



158, 162, 166 & 170 Ardagh Road

**Zoning By-law Amendment &
Draft Plan of Subdivision Applications
D14-1684 & D12-448**



**Public Meeting
March 3, 2020**



158, 162, 166 & 170 Ardagh Road :

- Frontage
 - 102 m along Ardagh Rd.
 - 86.5 m along Bishop Dr./ Porritt St. (west)
 - 20.2m along Bishop Dr.(north)
- Lot Area
 - 1.63 ha

Existing Site Conditions:




- Partially disturbed lands including stockpiling of materials from Phase 1 subdivision.
- Vegetation of various size/species
- Slopes from Ardagh to north
- Public transit routes (2 & 7)
- Three existing dwellings



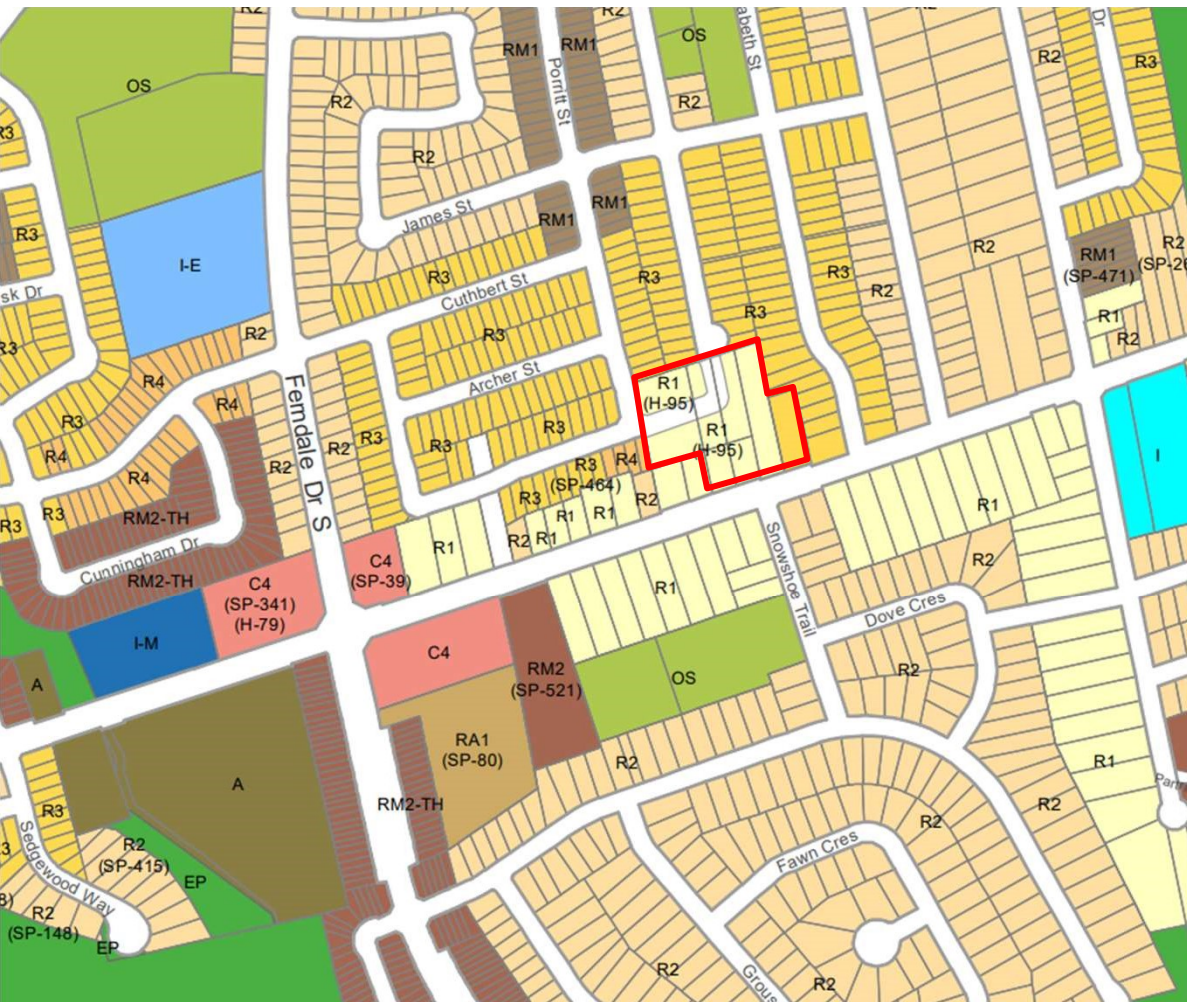
Application Context



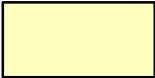





Legend

	Residential
	General Commercial
	Open Space
	Environmental Protection Area
	Highway 400 Industrial
	General Industrial
	Institutional

Existing Land Use Designation



Legend

	Residential Single Detached Dwelling First Density (R1)
	Residential Single Detached Dwelling Third Density (R3)
	Residential Single Detached Dwelling Second Density (R2)
	Residential Single Detached Dwelling Fourth Density (R4)
	Residential Multiple Dwelling Second Density (RM2)
	Residential Multiple Dwelling First Density (RM1)

Existing Zoning

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Overall Development Concept:

- 27 street townhouse units (freehold) along Bishop Dr. extension.
- 31 townhouse units within a condominium block, accessed from Ardagh Rd.
 - 12 back to back units
 - 19 block/cluster units
 - Private Amenity Area
 - Visitor Parking (10)
- Stormwater management block in the north-east to service entire development.

Conceptual Site Plan



Overall Development Concept:

- 27 street townhouse units (freehold) along Bishop Dr. extension.
- GFA range of 1547-1281 ft²
- 2 storeys in height
- 2-3 bedrooms + bath
- 2 parking spaces/unit
- Sidewalk connection along Bishop Dr
- Lots 17-21 deficient lot area
- Lots 17-21 exceed max GFA

Conceptual Site Plan



Overall Development Concept:

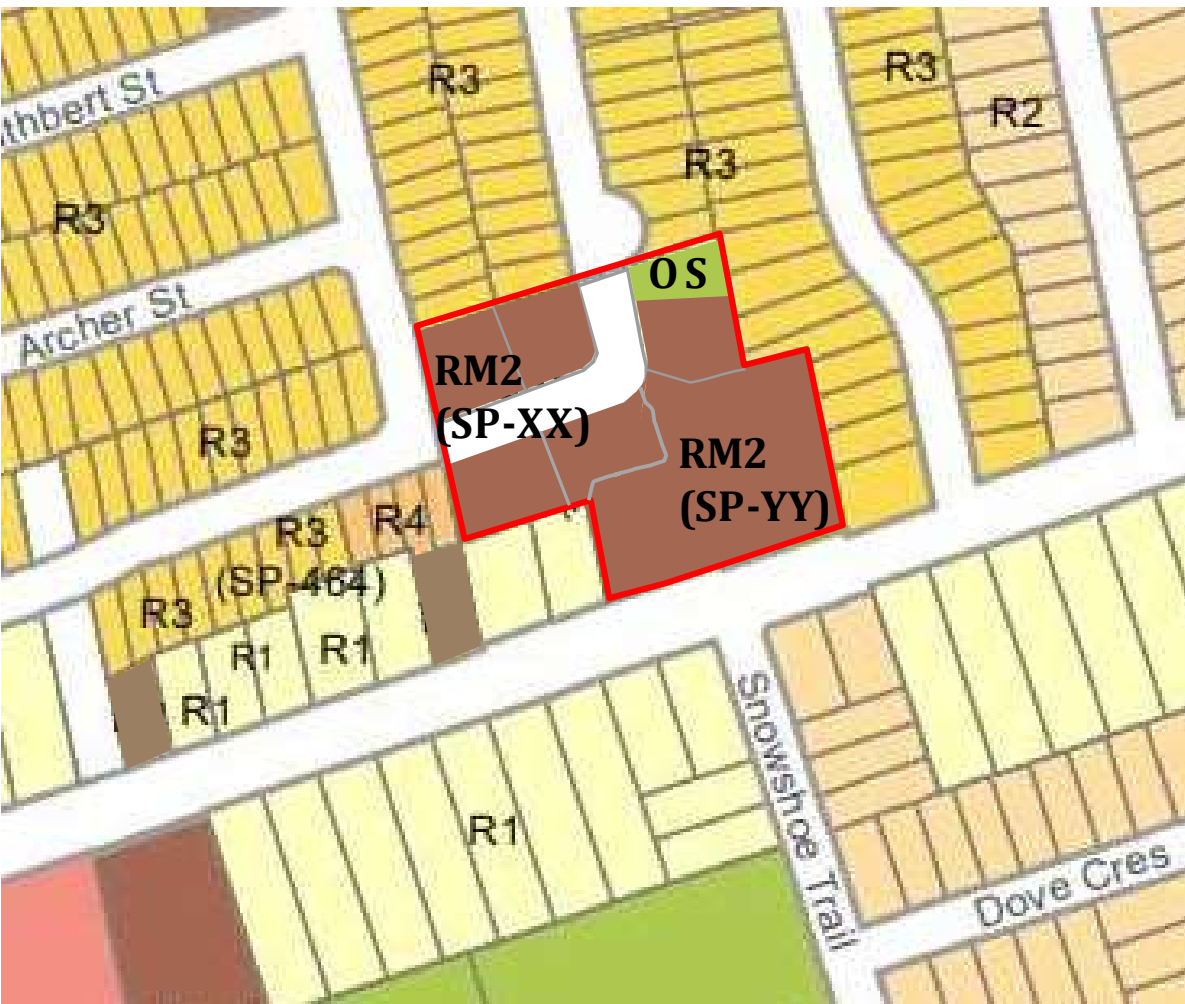
- 31 townhouse units within a condominium block along Ardagh Rd.
 - 12 back to back units
 - 2-3 bedroom + 2 bath
 - Approximately 2195 ft² over 3 storeys (10m)
 - Ground floor parking, mechanical + storage
 - Individual 2nd storey balconies
 - 19 block/cluster units
 - 2-3 bedroom + 2-3 bath
 - Approximately 2266 ft² over 3 storeys (10m)
 - Units 33-46 front Ardagh Rd. with pedestrian access

Conceptual Site Plan



Conceptual Unit Designs

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The proposed Zoning By-law Amendments will permit the following zones on the subject lands:

1. RM2 (SP-XX) - Street Townhomes
2. RM2 (SP-YY) - Block & Back to Back Townhomes
3. OS – Stormwater Management

**Proposed Zoning By-law
Amendment**



RM2 (SP-XX) - Street Townhomes

Provision	Required	Provided
Lot Area (min.)	200 m ²	162 m ²
Gross Floor Area (max)	60%	74%

**Proposed Zoning By-law
Amendment**

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RM2 (SP-YY) - Back to Back & Block Townhomes

Provision	Required	Provided
Front Yard Setback (min.)	7.0 m	3.0 m
Rear Yard Setback (min.)	7.0 m	4.5 m
Gross Floor Area (max.)	60%	80%
Secondary Means of Access (min.)	7.0 m	4.5 m
Density (max.)	40 UPH	43.1 UPH
Tandem Parking	Not Permitted	Permitted

**Proposed Zoning By-law
Amendment**

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The purpose of the Draft Plan of Subdivision is to organize development into appropriate blocks.

- Residential Blocks (Blocks 1-6)
- Stormwater Management Block
- Street A (Bishop Drive)

Proposed Draft Plan of Subdivision

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Neighbourhood Meeting held on January 15, 2020, with the following noted concerns:

- Stormwater Management & Grading/Drainage (current flooding issues)
- Landscaping and Privacy (during and post-construction)
- Height & Density
- Too many Special Provisions
- Traffic & Parking
- Built Form & Urban Design
- Neighbourhood Character (Singles vs Street Towns on Bishop)
- Construction Timeline
- Lowered Property Value
- Cul-de-sac restoration & land transfer

* Neighbourhood meeting was held in conjunction with nearby application for D14-1685.

**Comments from
Neighbourhood Meeting**

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- Planning Justification Report
- Functional Servicing Report including Stormwater Management
- Tree Inventory and Preservation Plan
- Stage 1 & 2 Archaeological Assessment
- Environmental Impact Study
- Traffic Brief

Supporting Studies

- **The proposed applications would facilitate the development of:**
 - **27 Street Townhouse units (RM2-XX lands)**
 - **31 Condominium Townhouse units (RM2-YY lands)**
 - **Stormwater Management Block (OS lands)**
 - **Extension/Completion of Bishop Drive, including restoration of existing temporary cul-de-sac**
- **The subject lands are considered an appropriate location for the proposed medium density uses which area provided in a compact and efficient manner.**
- **Will further contribute to the variety and mix of housing types and costs in the area.**
- **Development is consistent and in conformity with applicable Provincial and Municipal Planning policies.**

Conclusion

Conceptual Site Plan

