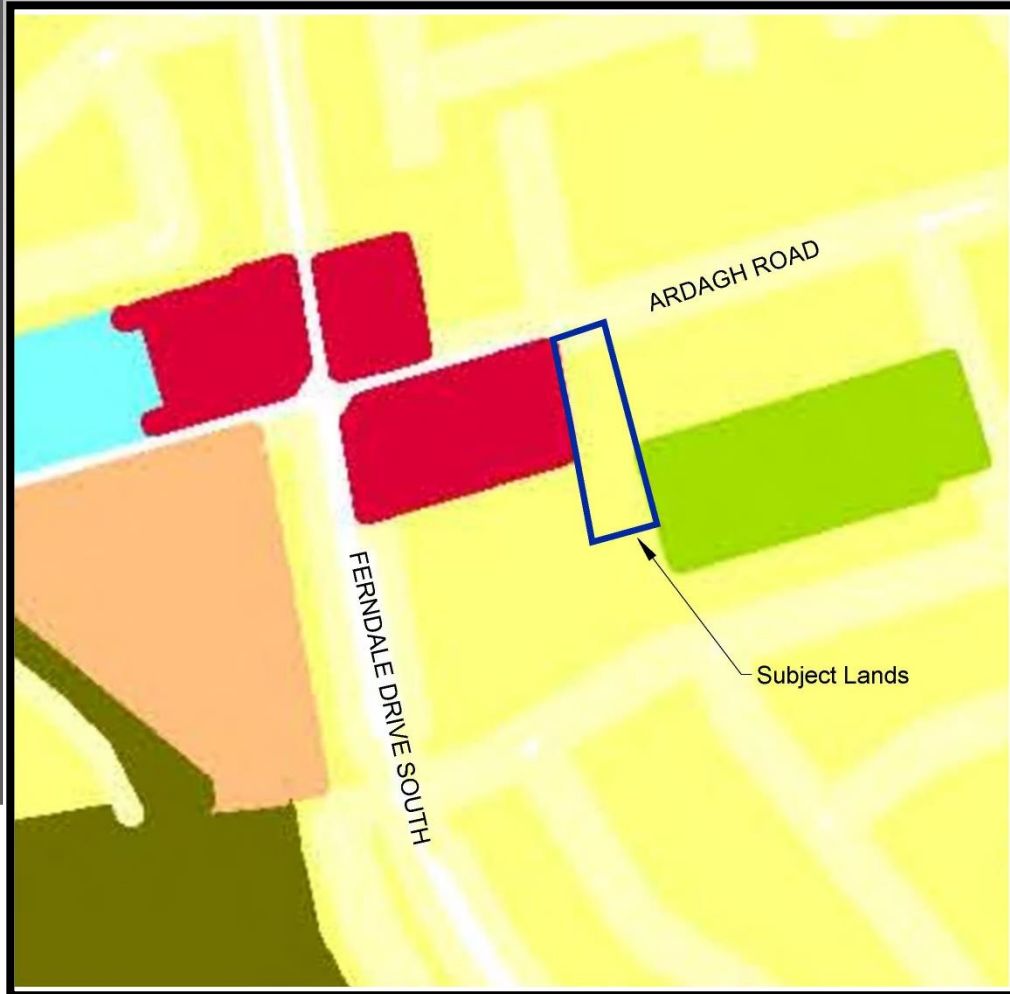


Provincial Policy Statement & Growth Plan



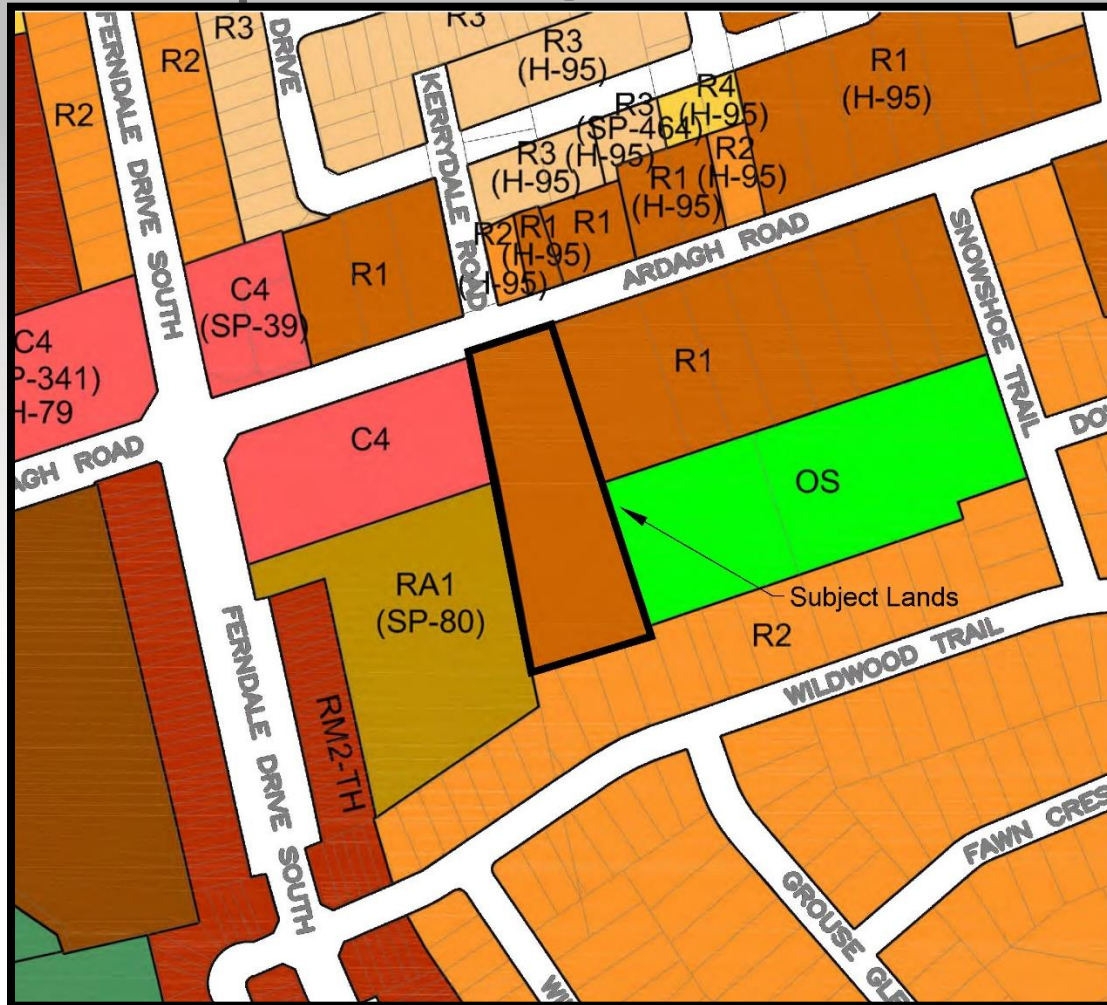
- **Redevelopment and intensification within the built-up area of Barrie.**
- **Efficient use of existing infrastructure.**
- **Within the catchment area of several schools and Open Space.**
- **Adjacent to commercial and medium density residential uses.**
- **Transit supportive density with direct access to Barrie Transit routes 2 and 7.**
- **Compatible with adjacent land uses.**

Official Plan



- Designed Residential which permits all forms of housing.
- Located outside of the Ardagh Secondary Plan which defined medium density locations.
- Townhousing permitted to 53 uph (47 uph proposed).
- EIS prepared in fulfillment of Level 2 Natural Heritage Feature assessment.

Zoning By-Law 2009-141



- Zoned Residential (R1)
- Proposed Zoning Residential (RM2 SP-xxx). Special Provisions will permit:
 1. 47uph (RM2 zone permits 40uph for block TH's, 47uph for street TH's, 53uph for walk-up apts).
 2. 3m front yard setback to dwelling (7m req.).
 3. 5.2m for secondary access (7m req.).
 4. 71% GFA (60% permitted).
 5. 1.4m west property line landscape buffer.
 6. 100m² for accessory structures (50m² permitted).