

Statutory Public Meeting

Application to amend the Zoning Bylaw

Applicant: 4880 Valera Road LP (ADI Developments)

Addresses: 4880 Valera Road

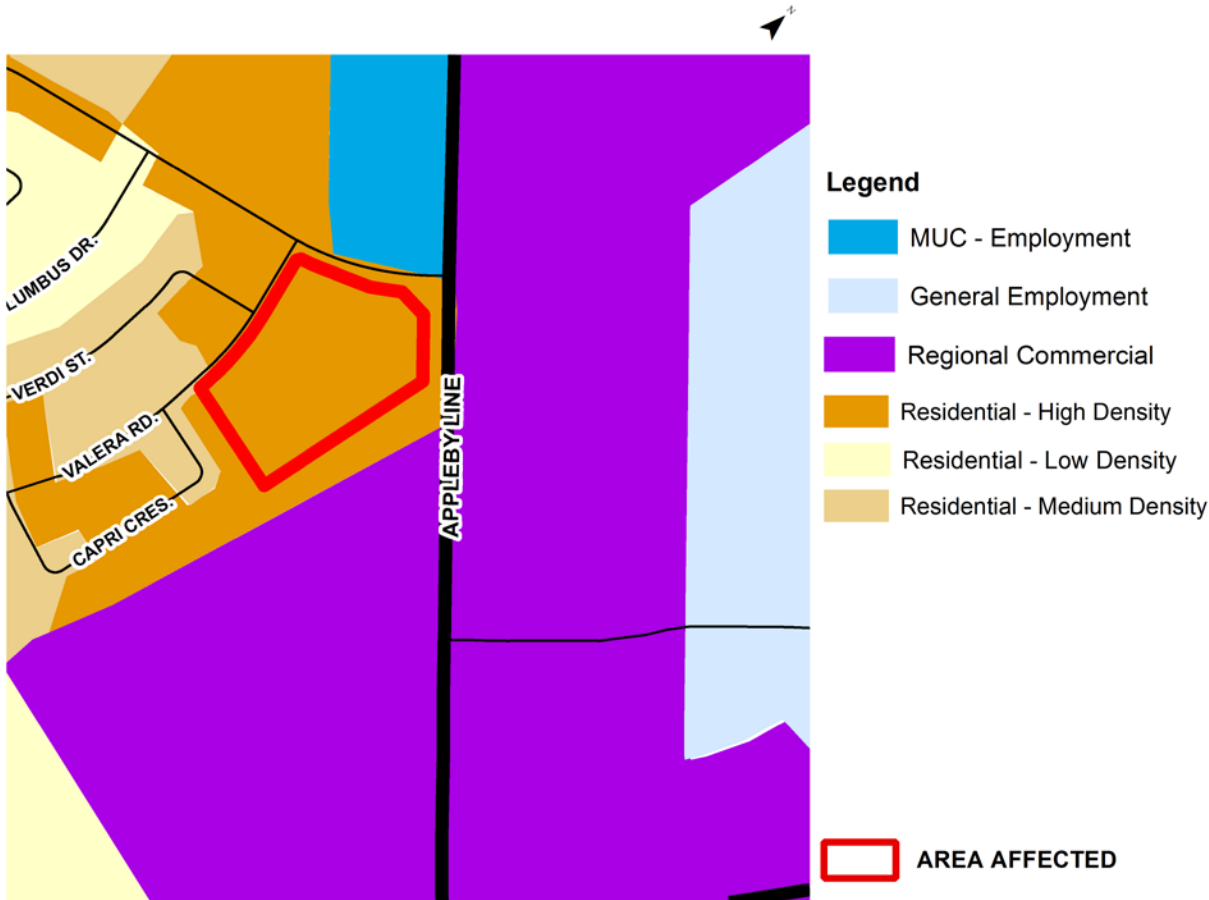
Date: June 5, 2018

Overview of Development Site



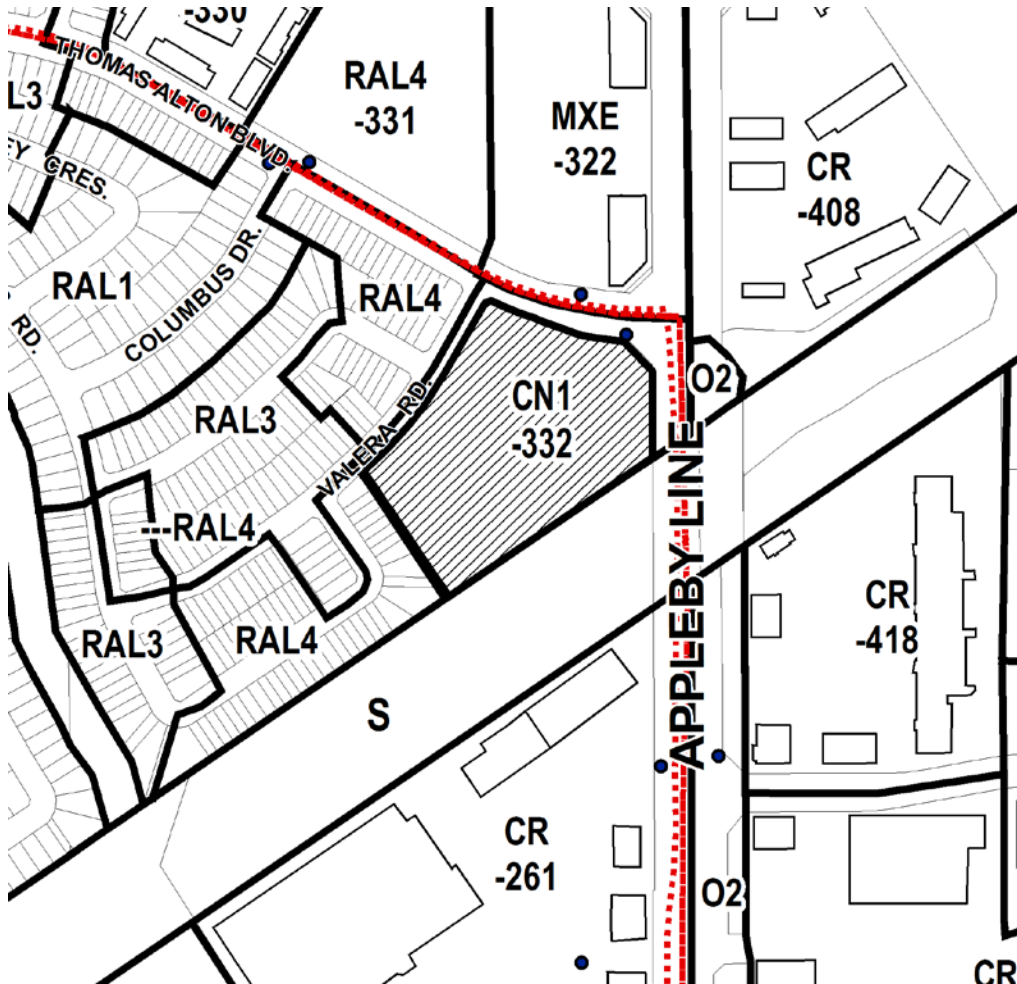
Site Area: 2.26 hectares

Official Plan Designation



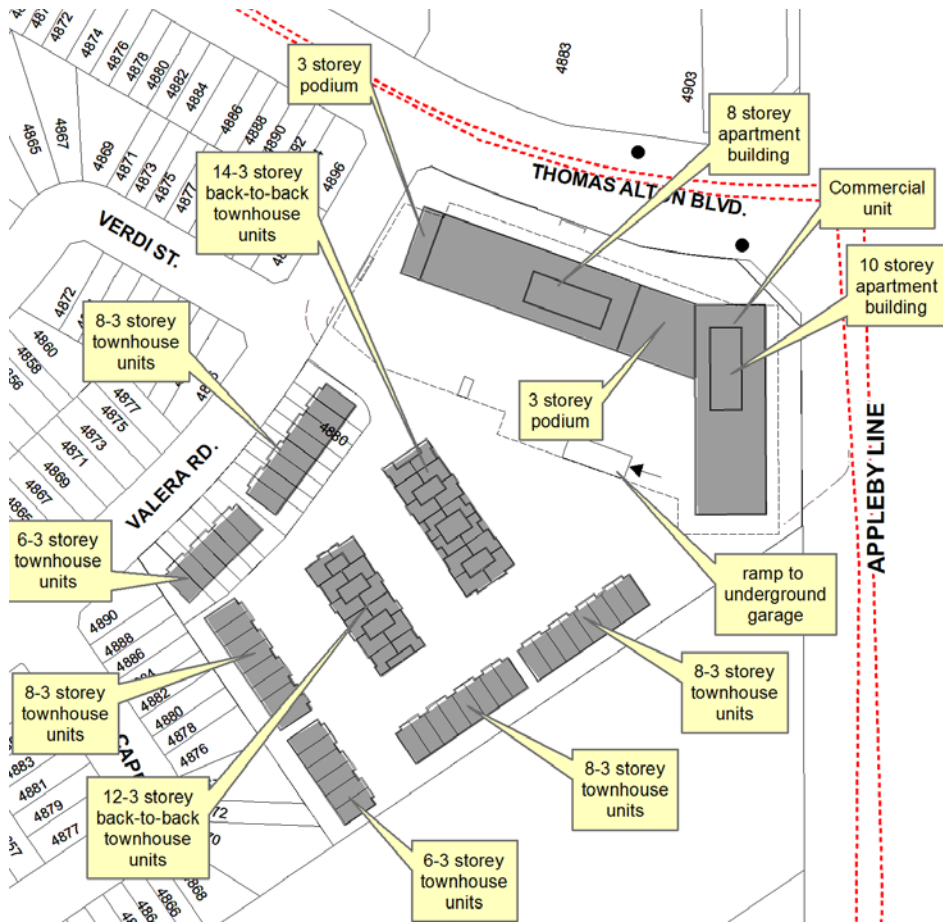
- Designated 'Residential High Density' as per Official Plan Amendment 102
- Proposal complies with the Official Plan policies, **no amendment required.**

Zoning



- ‘Neighbourhood Commercial with site specific exception (CN1-332)’
- Application intended rezone the site to ‘Residential – Alton Community with site specific exception (RAL4-XXX)’

Current Development Proposal



To construct a mixed-use building with one 8 storey and one 10 storey tower comprised of one commercial unit on the ground floor, residential above; 70 townhouse units, both standard and back to back.

Public Consultation

- **Prior to submission the applicant held an open house on November 29, 2017**
- **A neighbourhood meeting to present the proposal meeting was held March 21, 2018 .**
- **7 emails have been received. Public comments are attached as Appendix D to report PB-51-18**
- **General Themes:**
 - Concern over increased traffic
 - Over intensification of the Alton neighbourhood
 - Lack of On-Street Parking

Technical Review

- **Technical Review Commenced February 2018.**
- **Outstanding technical issues identified:**
 - **Updates required to the site grading and servicing reports and drawings.**
 - **More information required relating to the underground parking structure to ensure that there are no impacts to the City road right-of-way.**
 - **Parking deficiencies identified.**
 - **Design:**
 - **Massing of the apartment building**
 - **Configuration and access into the commercial space**
 - **Layout of the outdoor amenity space**
 - **More efficient pedestrian connections could be provided.**

For more information:

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Visit the City's website:

www.burlington.ca/4880Valera