

2,4,6,8 TECK ROAD & 344, 350,  
354 ARDAGH ROAD  
ZONING BYLAW AMENDMENT & DRAFT  
PLAN OF SUBDIVISION APPLICATIONS



SEPTEMBER 11<sup>TH</sup> 2017  
PUBLIC MEETING



# APPLICATION CONTEXT



Recently approved low and medium density residential and EP Lands

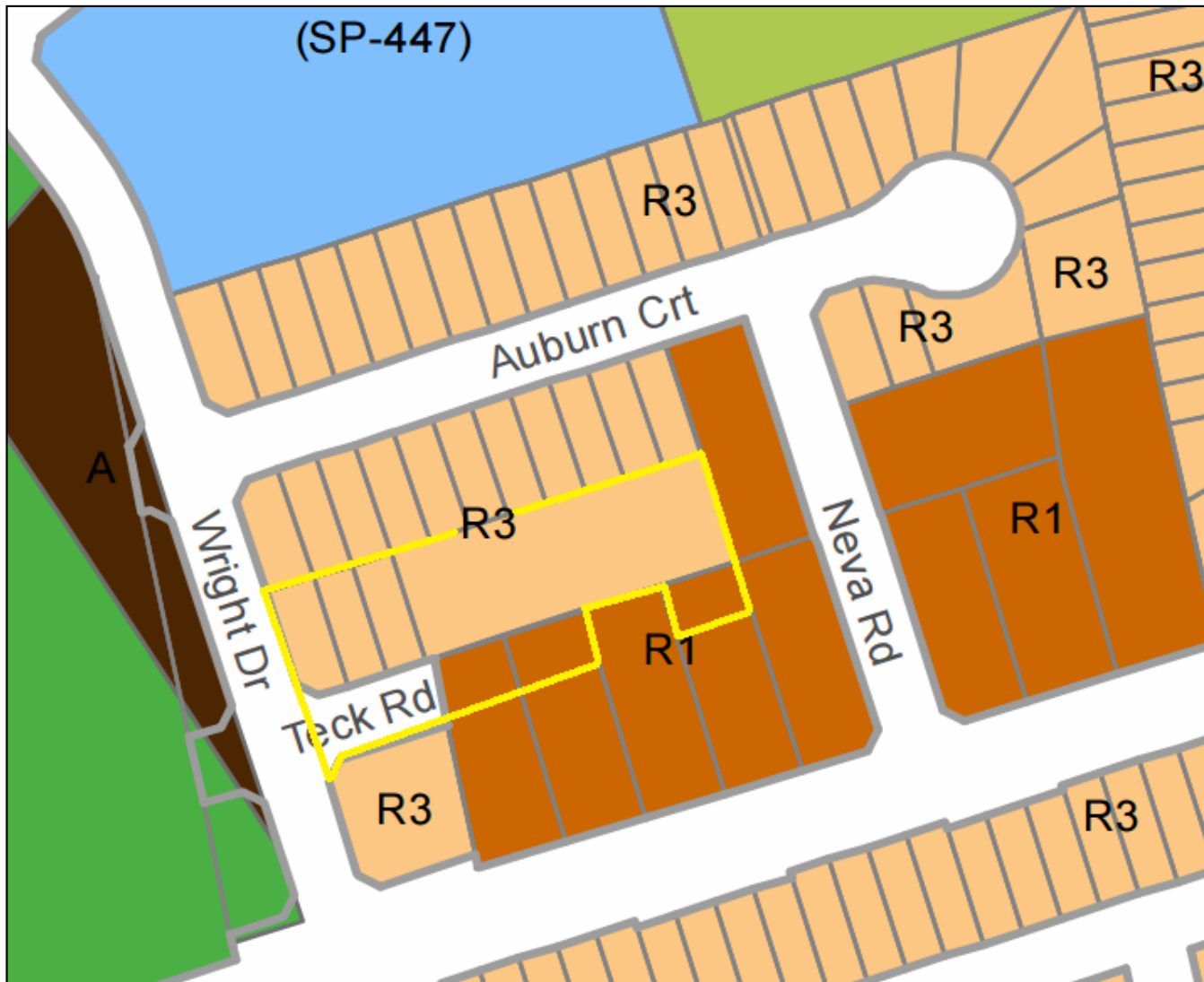
## SITE:

- FRONTAGE:
  - 58.48M (191 FT)
- AREA:
  - 0.67 HA (1.65AC)
- VACANT OF BUILDINGS OR STRUCTURES
- SLOPES FROM SOUTH DOWN TO NORTH.
- VEGETATION CONCENTRATED ALONG SOUTH/EAST.
- LANDS CONTAIN TECK ROAD ROAD ALLOWANCE.
- INCLUDE 3 EXISTING LOTS AND 3 REAR YARDS OF LANDS FRONTING ARDAGH ROAD.
- DESIGNATED RESIDENTIAL IN OP
- DESIGNATED LOW DENSITY RESIDENTIAL IN ARDAGH SECONDARY PLAN

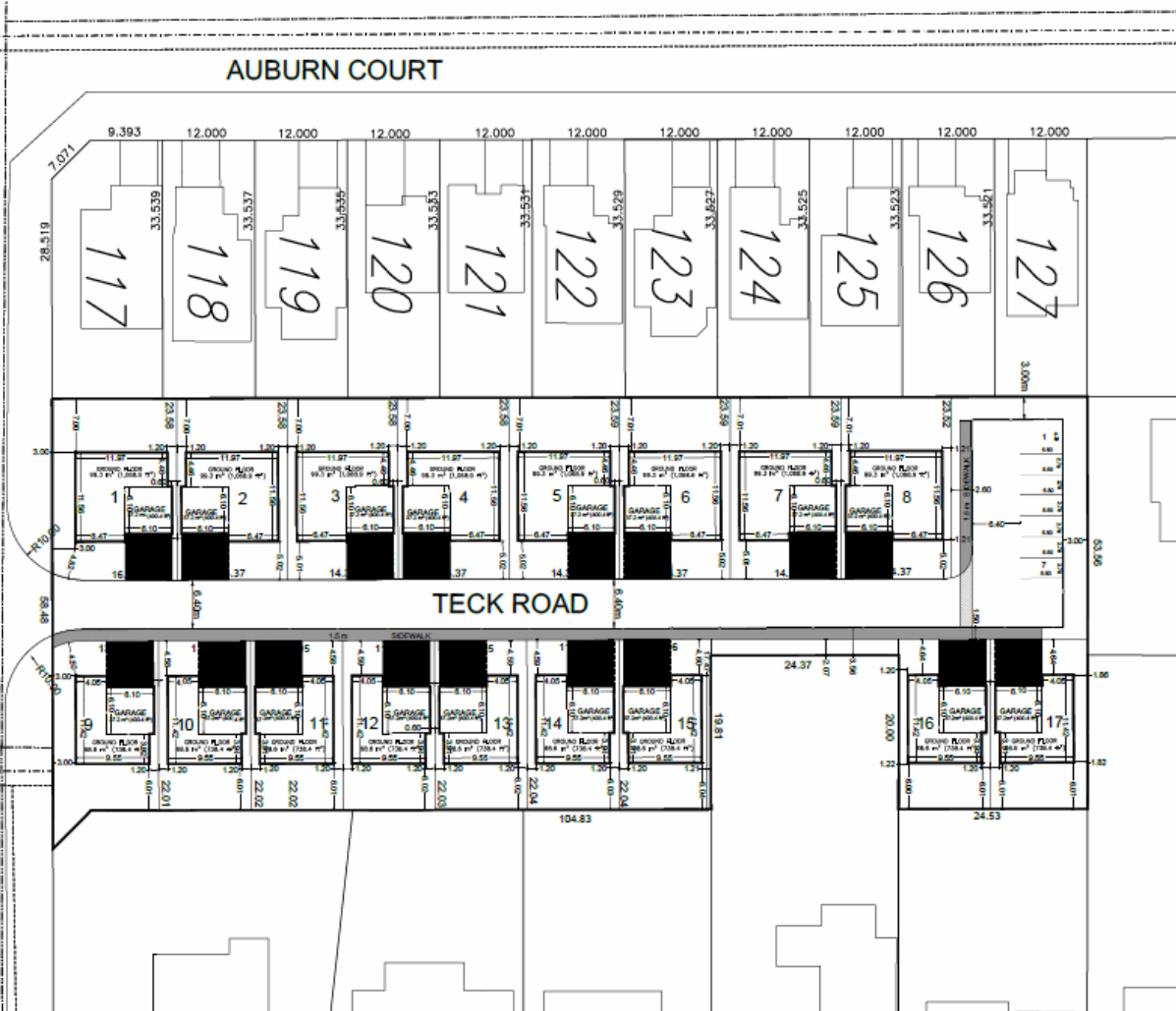
## SURROUNDING:

- EXISTING LOW DENSITY RESIDENTIAL.
- SCHOOLS & PARKLAND
- RECENTLY APPROVED LOW AND MEDIUM DENSITY RESIDENTIAL LANDS
- ARDAGH BLUFFS AND ASSOCIATED EP LANDS
- COMMERCIAL AMENITIES (MAPLETON & ARDAGH, FERNDAL & ARDAGH).

# CURRENT ZONING



# DEVELOPMENT PROPOSAL



- 17 SINGLE DETACHED DWELLINGS CONSISTING OF:
  - 2-3 BEDROOMS
  - 1,800-2,400 FT<sup>2</sup>
  - 2 STOREYS
  - 2 CAR GARAGE AND 2 PARKING SPACES PER DRIVEWAY (4 PER UNIT)
  - 7 VISITOR PARKING SPACES
- SINGLE VEHICULAR ACCESS FROM WRIGHT DRIVE ONTO TECK ROAD.
- TECK ROAD PROPOSED AS A PRIVATE ROAD.
- 8 UNITS ALONG NORTH BOUNDARY
  - 14.3M (47FT) FRONTAGES
- 9 UNITS ALONG SOUTH BOUNDARY
  - 11.9M (39FT) FRONTAGES
- DENSITY OF 25.3 UNITS PER HECTARE.

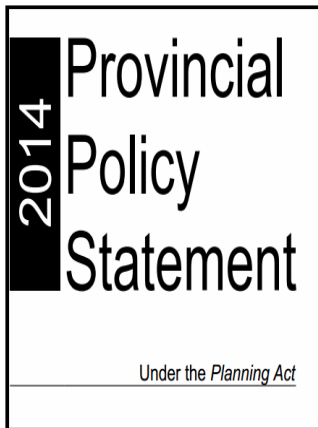
# PROPOSED AMENDMENT



- APPLICATION AIMS TO REZONE LANDS FROM RESIDENTIAL ONE (R1) AND RESIDENTIAL THREE (R3) TO RESIDENTIAL FOUR WITH SPECIAL PROVISIONS (R4\_SP)
- SPECIAL PROVISIONS PROPOSED AS FOLLOWS:
  - MIN LOT AREA 260M<sup>2</sup> ALONG SOUTH SIDE ONLY (335M<sup>2</sup> RQD).
  - MINIMUM REAR YARD SETBACK 6M ALONG SOUTH SIDE ONLY (7M RQD).
  - MINIMUM FRONT YARD SETBACK FOR GARAGE 6M (7M RQD).
  - MINIMUM LANDSCAPE BUFFER ABUTTING PARKING AREA 2.6M (3M RQD)
  - PERMIT DEVELOPMENT ON PRIVATE ROAD; PRIVATE ROAD TO BE DEEMED THE FRONT YARD LOT LINE.

## PROPOSED DRAFT PLAN OF SUBDIVISION

- A DRAFT PLAN OF SUBDIVISION APPLICATION HAS BEEN SUBMITTED TO PLACE THE LANDS INTO ONE BLOCK WHICH WILL FACILITATE THE CREATION OF INDIVIDUAL LOTS VIA PART LOT CONTROL AT A LATER DATE.



# PLANNING POLICY



- PROVINCIAL POLICIES SUPPORT DEVELOPMENTS WHICH PROVIDE EFFICIENT LAND USE AND COMPACT BUILT FORM IN BUILT UP AREAS.
- DEVELOPMENT MAINTAINS EXISTING SINGLE DETACHED ZONING AND CHARACTER OF AREA AND IS COMPATIBLE WITH SURROUNDING NEIGHBOURHOOD.
- DEVELOPMENT HELPS CITY MEET INTENSIFICATION TARGETS AND CAN BE SERVICED IN ACCORDANCE WITH PROVINCIAL AND MUNICIPAL STANDARDS.
- PROVIDES ADDITIONAL HOUSING STOCK AND DENSITY TO THE AREA IN AN APPROPRIATE MANNER ON UNDEVELOPED RESIDENTIAL LANDS.



# PLANNING POLICY



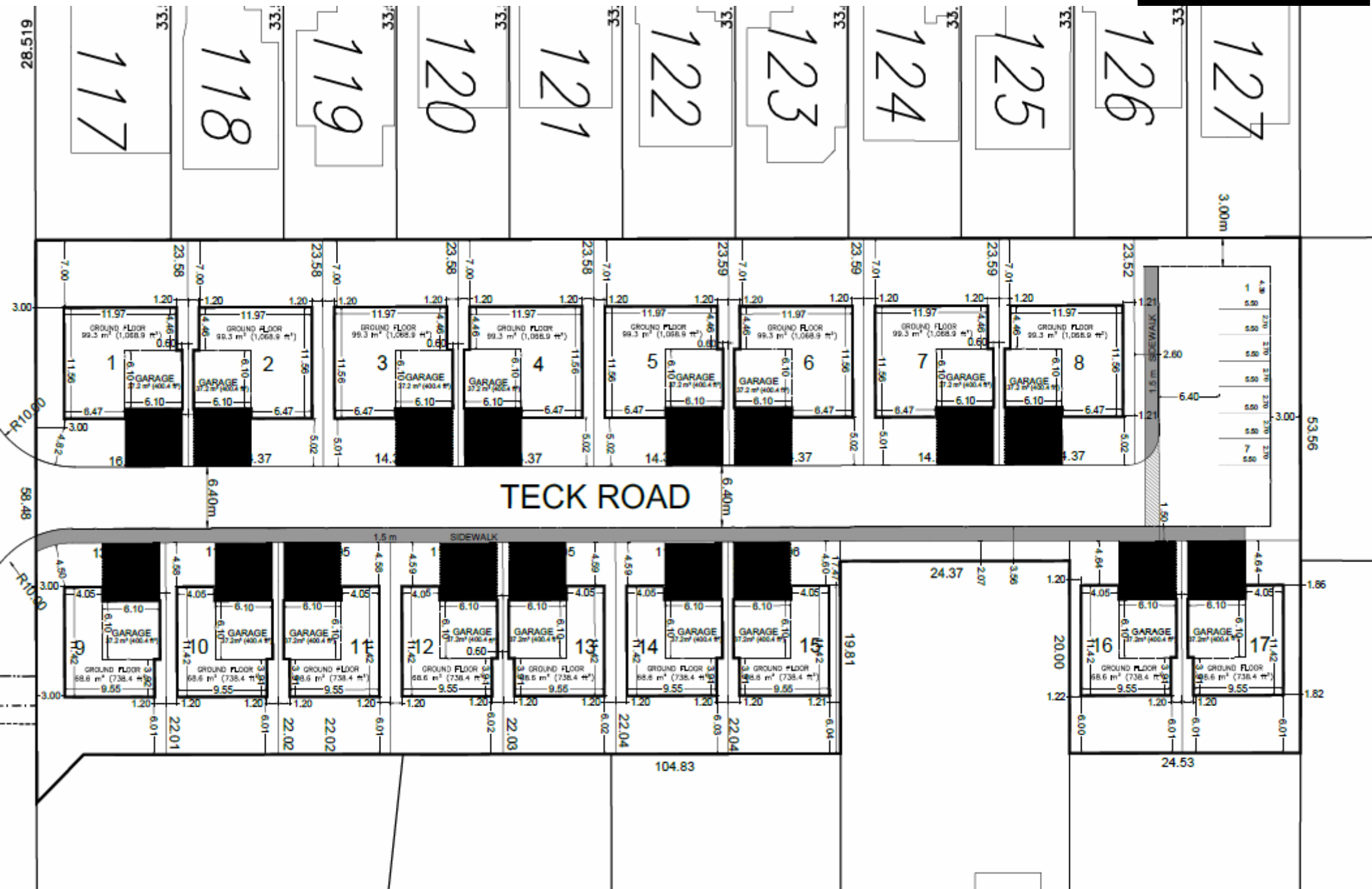
- DEVELOPMENT MEETS THE OFFICIAL PLAN'S GENERAL POLICIES FOR HOUSING AND RESIDENTIAL GOALS.
- ARDAGH SECONDARY PLAN DESIGNATES THE LANDS AS LOW DENSITY RESIDENTIAL AND PERMITS SINGLE DETACHED AND SEMI DETACHED DWELLINGS IN THIS LOCATION.
- PROPOSAL IS CONSISTENT WITH THE SECONDARY PLAN WHILE PROVIDING FOR AN EFFICIENT USE OF LAND AND MAINTAINING THE LOW DENSITY, SINGLE FAMILY NATURE AND CHARACTER OF THE AREA.
- LANDS ARE WELL POSITIONED TO TAKE ADVANTAGE OF NEARBY AMENITIES INCLUDING PUBLIC TRANSIT, COMMERCIAL LANDS, PARKS AND OPEN SPACE, SCHOOLS.

# CONCLUSION



- ZBA APPLICATION IS REQUIRED TO PERMIT THE PROPOSED 17 SINGLE DETACHED DWELLINGS FROM THE R1 AND R3 ZONE TO THE R4 ZONE WITH SPECIAL PROVISIONS.
- DRAFT PLAN OF SUBDIVISION WILL FACILITATE THE CREATION OF INDIVIDUAL LOTS VIA PART LOT CONTROL IN THE FUTURE.
- DEVELOPMENT PROVIDES APPROPRIATE, COMPACT AND FUNCTIONAL GROWTH WITHIN THE BUILT UP AREA OF THE CITY.
- LANDS ARE SURROUNDED BY LOW DENSITY SINGLE DETACHED DWELLINGS AND IN CLOSE PROXIMITY TO PUBLIC TRANSIT, COMMERCIAL AMENITIES, PARKLAND AND MULTIPLE SCHOOLS.
- DEVELOPMENT WILL BE SUBJECT TO DETAILED DESIGN CONSIDERATIONS TO ENSURE ANY IMPACTS TO SURROUNDING LANDS ARE MITIGATED TO THE EXTENT POSSIBLE AND THE LANDS ARE DEVELOPED IN ACCORDANCE WITH THE CITY'S URBAN DESIGN GUIDELINES.
- APPLICATIONS ARE CONSISTENT WITH PROVINCIAL AND LOCAL PLANNING POLICY AND REPRESENT GOOD PLANNING.





### ZONING TABLE - R4

PROVISION	R4 REQUIRED	R4 PROVIDED
MIN. LOT AREA	335 m <sup>2</sup>	263.2 m <sup>2</sup>
MIN. LOT FRONTAGE	10 m	11.95 m
MIN. FRONT YARD SETBACK	4.5 m	4.50 m
MIN. FRONT YARD SETBACK (GARAGE)	7.0 m	6.00 m
MIN. INTERIOR SIDE YARD SETBACK	1.2 m	1.20 m
MIN. INTERIOR SIDE YARD TO GARAGE	0.6 m	0.6 m
MIN. EXTERIOR SIDE YARD SETBACK	3.0 m	3.00 m
MIN. REAR YARD SETBACK	7.0 m	6.0 m
MIN. DWELLING FLOOR AREA	70 m <sup>2</sup>	> 70 m <sup>2</sup>
MAX. LOT COVERAGE	45 %	40.3 %
MAX. HEIGHT	10 m	< 10 m
MIN LANDSCAPED BUFFER FOR PARKING AREAS	3.0 m	2.6 m
MAX. FRONT YARD PARKING COVERAGE	60	57.10%