



180 & 198 Ardagh Road

Zoning By-law Amendment Application

D14-1685



Public Meeting
March 3, 2020



198 Ardagh Road

- Lot Area: 768.9 m² (0.19 ac)
- Frontage: 20.0 m

180 Ardagh Road

- Lot Area: 890.3 m² (0.22 ac)
- Frontage: 20.2 m

Existing Site Conditions:

- Vacant of buildings or structures
- Part of Phase 1 Subdivision
- Sparse vegetation
- Slopes from Ardagh down to north
- Zoned R2



Application Context



Legend

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

Existing Land Use Designation

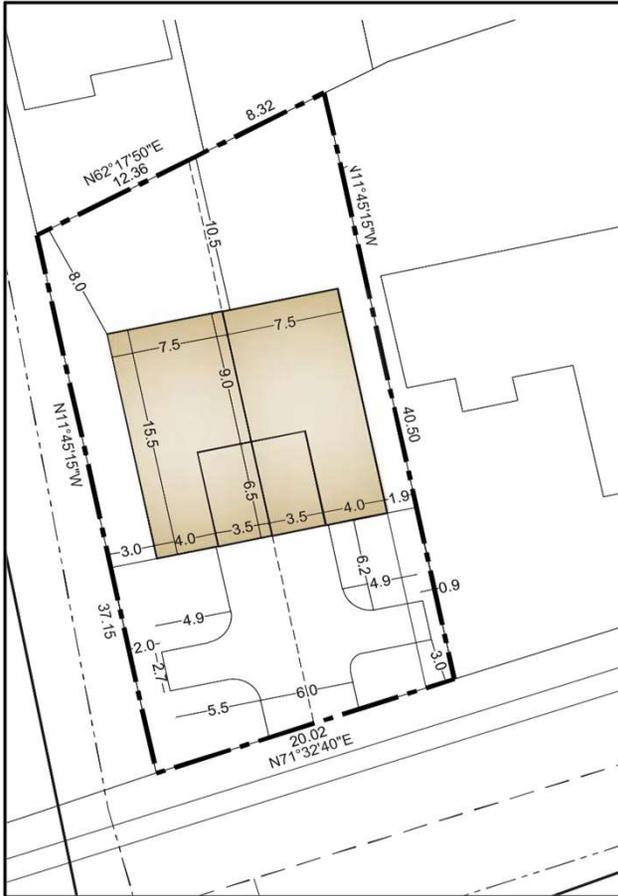


Legend

-  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

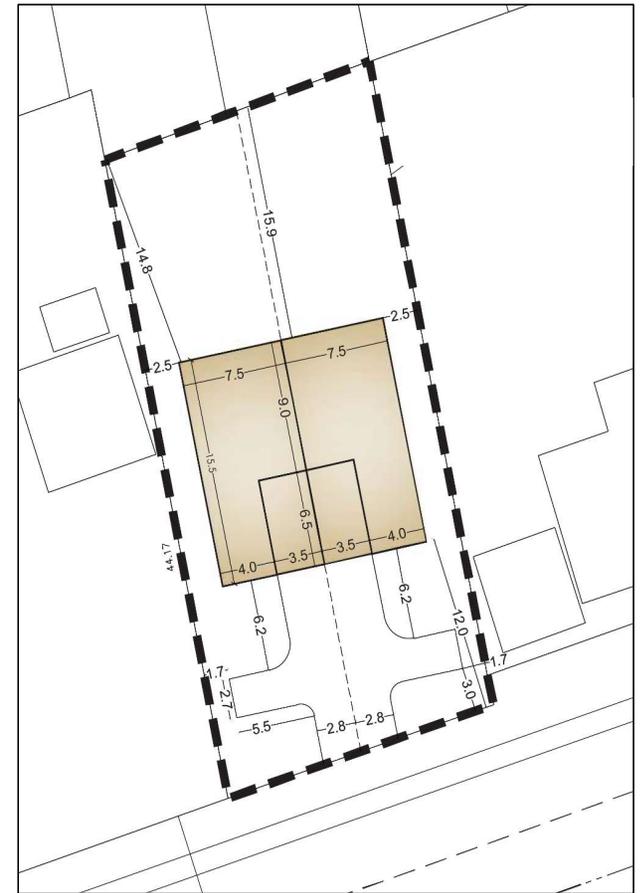
198 Ardagh Road



Development Concept:

- Two (2) pairs of semi-detached residential units
- Single Car garage and 2 surface parking spaces per unit with "T" turn around for vehicles
- GFA of approximately 2,250ft² per unit
- Two storeys in height and building materials similar to recent dwellings to the north and east
- Individual back yard amenity space

180 Ardagh Road



Concept Plan



The proposed Zoning By-law Amendment will permit Semi Detached Homes on the subject lands by rezoning from R2 to RM1.

No Special Provisions are required or proposed to facilitate the development concept.

**Proposed Zoning By-law
Amendment**

IPS
CONSULTING

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

- Density
- Built Form & Character
- Lowered Property Value

* Neighbourhood meeting was held in conjunction with nearby applications for D14-1684 & D12-448.

**Comments from
Neighbourhood Meeting**

IPS
CONSULTING

- **Supporting Studies**
 - **Planning Justification Report**
 - **Functional Servicing Brief**
 - **Tree Inventory & Preservation Plan**
- **The proposed applications would facilitate the development of 4 Semi detached residential units where 2 single detached units are permitted.**
- **Dwellings will be constructed with similar materials and height as recent dwellings to north.**
- **The subject lands are considered an appropriate location for the low density uses in a compact and efficient manner.**
- **Will 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