



APPLICATION FOR
ZONING BY-LAW AMENDMENT

126 & 130 ARDAGH ROAD
CITY OF BARRIE

NEIGHBOURHOOD MEETING



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

SUBJECT SITE

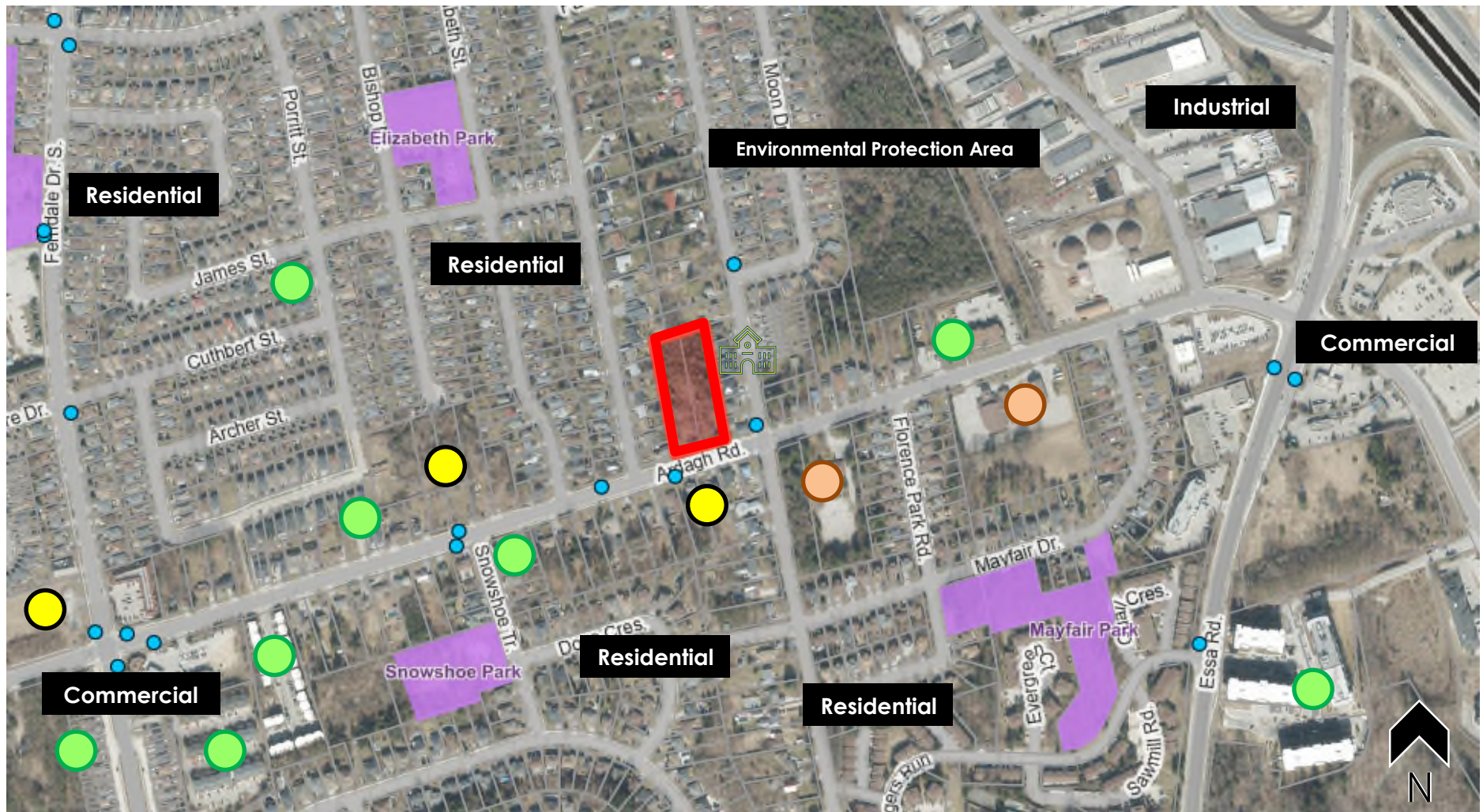








- Lot Area:
 - Entire Lands:
8,000 m²
- Frontage:
 - 61 m along Ardagh Road

Existing Site Conditions

- 2 existing homes
- Open space

SURROUNDING USES



- | | | |
|---|---|---|
|  Transit Stops |  Existing/Approved RM1/2 |  Schools |
|  Parks |  Places of Worship |  Pending RM Applications |



City of Barrie Official Plan, 2022

- Neighbourhood Area



City of Barrie Zoning By-law 2009-141

- Residential Single Detached Dwelling Second Density (R2)



- Rowhouse, Cluster
- Low-rise Buildings
- Up to 6 stories permitted

City of Barrie 3rd Draft Zoning By-law
Neighbourhood Low 3rd Density

DEVELOPMENT CONCEPT

- 5 Buildings
- 86 Stacked Townhomes
- 3 storeys over basement
- Rooftop amenity areas

Parking:

- 87 total parking spaces
- (~1 spaces/unit)

Other:

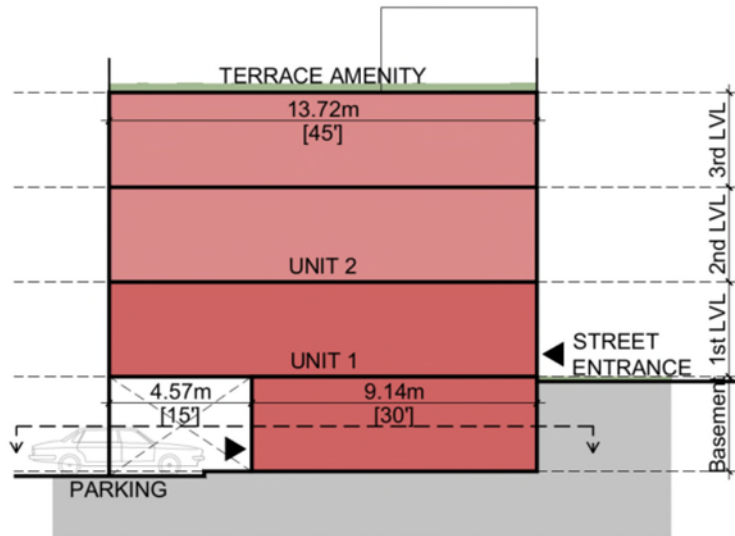
- Private internal condominium road
- Minimum 3m landscape buffer along all property lines



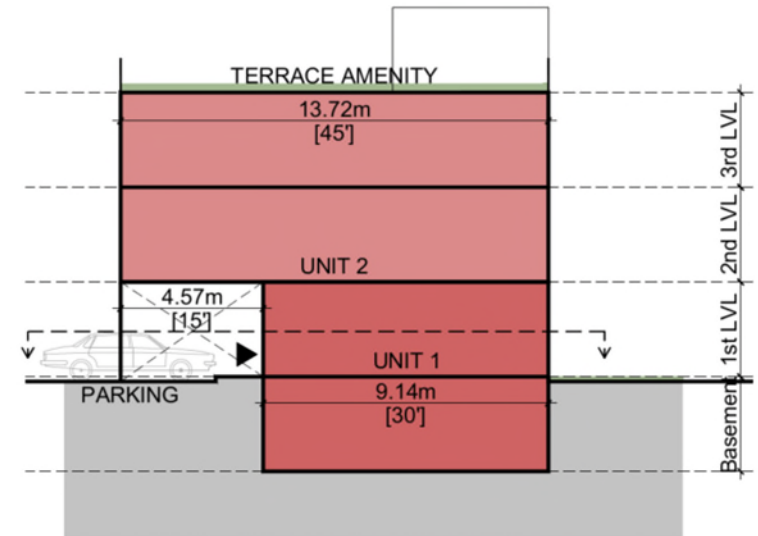
DEVELOPMENT CONCEPT



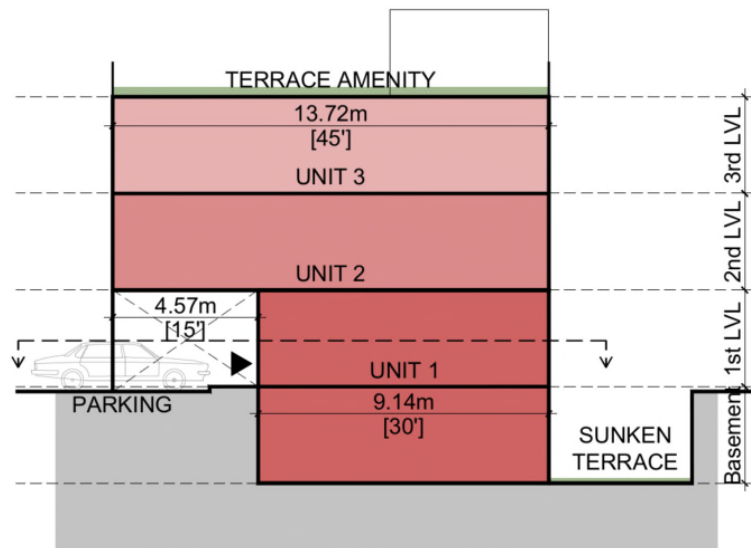
DEVELOPMENT CONCEPT



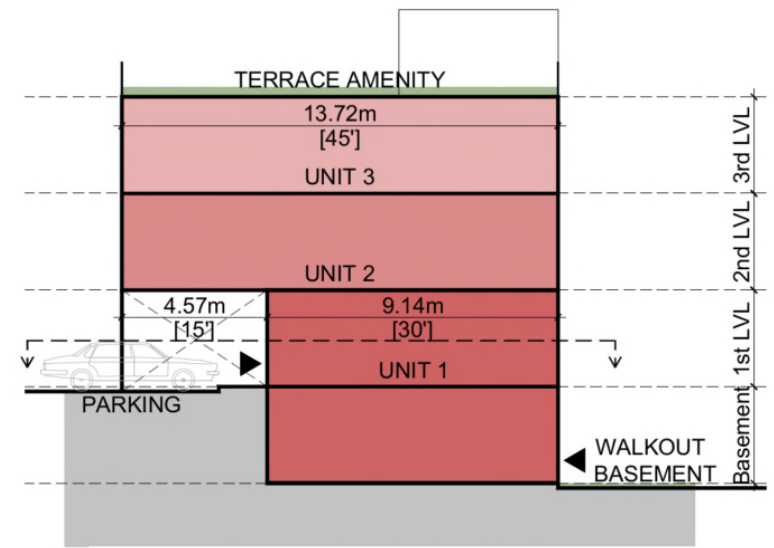
BUILDINGS 1 SECTION



BUILDINGS 2 SECTION



BUILDING 3 SECTION



BUILDINGS 4&5 SECTION

Zoning By-law Amendment

Residential Single Detached Dwelling Second Density (R2)



Residential Multiple Dwelling Second Density
with Special Provisions
(RM2(SP-XX))

SITE SPECIFIC PROVISIONS

SITE STATISTICS			
PROPOSED ZONING		RM2	
		Description	Required Proposed
LOT AREA (MIN.) TABLE 5.3		-	720.00 m ² 7,923.45 m ²
LOT FRONTAGE (MIN.) TABLE 5.3		-	21.00 m 60.48 m
FRONT YARD (MIN.) TABLE 5.3	DWELLING UNIT	-	7.00 m 6.50 m
	ATTACHED GARAGE	-	7.00 m N/A
SIDE YARD (MIN.) TABLE 5.3		-	1.80 m 3.00 m
INTERIOR SIDE YARD TO ATTACHED GARAGE (MIN.) TABLE 5.3		-	0.60 m N/A
REAR YARD (MIN.) TABLE 5.3		-	7.00 m 7.00 m
LANDSCAPED OPEN SPACE (MIN. % OF LOT AREA) TABLE 5.3		-	35% 28.91%
LOT COVERAGE (MAX.) TABLE 5.3		-	35% 30.29%
GFA (MAX. % OF LOT AREA) TABLE 5.3		±7,668.59 m ²	60% 97%
BUILDING HEIGHT (MAX.) SECTION 5.3.2 A)		Four storeys or less to a max. of 20m	20.00 m 15.00 m
DENSITY (MAX.) SECTION 5.2.5.1 C)		53 units per net hectare	53 Units/ha 109 Units/ha ±42 Units ±86 Units
UNIT STACKING (TOWNHOUSES)		-	2 units stacked 3 units stacked
OUTDOOR AMENITY SPACE (MIN.) SECTION 5.2.5.2 B)		12m ² per dwelling unit in a consolidated form	1,032.00 m ² 2,769.61 m ²
DRIVE AISLE (MIN.) SECTION 5.2.5.2 E)		-	6.40 m 6.40 m
YARD VARIATIONS SECTION 5.3.3.1 B)		Sills, belt courses, cornices, eaves and gutters, chimney breasts or pilasters, which may project a distance of not more than 0.6m into required Yard.	- N/A
YARD VARIATIONS SECTION 5.3.3.1 D)		Fire escapes, which may project a distance of not more than 1.2m into a required side or rear yard, but in no case shall the side or rear yard, except where none is required, be reduced to less than 0.6m.	- N/A
YARD VARIATIONS SECTION 5.3.3.1 E)		Balconies on apartment dwellings, where located at a greater height than the bottom of the first floor ceiling joists, may project a distance of not more than 1.5m into a required yard, but in no case shall the side yard, except where none is required, be reduced to less than 1.8m to any side lot line.	- TBD

Front setback
(due to road
widening)

Landscaped
Open Space

Lot coverage

Gross Floor Area

Density

Unit stacking

SITE SPECIFIC PROVISIONS

FRONT YARD PARKING		60%	-	N/A
COVERAGE (MAX. % OF FRONT YARD) SECTION 5.3.6.1		-	-	-
PARKING FOR APARTMENT DWELLINGS SECTION 5.3.6.2 A)		<i>Parking spaces including aisles required for an apartment dwelling unit in any zone shall have a maximum lot coverage of 35%</i>	35%	41.66%
PARKING FOR APARTMENT DWELLINGS SECTION 5.3.6.2 B)		<i>A maximum of 20% of the total parking area required for an apartment building shall be permitted in the front yard.</i>	17.4	N/A
LANDSCAPED BUFFER AREAS SECTION 5.3.7.2	Side Lot Line	3m along side and rear lotlines	3.00 m	3.00 m
	Rear Lot Line		3.00 m	7.00 m
PARKING STANDARDS TABLE 4.6		1.5 parking spaces per dwelling unit 2.7m – width per space 5.5m – length per space	129	87
BARRIER FREE PARKING SECTION 4.6.4		<i>For >100 parking spaces: 1 plus 3% of parking For 75-100 parking spaces 2 Type A & 2 Type B; Type A-3.4mX5.5m, Type B-3.1mX5.5m with 1.5m access aisle</i>	4	4

Parking Lot Coverage

Parking Spaces per Dwelling

REQUIRED STUDIES

- Planning Justification Report
- Shadow Study
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Study
- Stormwater Management Report
- Traffic Impact and Parking Study
- Environmental Impact Study
- Environmental Site Assessment
- Endangered Species Clearance
- Erosion and Sediment Control Plan
- Grading and Drainage Plan
- Fill Management Plan
- Site Plan
- Landscape Plan/Details
- Tree Inventory & Preservation Plan
- Photometric Plan
- Foundation Design Analysis Study
- Pavement Marking and Signage Plan

- The lands are within the City of Barrie's Built-up Area. The proposed development makes efficient use of underutilized lands and existing resources.
- The development will be compact, walkable, and transit supportive in an appropriate location.
- 86 dwelling units will contribute to the achievement of a complete community, helping to meet intensification targets and increase the range of housing options in the area.
- The development provides much-needed housing stock in a functional manner and at a time when supply is limited and costs of homeownership is increasing at a fast pace.
- The built form aligns with what is proposed in the Third Draft of the new Zoning By-law.

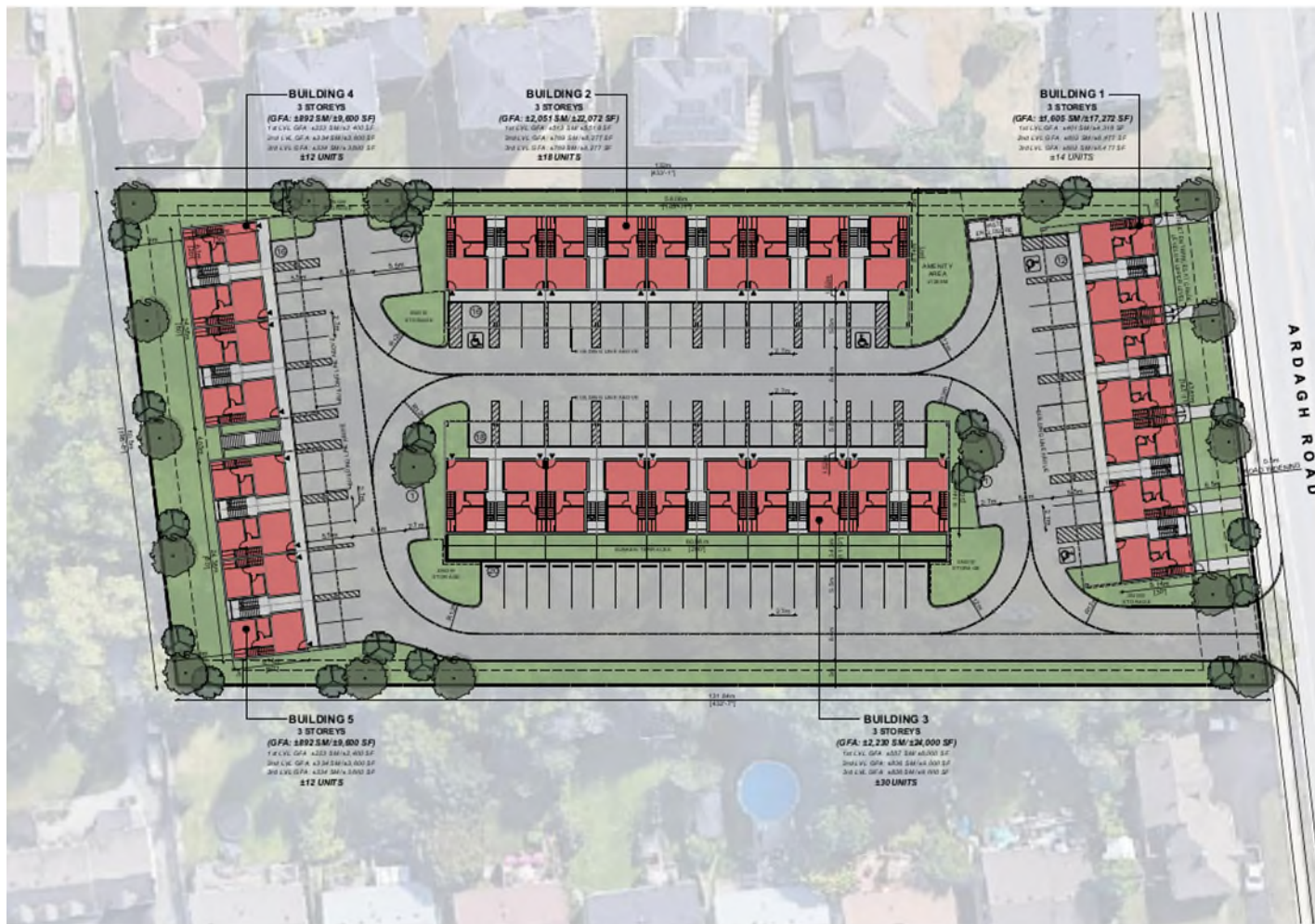
- This proposal seeks to facilitate a Zoning By-law Amendment in support of 86 stacked townhouse units.
- The development provides intensification in proximity to supportive land uses including schools, commercial, open space, public transit and similar built forms.
- It is our opinion that the proposal is consistent and in conformity with all levels of planning policy.

THANK YOU

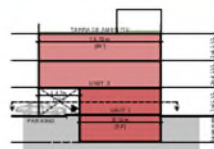
Questions & Comments Welcome

Email: info@ipsconsultinginc.com

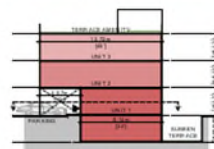
CONCEPT PLAN

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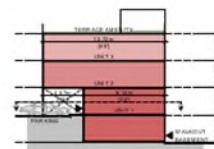
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BUILDINGS 4&5 SECTION

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Conceptual Site Plan