


TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D14-1588

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.  (ACTIVE)
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: ZONING BY-LAW AMENDMENT – 199 ARDAGH ROAD

DATE: SEPTEMBER 28, 2015

The subject lands are designated Residential Area in the City's Official Plan and are zoned Residential Single Detached Dwelling First Density (R1) by Zoning By-law 2009-141. The property is located on the south side of Ardagh Road, east of Ferndale Drive South, within the Ardagh Planning Area. The applicant is proposing to rezone the subject lands from Residential Single Detached Dwelling First Density (R1) to Residential Multiple Dwelling Second Density Special (RM2) (SP) to permit the development of 47 block/cluster townhouse residential units. The development, if approved, would be registered as a condominium for freehold ownership. The Special Provisions would permit the following:

- A reduced front yard setback from 7m to 3m;
- A reduced setback for a secondary means of access from 7m to 5.3m;
- An increase to the gross floor area from 60% to 71%;
- A reduced landscape buffer strip;
- An increase in the permitted density from 40 to 47 units; and
- An increase to the permitted size of an accessory structure from 50m² to 200m².

A single detached dwelling unit currently occupies the northern portion of the subject property and would be demolished prior to development occurring.

The Primary planning/land use items being considered at this time are:

- Tree preservation along the southern rear property line adjacent to the existing low density residential units fronting Wildwood Trail;
- The special provisions related to the maximum permitted density, front yard setbacks, setback for a secondary means of access, lot coverage, permitted maximum gross floor area, a deficient landscaped area adjacent to a parking space and an increase in the size of an accessory building;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- The impact of the development on adjacent properties, particularly the adjacent single detached residential lots; and
- Incorporation of an acceptable urban design treatment along the Ardagh Road frontage.

The applicant did participate in a neighbourhood Meeting on July 3, 2015, in which a number of the public were in attendance and provided comments regarding:

- Existing tree removal/preservation and required compensation plantings;
- Proposed building setbacks and the form of development;
- Fencing along the property boundaries;

- The need for a road widening along the Ardagh Road frontage;
- Maintaining privacy on adjacent residential properties;
- Timing of the development;
- Traffic generated by the development and its impact on surrounding roads;
- An increase in the density from what would normally be permitted under the RM2 zone;
- Noise generated during construction.

Since the neighbourhood meeting, the applicant has made the following changes to the preliminary concept plan:

- Reduction of one (1) additional unit (now 47 units total, from 49 originally);
- Front yard setback was adjusted to provide a minimum of 3m for both units adjacent to Ardagh Road;
- Side yard setbacks were adjusted to provide a minimum setback of 5m adjacent to the east and west property boundaries for a secondary means of access;
- Provision of a waste/recycling enclosure; and
- Relocation of the sidewalk along west side of private access road to accommodate access to the waste enclosure.

Planning staff are targeting November 2, 2015 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment.



S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services