

FILE NO.: D14-1685

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES
A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION
180 AND 198 ARDAGH ROAD (THE HEDBERN DEVELOPMENT CORP.)

DATE: MARCH 3, 2020

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of the Hedbern Development Corporation for the development of the properties municipally known as 180 Ardagh Road and 198 Ardagh Road.

The lands are designated Residential in the City's Official Plan. The existing zoning for both 180 Ardagh Road and 198 Ardagh Road is Residential Single Detached Second Density (R2). The properties are currently vacant and each have 20 metres of frontage on Ardagh Road.

The Application before the City is to request an amendment to the Zoning By-law to change the zone for these parcels from Residential Single Detached Second Density (R2) to Residential Multiple First Density (RM1), to permit the development of semi-detached dwelling units. Both properties meet the zoning standards for the RM1 zone and permit the proposed use for semi-detached dwelling units.



Neighbourhood Meeting

The Application was submitted and deemed to be complete November 1, 2019. A Neighbourhood Meeting was held on January 15, 2020 in coordination with an application by the same developer for the properties located at 158, 162, 166, & 170 Ardagh Road (D14-1664, D12-448). The meeting was attended by approximately 63 residents, the Planning Consultant team and Planning staff.



DEVELOPMENT SERVICES MEMORANDUM

The comments from residents specific to the proposed development of semi-detached residential units are summarized as follows:

- concern with the increase in traffic and safe access to Ardagh Road;
- the proposed built-form is not reflective of the neighbourhood; and,
- questions regarding why the need to increase density at this location.

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 review of the locational criteria for intensification; and the proposed change in the built form to semi-detached dwelling units.

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 Planning Committee is anticipated to be brought forward prior to the summer recess for the municipality to make a decision on the Zoning By-law Amendment application.

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