

FILE NO.: D14-1684, D12-448

**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: C. KITSEMETRY, RPP, PLANNER**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES**

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION AND A PLAN OF SUBDIVISION APPLICATION**  
**158, 162, 166 AND 170 ARDAGH ROAD (THE HEDBERN DEVELOPMENT CORP.)**

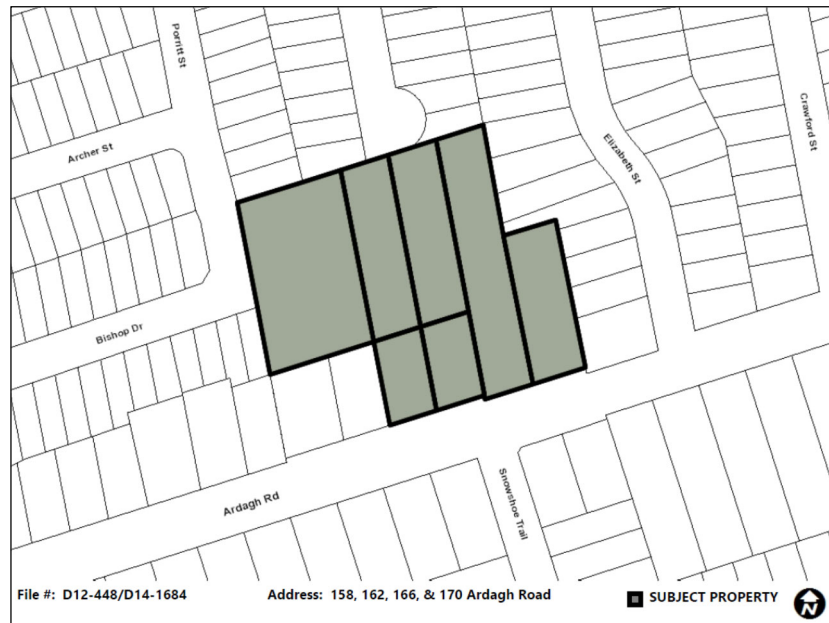
**DATE: MARCH 3, 2020**

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment and application for a Plan of Subdivision submitted by Innovative Planning Solutions on behalf of the Hedbern Development Corporation for the development of the properties municipally known as 158, 162, 166 and 170 Ardagh Road.

The lands are a consolidation of properties designated Residential in the City's Official Plan within the Ardagh Secondary Planning Area. A portion of the site is also identified as a Level 1 Natural Heritage Resource with Existing Development Designation subject to Section 3.5.2.4 d. of the Official Plan.

The site is located north of Ardagh Road and east and south of the existing Bishop Drive. The lands are legally described as Part of Lot 5, Concession 14, known municipally as 158, 162, 166 and 170 Ardagh Road, including vacant lands (no municipal address).

The landholdings have an approximate area of 1.61 hectares with a combined 102.1m of frontage along Ardagh Road, approximately 20m of frontage at the existing terminus of Bishop Drive to the north east and 86.5m of frontage along Porritt Street/Bishop Drive to the west.



The existing zoning includes parcels zoned as Residential Single Detached First Density with a Hold (R1)(H-95) and Residential Single Detached Third Density (R3) in Zoning By-law 2009-141. The H-95 provision is to ensure the connection of Bishop Drive through the subject lands.

The Application before the City is to request amendments to the Zoning By-law for two separate developments. The proposed concept for the entirety of the site is attached to this memorandum as Appendix "A".

Firstly, the application proposes to change the zoning on the consolidated parcels fronting on the Bishop Drive extension from (R1)(H-95) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) to permit the development of street townhouse units on the extension of Bishop Drive. The special provisions requested to facilitate the current design concept include:

1. Reduced lot area from 200m<sup>2</sup> to 162m<sup>2</sup>;
2. Increased lot coverage from 45% to 48%; and
3. Increased GFA from 60% to 89% of lot area.

And secondly, the applications propose to change the zoning on the remaining consolidated parcels from Residential Single Detached Second Density (R1)(H-95) and Residential Single Detached Third Density (R3) to Residential Multiple Second Density with Special Permissions (RM2)(SP-YYY) to permit the development of 31 townhouses in the form of 12 back-to-back units and 19 stacked/cluster townhouse unit with access from Ardagh Road. The Plan of Subdivision Application is also required to facilitate the development of the back-to-back and block/cluster townhouse units as a Plan of Condominium. The special provisions requested to facilitate the current design concept include:

1. Reduced front yard setback (Ardagh Road) from 7m to 3m;
2. Reduced rear yard setback and reduced secondary means of egress from 7m to 4.5m;
3. Increased GFA from 60% to 87% of lot area;
4. Permission for tandem parking; and,
5. An increased density from 40 units per hectare to 44 units per hectare.

#### Neighbourhood Meeting

The Application was submitted and deemed to be complete November 1, 2019. A Neighbourhood Meeting was held on January 15, 2020 in coordination with an application by the same developer for the properties located at 180 and 198 Ardagh Road (D14-1665). The meeting was attended by approximately 63 residents, the Planning Consultant team and Planning staff.

The comments from residents concerning the proposed development of street townhouses on Bishop Drive and the 31 unit townhouse project fronting Ardagh Road are summarized as follows:

- concern with the increase in traffic, safety and access to Ardagh Road;
- the proposed built-form is not reflective of the neighbourhood;
- height of townhouse units, loss of privacy;
- questions regarding why the need to increase density at this location; and,
- stormwater management.

#### Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- review of the intensification policy and design guidelines;
- preservation and/or mitigation of impact to any identified natural heritage feature;
- integration of the proposed development into the existing neighbourhood;
- justification for requested variances;
- potential traffic implications; and,
- municipal infrastructure capacity.



## DEVELOPMENT SERVICES MEMORANDUM

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### Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to Planning Committee is anticipated to be brought forward prior to the summer recess for the municipality to make a decision on the Zoning By-law Amendment application. The Plan of Subdivision approval process is delegated to staff.

For more information, please contact Celeste Kitsemetry, Senior Planner at ext. 4430.

Attachments: Appendix "A" – Conceptual Site Plan

## Appendix “A”

## Conceptual Site Plan

