

PRESENTATION BY:





## **Subject Lands:**

- 157 Ardagh Road.
- Located at the intersection of Ardagh Road and Snowshoe Trail.
- Frontage of 24.4 m.
- Land holdings of approx. 986 m2 (0.24 ac. / 0.09 ha.).
- Existing garage to be removed.

## **Surrounding Area:**

- Low-density residential area with a variety of lot sizes, dwelling types and densities.
- Proximity to parks, local services, public transit and amenities.









- Designated 'Residential' by the City of Barrie Official Plan (Schedule A).
- The Residential designation permits all forms and tenure of housing.
- The City of Barrie Official Plan reflects the policies of Provincial legislation relating to housing, recognizing that population growth will need to be accommodated for through a mix of new development, redevelopment and intensification.
- Residential intensification is encouraged as it creates more compact development that will efficiently use land, resources, services and infrastructure.
- No Amendment is required to the Official Plan.



Designation

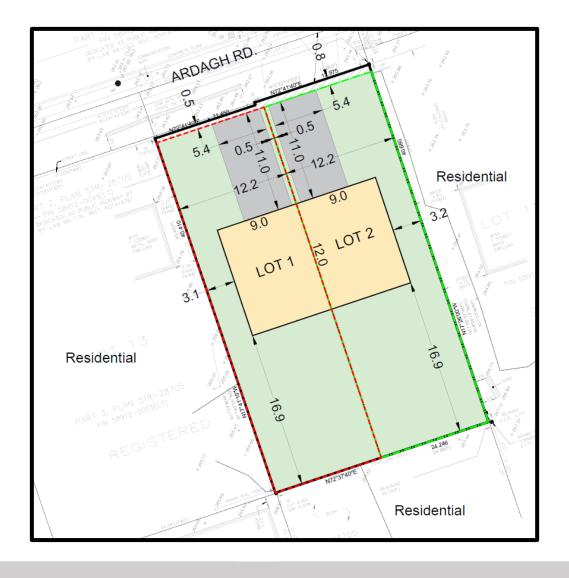




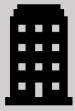
- The subject lands are currently zoned 'Residential Single Detached Dwelling Second Density (R2)' in the City of Barrie Zoning By-law (2009-141).
- The current zoning (R2) does not permit semi-detached units as a permitted use; therefore, a rezoning is required.
- A Zoning By-law Amendment is requested to rezone the subject lands to 'Residential Multiple Dwelling First Density (RM1)' to permit the proposed development.
- The proposed development would meet the standards of the RM1 zone.





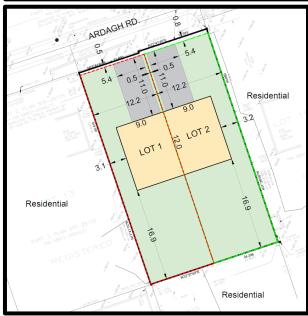


- The proposed development consists of two (2) semi-detached residential units.
- Proposed height of one (1) storey, with basement.
- Designed with a consistent frontage along Ardagh Road.
- Access is provided to each unit by a double-wide driveway, providing sufficient parking.
- Subsequent Part Lot Control Exemption process will create two
  (2) lots.
- The built form has been designed to maintain the general character, scale, orientation and height of the neighbourhood; ensuring compatibility.









- The proposed development is for two (2) semi-detached units located at 157 Ardagh Road.
- Provincial and Municipal policy encourages the provision of a full range of housing types through infill development and intensification to support complete communities and efficiently utilize land available, with focus placed on underutilized parcels.
- A Zoning By-law Amendment is requested to rezone the subject lands to 'Residential Multiple Dwelling First Density (RM1)' to permit semi-detached units.
- Conforms with the goals and objectives of Provincial and Municipal legislation.



= Conclusion



## THANK YOU

Questions and comments are welcome.



