

# 157 ARDAGH ROAD

## ZONING BY-LAW AMENDMENT

### PLANNING JUSTIFICATION REPORT

CITY OF BARRIE

IPS NO. 21-1079

December 2021



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# **157 ARDAGH ROAD**

PT LT 12, PL 914; INNISFIL, PT 4 51R-28705; BARRIE.

## **CITY OF BARRIE, COUNTY OF SIMCOE**

APPLICATION FOR

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### **ZONING BY-LAW AMENDMENT**

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PREPARED BY

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ON BEHALF OF

**DataTamer Inc.**

DECEMBER 2021

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## 1.0 INTRODUCTION

Innovative Planning Solutions (IPS) has been retained by DataTamer Inc. (Owner/Applicant) to complete a Planning Justification Report for a Zoning By-Law Amendment (ZBA), for lands municipally known as 157 Ardagh Road in the City of Barrie, and legally described as Pt Lt 12, Plan 914, Innisfil; Pt 4, Plan 51R-28705; Barrie.

The subject lands are currently designated as '*Residential*' (*Figure 4*) by the City of Barrie Official Plan and are zoned '*Residential Single Detached Dwelling Second Density (R2)*' (*Figure 4*) by the City of Barrie Zoning By-law 2009-141. The site is further located within the City's '*Built-up Area*' as per Schedule I of the Official Plan and located within the Ardagh Planning Area.

The intent of the subject application is to amend the City of Barrie Zoning By-law (2009-141) to rezone the subject lands from the '*Residential Single Detached Dwelling Second Density (R2)*' zone, to the '*Residential Multiple Dwelling First Density (RM1)*' zone, to permit the development of two (2) low density semi-detached dwelling units.

This Report will review the subject application in the context of applicable Provincial and Municipal policies to provide necessary rationale for the approval of the Amendment, including:

- Provincial Policy Statement
- Places to Grow - Growth Plan for the Greater Golden Horseshoe
- City of Barrie Official Plan
- City of Barrie Comprehensive Zoning By-Law
- Lake Simcoe Protection Plan



## 2.0 SITE DESCRIPTION & LOCATION

The subject development is located at 157 Ardagh Road in the City of Barrie. The parcel was previously severed from 159 Ardagh Road, adjacent to the west. The lands contain 24.4 metres of frontage along Ardagh Road and an area of 986.9 m<sup>2</sup> (0.098 ha. / 0.24 ac.).

*Figure 1* provides an aerial illustration of the location and the surrounding land uses.

The lands are located directly on Barrie Transit Route 7 which runs along Ardagh Road, and transit stops are located within 50 m. of the property. Additionally, Transit Route 2 is located to the west (approx. 450 m.) which travels Ferndale Drive South. Barrie Transit provides accessible and convenient access to various locations throughout the City including Georgian College, the Downtown Bus Terminal, Park Place, and the Allandale and Barrie South GO Stations. The City of Barrie Transit Map and stop locations are shown on *Figure 2*.

Nearby amenities include commercial uses at the intersection of Ardagh Road and Ferndale Drive South (approx. 300 m.), as well as the Ardagh Road/Bryne Drive and Essa Road intersection to the east (approx. 1.0 km.) which contains an abundant amount of commercial, retail, and everyday services. Educational institutions are offered in close proximity to the lands, including Ferndale Woods Elementary School (800 m.), St. Catherine of Siena School (1.8 km), and St. Joan of Arc Catholic High School (2.1 km.). Snowshoe Park is also located around the corner to the east (within 150 m.), providing public amenity space for residents of the area.

Surrounding land uses includes the following:

**North:** Low-density residential land uses containing single detached dwellings. Ardagh Road is adjacent.

A residential development is underway on the north side of Ardagh Road, located at 158, 162, 166, & 170 Ardagh Road. The development includes 27 street townhouses, 19 block/cluster townhouses, and 12 back-to-back townhouses. The proposal is currently under review as part of the Site Plan Control process.

Similar Zoning By-law Amendment applications were approved (2020) on the north side of Ardagh Road, located at 180 Ardagh Road and 198 Ardagh

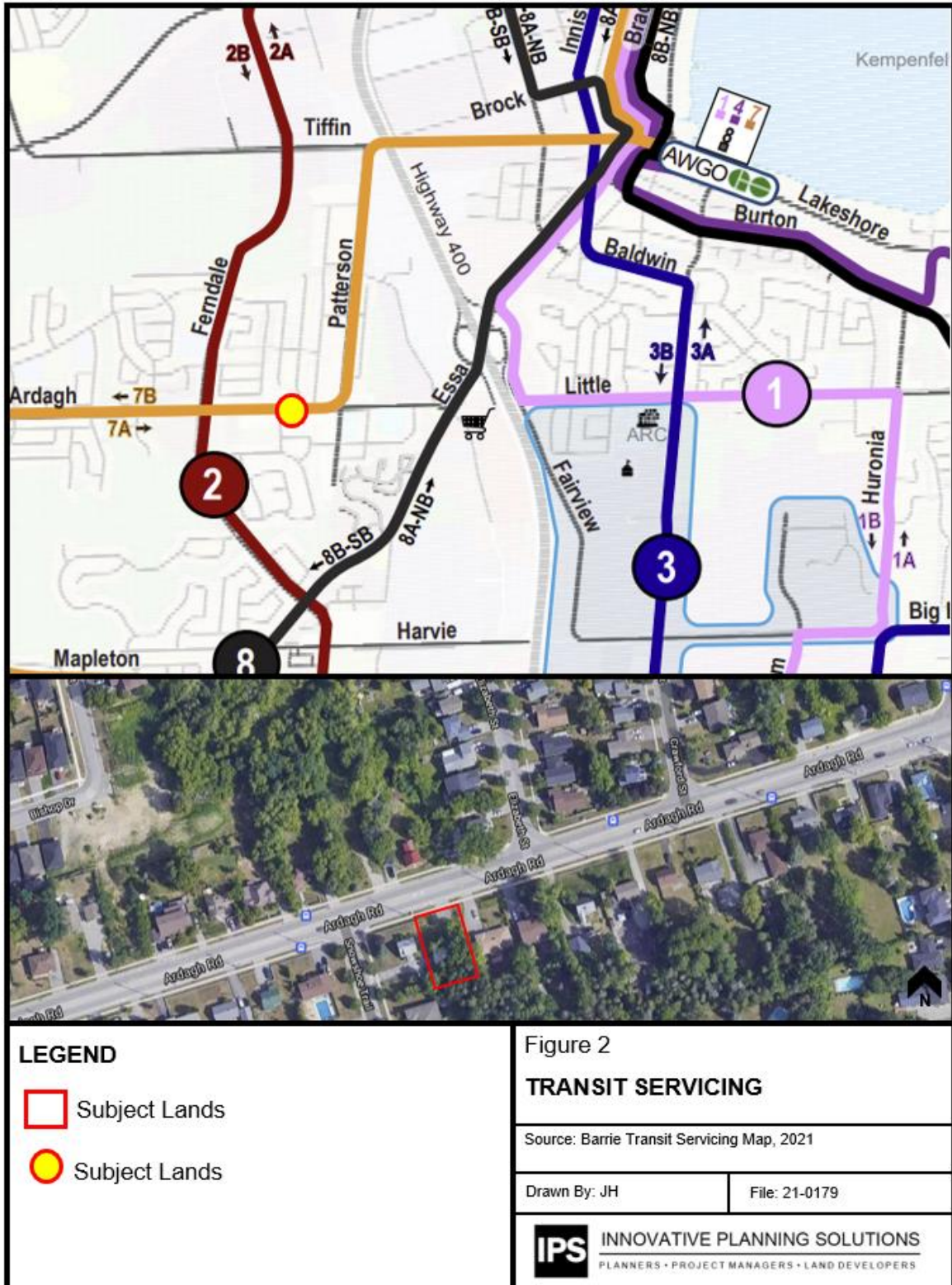
Road, obtaining zoning approval to facilitate the development of two (2) semi-detached units on each property.

**East:** Low-density residential land uses containing single detached dwellings.

**South:** Low-density residential land uses along Dove Crescent and Snowshoe Trail, containing single detached dwellings.

**West:** Low-density residential land uses along Snowshoe Trail and Ardagh Road containing single detached dwellings. A variety of residential uses are located towards Ferndale Drive South, including a townhouse complex.





### 3.0 DESCRIPTION OF DEVELOPMENT

The development concept (*Appendix 1*) proposes to develop the subject lands for two (2) semi-detached residential units, on two (2) lots. Lot 1 will include a frontage of 12.2 m. and lot area of 484 m<sup>2</sup>. Lot 2 will include a frontage of 12.2 m. and lot area of 486 m<sup>2</sup>.

Each semi-detached dwelling is proposed at two (2) storeys in height, with an approximate dwelling unit floor area of 108 m<sup>2</sup>. Each unit is planned to include two bedrooms.

Each lot will include a double-wide driveway, measuring 11 m. in length to accommodate up to four (4) surface parking spaces each. The proposed 11 m. setback further provides a consistent front yard setback with those adjacent and in the area, maintaining a consistent street frontage and visual uniformity along Ardagh Road.

The concept plan includes generous landscaped open space for tree planting and landscaping, to enhance the built form and provide screening to adjacent uses. The concept includes a 16.9 m. rear yard setback and 3.2 m. interior side yards, providing abundant landscaped open space.

Existing municipal infrastructure is available and suitable to accommodate the proposed development, including municipal curbside waste collection .

Through pre-consultation with City planning staff, it was clarified that the lands would be eligible for Part Lot Control Exemption in order to create a new lot, should the proposed ZBA be approved. As the intent of the application is to create two semi-detached units and the rezoning process does include public engagement, this is the most efficient way to divide the lands and meets the intent of the Part Lot Control Exemption policy (*Appendix 3*).

## 4.0 ZONING BY-LAW AMENDMENT

The subject lands are currently zoned '*Residential Single Detached Dwelling Second Density (R2)*' in the City of Barrie Zoning By-law (2009-141), as illustrated on **Figure 3**.

To facilitate the proposed development, a Zoning By-law Amendment is requested to rezone the subject lands to '***Residential Multiple Dwelling First Density (RM1)***'. The current zoning (R2) does not permit semi-detached units and as such a Zoning Bylaw Amendment (ZBA) application is required.

A Draft Zoning By-law and Schedule A are included as *Appendix 2* of this report.

*Table 1* provides a zoning matrix of the '*RM1*' zone in relation to the proposed development. No special provisions or textual amendments are required to permit the development.



Table 1: Zoning Compliance Matrix		
Residential Multiple Dwelling First Density (RM1) Zone		
PROVISION	REQUIRED	PROVIDED
Permitted Uses	Semi-detached	Semi-detached
Lot Area (Min.) (5.4.3.1)	300 m2 per dwelling unit	Lot 1 – 484 m2 Lot 2 – 486 m2
Lot Frontage (Min.) (5.3.4.1)	9.0 m.	Lot 1 – 12.2 m. Lot 2 – 12.2 m.
Front Yard to Dwelling Unit (min.)	4.5 m.	Lot 1 – 11.0 m. Lot 2 – 11.0 m.
Front Yard to Attached Garage(min.)	7.0 m.	> 7.0 m. No garage proposed.
Side Yards (min.)	1.2 m.	3.2 m. (east) 3.1 m. (west) 0.0 m. (common wall)
Rear Yard (min.)	7.0 m.	16.9 m.
Landscaped open space (min. % of lot area)	----	Approx. 65 %
Dwelling unit floor area (min.)	70 m2 / unit	108 m2 / unit
Lot Coverage (max. % of lot area)	45 % for each lot	Approx. 23% per lot
Gross floor area (max. % of lot area)	----	TBD
Height of Main Bldg. (max.)	10.0 m.	< 10.0 m.
Parking Spaces (4.6)	1.5 spaces / unit.  Tandem parking is permitted.	4 spaces provided per lot.  Tandem proposed.
Parking Coverage (max.) (5.3.6.1)	60 % in front yard	44%

## 5.0 CONSULTATION

A Pre-consultation Application was submitted to the City of Barrie on May 25<sup>th</sup>, 2021, and a Technical Meeting was held with City staff on July 15<sup>th</sup>, 2021. The requirements established through this process are included with the subject application. A Comment & Response Matrix is included with the submission to address specific questions or comments.

### 5.1 NEIGHBOURHOOD MEETING RESPONSE

As part of the Zoning By-law Amendment application process, the City of Barrie requires a Neighbourhood Meeting to be conducted prior to a formal application. The Neighbourhood Meeting provides the public with an opportunity to hear details regarding the proposal and ask questions or provide comments. The meeting for the subject application was held on October 20<sup>th</sup>, 2021, through virtual format. A presentation was provided by IPS that introduced the proposed development and Zoning By-law Amendment application.

Eleven (11) members of the public were in attendance for the Neighbourhood Meeting.

The following provides a general overview and response to comments received during the meeting.

#### Tree Preservation

The vegetation present on and surrounding the subject lands is identified as part of a woodlot (contiguous tree canopy cover), equal to or greater than 0.20 hectares (0.5 acres). A Tree Inventory, Analysis, Preservation Report and associated plans have been prepared for the application. Where any boundary trees are proposed to be impacted, written authorization is required from the adjacent landowner to potentially harm or remove the trees. Consent has been obtained from the adjacent landowners. A tree removal permit is further required for the development. During detailed design, the applicant can consider re-planting of native tree species as part of the landscape plans.

#### Rental Housing

Residents at the meeting inquired about the potential for more affordable or rental housing options. Subject to the ownership of this project, the owner can consider selling or renting the two semi-detached units. In addition, subject to meeting the Zoning By-law and Ontario

Building Code requirements, detached accessory dwelling units and second suites are permitted in the residential zones (including R2 and RM1). Should the owner decide to pursue these additional attainable housing options, this is permitted as of right on the lands.

#### Application & Lot Fabric

During the meeting, clarification was requested in regard to rezoning a property for a more dense residential land use. The subject lands are currently zoned '*Residential Single Detached Dwelling Second Density (R2)*' in the City of Barrie Zoning By-law (2009-141). To facilitate the proposed development of semi-detached units, a Zoning By-law Amendment is requested to rezone the subject lands to '*Residential Multiple Dwelling First Density (RM1)*'. The proposed lot sizes, frontages and setbacks comply with the requirements of the RM1 zone (refer to *Table 1*).

## **6.0 PLANNING POLICY & ANALYSIS**

This Section will outline the applicable policies guiding the development of the subject lands. Each section will outline applicable plans and policies with a planning rationale on conformity and development principles.

### **6.1 PROVINCIAL POLICY STATEMENT**

The Provincial Policy Statement (PPS 2020) is a vital part of Ontario's policy-led planning system. The PPS provides the policy foundation that regulates development in order to protect resources, public health and safety, and the quality of the natural and built environment. The PPS contains policies that fall under three overarching sections, with the goal of fostering an effective and efficient land use planning system:

1. *Building Strong Healthy Communities*
2. *The Wise Use and Management of Resources*
3. *Protecting Public Health and Safety*

Section 1.1 of the PPS provides various strategies on how to manage and direct land use to achieve efficient and resilient development and land use patterns. Healthy, liveable and safe communities are sustained through the promotion of efficient development and land



use patterns which sustain the financial well-being of the Province and municipalities over the long term. Building upon this, the Plan encourages the accommodation of an appropriate mix of affordable and market based range of residential types to meet the long term needs of residents. Further, the Plan promotes cost-effective development and land use patterns through intensification and redevelopment, to minimize land consumption and servicing costs, and to increase the use of public transit.

Section 1.1.3 recognizes that Settlement areas (City of Barrie) are critical to the long-term economic prosperity of our communities, with growth and development focused to these areas. Land use patterns with Settlement areas are directed to be based on a range of uses and opportunities to facilitate intensification and redevelopment. Development is encouraged to accommodate a density and a mix of land use that efficiently utilizes land supply, supports active transportation, and avoids the need for the uneconomical expansion of infrastructure and public service facilities.

The subject application represents the directed form of development within Settlement areas, as intensification, redevelopment and a compact built form is supported. The PPS further supports the proposal as the lands contain connection to municipal water and wastewater infrastructure, are located in an area with convenient access to public services, and exist in an accessible proximity to commercial, institutional and open space lands; encouraging the use of public transit and an increased opportunity for active means of transportation.

The proposed development is further strengthened by Section 1.4 (housing) of the PPS, which encourages an appropriate range and mix of housing options and densities, to meet the projected needs of current and future residents. All forms of residential intensification is encouraged and permitted, including additional residential units and redevelopment. Emphasis is placed on directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are available. In addition, support is concentrated towards residential development, redevelopment, and intensification, as it will minimize the cost of housing and enable a compact built form.

The proposed infill development provides semi-detached residential units to the Ardagh Planning Area in a manner that remains compatible with the existing low-density uses in the neighbourhood. The residential development proposed is at a density considered to be compatible with the neighbourhood and would offer an efficient and more



affordable/attainable residential unit variety, as opposed to the single-detached alternative currently permitted.

Transit supportive development, a compact built form, and intensification is supported to improve the mix of employment and housing options to shorten commutes, decrease transportation congestion, and vehicle trips generated (1.6.7/1.8). Reduced auto dependency is encouraged through the proposed development where residents can take advantage of the transit system available and active transportation is promoted. Additionally, the PPS encourages long-term economic prosperity through residential uses that respond to dynamic market-based needs and provide a range of housing options for a diverse workforce (1.7.1).

Based on the above, it is our opinion the subject application is consistent with the policies and intent of the PPS.

## 6.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

The Growth Plan for the Greater Golden Horseshoe (2020) has been prepared and approved under the Places to Grow Act. The Plan builds on the PPS together with other Provincial Plans to inform decision-making regarding growth management, environmental protection, and other planning principles particular to the Greater Horseshoe. As the Region continues to grow, the Plan provides policy direction to address the challenges of growth.

The City of Barrie is designated a '**Settlement Area**' and recognized as a principal '**Primary Settlement Area**'.

The Growth Plan provides guiding principles in Section 1.2.1, identifying that different approaches are required to manage growth that recognizes the diversity of communities. Intensification and higher densities are encouraged in strategic growth areas (Settlements) to create efficient use of land, infrastructure, and transit services. Development is further supported that provides a range and mix of housing options to serve all household sizes, incomes and ages.

The Growth Plan places further emphasis on the guiding principles through Section 2.1. With the pace of growth anticipated for the Greater Golden Horseshoe, the Plan places importance on building healthy and balanced communities. Better use of land and

infrastructure can be made by directing growth to Settlements and prioritizing intensification within the strategic growth areas. The Plan takes an “intensification first” approach to focus on making better use of the existing infrastructure and public service facilities, with the goal of avoiding the continuous expansion or sprawl of the urban area. Ultimately, this supports a more diverse range and mix of housing options.

Section 2.2.1 of the Growth Plan establishes policies for managing growth. Development and growth is directed to lands within Settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. Further, the Plan directs growth to locations with existing transit and public services facilities. Reflecting the principles of the Plan, the growth policies seek to provide a diverse range and mix of housing options, and to provide for a more compact built form that contributes to a vibrant public realm. Collectively, the subject application directs development to a location where this is supported.

Section 2.2.2 includes the intensification targets that are established for the delineated built-up areas. The Plan directs a minimum of 50% of all residential development annually within the City of Barrie to be within the delineated built-up areas, which encompasses the subject lands (2.2.2.1.a). The proposed development would contribute to these targets.

Section 2.2.6 of the Growth Plan encourages municipalities to develop a housing strategy that supports the achievement of the minimum intensification target, to provide a diverse range and mix of housing options and densities to meet projected needs of current and future residents. Implementing the housing strategies of the Plan will support the achievement of complete communities, through the accommodation of a range and mix of housing options and densities, diversifying the overall housing stock of municipalities and providing more affordable options as growth continues to occur. In conformity with section 2.2.6, the proposed development will contribute to the availability of semi-detached units in the community. This type of unit frequently lends to a slightly higher density versus the single-detached residential units currently permitted within the existing ‘R2’ zone, providing more attainable housing options in the City.

Section 6 of the Growth Plan applies to the Simcoe Sub-area, which includes the City of Barrie as the principal ‘Primary Settlement Area’, where growth and development is emphasized. A significant portion of growth is directed to Settlements where developments can most effectively be serviced, and where growth improves the range of opportunities for

people to live, play, and work in their communities. Development within Settlements also creates a more livable, compact and complete urban structure through good design and built form. Additionally, development within these areas supports active transportation and public transit, encouraging healthy and active lifestyles.

The proposed rezoning is reflective of the variety of land uses supported by the Growth Plan, contributing to the establishment and maintenance of a complete community. The application is considered an infill and intensification project, where the form of the development is supported by both Provincial and Municipal legislation. The Growth Plan places emphasis on optimizing the use of the existing urban land supply, as an intensification first approach to development and city building.

For the above stated reasons, it is our opinion the application conforms to the policies and intent of the Growth Plan for the Greater Golden Horseshoe.

### **6.3 LAKE SIMCOE PROTECTION PLAN**

The Lake Simcoe Protection Plan contains policies to protect, improve or restore elements that contribute to the ecological health of Lake Simcoe watershed; including water quality, hydrology, key natural heritage features and their functions, and key hydrologic features and their functions.

The lands are identified within the Lake Simcoe watershed boundary, however, are not within a LSRCA regulated area.

The LSPP policies call for comprehensive plans and initiatives to improve the management of stormwater for planned developments. The proposed development is evaluated through a Functional Servicing Report, to ensure the watershed is protected. A Hydrogeological Report is also included with the application, to characterize the hydrogeological setting of the site and assess impact to sensitive receptors upon development. Although the subject lands are located within the watershed, the proposed development is not a form of major development identified by the LSPP and as such, best practices will be used to ensure LSPP policies are adhered to at the Building Permit stage.

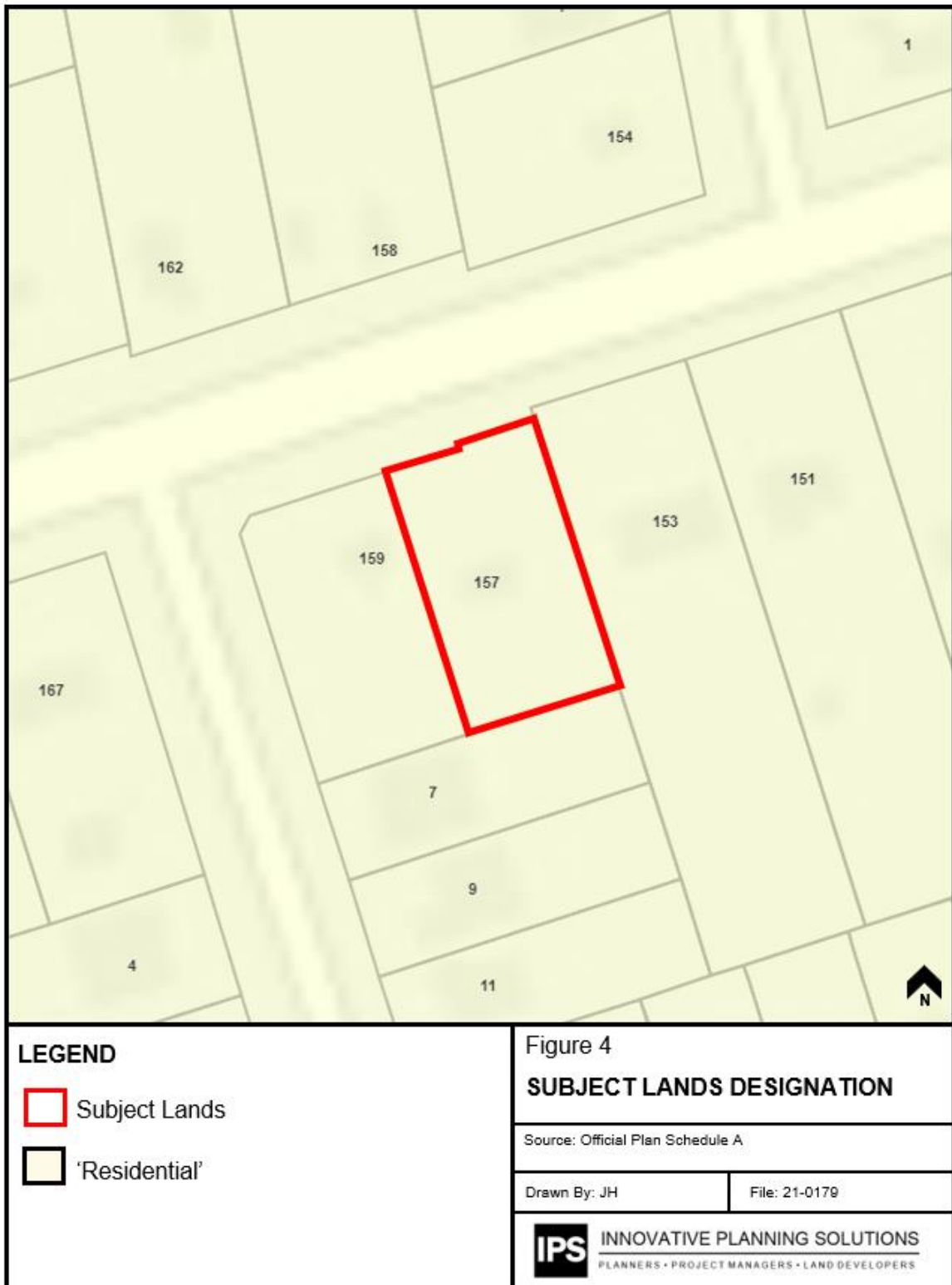
## 6.4 CITY OF BARRIE OFFICIAL PLAN

The City of Barrie Official Plan provides policy direction and establishes a long-term vision for land use planning for the municipality.

The Official Plan identifies the following on the subject lands:

- Schedule A – Land Use: '**Residential**'
- Schedule B – Planning Areas: '*Residential – Ardagh*'
- Schedule D – Roads Plan: '*Arterial*' (*Ardagh Road*)
- Schedule E – Road Widening Plan: '*30 m. ROW width*'
  - 0.5 m. and 0.8 m. widening required.
- Schedule F – Conservation Authority Regulation Limits: '*Lake Simcoe Regional Conservation Authority*'
  - Outside LSRCA Regulated Areas.
- Schedule I – Intensification Areas: '*Built-up Area*'
- Schedule J – Lake Simcoe Watershed: '*Lake Simcoe Watershed Boundary*'

The Official Plan land use designation is shown on *Figure 4*.



### 6.4.1 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.

The subject application is supported by Section 3.3 (housing) of the Official Plan. Goals of the housing policies encourage all forms of housing, including the provision of an appropriate range of housing types, unit sizes, affordability and tenure at various scales and densities to meet the needs and income levels of current and future residents. This will further ensure that the quality and variety of housing stock is maintained and improved, utilizing services in place and contributing to a complete community. The subject application to rezone the lands and permit semi-detached dwellings aligns with the housing goals identified in the Official Plan, to ensure a variety of housing stock is provided in a manner that remains compatible with the neighbourhood.

The growth management goals of the Official Plan aim to accommodate the projected needs for residential lands in order to achieve a complete community with an appropriate mix of housing opportunities. The Plan seeks to guide, direct and monitor the rate of growth to match the supply of land, municipal services and facilities with the needs of residents and employers in accordance with the City's population, employment, intensification and density targets. Growth is directed to take advantage of existing services and infrastructure where possible, to minimize the cost of infrastructure extension (3.1.1). The proposal aligns with objectives of the Official Plan to provide balanced growth with a small scale mix and of housing types, in an efficient manner

Intensification represents an essential component of the City's Growth Management Strategy. The subject lands are included within the '*Built-up Area*', where at least 40% of residential dwelling unit development is directed within these areas annually (3.1.2.3.b). The City's Growth Management Strategy further identifies that the Built-up Area can accommodate an additional 13,500 housing units, of which 61% are located outside of the UGC, to accommodate population growth targets of the Growth Plan for the City of Barrie (3.1.2.3.d). The proposed development would contribute to the achievement of these targets.

The City encourages the maintenance of reasonable housing costs through a varied selection of size, density and tenure. The Official Plan permits amendments to the Zoning

By-law to allow for innovative housing, where it is recognized to be in accordance with good land use planning principles (3.3.2.1.a) which is demonstrated throughout this Report.

#### 6.4.2 RESIDENTIAL LAND USE DESIGNATION & INTENSIFICATION

The subject lands are designated as '**Residential**' on Schedule A of the Official Plan (*Figure 4*). The predominant land use under the designation shall be for all forms and tenure of housing (4.2.2.1.a). The proposed development is supported by the goals of the Residential land use designation as it encourages the creation of complete communities through a mix of land uses and densities to maximize convenient access to community facilities and services (4.2.1).

Section 4.2.2.2 (c) identifies that low density residential development shall consist of single detached, duplexes or semi detached dwellings with frontage on a public street. The proposed development remains low density as defined in the Official Plan while contributing to the range of housing options in the area and making for more efficient use of land and infrastructure.

In accordance with the design policies (4.2.2.4), the proposed development will contribute to the character of the existing neighbourhood. Generous on-site parking is provided, and the use of functional landscaped space will be utilized to provide screening, buffering and natural features on the lands (and to adjacent uses). Further, detailed design considerations such as building materials will be formalized through the Building Permit process, ensuring an appropriate and visually appealing built form; to blend in and compliment the surrounding community.

Intensification policies are discussed under section 4.2.2.6 of the Official Plan. Intensification can be achieved through residential conversions, infill, and redevelopment to promote an increase in planned and built densities. As proposed, development through intensification is supported as it contributes to a more compact urban form, which efficiently uses land and resources, existing infrastructure and services, support public transit and active transportation usage.

As the subject lands are located outside a designated Intensification Area (Node or Corridor), section 4.2.2.6.d provides a number of criteria to be evaluated for residential intensification applications:

- i. that the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighbourhood.*

**Response:** The proposed development is considered compatible with the surrounding neighbourhood and falls under the ‘low-density residential’ category. The proposed semi-detached units will maintain a scale that can seamlessly integrate into the area.

- ii. that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems.*

**Response:** Transportation, community, and servicing infrastructures and amenities are readily available in the area, as evaluated throughout this report and supporting documents with the application. The proposed development is not anticipated to impact the operation and capacity of these existing systems.

- iii. that public transit is available and accessible.*

**Response:** Public transit is readily available along Ardagh Road, as illustrated on *Figure 2*.

- iv. that the development will not detract from the City’s ability to achieve increased densities in areas where intensification is being focused.*

**Response:** The proposed development is located within the delineated Built-up Area and on lands designated Residential, where an increase in density is supported to achieve a desirable compact urban form. The residential intensification proposed is not anticipated to detract from the City’s ability to redevelop or infill other nearby sites or in the identified intensification areas. Further, the subject lands are considered vacant lands which are ideal for residential intensification to utilize land available.

- v. that sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of that environment.*

**Response:** The applicant is committed to providing a high-quality development to the satisfaction of the City of Barrie’s Urban Design Guidelines and Manual. Detailed design will be evaluated through the Building Permit application.



vi. *that consideration is given to the preservation of heritage resources.*

**Response:** Heritage resources have been considered and evaluated, with no concerns for the lands. A Stage 1-2 Archaeological Assessment is included with the application.

#### 6.4.3 AFFORDABLE HOUSING

Section 3.3.2.2 of the Official Plan provides policy direction for achieving affordable housing throughout the City. It is the goal of the Official Plan to achieve the minimum target of 10% of all new housing units per annum to be affordable, across the City.

Further, policy 3.3.2.2.b of the Plan states that *low, medium and high-density housing that will facilitate the availability of affordable housing will be encouraged where it is in accordance with the intent of the Official Plan.* The proposed concept could support a secondary dwelling unit and a detached accessory dwelling unit, offering additional opportunities for affordable rental units, in demand with the current market.

In conformity with the affordable housing policies of the Official Plan, the proposed semi-detached development offers a housing variety generally more affordable than the lower-density single-detached housing option permitted “as of right” under the current ‘R2’ zone. As noted throughout this report, the proposed development contributes to a variety of housing types to increase attainable housing options in the City of Barrie. This meets the intent of the Affordable Housing policies of the City of Barrie Official Plan.

#### 6.4.4 SERVICING & TRANSPORTATION

The Official Plan aims to ensure that adequate water supply, sewage collection and treatment, electrical supply, and stormwater management systems are provided to the residents of the City (5.1). The proposed development will utilize full municipal services, without uneconomical need for expansion.

Ardagh Road is classified as an ‘*Arterial*’ road in the Official Plan. Through consultation with City Staff, it was identified that a road widening is required to achieve an ultimate road allowance width for Ardagh Road of 30 metres. To achieve the 30 metre road allowance, 0.5 m. and 0.8 m. widening’s are required to be dedicated to the City across the entire frontage of the subject lands (refer to Concept Plan). Should Council approve this

application, the required road widening dedication will be required to be conveyed to the City through the Part Lot Control process.

A Construction Management and Parking Plan was completed for the subject application which demonstrates that the proposal does not require infrastructure improvements within the study area, sufficient parking spaces are provided, and that there are no concerns associated with traffic or construction from the development.

#### **6.4.5 URBAN DESIGN BRIEF**

Section 6.5 of the City of Barrie Official Plan contains the Urban Design Guidelines. The policies provide a framework for the development and maintenance of a healthy, safe, convenient, efficient and aesthetically pleasing urban environment. The subject application has been reviewed against the guidelines with a general analysis provided below. It is noted that design elements will be further reviewed at the building permit stage as appropriate.

##### **Building & Siting**

The proposed development provides a built form that compliments the neighbourhood and contributes to a desirable community character, in terms of massing and design. The design of the semi-detached units will be evaluated through the Building Permit application; however, it is the intent that all mechanical equipment will be screened, emphasis will be placed on the built form, and large blank walls will be avoided. Additionally, the use of landscaping will be encouraged to soften the built form and create visual interest.

##### **Cultural Heritage**

Cultural heritage was evaluated through the preparation of a Stage 1-2 Archaeological Property Assessment by Amick Consultants Limited (6.5.2.2.iv). The evaluation has determined that no further archaeological assessment of the study area is warranted, the Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed, and the proposed undertaking is clear of any archaeological concern.

##### **Parking Areas**

Sufficient parking is provided for the proposed development. Surface parking is provided by double-wide driveways off Ardagh Road. 1.5 spaces per dwelling unit are required by

the City of Barrie Zoning By-law (Table 4.6), where four (4) spaces are provided per unit. In addition, tandem parking is permitted by the By-law.

#### Landscaping

The development concept provides for the opportunity of various forms of landscaped surfaces, including landscaped buffers along the east and west property lines (3.1 m. and 3.2 m.) and a substantial rear yard. Large front yard setbacks provided to the built form also supports landscaping opportunities along the frontage of Ardagh Road, encouraged for enhanced streetscapes and improved public realm. Landscaping treatments will utilize native vegetation and water conservation practices will be implemented, wherever feasible.

#### Environmental Features

Development proposals are encouraged to retain and enhance environmental features throughout the City, including the retention and improvement of the urban tree canopy. A Tree Inventory, Analysis, Preservation Report and associated plans have been prepared for the subject application. On-site and boundary trees will be preserved where possible, and compensation is proposed to enhance the subject lands and compliment the built form. Refer to these technical documents for the assessment.

#### Signage & Utilities

No Signage is anticipated and required utilities will be clustered or grouped where possible to minimize visual impact.

#### Energy Efficient Urban Design

As desired by City policy to support energy efficiency, the proposed development provides a compact urban form that encourages the use of transit, cycling, and walking, and the location promotes a mix of housing and employment uses to shorten commuting trips.

The proposed development meets the intent of the general design guidelines by established within the Official Plan.

For the above stated reasons, it is our opinion the proposed development concept and associated application are deemed to be in conformity with the City of Barrie Official Plan.

## 7.0 CONCLUSION

This report explores the merits of the proposed development as it relates to all levels of applicable planning policy. The subject Zoning By-law Amendment would facilitate the development of semi-detached dwelling units at 157 Ardagh Road in the City of Barrie.

The application would amend the City of Barrie Zoning By-law, rezoning the subject lands from '*Residential Single Detached Dwelling Second Density (R2)*' to '***Residential Multiple Dwelling First Density (RM1)***'.

As demonstrated throughout this report, the proposed development aligns with all levels of planning policy, guidelines, goals and objectives. The City's Official Plan supports a full range and variety of housing options to encourage development that contributes to the creation of complete communities. Growth is directed to Settlement Areas such as the City of Barrie, with support for more compact housing types through infill and intensification to efficiently utilize land, infrastructure, and reduce servicing costs. Collectively, the proposal represents a development form desired by all levels of planning policy.

It is our professional planning opinion that the subject Zoning By-law Amendment application is consistent with or conforms to applicable Provincial and Municipal Planning policies represents good planning and is in the public interest.

Respectfully submitted,  
**Innovative Planning Solutions**



Greg Barker, B.A.A  
*Partner*

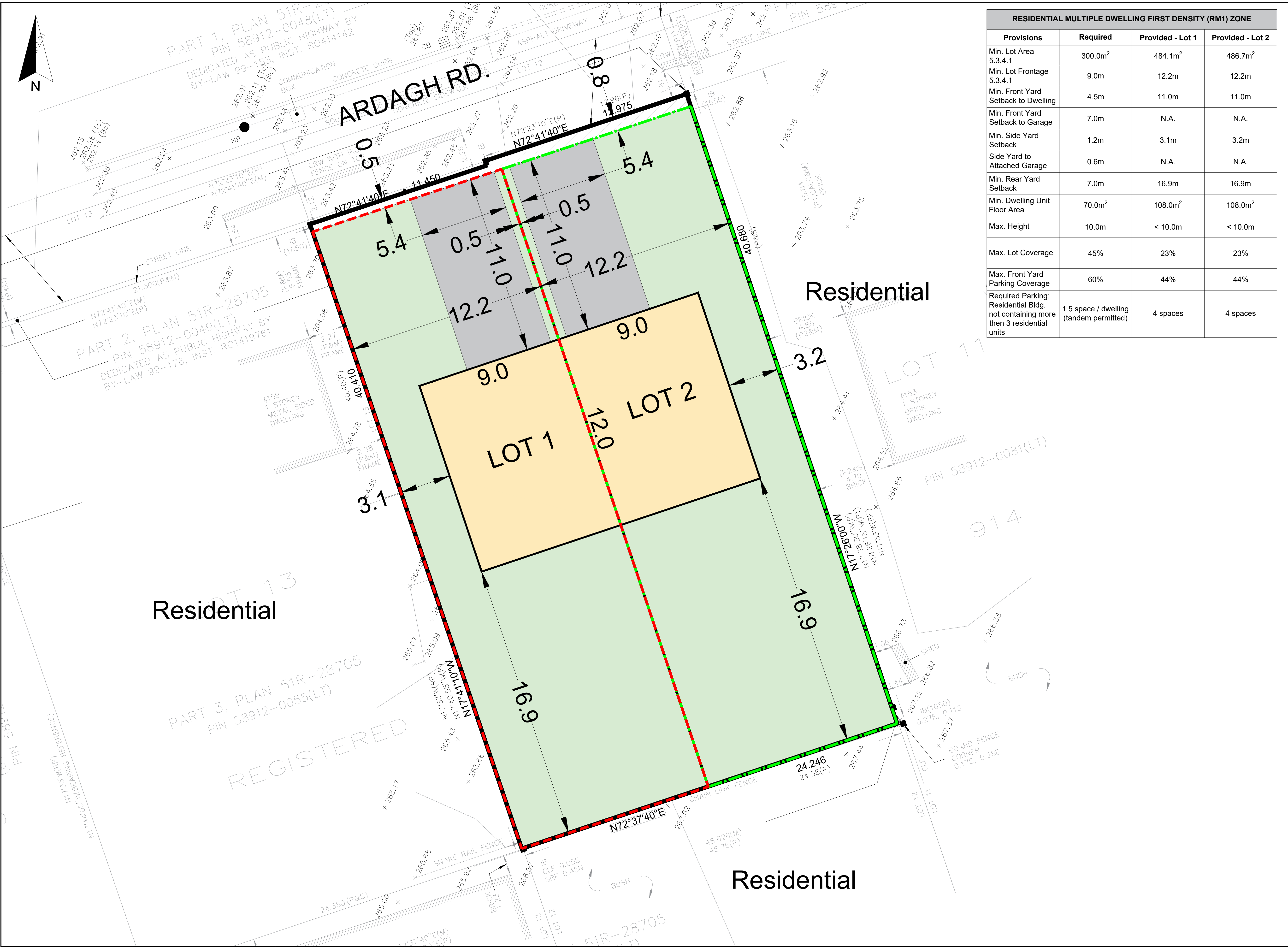


James Hunter, BURPI.  
*Senior Planner*

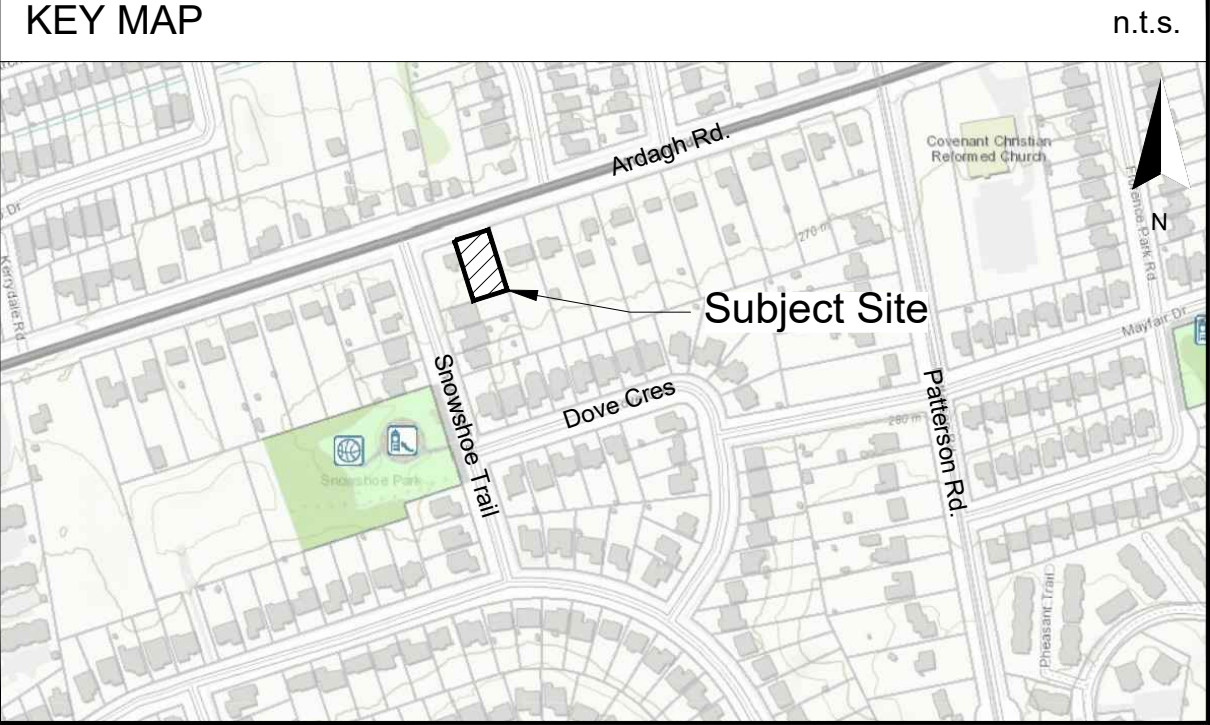
# Appendices

## **APPENDIX 1: CONCEPTUAL SITE PLAN**



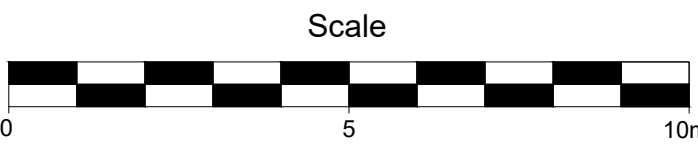


RESIDENTIAL MULTIPLE DWELLING FIRST DENSITY (RM1) ZONE			
Provisions	Required	Provided - Lot 1	Provided - Lot 2
Min. Lot Area 5.3.4.1	300.0m <sup>2</sup>	484.1m <sup>2</sup>	486.7m <sup>2</sup>
Min. Lot Frontage 5.3.4.1	9.0m	12.2m	12.2m
Min. Front Yard Setback to Dwelling	4.5m	11.0m	11.0m
Min. Front Yard Setback to Garage	7.0m	N.A.	N.A.
Min. Side Yard Setback	1.2m	3.1m	3.2m
Side Yard to Attached Garage	0.6m	N.A.	N.A.
Min. Rear Yard Setback	7.0m	16.9m	16.9m
Min. Dwelling Unit Floor Area	70.0m <sup>2</sup>	108.0m <sup>2</sup>	108.0m <sup>2</sup>
Max. Height	10.0m	< 10.0m	< 10.0m
Max. Lot Coverage	45%	23%	23%
Max. Front Yard Parking Coverage	60%	44%	44%
Required Parking: Residential Bldg. not containing more than 3 residential units	1.5 space / dwelling (tandem permitted)	4 spaces	4 spaces



# CONCEPTUAL SITE PLAN

Part Lot 12, Registered Plan 914  
City of Barrie,  
County of Simcoe



## LEGEND

- Subject Site
  - Area: 986.9m<sup>2</sup>
- Proposed Semi-Detached Dwelling
  - Dwelling G.F.A.: 108.0m<sup>2</sup> (1,162.5ft<sup>2</sup>) / floor
- Lot 1: Lands to be Severed:
  - Area: 484.1m<sup>2</sup>
  - Frontage: 12.2m
- Lot 2: Lands to be Retained:
  - Area: 486.7m<sup>2</sup>
  - Frontage: 12.2m
- Proposed Road Widening

Source: Zoning By-Law 2009 - 141  
Discover Barrie, 2020 Imagery  
C.A. MacDonald Surveying Inc., November 19, 2018  
Note: Information shown is approximate and subject to change.

# CONCEPTUAL SITE PLAN

## 157 ARDAGH RD., BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By

**IPS** INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: October 7, 2021 Drawn By: A.S.  
File: 21-1079 Checked: G.B.

## **APPENDIX 2: DRAFT ZONING BY-LAW AMENDMENT & SCHEDULE**



## BY-LAW NUMBER 2022-XXX

A By-law of the Corporation of the City of Barrie to amend Zoning By-Law No. 2009-141 by rezoning lands described as Part of Lot 12, Registered Plan 914, City of Barrie, County of Simcoe, municipally known as 157 Ardagh Road, from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling First Density (RM1).

**WHEREAS** the Council of the Corporation of the City of Barrie adopted Motion 22-X-XXX.

**AND WHEREAS** the Council of the Corporation of the City of Barrie has determined a need to rezone the parcel of land known municipally as 157 Ardagh Road;

**AND WHEREAS** the Council of the Corporation of the City of Barrie deems the said application to be in conformity with the Official Plan of the City of Barrie, as amended, and deems it advisable to amend By-law 2009-141.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

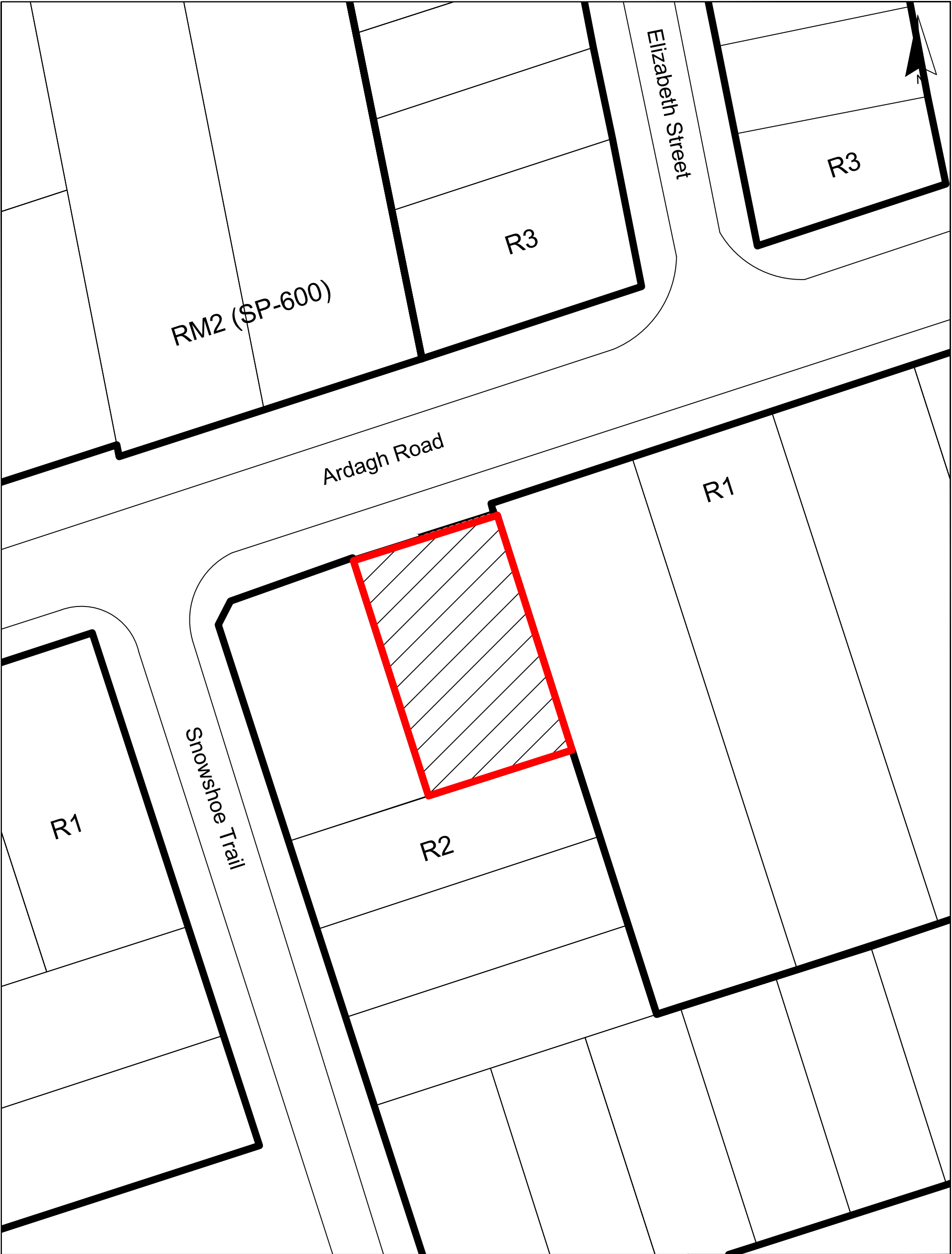
1. **THAT** the Zoning By-Law Map, is hereby further amended by rezoning those lands described as Part of Lot 12, Registered Plan 914, in the City of Barrie, and municipally known as 157 Ardagh Road, from Residential Single Detached Dwelling Second Density (R2) to Residential Multiple Dwelling First Density (RM1).
2. **THAT** Schedule "A" attached hereto forms part of By-Law 2009-141 as amended;
3. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands as shown on Schedule "A" to this By-law, shall apply to the said lands except as varied by this By-law.
4. **THAT** this by-law shall come into force and effect immediately upon the final passing thereof.

**BY-LAW** read a **FIRST**, **SECOND**, and **THIRD** time and finally **PASSED** this \_\_\_\_ day of \_\_\_\_\_ 2022.

### THE CORPORATION OF THE CITY OF BARRIE

\_\_\_\_\_  
Mayor

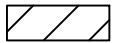
\_\_\_\_\_  
Clerk



LEGEND



SUBJECT LANDS  
(986.9m<sup>2</sup>)

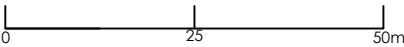


LANDS TO BE REZONED FROM 'SINGLE DETACHED  
DWELLING SECOND DENSITY (R2)' TO  
'RESIDENTIAL MULTIPLE DWELLING FIRST DENSITY  
(RM1)'

SCHEDULE "A"  
ZONING BY-LAW AMENDMENT

Part Lot 12, Registered Plan 914  
City of Barrie,  
County of Simcoe

Scale



Source: City of Barrie Comprehensive Zoning By-Law 2009-141  
Note: Information shown in approximate and subject to change.



INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: December 1, 2021

Drawn By: J.V.

File: 21-1079

Checked: J.H.

## **APPENDIX 3: PART LOT CONTROL EXEMPTION POLICY**



# PLANNING AND BUILDING SERVICES

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## **Part Lot Control Exemption Policy**

The Planning and Building Services Department will process requests for exemption from part lot control to create additional lots only when the development proposed under the exemption from part lot control has been subject to a previous planning application and public process which clearly indicated the proposed changes to the lot configuration. Such applications would include:

- a. Creation of townhouse lots, identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- b. Creation of semi-detached lots identified as a block on an approved plan of subdivision where the intent is to subdivide the block for sale purposes;
- c. Minor lot realignments within non-residential plans of subdivision;
- d. Mechanical severances, such as additions to lots and creation of easements.

The exemption from part lot control process will not be utilized to re-align lots within existing residential plans of subdivision which will create additional building lots.

Any lot or block which is contemplated for further division which requires variances to the zoning bylaw will not be accepted as an application for exemption from part lot control and shall be considered by the Committee of Adjustment as a fulsome application for severance and minor variance.



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