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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL FILE: D14-1636

**FROM:** ANDREA BOURRIE, RPP, DIRECTOR OF PLANNING & BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE:** PUBLIC MEETING – PROPOSED ZONING BY-LAW AMENDMENT –  
TECK RD. & ARDAGH RD.

**DATE:** SEPTEMBER 11, 2017

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The purpose of this Memorandum is to advise Members of City Council of a public meeting for an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions C/O Greg Barker on behalf of 1862145 Ontario Inc. C/O David Seaman for lands municipally known as 2, 4, 6 & 8 Teck Road and 350, 354 & 358 Ardagh Road and are located just north of Ardagh Road immediately east of Wright Road.

The applicant is proposing to amend the zoning of the subject lands from Residential First Density (R1) and Residential Third Density (R3) to 'Single Family Dwelling Fourth Density – Special' (R4)(SP) to permit the development of seventeen (17) single detached residential dwellings.

#### Background

The subject lands are designated Residential within the City's Official Plan and are zoned Residential First Density (R1) and Residential Third Density (R3) by Zoning By-law 2009-141.

The proposal is to rezone the subject lands to Single Family Dwelling Fourth Density R4 with special zoning provisions (R4\_SP). The five special provisions being sought by the applicant are as follows:

- Minimum lot area 260m<sup>2</sup> along south side only
- Minimum rear yard setback 6m along south side of Teck Road only
- Minimum front yard setback for (only) garage of 6m
- Minimum landscape buffer abutting parking area 2.6m
- The development shall be permitted on a private internal road and the private road shall be treated as a municipal right-of-way for zoning standards and provisions in By-law 2009-141. The private internal road shall be deemed to be the front yard lot line for the purposes of determining lot frontage and other performance standards as set out in Section 5.3.1.

The subject application was circulated to applicable City departments and external agencies for their review and comment on June 29, 2017. The primary planning and land use items being considered at this time are:

- Compatibility with neighbouring uses;
- Privacy for existing neighbours;
- The provision of affordable units;
- Snow Removal; and
- Garbage collection.

Supporting Documents requested by staff, and provided by the applicant, as part of this application included:

- Planning Justification Report;
- Functional Servicing Report;
- Stormwater Management Report; and
- Tree Inventory & Preservation Plan Report.

A Neighbourhood Meeting was held on July 19th 2017 at Holly Community Centre, 6 residents were in attendance. Comments included concerns with:

- Privacy;
- Garbage Collection;
- Snow Removal;
- Tree Preservation;
- Noise and Dust during construction; and
- Stormwater Management.

All comments that are received from the Public Meeting will be considered as part of the recommendation in the staff report. Planning staff are targeting mid to late October for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

For more information, please contact Edward Terry, Planner at Ext. 5135.