

Planning Justification Report

2477 Queensway Drive

Burlington

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Location and Description

2477 Queensway Drive is located at the southwest corner Guelph Line and the QEW. The property has an area of approximately 0.3037 ha. (0.75acres) and is approximately rectangular in shape with a frontage of 89 meters along Queensway Drive.

The site currently contains a historically designated two storey brick farm house together with a more recent one frame garage building. Both buildings are used for office purposes. The farm house is 148.53 sq. m. in area and the garage is 42 sq. m.

A number of old Locust trees are located on the site which gave the site its Locust Lodge name.

Surrounding Land Use

The site is surrounded on all sides by roads; a QEW ramp to the north, Guelph Line on the east and Queensway Drive on the south and west. On the south side of Queensway is vacant commercial property as well as a pet supply store. To the west are several motel properties as well as a lumber store. On the east side of Guelph Line are two vacant commercial / office properties with office and hotel uses beyond.

Proposed Development

A rezoning application is being made to permit a daycare centre use on the property in addition to the existing permitted office and retail furniture uses. A new 4 storey, 807 sq. meter building is to be erected at the south-east corner of the site. The preliminary site plan indicates that a small addition will be made to the existing home which will be used for day care or office uses. The garage building will be demolished and the entrance will be relocated from its present location at the south boundary to the westerly frontage on Queensway Drive close to the northern boundary of the property.

Provincial Policy Plan 2014

The PPS focuses growth and development within urban settlement areas to meet the full range of current and future needs. The province promotes land use patterns that include a mix of housing, employment, recreation, parks and transportation choices resulting in strong, livable and healthy communities while protecting cultural heritage, environmental and community resources. Section 1.3.1 requires planning authorities to promote economic development by providing for an appropriate mix and range of employment and institutional uses to meet long term needs. It also requires that opportunities be provided for a diversified economic base

including a wide variety of economic and ancillary uses while encouraging compact mixed use development.

The addition of a daycare centre to the existing zoning as proposed is encouraged by the PPS as it further intensifies the use of the subject site while providing a service to the surrounding residential and commercial community.

Region of Halton Official Plan

The subject property is located within the Urban Area of the Region of Halton Official Plan. The area to the east and south is designated as Employment Area. The Urban Area designation permits a range of urban uses on full municipal services.

The proposed rezoning application conforms to the policies of the Regional Official Plan.

City of Burlington Official Plan

The site is designated Business Corridor in the City of Burlington Official Plan. This designation permits a broad range of office, industrial, hotel, retail, service commercial and recreation uses. Ancillary uses that serve businesses and employees in the surrounding area are permitted. Official Plan Amendment 24 also permits the sale of antiques and reproduction furniture and decorative accessories.

A day care center as proposed conforms to the policies of the Burlington Official Plan

City of Burlington Zoning Bylaw

The site is zoned BC1-266 in the City of Burlington Zoning Bylaw. This zone permits a variety of commercial and industrial uses and an antique furniture store with a maximum area of 400m². A day care center is not included in the list of permitted uses. A rezoning is required to permit a day care centre on the site.

In addition the current bylaw requires large setbacks from the lot lines which is contrary to current urban design principles. As a result the zoning amendment should include a provision that reduces the required side and front yard setbacks.

The parking calculation results in a parking requirement of 37 spaces. The site plan provides 38 spaces. However 8 of these spaces are located within the MTO setback of 14 meters. In the unlikely event that MTO would someday take this setback the total parking count would be reduced to 31. We note that the top floor of the building was added to provide for indoor activity space which does not increase the number of children or staff on site. When this is taken into account the parking requirement is reduced to 32.8 spaces. The traffic consultant has reviewed the parking requirement and concludes that 31 parking spaces are sufficient in the long term. On this basis the bylaw should require that 31 spaces be provided.

Planning Considerations

Policy Framework

The application to permit a daycare center on the site conforms to all of the policies in the applicable planning documents. From a policy perspective the application can be approved.

Risk Assessment

Both the City and Regional Official Plans require that a risk assessment be undertaken when a sensitive use such as a daycare center is introduced into an area. In view of the existing land uses in the area and the “Gateway” requirements for the vacant properties set out in the Official Plan, there is no concern with respect to land use compatibility. The Risk Assessment that was undertaken indicates that there are no concerns with respect to surrounding uses.

Historic Building

The site contains a two storey farmhouse that is designated as a historic building. The application proposes to retain this building, renovate it and add a small addition (net 90 sq. m.) at the south west corner of the home. In addition the plan is to construct a new 807 m² building that is sympathetic in design. The proposal is also to demolish the existing garage structure that is out of character with the proposed development.

A cultural Heritage Impact Assessment has been carried out confirming the appropriateness of the proposed development and the retention of the existing home.

Site Plan

The site plan proposes a new four storey building on the south-eastern portion of the subject site. The new building is to be constructed 2.0m and 3.0 m from the front lot line and 1.9 m from the eastern lot line in order to create a visual presence on the street. The existing driveway entrance is to be closed and relocated to the northwest corner of the site. This will move the entrance further from the Guelph Line / Queensway Drive intersection, thereby improving the performance of the intersection. As well the re-located driveway will address the front of the historic home instead of approaching it from the rear as is currently the case.

The existing home is separated from the new building by a landscaped area. The new building is designed to be sympathetic to the existing home while creating a new modern building at the corner of this prominent intersection.

Noise

A noise study has been undertaken and concludes that the development can meet the provincial guideline for the proposed uses. A noise wall will be required to protect the outdoor play area of the day care center.

Services

The Functional Servicing report confirms that all required municipal services are available to the site and capable of accommodating the proposed development.

Summary

The application for rezoning conforms to all of the applicable planning policies and its approval would represent good planning for the site.

Respectfully submitted

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