

ARDAGH ROAD/SUMMERSET DRIVE ZONING BY-LAW AMENDMENT APPLICATION

January 22nd, 2020
Neighbourhood Meeting



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Existing Site Conditions

Location: Northeast corner of Ardagh Road and Mapleton Avenue.

Site Statistics:

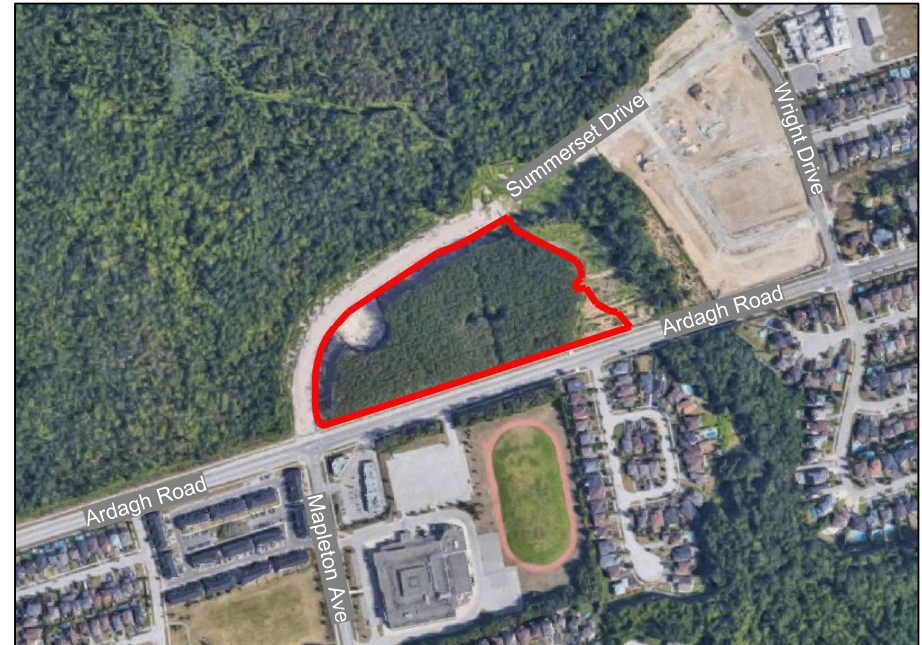
Frontage:

375.54m - Ardagh Rd

22.33m - Summerset Drive

Area: 4.49 hectares (11.2 acres)

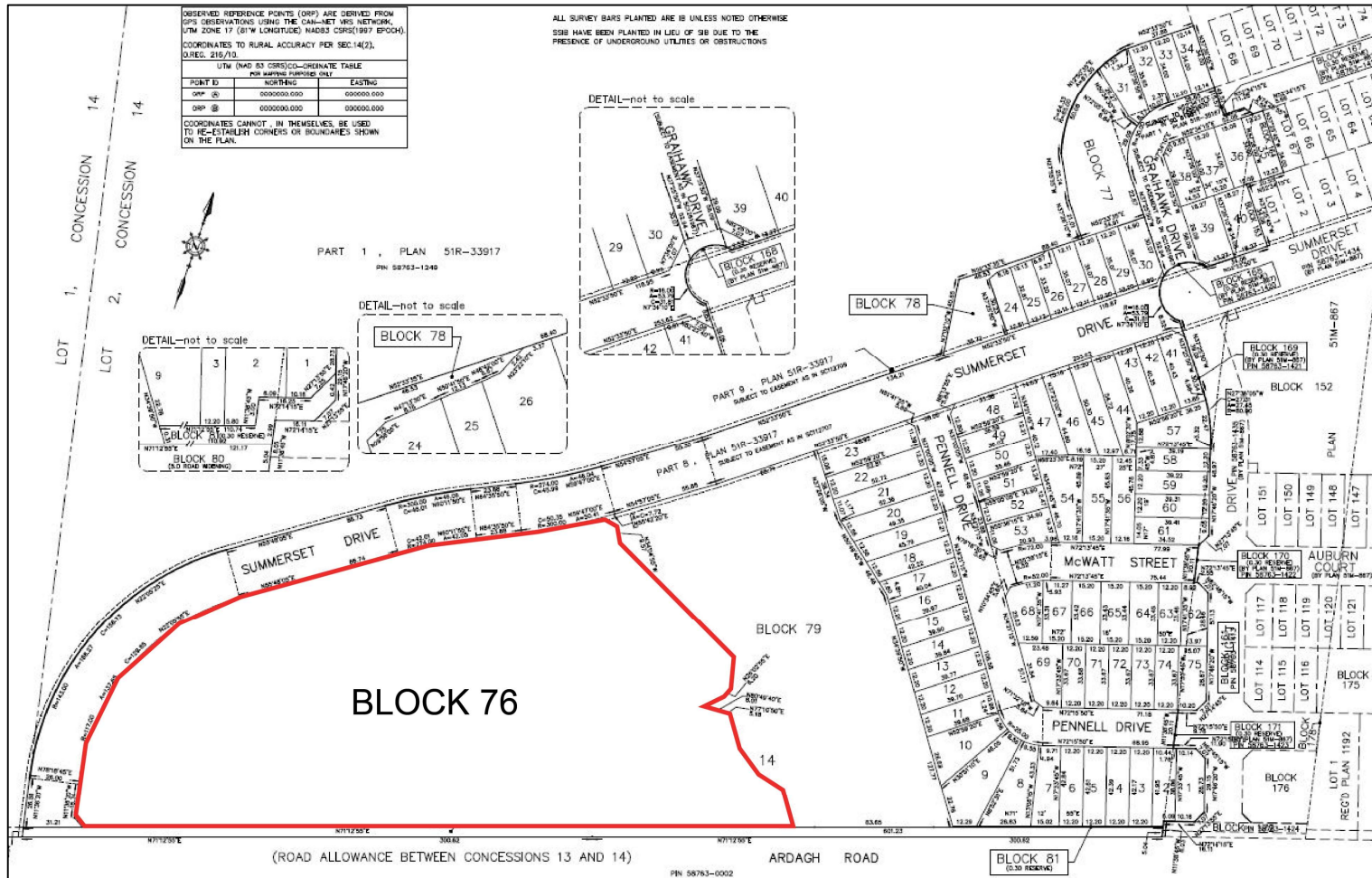
Description: Block 76, Plan 51M-1167,
registered September 26, 2019



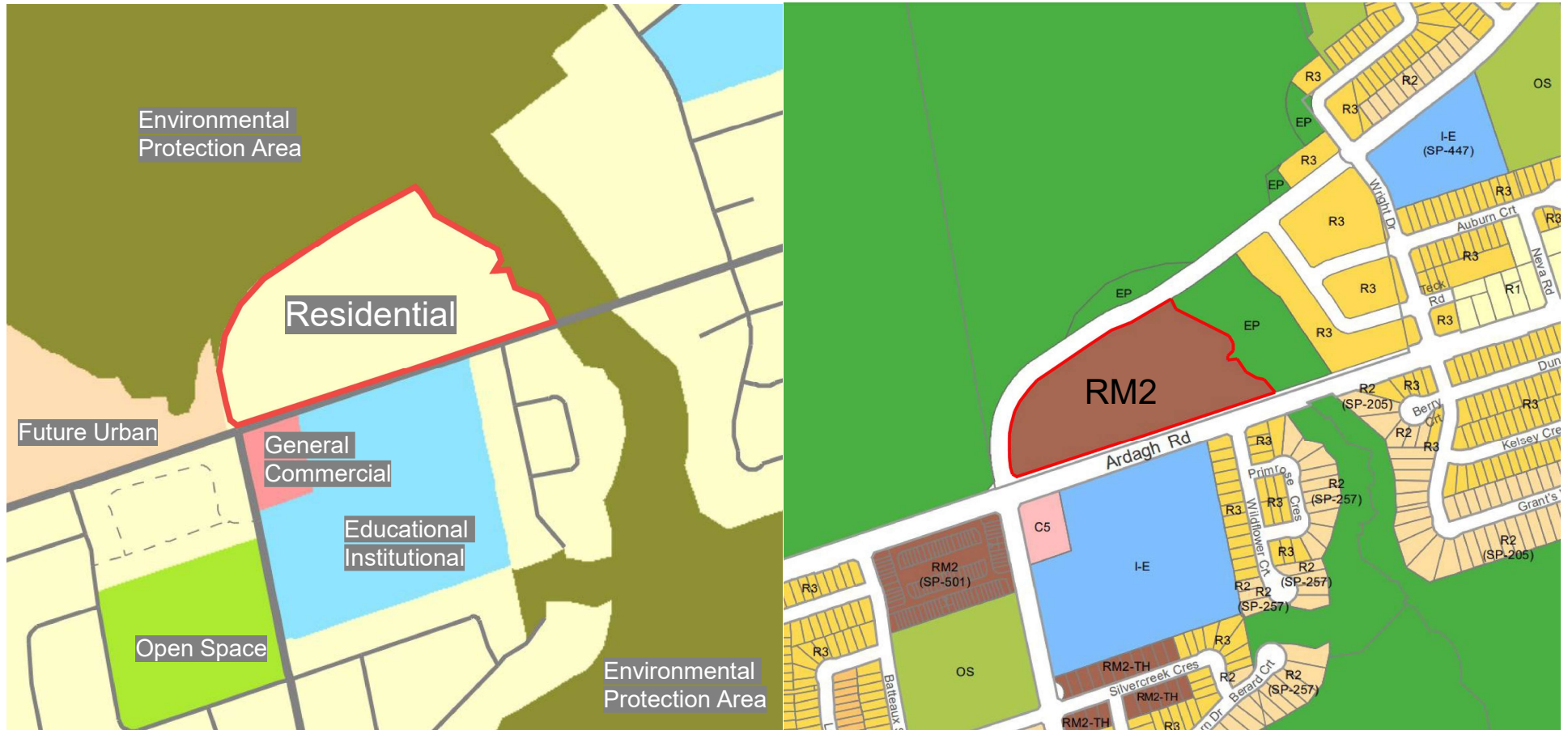
Current Official Plan Designation: Residential
(approved by Council June 5, 2017 - Bill 042 – OPA#031)

Current Zoning: Residential Multiple Family Second Density (RM2)
(approved by Council June 5, 2017 – Bill 043)

Context



Official Plan Designation & Current Zoning



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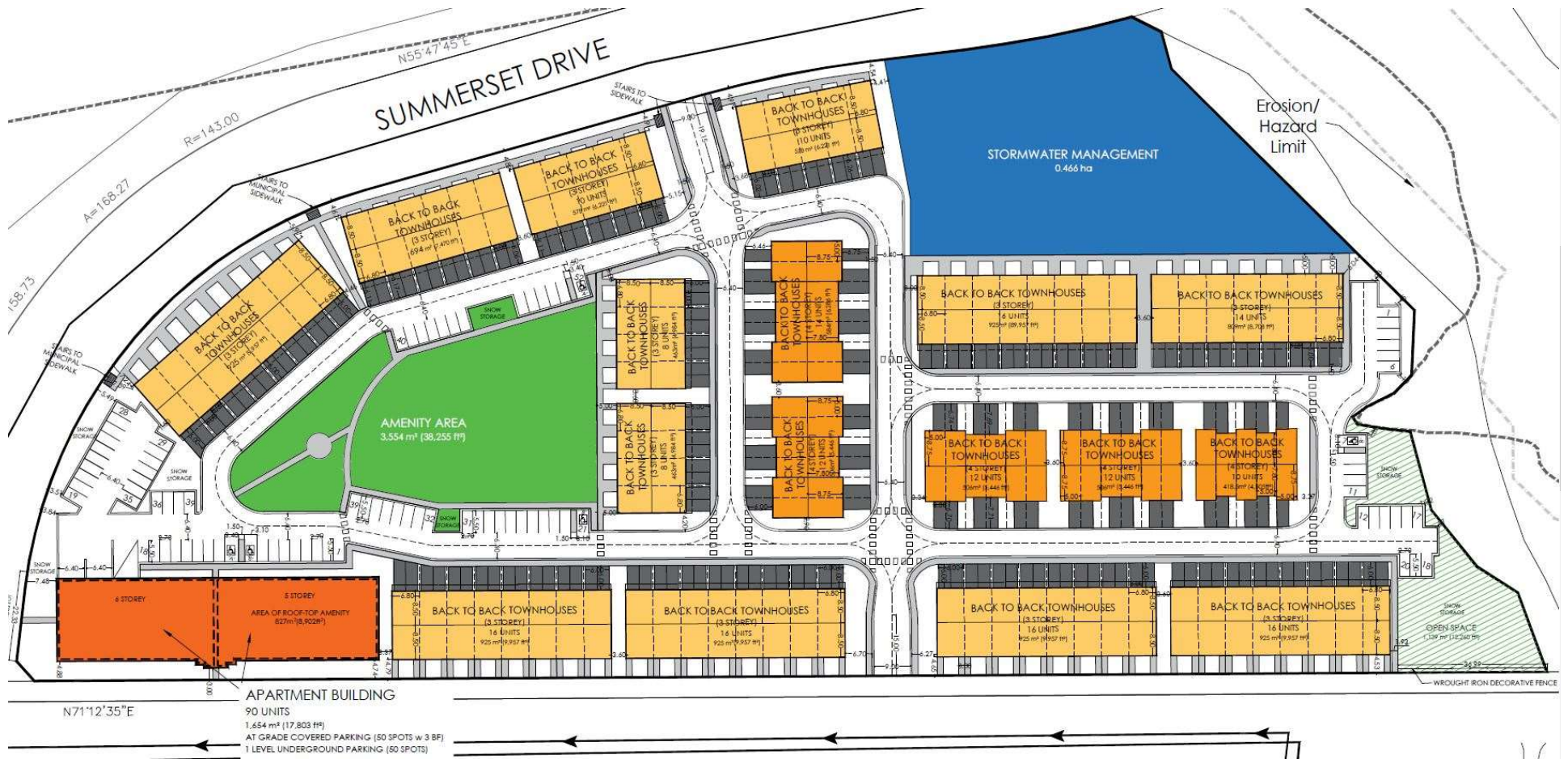
The Neighbourhood



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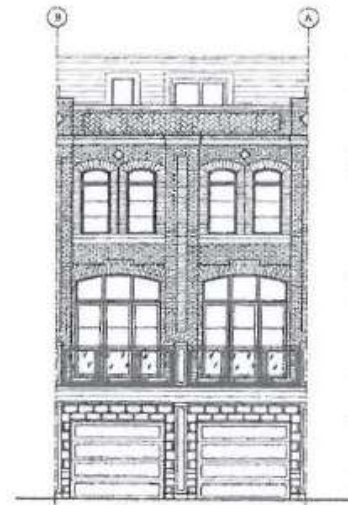
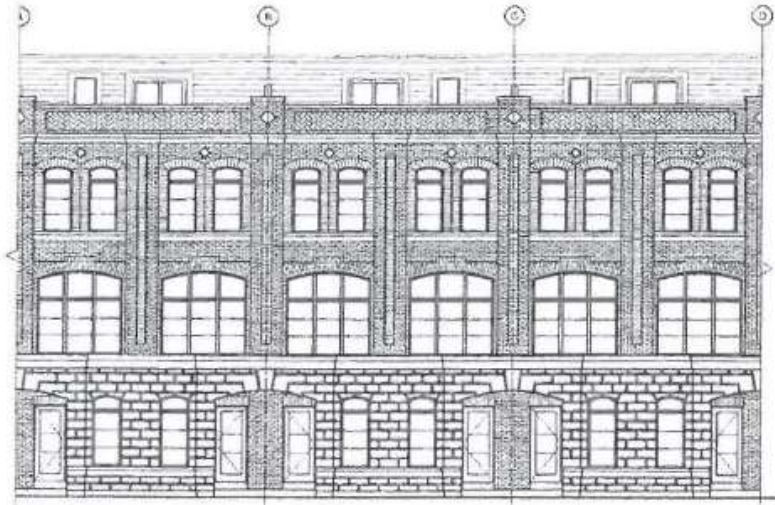
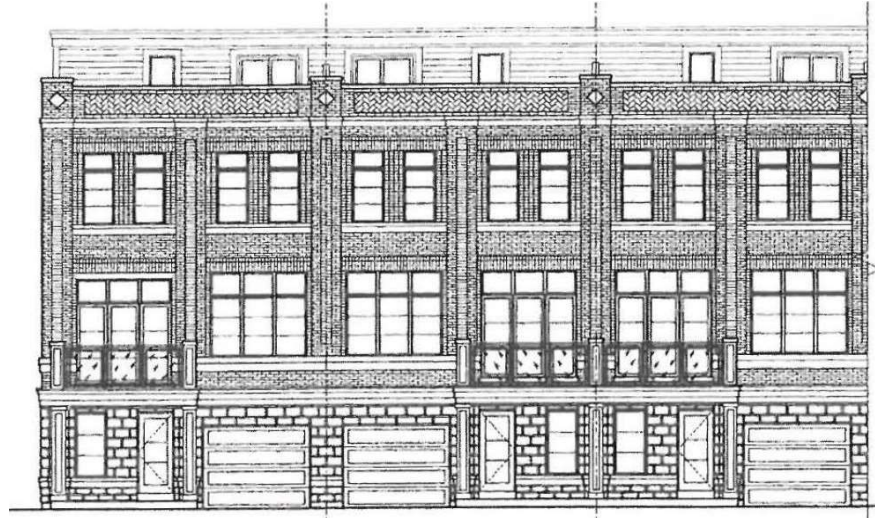
Concept Plan



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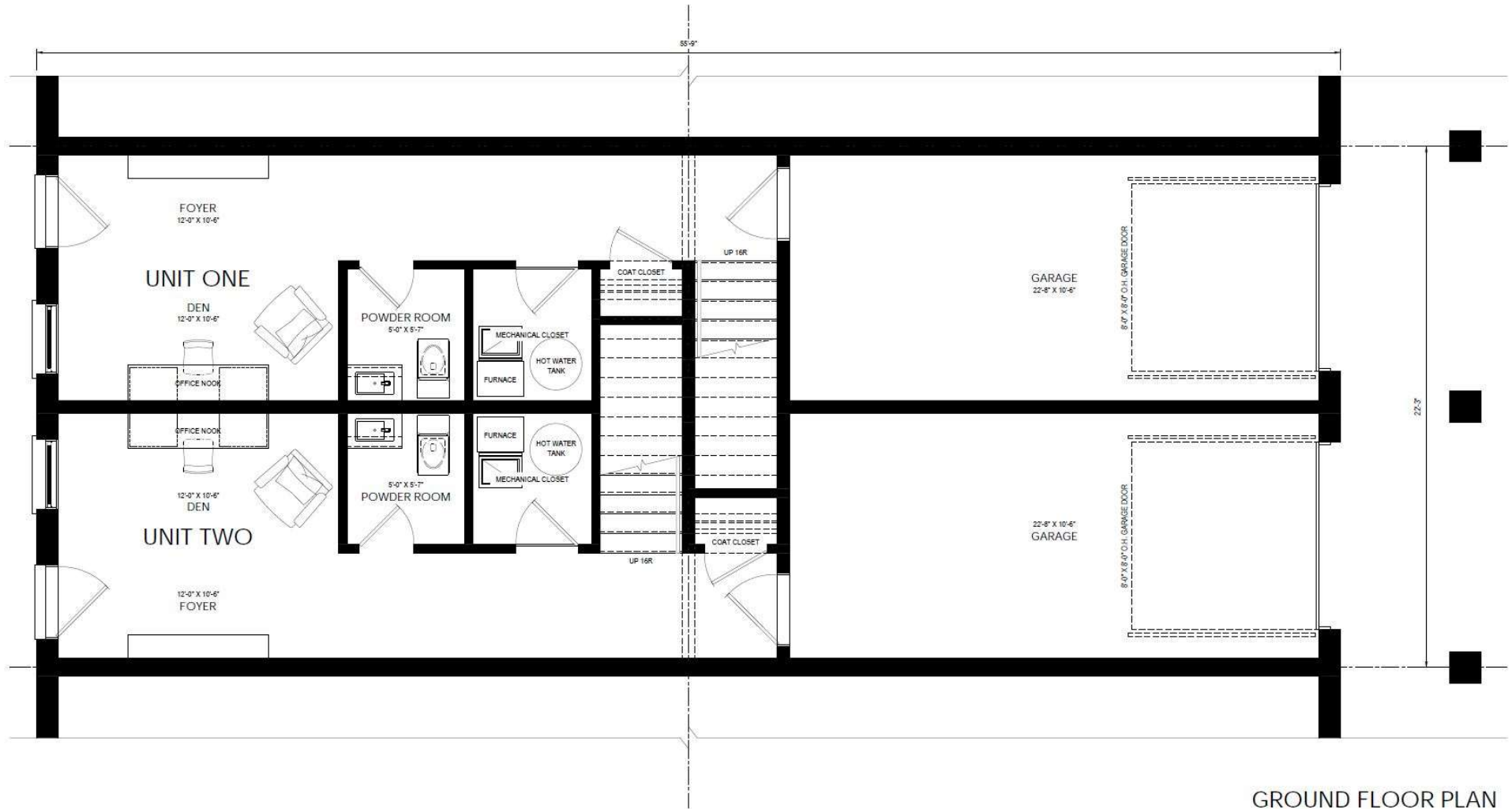
Elevation Concepts (conceptual only)



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Floor Plan – First Floor (conceptual)



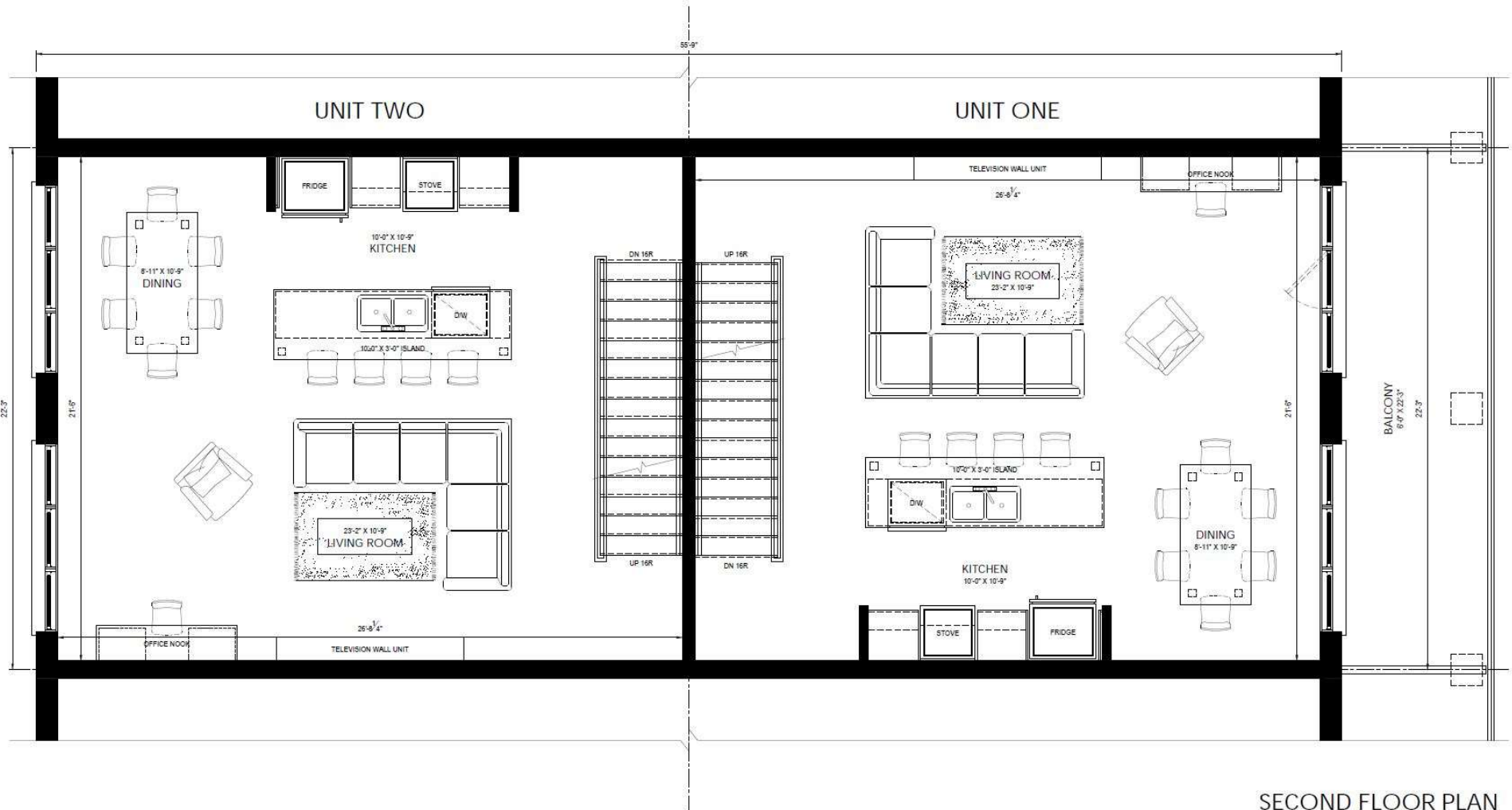
GROUND FLOOR PLAN



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Floor Plan – Second Floor (conceptual)



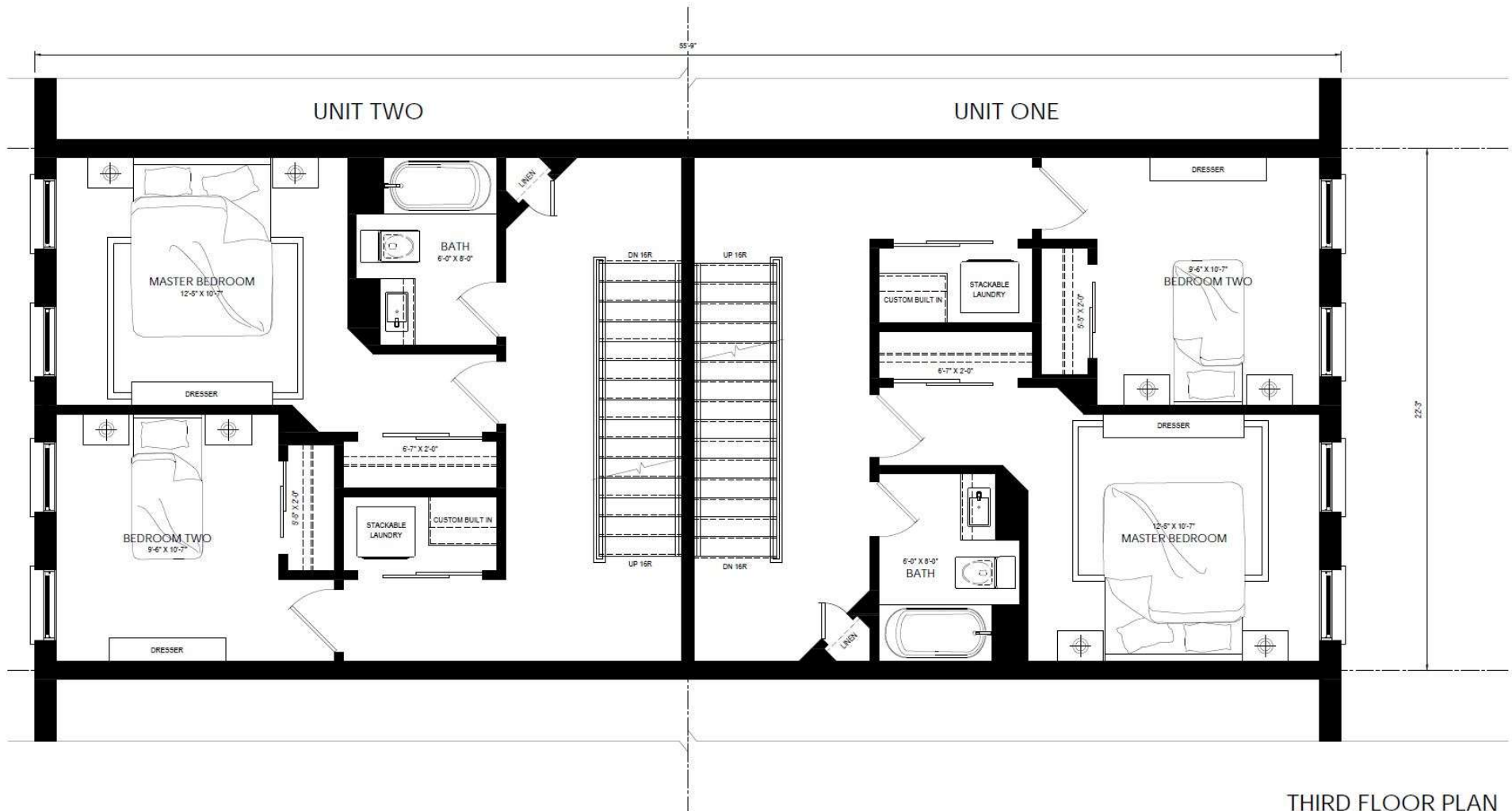
SECOND FLOOR PLAN



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Floor Plan – Third Floor (conceptual)



THIRD FLOOR PLAN



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Special Provisions

- Increase the maximum gross floor area from 60% TO 104%.
- Increase the maximum density from 53 units/ha (238 units) to 69 units/ha (308 units).
- Permit a 6 storey (20m) apartment building whereas 4 storey and 20m is permitted.
- Permit back-to-back townhomes with a maximum height of 12.75m whereas 10m is permitted.
- Reduce the minimum rear yard setback from 7m to 6.04m (measured to EP area).
- Permit tandem parking.
- Reduce the required barrier-free parking from 14 spaces to 8 spaces.



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Conclusion & Next Steps

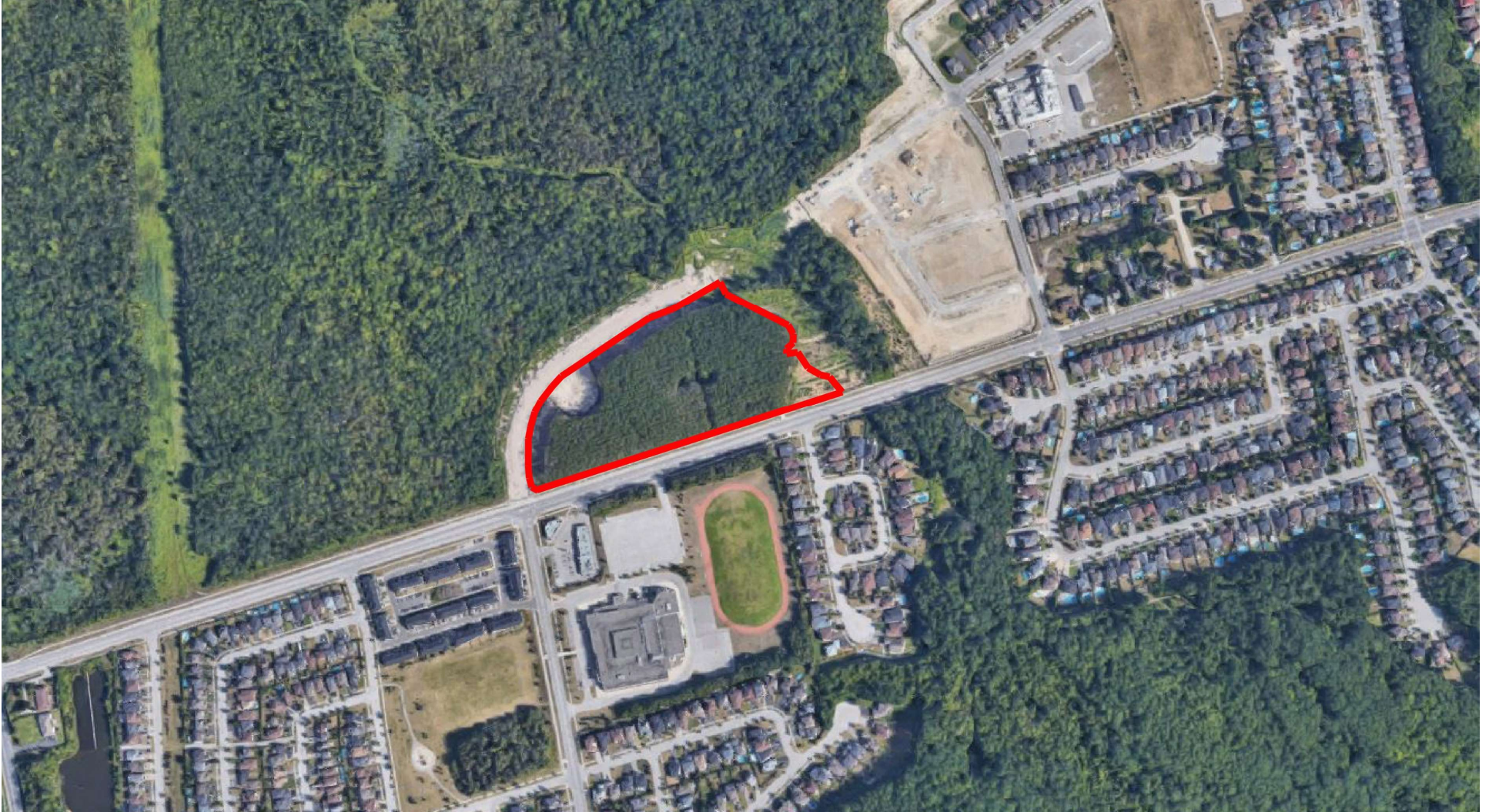
- Development aims to permit up 308 residential units in the form of back to back townhouse (218) and apartment (90) units
- Proposal will maintain RM2 zoning with special provisions
- Provides a higher density, more compact and efficient use of the lands.
- Complements existing and recently approved development in the area by contributing to range of housing types/costs not readily available in the area.
- Pending comments received, developer to begin preparation of background studies in support of complete application, targeting submission in Spring.



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Thank You



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