

FILE NO. D09-OPA077, D14-1682

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

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

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
APPLICATIONS – 224 AND PART OF 250 ARDAGH ROAD (2596843 ONTARIO
INC.)**

DATE: OCTOBER 28, 2019

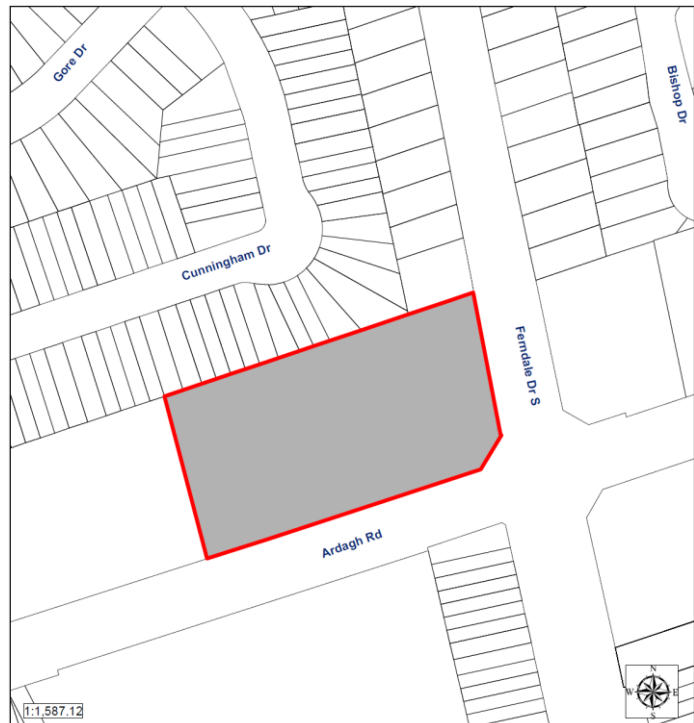
The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by KLM Planning Partners Inc. on behalf of 2596843 Ontario Inc., known municipally as 224 and part of 250 Ardagh Road.

The property is located at the northwest corner of Ardagh Road and Ferndale Drive South. The lands subject to this application are 1.08 hectares in size, which includes a portion of the property municipally known as 250 Ardagh Road that has been deemed surplus and is under agreement to purchase from the City.

The lands are designated General Commercial and Institutional in the City's Official Plan and located in the Ardagh Secondary Planning Area. The existing zoning is General Commercial (C4) for 224 Ardagh Road and Institutional (I) for 250 Ardagh Road.

The Official Plan Amendment Application is submitted to identify the entire parcel as General Commercial with special provision for stand-alone residential uses. The

application for Zoning By-law Amendment is to request a change in the zone from General Commercial (C4)(SP-341)(H-79) and Institutional (I) to General Commercial with special provisions (C4)(SP-XXX) to facilitate the development of the site for a (6) six storey mixed use building with a minimum of 290m² of commercial space with 50 apartments, and 31 stand-alone townhouse units.





PLANNING AND BUILDING SERVICES MEMORANDUM

The Proposed Concept Plan is attached to this memorandum as Appendix "A".

Neighbourhood Meeting

The Application was submitted and deemed complete September 3, 2019. A Neighbourhood Meeting was held for this project on September 24, 2019. The meeting was attended by approximately 12 residents. The comments from residents are summarized as follows:

- concern about increase in traffic, access and general traffic safety at this location; and
- the proposed density and built form does not fit with the existing neighbourhood.

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:

- mixed use and intensification development guidelines;
- location and requested density permissions;
- impacts of increased traffic and access for this site; and
- design considerations, buffering and setback from the existing single detached homes.

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 General Committee is anticipated to be brought forward in early 2020 for the municipality to make a decision on an Official Plan Amendment and Zoning By-law Amendment applications.

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

APPENDIX "A"

Proposed Concept Plan



FIGURE 2 – PROPOSED SITE PLAN