



**180 & 198 Ardagh Road:  
Zoning By-law Amendment Application  
&  
158, 162, 166 & 170 Ardagh Road:  
Zoning By-law Amendment  
Draft Plan of Subdivision Applications**



**Neighbourhood Meeting  
January 15, 2020**



### **198 Ardagh Road**

- Lot Area: 768.9 m<sup>2</sup> (0.19 ac)
- Frontage: 20.0 m

### **180 Ardagh Road**

- Lot Area: 890.3 m<sup>2</sup> (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**





### **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)
- Existing dwellings



## **Application Context**

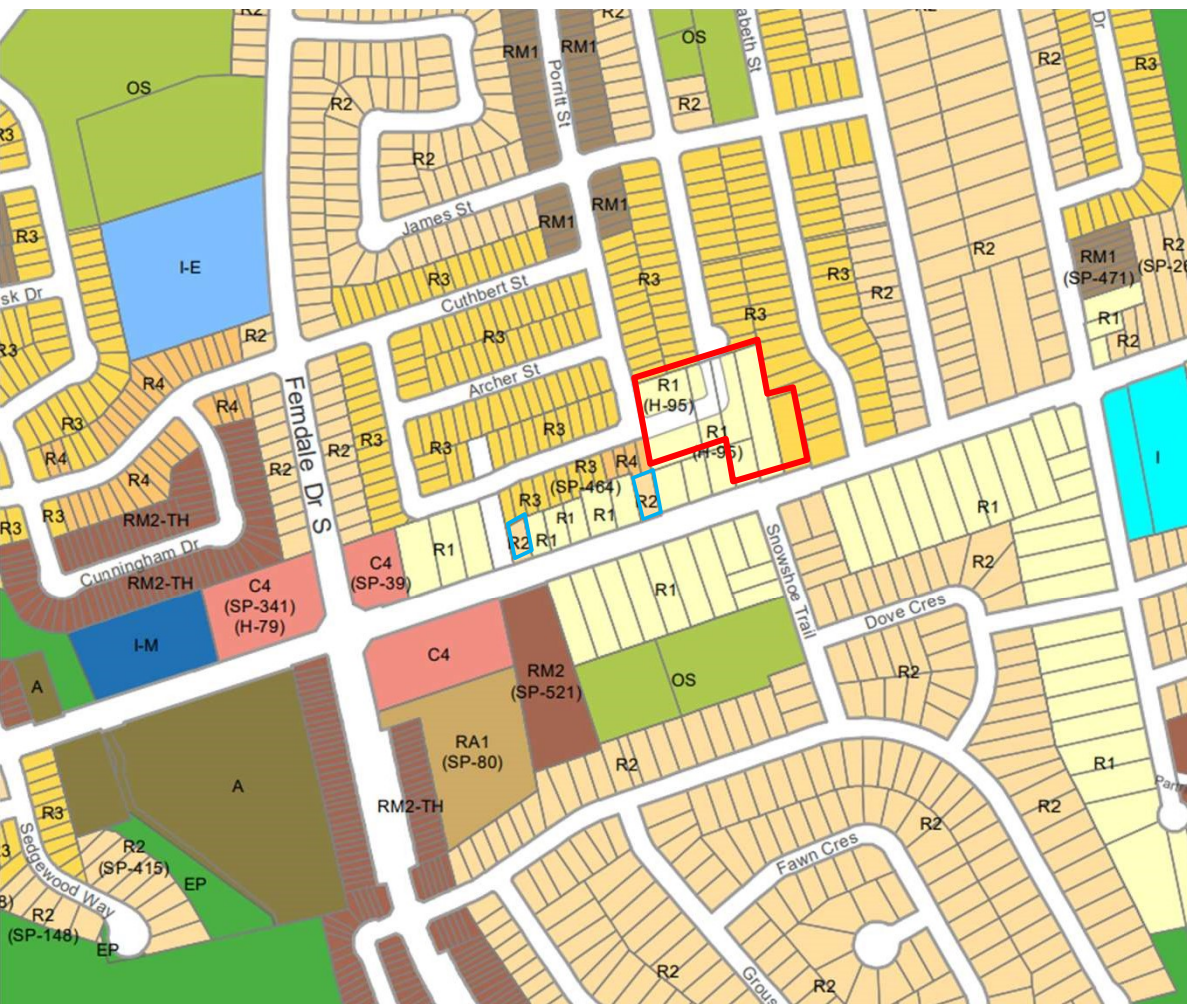


### Legend

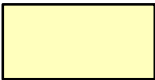





	Residential
	General Commercial
	Open Space
	Environmental Protection Area
	Highway 400 Industrial
	General Industrial
	Institutional

**Existing Land Use Designation**





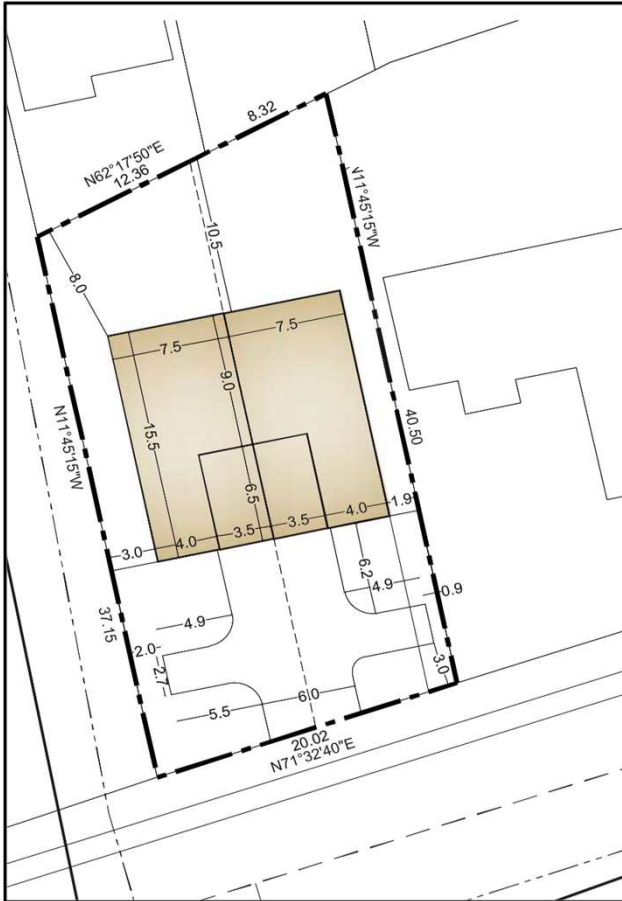
## Legend

	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**

**IPS**  
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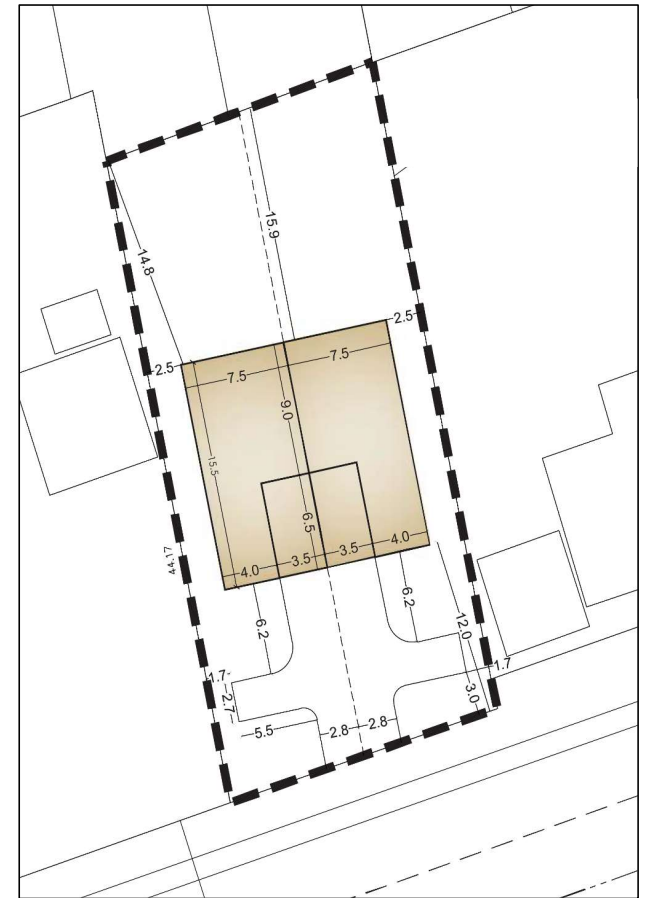
### 198 Ardagh Road



### Development Concept:

- Two (2) pairs of semi-detached residential units
- Single Car garage and 2 surface parking spaces per unit
- "T" turn around for vehicles
- GFA of approximately 2,250ft<sup>2</sup> per unit
- Individual back yard amenity space

### 180 Ardagh Road



## Concept Plan



## 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.
- Approximate GFA of 1547 ft<sup>2</sup>
- 2 storeys in height
- 2-3 bedrooms + bath
- 2 parking spaces/unit
- Sidewalk connection along Bishop Dr
- Lots 2-4, 7, 8, 17-21 deficient lot area
- Lots 18-21 exceed max lot coverage
- Lots 2-4, 7, 8, 11-14, 17-22 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 ft<sup>2</sup> over 3 storeys (10m)
  - Ground floor parking, mechanical + storage
  - Individual 2<sup>nd</sup> storey balconies
- 19 block/cluster units
  - 2-3 bedroom + 2-3 bath
  - Approximately 2266 ft<sup>2</sup> over 3 storeys (10m)
  - Units 33-46 front Ardagh Rd. with pedestrian access

## Conceptual Site Plan

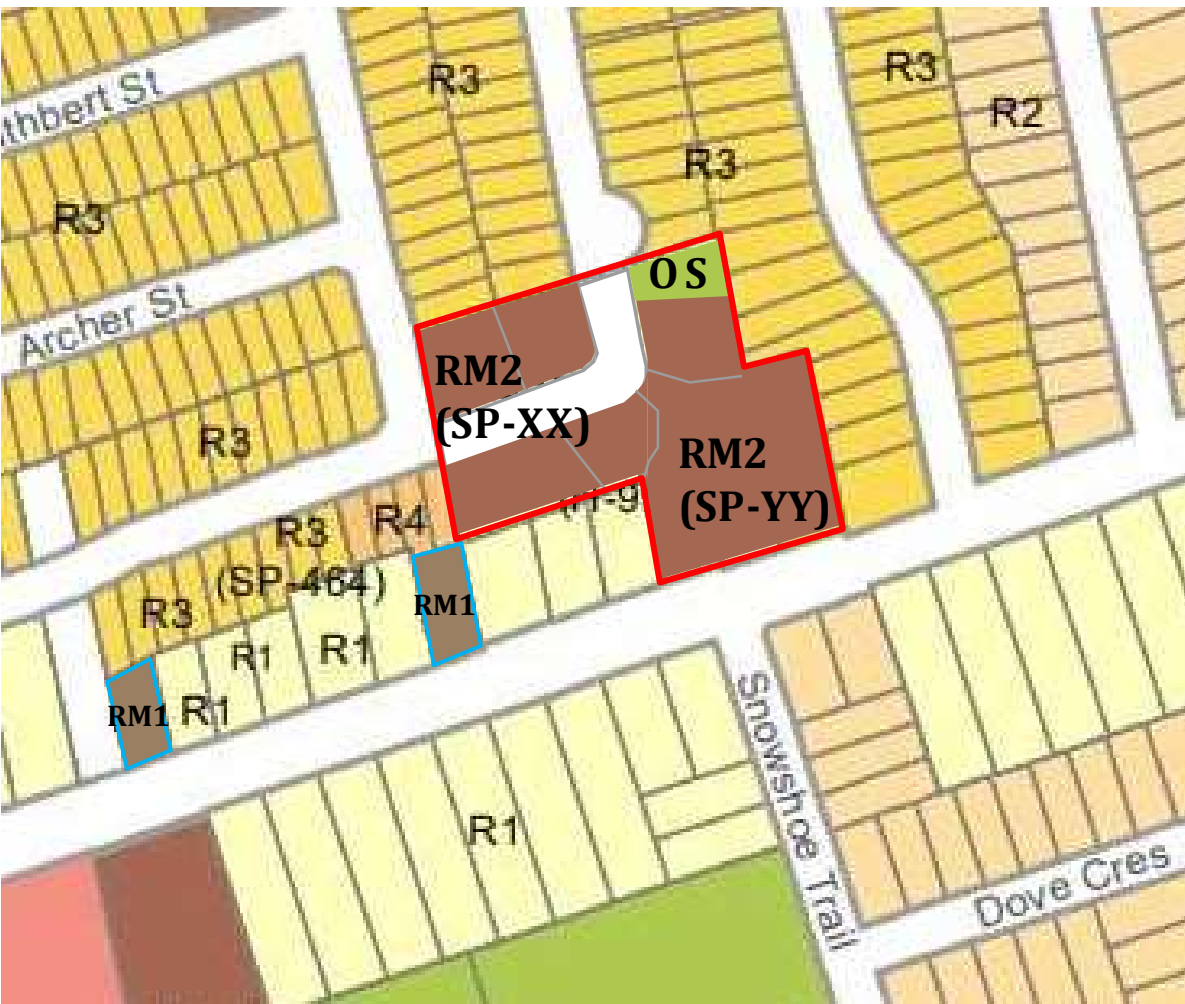


**The purpose of the Draft Plan of Subdivision is to organize development into appropriate blocks.**

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

## Proposed Draft Plan of Subdivision





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

1. RM1- Semi Detached Homes
2. RM2 (SP-XX) - Street Townhomes
3. RM2 (SP-YY) - Block & Back to Back Townhomes
4. OS – Stormwater Management

**Proposed Zoning By-law  
Amendments**

**IPS**  
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## RM2 (SP-XX) - Street Townhomes

Provision	Required	Provided
<i>Lot Area (min.)</i>	200 m <sup>2</sup>	162 m <sup>2</sup> ( * )
<i>Lot Coverage (max.)</i>	45%	50%(+)
<i>Gross Floor Area (max)</i>	60%	89%

**Proposed Zoning By-law  
Amendment**

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## 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%	87%
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**

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#### 180 & 198 Ardagh Road

- Planning Justification Report
- Functional Servicing Brief
- Tree Inventory and Preservation Plan

#### 158, 162, 166 & 170 Ardagh Road

- 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:**
  - **4 Semi detached residential units (RM1 lands)**
  - **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 low-medium density uses in a compact and efficient manner.**
- **Development is consistent and in conformity with applicable Provincial and Municipal Planning policies.**

## **Conclusion**

# Conceptual Site Plan

