

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:

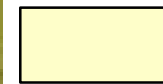
- Vacant of buildings or structures
- Part of Phase 1 Subdivision
- Sparse vegetation
- Slopes from Ardagh down to north
- Zoned R2



Application Context



Legend



Residential



General Commercial



Open Space



Environmental Protection Area



Highway 400 Industrial



General Industrial



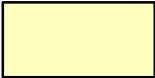





Institutional

Existing Land Use Designation

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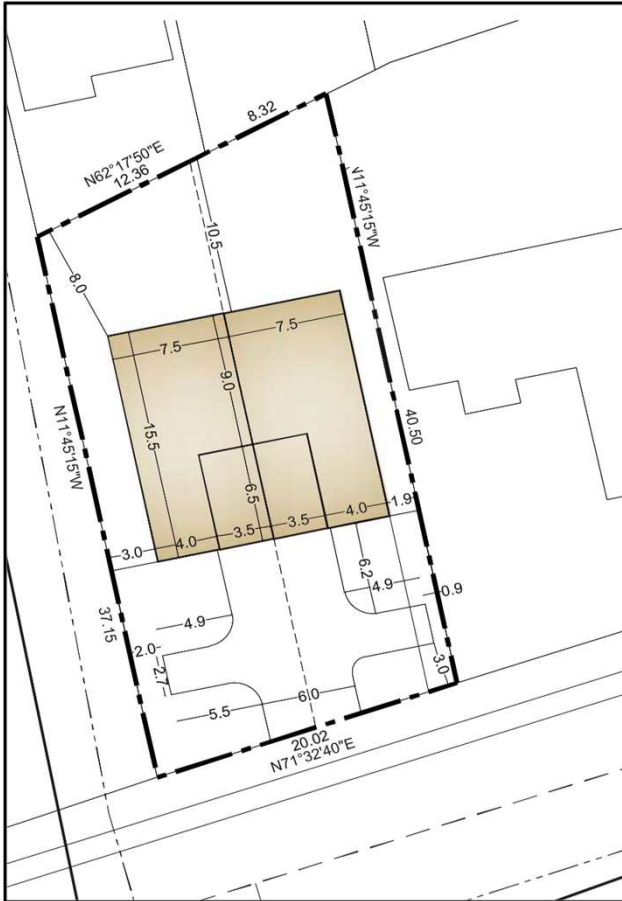
Legend

	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

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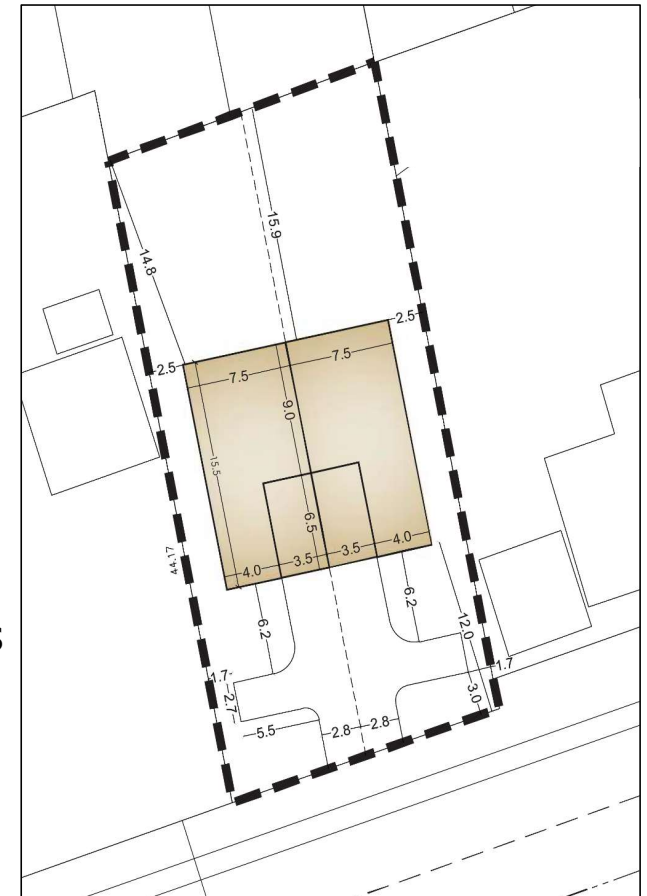
198 Ardagh Road



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**

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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**

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- **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