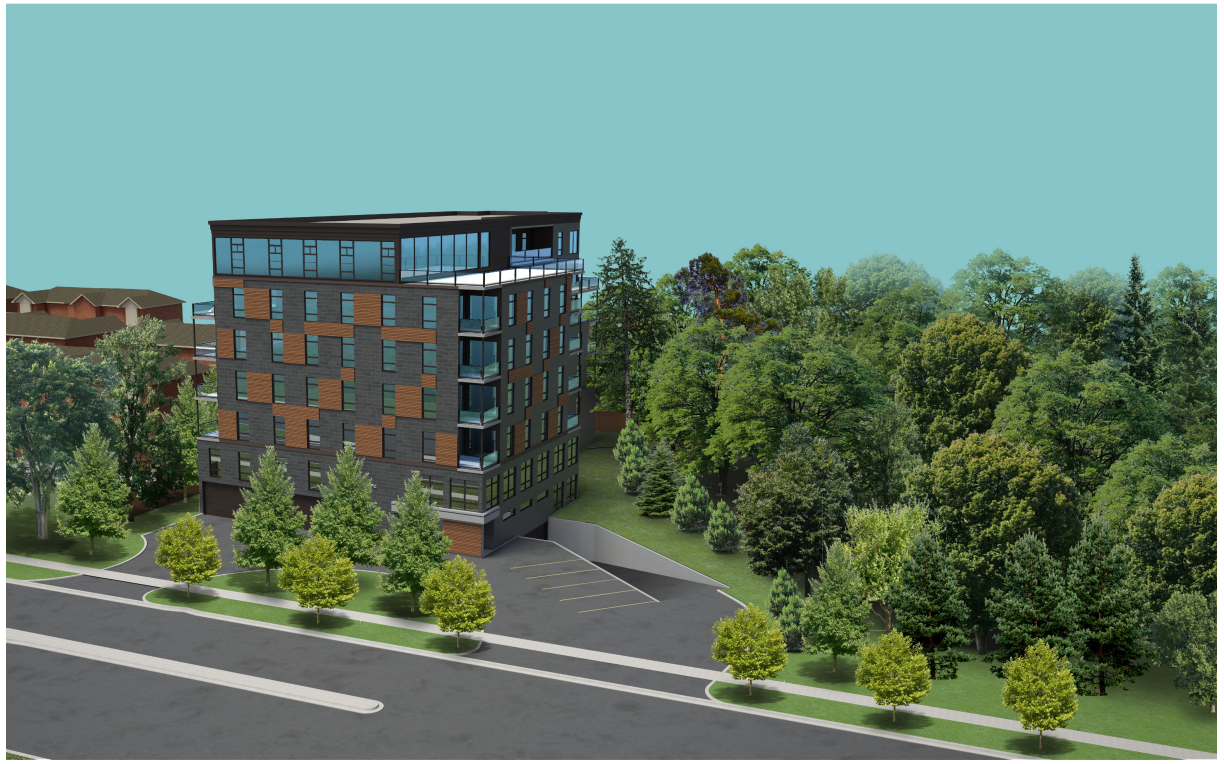
Public Consultation Meeting
June 19, 2017

Application to Amend the City of Burlington Zoning By-law

Springfield Construction

4063 Upper Middle Road
Burlington, Ontario



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CONTEXT

- Located on the north side of Upper Middle Road, east of Walkers Line
- Area of subject lands are 0.55 hectares (1.4 acres)
- 76.5 metres of frontage along Upper Middle Road and a depth of approximately 63.42 metres
- The lands were previously occupied by a single detached dwelling
- Easterly section of the subject lands are traversed by the Shoreacres Creek
- Surrounding uses include:
    - North – Open space associated with Shoreacres Creek and a block townhouse development
    - East – Open space associated with Shoreacres Creek
    - South - Upper Middle Road, vacant land currently under construction for high density residential
    - West – Block townhouses and a commercial plaza

LOCATION MAP

Subject Lands – 4063 Upper Middle Road



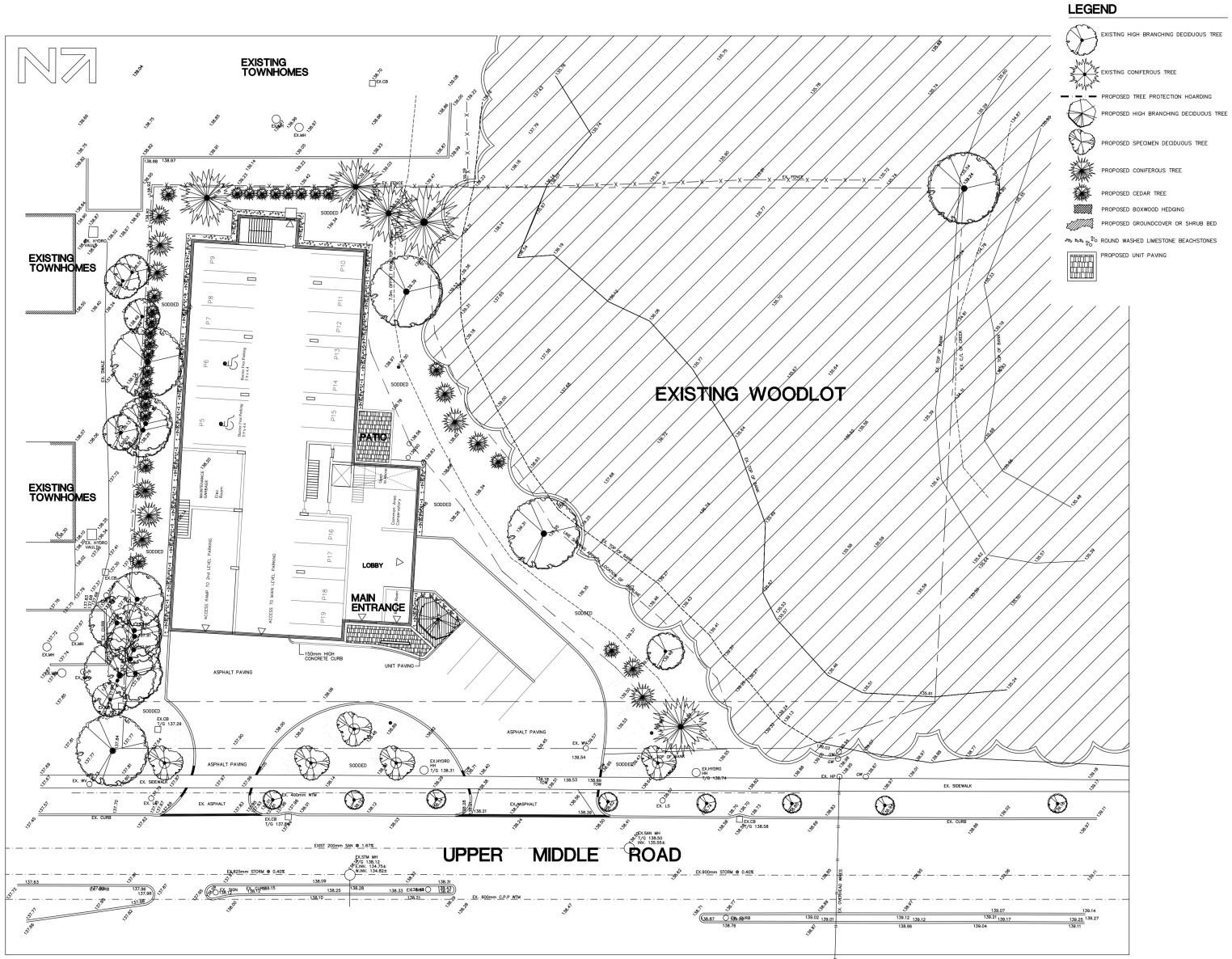
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DETAILS OF THE PROPOSAL

- 7 storey high density condominium apartment
- 32 residential apartment units
- Net density of 188 units per hectare or 76 units per acre
- 58 parking spaces located in an internal, at-grade and 2nd storey parking structure
- 10 bicycle parking spaces (6 indoor and 4 outdoor)
- Proposed total gross floor area of 7,196 square metres (77,457 square feet)
- A full-turn access as well as a right-in, right-out access
- Building alignment to protect the valley with a buffer and setback
- Undeveloped lands a to be conveyed to the conservation authority and zoned Open Space

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LANDSCAPE SITE PLAN



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REQUIRED APPLICATIONS

- To permit the proposed development, a zoning by-law amendment is required and will include the following:
  - Lands for apartment building will be re-zoned to “Residential High Density (RH5)”
  - Buffer lands and valley lands to be conveyed for protection are to be rezoned to “Open Space (02)”
  - Development standards including:
    - Lot Width - 76.0 metres (approximate)
    - Lot Area - 0.29 ha (lands above top-of-bank and buffer lands)
    - Front yard - 6.0 metres
    - Rear Yard - 3.0 metres
    - Side Yard - 7.5 metres (abutting O2 zone)
    - Density - 188 units per hectare
    - Floor Area Ratio - 1.3: 1
- Subject lands are designated “High Density Residential Development by the City of Burlington Official Plan

PLANNING ANALYSIS
PROVINCIAL POLICY STATEMENT (2014)

- Outlines policy for Ontario's long-term prosperity, economic growth and social well-being
- Section 1.1.1 outlines principles for healthy, liveable and safe communities
- The proposed development conforms to the Provincial Policy Statement by:
    - Locating development within an existing settlement area;
    - Contributes to a varied housing stock;
    - Contributes to intensification without impacting integrity of existing community; and
    - Utilizes municipal infrastructure effectively

PLANNING ANALYSIS
GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2006)

- Lands are located within the “Built-Up Area-Conceptual” area which requires developments to be compact, vibrant and complete communities, supportive of pedestrian accessibility and proper utilization of existing infrastructure;
- Section 2.2.3.1. requires a minimum of 40% of all residential growth to occur within the built-up area;
- The proposed development supports the Growth Plan by:
    - Proposing intensification on an infill site;
    - Providing connections to transit, pedestrian and cycling facilities;
    - Adds housing choices to the existing community;
    - Supports the intensification target by increasing the use of lands previously occupied with a single detached dwelling

PLANNING ANALYSIS
GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2017)

- Will come into effect on July 1, 2017
- Amends policies as follows:
  - Support complete communities
  - Prioritize intensification
  - Support a range and mix of housing
  - Improve integration of planning and infrastructure
  - Protect and enhance the natural heritage system
  - By the year 2031, a minimum of 60% of all annual residential development will occur within the built-up area
- The proposed development supports these principles by:
  - Providing an appropriate type and scale of development
  - Allowing easy transition between built forms
  - Assisting zoning with achieving complete communities; and
  - Utilizing existing infrastructure in a manner which supports intensification

PLANNING ANALYSIS
REGION OF HALTON OFFICIAL PLAN

- Subject lands are designated as “Urban Areas”
- The objective of this designation includes:
    - Accommodating growth’
    - Support growth which is compact and encourages transit usage;
    - Provides for a range of complete communities
- Proposed developments are intended to facilitate and promote intensification and increased densities
- Based on the policies, the proposal conforms to the Region of Halton Official Plan

PLANNING ANALYSIS
CITY OF BURLINGTON OFFICIAL PLAN

- Anticipates a population of 182,000 people and 73,600 households by 2021
- Requires that new development be efficient, safe, accessible by transit and pedestrian routes and should be affordable and energy efficient;
- Subject lands are designated as “Residential-High Density” and “Watercourse” which permits a variety of housing types, including high rise apartments;
- Proposed development conforms to the designation and supports the Official Plan in accordance with the following:
    - Provides ground-oriented residential infill;
    - Provides setbacks, scaling, massing and overage which is consistent and compatible with the surrounding community;
    - Located in close proximity to existing community services; and
    - Protects natural heritage features
- Therefore the subject proposal conforms fully with the Burlington Official Plan

PLANNING ANALYSIS
BRLINGTON OFFICIAL PLAN (DRAFT APRIL 2017)

- Identified within ”Residential Neighbourhood Area” in Urban Structure;
- Upper Middle Road is identified as a Candidate Frequent Transit Network;
- Subject lands are designed “Residential High Density” on the Land Use Plan; and
- A variety of ground and non-ground oriented residential uses including apartments are permitted.

PLANNING ANALYSIS
CITY OF BURLINGTON ZONING BY-LAW 2020

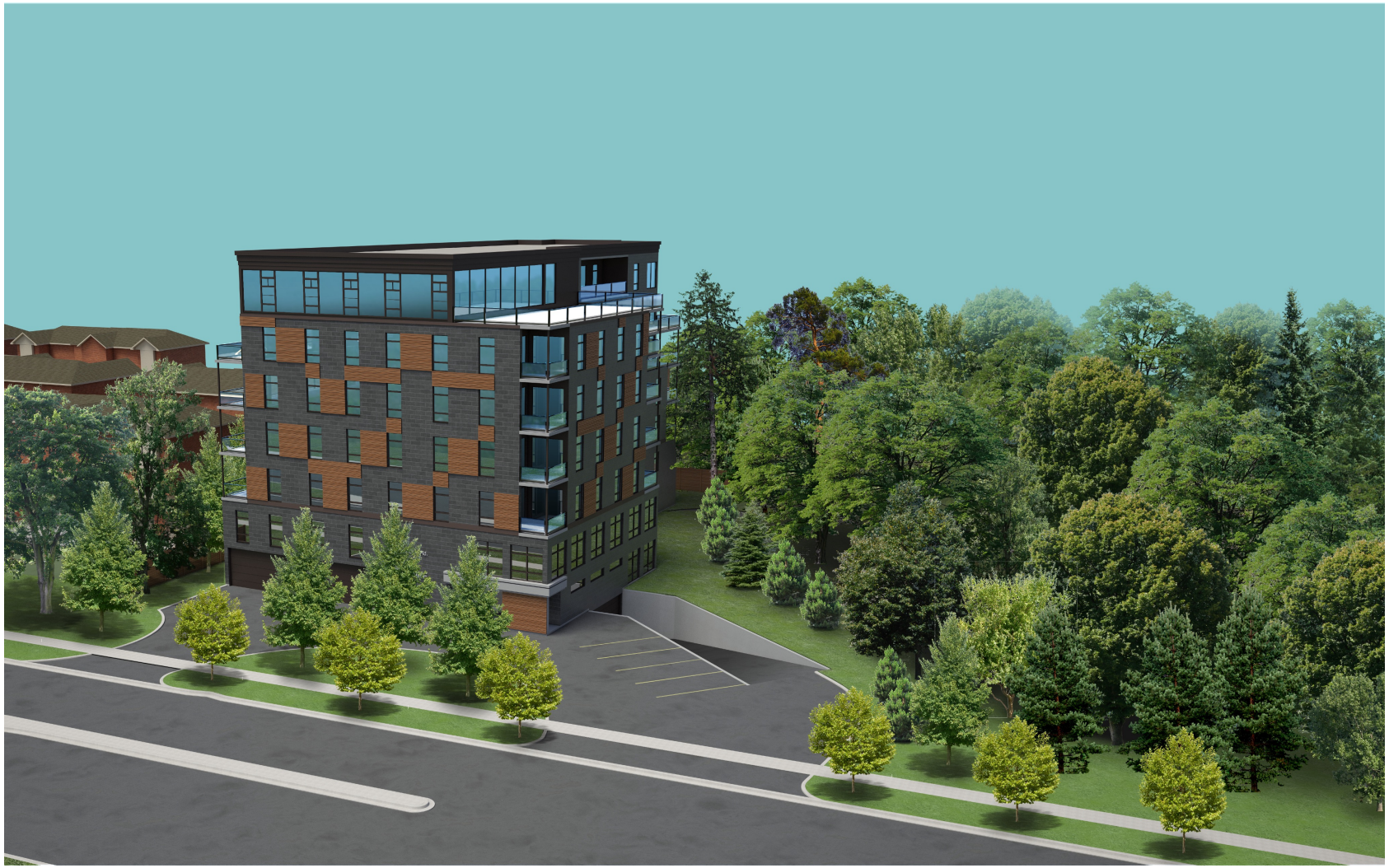
- The subject lands are currently zoned “Development (D)” which only permits single detached dwellings (reflects historical use and does not implement the Official Plan);
- Zoning is proposed to be amended to “Residential – High Density (RH5)” to permit an apartment building; and
- To protect the portion of the the site occupied by the Shoreacres Cree, the zoning is proposed to be amended to “Open Space (O2)”

VIEW LOOKING EAST



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VIEW LOOKING NORTH



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VIEW LOOKING SOUTH



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ENVIRONMENTAL IMPACT STATEMENT

- Assessed relationship between on-sit natural environmental features and current government regulations to define available development options;
- Identified that property includes potions of Shoreacres Creek located within the top-of-bank;
- Site inspection revealed no evidence of environmental contamination following demolition of single detached dwelling;
- Proposed setbacks are expected to maintain existing ecological features in the area of the top-of-bank with no disturbance of trees. The set-back from the top-of-bank is a flat area that will continue to allow natural drainage to Shoreacres Creek while the existing slope on-site will drain water away from the development to municipal drainage on the road; and
- The maintenance of the top-of-bank area is expected to benefit the ecological features within the creek valley.

OTHER SUPPORTING STUDIES

All supporting studies demonstrate that the proposed development can be effectively accommodated without negative impact on the host community.

- Planning Justification Report;
- Site Servicing Plan;
- Grading Plan;
- Sun Shadow Study;
- Geotechnical Report;
- Noise Impact Study;
- Functional Servicing and Management Plan;
- Traffic Impact Study; and
- Concept Site Plan

SUMMARY

- The proposed zoning by-law amendment is consistent with the Provincial Policy Statement, Grown Plan for the Greater Golden Horseshoe (2006 and 2017) and the Region of Halton Official Plan;
- The proposal conforms to the City of Burlington Official Plan (proposed and in-effect) as an infill development which can be effectively integrated within the host community with no negative land use or community infrastructure impacts;
- The proposed development adds to the availability of housing choices within the community and is well served by existing transit and community services; and
- The proposed development is complemented by an Environmental Impact Statement which outlines the manner in which the proposal protects the natural features associated with the Shoreacres Creek.

NEXT STEPS

- Results of June 19, 2017 Public Meeting to be considered by staff and applicant
- Application circulation to approval agencies for comment and review;
- Statutory Public Meeting to be convened; and
- Staff Recommendation Report

THANK YOU FOR YOUR PARTICIPATION AND COMMENTS

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