



158, 162, 166 & 170 Ardagh Road

**Zoning By-law Amendment &
Draft Plan of Subdivision Applications
D14-1684 & D12-448**



**Public Meeting
March 3, 2020**



158, 162, 166 & 170 Ardagh Road :

- Frontage
 - 102 m along Ardagh Rd.
 - 86.5 m along Bishop Dr./ Porritt St. (west)
 - 20.2m along Bishop Dr.(north)
- Lot Area
 - 1.63 ha

Existing Site Conditions:

- Partially disturbed lands including stockpiling of materials from Phase 1 subdivision.
- Vegetation of various size/species
- Slopes from Ardagh to north
- Public transit routes (2 & 7)
- Three existing dwellings



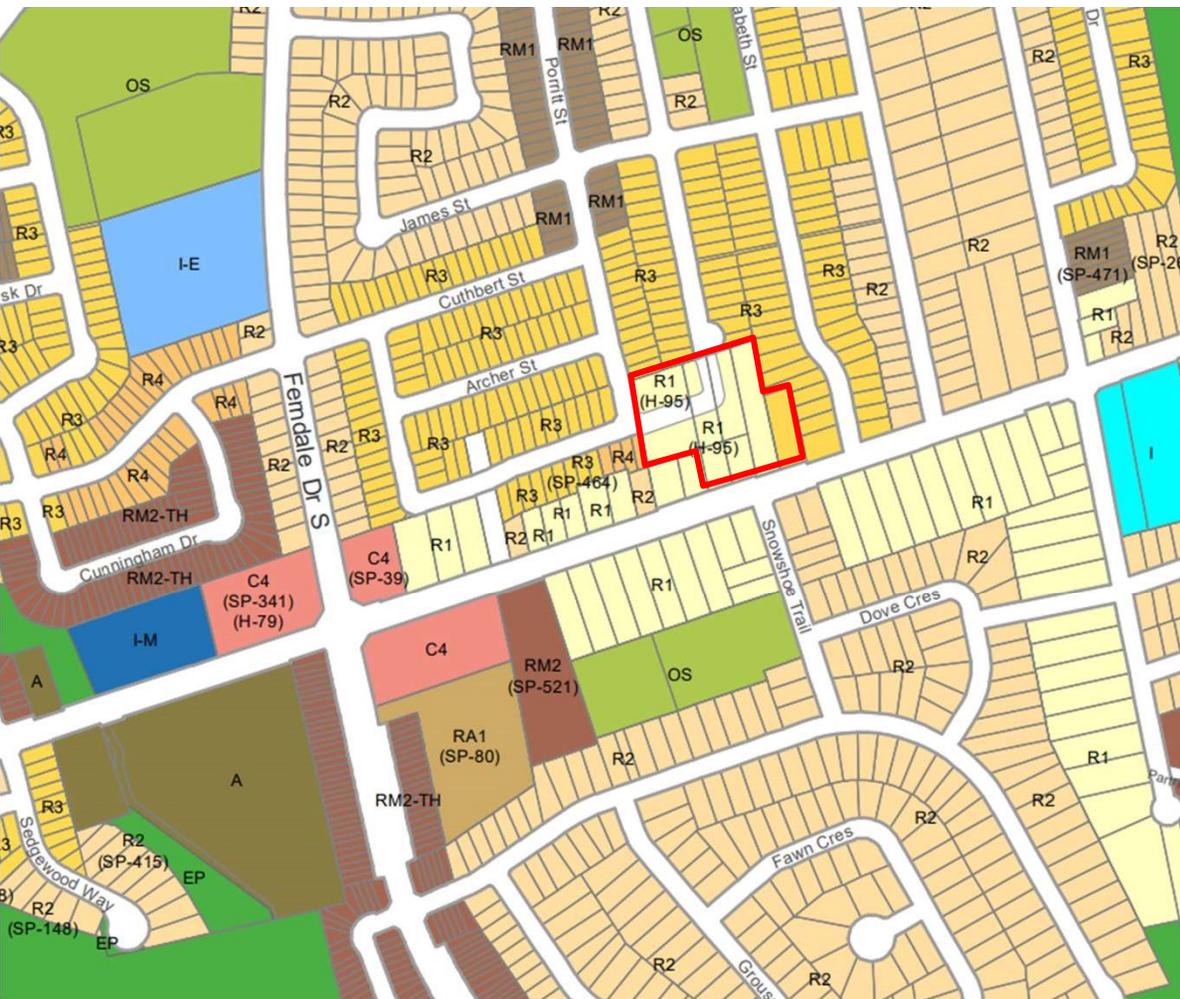
Application Context



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



Overall Development Concept:

- 27 street townhouse units (freehold) along Bishop Dr. extension.
- 31 townhouse units within a condominium block, accessed from Ardagh Rd.
 - 12 back to back units
 - 19 block/cluster units
 - Private Amenity Area
 - Visitor Parking (10)
- Stormwater management block in the north-east to service entire development.

Conceptual Site Plan



Overall Development Concept:

- 27 street townhouse units (freehold) along Bishop Dr extension.
- GFA range of 1547-1281 ft²
- 2 storeys in height
- 2-3 bedrooms + bath
- 2 parking spaces/unit
- Sidewalk connection along Bishop Dr
- Lots 17-21 deficient lot area
- Lots 17-21 exceed max GFA

Conceptual Site Plan



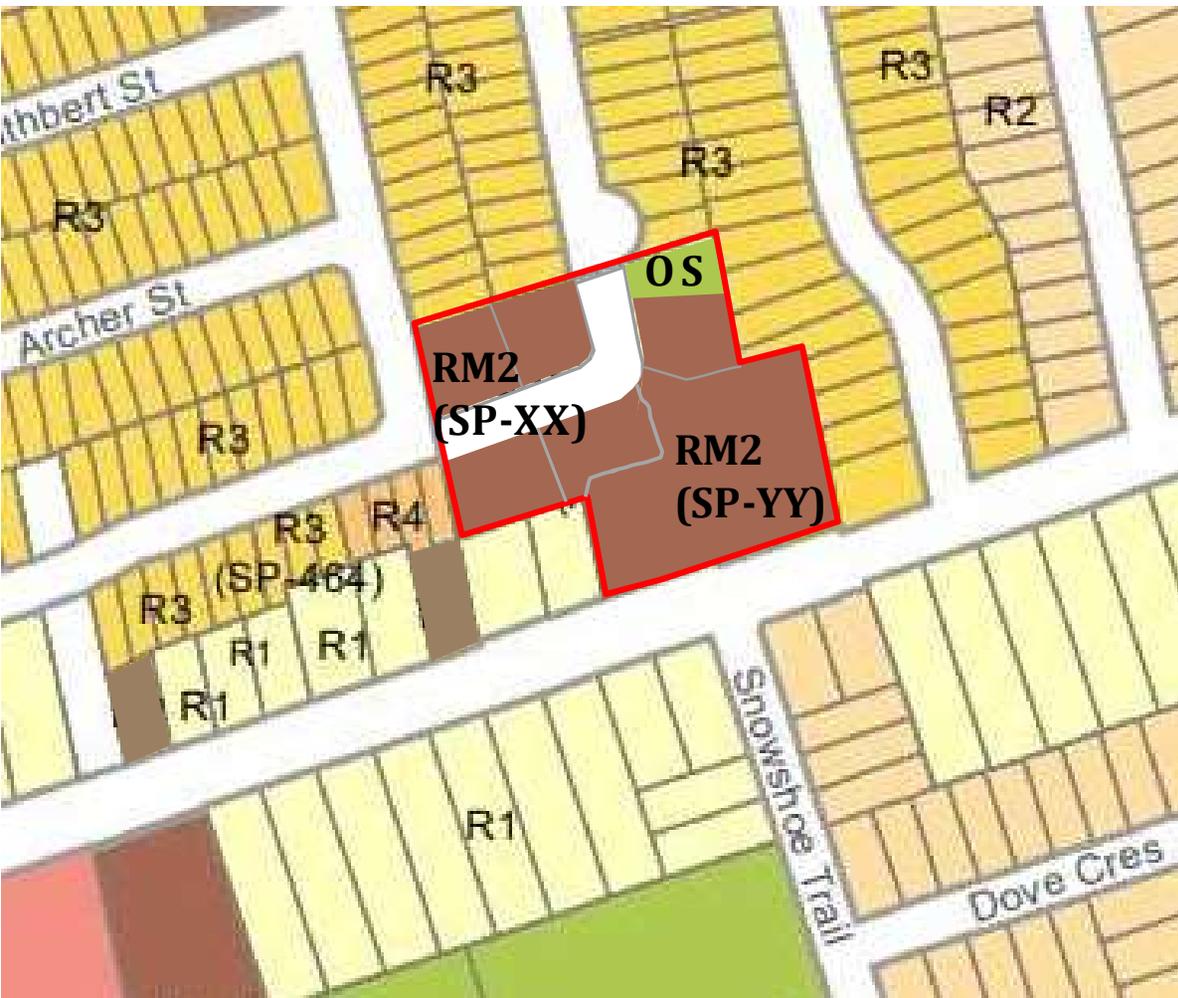
Overall Development Concept:

- 31 townhouse units within a condominium block along Ardagh Rd.
 - 12 back to back units
 - 2-3 bedroom + 2 bath
 - Approximately 2195 ft² over 3 storeys (10m)
 - Ground floor parking, mechanical + storage
 - Individual 2nd storey balconies
 - 19 block/cluster units
 - 2-3 bedroom + 2-3 bath
 - Approximately 2266 ft² over 3 storeys (10m)
 - Units 33-46 front Ardagh Rd. with pedestrian access

Conceptual Site Plan



Conceptual Unit Designs



The proposed Zoning By-law Amendments will permit the following zones on the subject lands:

1. RM2 (SP-XX) - Street Townhomes
2. RM2 (SP-YY) - Block & Back to Back Townhomes
3. OS – Stormwater Management

**Proposed Zoning By-law
Amendment**

IPS
CONSULTING



RM2 (SP-XX) - Street Townhomes

Provision	Required	Provided
Lot Area (min.)	200 m ²	162 m ²
Gross Floor Area (max)	60%	74%

**Proposed Zoning By-law
Amendment**





RM2 (SP-YY) - Back to Back & Block Townhomes

Provision	Required	Provided
Front Yard Setback (min.)	7.0 m	3.0 m
Rear Yard Setback (min.)	7.0 m	4.5 m
Gross Floor Area (max.)	60%	80%
Secondary Means of Access (min.)	7.0 m	4.5 m
Density (max.)	40 UPH	43.1 UPH
Tandem Parking	Not Permitted	Permitted

Proposed Zoning By-law Amendment



The purpose of the Draft Plan of Subdivision is to organize development into appropriate blocks.

- Residential Blocks (Blocks 1-6)
- Stormwater Management Block
- Street A (Bishop Drive)

Proposed Draft Plan of Subdivision

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

- Stormwater Management & Grading/Drainage (current flooding issues)
- Landscaping and Privacy (during and post-construction)
- Height & Density
- Too many Special Provisions
- Traffic & Parking
- Built Form & Urban Design
- Neighbourhood Character (Singles vs Street Towns on Bishop)
- Construction Timeline
- Lowered Property Value
- Cul-de-sac restoration & land transfer

* Neighbourhood meeting was held in conjunction with nearby application for D14-1685.

**Comments from
Neighbourhood Meeting**

IPS
CONSULTING

- Planning Justification Report
- Functional Servicing Report including Stormwater Management
- Tree Inventory and Preservation Plan
- Stage 1 & 2 Archaeological Assessment
- Environmental Impact Study
- Traffic Brief

Supporting Studies

- **The proposed applications would facilitate the development of:**
 - **27 Street Townhouse units (RM2-XX lands)**
 - **31 Condominium Townhouse units (RM2-YY lands)**
 - **Stormwater Management Block (OS lands)**
 - **Extension/Completion of Bishop Drive, including restoration of existing temporary cul-de-sac**
- **The subject lands are considered an appropriate location for the proposed medium density uses which area provided in a compact and efficient manner.**
- **Will further 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

Conceptual Site Plan

