
TO: MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE **FILE: D14-1581**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. *R. Forward*
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT
C. LADD, CHIEF ADMINISTRATIVE OFFICER *CL*

RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS – 233 ARDAGH ROAD

DATE: MAY 2, 2016

The subject lands are designated Future Urban within the City's Official Plan, Low Density Residential and Environmental Protection within the Ardagh Secondary Plan and are zoned Agricultural (A) in accordance with Zoning By-law 2009-141. The property is located on the south side of Ardagh Road, west of Ferndale Drive South, within the Ardagh Planning Area.

The applicant is proposing to redesignate the subject lands from Future Urban to Residential Area within the City's Official Plan, redesignate the lands from Environmental Protection and Low Density Residential to High Density Residential in the Ardagh Secondary Plan and rezone the subject lands from Agricultural (A) to Residential Apartment Dwelling First Density-3 with Special Provisions (RA1-3) (SP) in accordance with Zoning By-law 2009-14. Approval of the subject applications would permit the development of 268 multiple residential units in the form of one (1) 8-storey apartment building (112 units), three (3) 4-storey apartment buildings (120 units), three (3) 3-storey stacked townhouse buildings (36 units) and a municipal park/parking lot at the northwest corner of the site. If approved, the development would be registered as a condominium for freehold ownership. The requested Special Provisions would permit the following:

- A maximum building height for an Apartment building located within 40m of the east property line of 14m;
- A minimum east side yard setback for an Apartment building located within 40m of the east property line of 20m;
- A minimum rear yard setback for an Apartment building located within 40m of the east property line of 17m;
- Stacked Townhouse units;
- Stacked Townhouse units shall meet the zoning provisions of the RM2 zone with respect to parking, amenity space and building height requirements;
- A minimum west side yard setback for the stacked Townhouse Units of 13m;
- A maximum of 36 Stacked Townhouse units;
- A minimum east side yard setback for an Apartment building located beyond 40m of the east property line of 65m;
- A minimum west side yard setback for an Apartment building located beyond 40m of the east property line of 5m;

- A maximum front yard setback for an Apartment building located beyond 40m of the east property line of 10m;
- A maximum density of 82 units per hectare; and
- A maximum GFA for accessory structures of 200m².

A single detached dwelling unit currently occupies the northeast portion of the subject property and would be demolished prior to development occurring.

The primary planning and land use items being considered at this time are:

- The height and density of the proposed development;
- The site specific provisions requested;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;
- Boundary tree preservation;
- The impact of the development on adjacent properties, particularly the adjacent single detached residential lots to the west and the existing street townhouse units to the east; and
- Incorporation of an acceptable urban design treatment along the Ardagh Road frontage.

The applicant did participate in two Neighbourhood Meetings on February 11, 2015 and March 31, 2016, in which a number of the public were in attendance and provided comments regarding:

- Existing tree removal/preservation and required compensation plantings;
- Proposed building setbacks and the form of development;
- Fencing along the property boundaries;
- Loss of privacy to adjacent residential properties;
- Timing of the development;
- Increase in traffic generated by the proposed development and its impact on surrounding roads;
- Student safety as a result of construction vehicles accessing the site;
- Proposed increase in height and density;
- Impact on existing municipal water and sanitary services;
- Property values;
- Displacement of existing wildlife;
- Potential for properties to be rental; and
- Ability for local schools to accommodate students generated from the proposed development.

Since the first Neighbourhood Meeting, the applicant has made the following changes to the preliminary concept plan:

- Reduced the proposed 10-storey apartment building adjacent to Ardagh Road to 8-storeys (now 112 units, from 130 units originally);
- Eliminated the five (5) stacked townhouse units (20 units) along the easterly limit of the property and replaced same with three (3) 4-storey walk-up apartment buildings (120 units);
- Eliminated the four (4) 6.5-storey apartment buildings (94 units) along the south-westerly limits of the site and replaced same with three (3) 2-storey stacked townhouse buildings (36 units);
- Eliminated the proposed pedestrian trail around the periphery of the property;
- Increased the total number of units from 244 to 268 units; and
- Incorporated the provision of a municipal park/parking lot toward the northwest corner of the proposed development as requested by the City's Parks Planning staff.

Planning staff are targeting June 6, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendment applications.



S. Naylor, M.E.S., M.C.I.P., R.P.P.
Director of Planning Services