PLANNING JUSTIFICATION REPORT

Application to Amend Burlington Zoning By-law 2020

1053052 Ontario Inc. & 1906452 Ontario Limited

2076 and 2086 Meadowbrook Road

City of Burlington



November 2017

513 Locust Street, Unit B - Burlington, ON L7S 1V3
T 905 681 1769 www.wellingsplanning.ca

November 2017

Planning Justification Report
Application to Amend Burlington Zoning By-law 2020
1053052 Ontario Inc. & 1906452 Ontario Limited
2076 and 2086 Meadowbrook Road
City of Burlington

PURPOSE

Wellings Planning Consultants Inc. has been retained by 1053052 Ontario Inc. and 1906452 Ontario Limited to provide planning advice and prepare the required Planning Justification Report in support of an application to amend City of Burlington Comprehensive Zoning By-law 2020 ("Zoning By-law"). The purpose of the application is to facilitate the redevelopment of vacant portions of the subject lands, located at 2076 and 2086 Meadowbrook Road, for seven (7) street townhouse units (i.e. four (4) townhouses at 2076 Meadowbrook Road and three (3) townhouse units at 2086 Meadowbrook Road). The townhouses will be freehold with each unit having direct frontage and access to Meadowbrook Road. A part lot control exemption application will be filed at a later date for the purpose of creating a separate lot for each townhouse unit.

PROPERTY DESCRIPTION AND SURROUNDING LAND USES

The subject lands consist of vacant portions of existing residential parcels. The lands are located on the northeast side of Meadowbrook Road just north of Bluefields Drive. The lands consist of two (2) separate residential properties each containing an apartment building consisting of 10 units. The development portion of the subject lands at 2076 Meadowbrook Road is approximately 0.10 hectare (0.247 acres) in size. The development portion of the subject lands at 2086 Meadowbrook Road is approximately 0.067 hectare (0.165 acres) in size. The location of the subject lands is shown on **Schedule 1** to this report.

The subject lands are surrounded by mix of residential uses including apartment and townhouse units on Meadowbrook Road and Bluefields Drive, and detached residential dwellings on Charles Drive, Mount Forest Drive and Mount Royal Avenue. Mount Royal Plaza is located to the south at the northeast corner of Brant Street and Mount Forest Drive. Highway 407 is situated to the west.

PROPOSAL

As noted above, the proposal consists of seven (7) townhouses. Site plans showing the proposed layout and configuration of the proposed townhouse development/blocks is shown on **Schedule 2** (2076 Meadowbrook Road) and **Schedule 3** (2086 Meadowbrook Road) to this report. The townhouses are to be developed as freehold units with each townhouse being on its own individual lot. Each townhouse unit will have its own garage and driveway access from Meadowbrook Road. The proposed townhouses are typical in nature with the front of the units containing the main entrance, driveway and garage. It is anticipated that curbside garbage pick-up will be available for each townhouse unit.

With respect to parking, each townhouse unit will have a minimum of two (2) dedicated parking spaces including the garage space. Unit 4 on the 2076 Meadowbrook Road lands could have the potential to accommodate an addition one (1) or two (2) parking spaces based on the larger driveway and double car garage. The parking complement satisfies the provisions of the Zoning By-law.

PRE-CONSULTATION

A pre-consultation meeting with City and Regional staff was held on May 31, 2017 to discuss the proposal. At that meeting, concept plans showing the seven (7) townhouse units were presented. Through the pre-consultation process, a number of plans, reports and studies were identified for the submission. These have been included as part of the application submission package.

PLANNING FRAMEWORK

Provincial Policy Statement 2014 ("PPS")

The policies of the PPS address building strong healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS states that healthy, liveable and safe communities are sustained by a number of features including "accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons)," as well as employment, institutional and open space to meet long term needs. The proposed development achieves the policy objective of adding to the range and mix of housing types.

The redevelopment also represents a reasonable intensification of the subject lands in accordance with the City's Official Plan; a cost-effective development pattern; and an efficient use of land and existing infrastructure [Policies 1.1.1 e)

and g) and 1.1.3.2 a) of the PPS].

There are no environmental features on or in close proximity to the subject lands nor do the subject lands contain significant habitat of endangered and threatened species.

Based on our comprehensive review of the PPS, it is our opinion that the proposed townhouse development is consistent with the policy directives of the PPS. The redevelopment represents appropriate intensification, takes advantage of existing infrastructure, is transit supportive, and adds to the current range and mix of housing type.

Growth Plan for the Greater Golden Horseshoe ("Growth Plan")

The recently updated Growth Plan for the Greater Golden Horseshoe ("Growth Plan") dated May 2017 continues to provide policies for the management of population and employment growth and to guide municipal decisions on a variety of issues such as transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection. The Guiding Principles (Section 1.2.1) of the Growth Plan support the following relevant principles:

- Complete communities designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability; and,
- Support a range and mix of housing options including second units and affordable housing to serve all sizes, incomes and ages of households.

These Guiding Principles have been implemented in specific policies contained in Section 2 (Where and How to Grow). The Growth Plan emphasizes building of compact and complete communities that are well-designed, offer transportation choices and use of active transportation, accommodate people's needs throughout an entire lifetime and have an appropriate mix and range of housing, jobs, local services and public service facilities.

The proposed development is located within the City's Built Boundary. The development will assist in achieving a complete community with new housing choices. The Growth Plan also encourages new communities and development to grow at transit-supportive densities. The proposed development is transit-supportive.

I have reviewed the Growth Plan in its entirely and in my opinion the proposal conforms thereto. The proposed development of seven (7) additional townhouse units on the subject lands satisfies the principles and conforms to the policies of the Growth Plan.

Halton Region Official Plan/Amendment No. 38 ("ROPA 38")

Urban Area Policies

The subject lands are designated "Urban Area" by the Halton Region Official Plan as amended by Regional Official Plan Amendment No. 38 ("ROPA 38"). The Urban Area objectives and policies in ROPA 38 are contained within Sections 72 through 77 inclusive.

Policies within Part III, Land Stewardship Policies (Urban Area and Housing policies) and Part IV, Healthy Communities Policies are applicable to the proposed redevelopment.

Table 2 to ROPA 38 indicates that a minimum of 8,300 new housing units are to be added to the Built-up Area of Burlington, between 2015 and 2031. The time period for achieving these forecasts is broken down in Table 2A of ROPA 38 as follows: 2012-2016 – 2,525 units; 2017-2021 – 2,758 units; 2022-2026 – 2,669 units and 2027-2031 – 2,659 units. It is noted that these figures represent minimum intensification and density targets.

Section 77(2.1) of ROPA 38 states that it is a policy of the Region to "direct, through Table 2 and Table 2A, to the *Built-Up Area* a minimum of 40 per cent of new residential *development* occurring annually within *Halton* in 2015 and every year thereafter." [Words in italics are defined in ROPA 38].

The subject lands are located within the Built-up Area of the City of Burlington. The redevelopment will contribute to the intensification policies of both the Region and the City Official Plans.

Housing Policies

Housing policies are contained in Sections 84 through 86 inclusive. One of the key objectives states:

> "85(4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods."

The proposed redevelopment will make more efficient use of developed and underutilized lands and available services to increase the supply of available housing.

Section 86(6) in ROPA 38 partially states: "Adopt the following housing targets:

a) That at least 50 per cent of new housing units produced annually in *Halton* be in the form of townhouses or multi-storey buildings (underline added);"

Section 86(11) of ROPA 38 states:

> "Permit *intensification* of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained."

Both the Urban Area and Housing objectives and policies in ROPA 38 include facilitating and promoting intensification. The proposal will maintain the physical character of the neighborhood which is characterized by a mix of ground based and low-rise residential product.

Healthy Community Guidelines

We have also reviewed the Region's Healthy Communities Guidelines. These guidelines address: the built environment; mobility; the natural environment and open space; human services; sustainable design; the economy and community food supply.

The Healthy Community Guidelines state that a number of built environment elements can contribute to a healthy community such as compact development. The proposed redevelopment of the subject lands represents, in my opinion, a compact form of development within an existing walkable, well-connected and complete community. The proposal will also add to the current housing options.

The proposed residential development has been designed to be safe, efficient, pedestrian oriented and attractive.

In my opinion, the proposed development satisfies the Healthy Community Guidelines.

I have reviewed the policies of the Regional Plan/ROPA 38 in its entirety and in my opinion, the proposed redevelopment conforms to the Urban Area and Housing policies. Policies throughout ROPA 38 include the facilitation and promotion of intensification.

In summary, it is my opinion that the applications to facilitate townhouse redevelopment of the subject lands conforms to policies of the Regional Plan as amended.

City of Burlington Official Plan ("BOP")

The subject lands are designated "Residential Area" on Schedule A – Settlement Pattern to the BOP. Policies associated with the "Residential Area" designation are found in Section 2.0, Part III – Land Use Policies – Urban Planning Area of the BOP. Subsection 2.2.1 outlines objectives associated with the "Residential Area" designation. Two objectives pertinent to the subject application are:

2.2.1 a) Intensification

> "To *encourage* new residential *development* and residential *intensification* within the Urban Planning Area in accordance with Provincial growth management objectives, while recognizing that the amount and form of *intensification* must be balanced with other planning considerations, such as infrastructure capacity, compatibility and integration with existing residential neighbourhoods."

2.2.1 g) Compatible with development

> "To require new residential *development* to be *compatible* with surrounding properties.

[Words in italics are defined in the BOP]

As per the definition of "compatible" in the BOP, redevelopment must co-exist in harmony with existing/proposed development in the area and not create a physical or functional adverse impact on the existing/proposed development. The proposed redevelopment must also not pose an unacceptable risk to the environment and/or human health. In our opinion, the proposed redevelopment will co-exist in harmony with the existing development in the area which includes a mix of residential built forms including low-rise apartments, townhouses and single-detached dwellings. The proposed redevelopment will not result in a physical or functional adverse impact on existing development. The proposed townhouse dwellings will be two (2) storeys in height which is compatible with the existing surrounding development and in my opinion, will co-exist in harmony and not create an adverse impact.

The subject lands are further designated Residential-Medium Density on Schedule B – Comprehensive Land Use Plan - Urban Planning Area. Subsection 2.2.2 d) – General Policies for the "Residential Area" designation states: "In Residential-Medium Density areas, either *ground or non-ground-oriented housing* units with a density ranging between 26 and 50 units per *net* hectare *shall* be permitted." [Words in italics are defined in the BOP].

The area of the subject lands proposed for development are approximately 0.10 hectares (2076 Meadowbrook Road) and 0.067 hectares (2086 Meadowbrook Road). This translates to a density of approximately 40 units and 45 units per net hectare respectively.

Part III, Section 2.5 of the BOP contains housing intensification policies. The definition of intensification in the BOP includes the addition of dwelling units at a higher density than permitted under the existing zoning. The existing zoning is Residential Medium Density 1 (RM1) which does not presently provide for street townhouse units. A rezoning of the subject lands for street townhouses represents intensification in accordance with the BOP.

Part III, Subsection 2.5.2 of the BOP contains criteria that must be considered when evaluating proposals for housing intensification within established neighbourhoods. The criteria for ground-oriented housing intensification are stated below in bold, with words in italics defined in the BOP. A response to each criterion is provided below in italics.

(i) adequate municipal services to accommodate the increased demands are provided, including such services as water, wastewater and storm sewers, school accommodation and parkland;

A Functional Servicing Report (FSR) was prepared by KWA Site Development Consulting Inc. dated October 27, 2017 to address water, wastewater and storm drainage. The FSR concludes that the proposed development can be constructed to meet the requirements of both the City of Burlington and Region of Halton. There are existing water, sanitary sewer and storm sewer services available on Meadowbrook Road.

Parkland for the existing neighbourhood and surrounding areas is provided by Mountainside Park and Recreation Centre. There is a broad choice of schools and churches nearby. Rolling Meadows Public School is located close to the subject lands at Meadowbrook Road and Mountain Grove Avenue and Angelic Treasures Christian Child Care Centre is located at the foot of Meadowbrook Road and Mount Forest Drive. In our opinion, there are adequate school and park facilities that would adequately serve the proposed development.

(ii) off-street parking is adequate;

As previously noted, each unit will have the ability to accommodate a minimum two (2) cars within the driveway/garage. The parking provided satisfies the requirements of the Zoning By-law.

(iii) the capacity of the municipal transportation system can accommodate any increased traffic flows, and the orientation of ingress and egress and potential increased traffic volumes to multi-purpose, minor and major arterial roads and collector streets rather than local residential streets;

A Transportation Brief was prepared by Paradigm Transportation Solutions Limited ("Paradigm") dated September 2017. Paradigm concluded that the traffic impact resulting from the proposed development would be minimal and that remedial measures are not required to accommodate the increase in traffic. Further, the minimum site stopping distances are exceeded.

(iv) the proposal is in proximity to existing or future transit facilities;

The nearest bus route travels along Mount Forest Drive (Route 12 - Upper Middle) which is within a short walking distance of the subject lands.

(v) *compatibility* is achieved with the existing neighbourhood character in terms of scale, *massing*, height, siting, setbacks, coverage, parking and *amenity area* so that a transition between the existing and proposed buildings is provided;

The built form and housing type is consistent with the immediate neighbourhood.

The area contains a mix of townhouses, low-rise apartments and detached dwellings. The proposed built form is consistent with the height (i.e. 2 storey), setbacks and siting of adjacent buildings. The proposed townhouses will have no adverse impact on the adjacent lands and surrounding neighbourhood.

Massing is defined in the Official Plan as: "The overall bulk, size, physical volume, or magnitude of a structure or project." In my opinion, the height and massing of the proposed townhouses will be compatible with the neighbourhood character.

The proposed townhouse buildings provide ample setbacks and amenity areas. Amenity Area, as defined in the Zoning By-law, means "the area situated within the boundaries of a project and intended for recreational purposes, which may include open spaces, patios, balconies, communal play areas, lounges, sundecks and roof decks but shall not include the area occupied at grade by the buildings, service areas, parking and driveways." Each townhouse

unit will have a private (exclusive) rear yard which will serve as amenity.

In our opinion, the proposed townhouse development achieves compatibility with the existing neighbourhood character.

(vi) effects on existing vegetation are minimized, and appropriate compensation is provided for significant loss of vegetation, if necessary to assist in maintaining neighbourhood character;

Minimal tree loss will occur as a result of the proposed townhouse development. The vacant parcels are largely devoid of any tree cover. Landscape plans will be provided at a future date to address landscape enhancements.

(vii) significant sun-shadowing for extended periods on adjacent properties, particularly outdoor *amenity areas*, is at an acceptable level;

City staff did not require a Shadow Study for the proposed two (2) storey townhouses. It is not anticipated that the proposed townhouses would result in any shadowing impact upon the outdoor amenity areas of area residences.

(viii) accessibility exists to community services and other neighbourhood conveniences such as community centres, neighbourhood shopping centres and health care;

The subject lands are located within walking distance to Mount Forest Plaza situated at the northeast corner of Brant Street and Mount Forest Drive. Numerous shopping and health care services are located in close proximity to the subject lands.

(ix) capability exists to provide adequate buffering and other measures to minimize any identified impacts;

The townhouse buildings represent a consistent built form in the neighbourhood and will be positioned to provide reasonable buffers to abutting lands uses. The proposed rear yard setbacks range between 5-6 metres and the side yards provide appropriate setback from the existing buildings which are presently owned by the applicants.

(x) where *intensification* potential exists on more than one adjacent property, any *re-development* proposal on an individual property *shall* demonstrate that future *re-development* on adjacent properties will not be compromised, and this *may*

require the submission of a *tertiary plan*, where appropriate;

The proposed townhouses are situated on vacant lands within existing development. As such, there are no concerns regarding the impact on any future development/redevelopment.

(xi) natural and *cultural heritage* features and areas of natural hazard are protected;

There are no natural or cultural features or hazard lands affected by the proposed redevelopment.

(xii) where applicable, there is consideration of the policies of Part II, Subsection 2.11.3 g) and m).

Subsection (xii) is not applicable to ground oriented housing intensification.

The proposed (7) street townhouse units represents an appropriate and compatible redevelopment of the subject lands. In my opinion, the proposed residential redevelopment conforms to the BOP, will enhance the character of the neighbourhood, and will be compatible with respect to the built form, scale and density with surrounding developments.

Burlington Zoning By-law 2020 ("Zoning By-law")

The subject lands are currently zoned RM1 (Residential Medium Density 1) by the Zoning By-law. The RM1 Zone does not permit street townhouses. In order to facilitate the proposed townhouse development consisting of seven (7) townhouse units, an amendment to the Zoning By-law is required. The RM3 Zone appears to be the most appropriate zone category for the proposed street townhouse units.

DRAFT ZONING BY-LAW AMENDMENT

I have prepared a draft Zoning By-law ("ZBA") Amendment in support of the application.

The draft ZBA appended as **Schedule 4** to this report proposes to rezone the subject lands from the current RM1 (Residential Medium Density 1) to a site-specific RM3 (Residential Medium Density 3) Zone. Certain exceptions to the RM3 Zone are required.

TECHNICAL REPORTS

In support of the applications, a number of studies/reports have been prepared. These studies/reports form part of, and are integral to my planning opinion on these applications. A brief overview of the technical reports is as follows.

Functional Servicing Report

A Functional Servicing Report was prepared by KWA Site Development Consulting dated October 27, 2017. KWA notes the existence of existing water, sanitary and storm sewers within the Meadowbrook Road road allowance. KWA concludes that that the proposed development can be constructed to meet the servicing requirements of the City of Burlington and Region of Halton.

Transportation Brief

A Transportation Brief was prepared by Paradigm Transportation Solutions Limited ("Paradigm") dated September 2017. Paradigm advises that the existing road network is adequate and that no remedial measures are required to accommodate the anticipated increase in traffic volume due to the proposed development. Paradigm further concludes that the minimum sight stopping distance is exceeded. Paradigm recommends that the proposed development proceed as planned.

Environmental Noise Impact Study

An Environmental Noise Impact Study was prepared by dBA Acoustical Consultants Inc. ("dBA") dated August 29, 2017. The Consultant (dBA) concludes that mitigation measures are not required for outdoor living areas and dBA recommends specific standards for window and wall construction in accordance with the *Ontario Building Code*. dBA does not recommend central air conditioners or acoustical fencing to mitigate noise impacts.

PLANNING OPINION AND CONCLUSIONS

Based on our review of the pertinent planning documents and the aforementioned technical studies, it is our opinion that the proposed redevelopment of the subject lands for seven (7), two (2) storey street townhouses is appropriate, compatible and represents good planning. Townhouses represent an appropriate level of intensification and built form in a neighbourhood that is characterized by a mix of apartment, townhouse and detached residential dwelling units. The proposed townhouses will consist of a high-quality design that complements the character of

the immediate neighbourhood and contributes to the existing mix of residential built form and unit type.

With respect to Provincial and Regional policies, there is clear direction to promote intensification, provide a mix and diversity of housing types and achieve a specified level of growth within the Built-Up Area (i.e. 40%). The proposed development is consistent with the PPS (2014) and conforms to the Growth Plan and the Halton Region Official Plan as amended by ROPA 38.

The proposed redevelopment satisfies a number of policy objectives and directives of the BOP. The goals, objectives and policies of the BOP permit townhouses as of right and the implementing policies dealing with intensification, compatibility and density of development would support the townhouse redevelopment as proposed.

From a technical perspective, the various technical reports and studies prepared in support of the proposed townhouse development do not raise any technical concerns.

In conclusion, the proposed rezoning to facilitate the redevelopment of the subject lands for seven (7) street townhouses represents good planning and should be approved for the following reasons:

1. The proposed redevelopment is consistent with the 2014 PPS and conforms to the Provincial Growth Plan. The proposal achieves a number of Provincial policy directives, including intensification, utilization of existing infrastructure, and providing a diversity and range of housing types.

2. The proposed redevelopment conforms to the Halton Region Official Plan as amended by ROPA 38 and fulfills various goals and objectives related to intensification within the Built-up Area.

3. The proposed redevelopment conforms to the BOP and satisfies the goals, objectives and policy direction of the BOP in terms of intensification, built form, compatibility and density of development.

4. The proposed redevelopment for townhouses is desirable, appropriate, and compatible with the character of the area and the existing mix of existing residential land uses in the immediate neighbourhood.

5. The townhouse proposal results in a built form that provides an appropriate and reasonable intensification in the immediate neighbourhood.

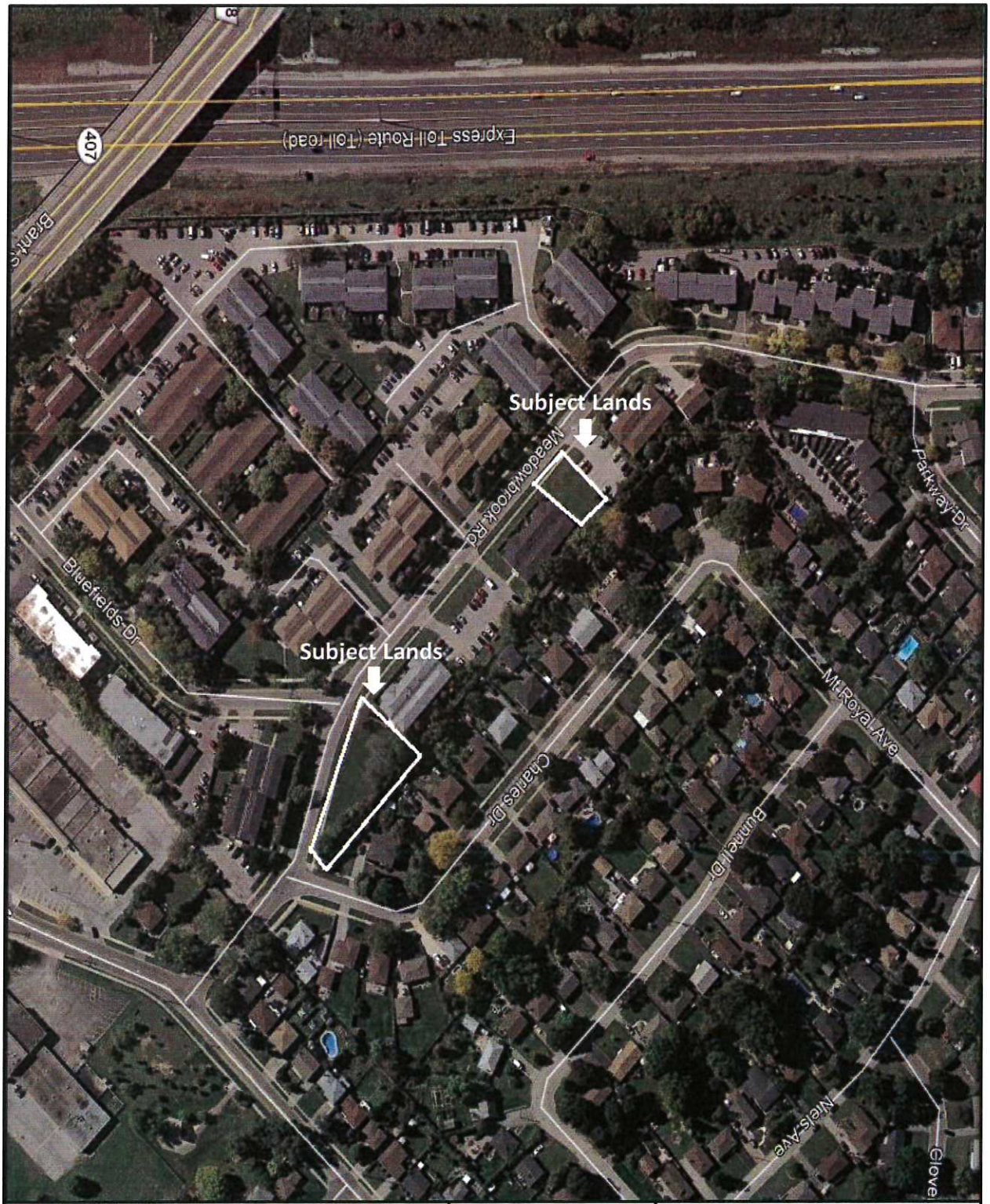
6. The supporting technical reports and studies undertaken conclude that the proposed redevelopment is appropriate and there are no technical or policy issues.

7. The attached draft ZBA prepared in support of and to facilitate the proposed townhouse redevelopment, is appropriate and represents good planning.

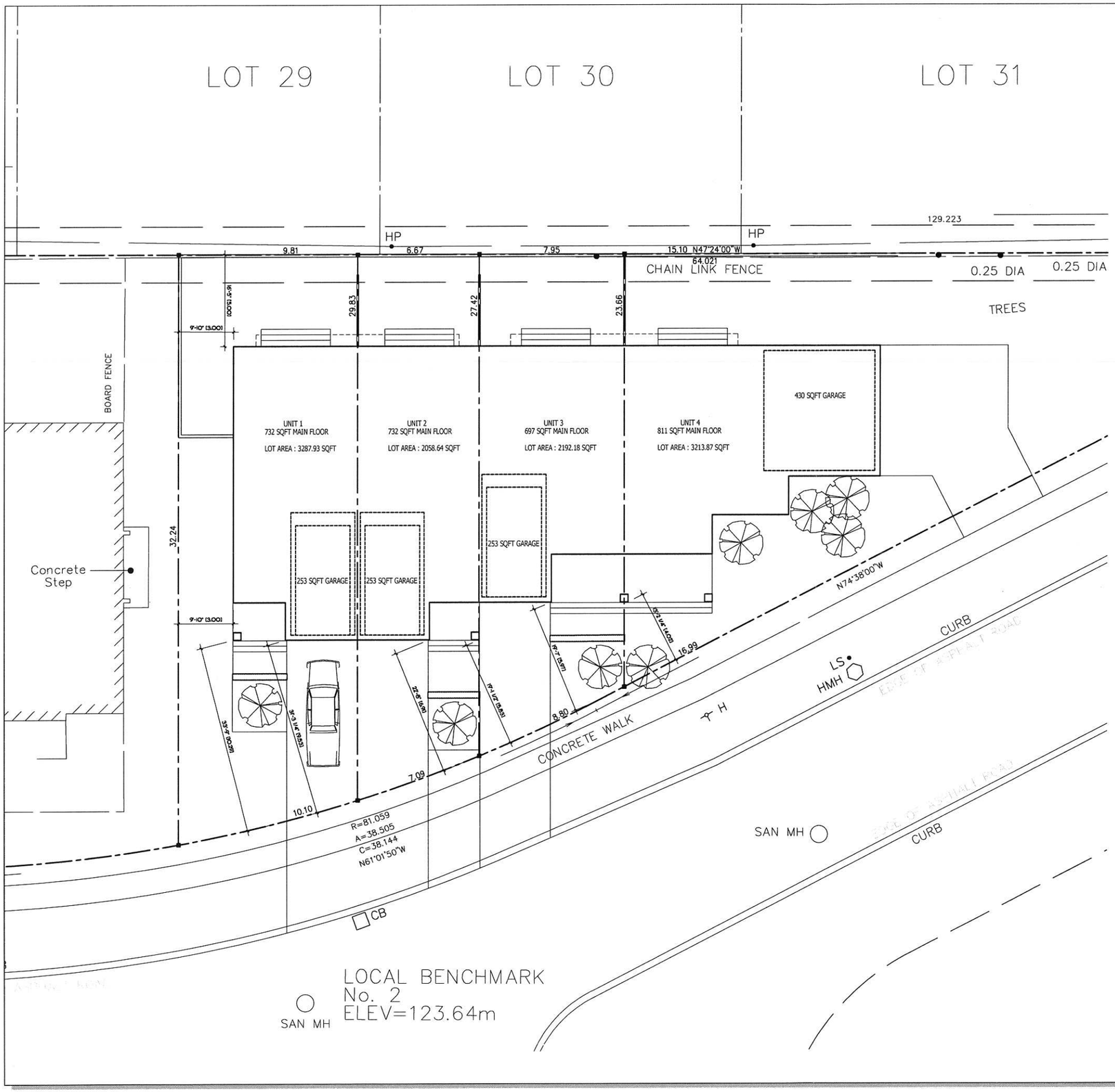
Yours truly,
WELLINGS PLANNING CONSULTANTS INC.

Glenn J. Wellings, MCIP, RPP.





PROJECT: 2076 and 2086 Meadowbrook Rd. Burlington, Ontario	PROJECT No. 2015/39	***Wellings Planning Consultants Inc.*** 513 Locust Street, Unit B – Burlington, Ont Tel: 905 681 1769 www.wellingsplanning.ca
DRAWING TITLE: Site Location Map	DATE: November 2017	**Schedule 1**



TOPOGRAPHIC SKETCH
AS-BUILT CONDITIONS

Schedule 2

LOT 34
REGISTERED PLAN 1319
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

J.D. BARNES LIMITED
© COPYRIGHT

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

CB	DENOTES CATCHBASIN
WMH	DENOTES WATER MANHOLE
SAN MH	DENOTES SANITARY MANHOLE
GK	DENOTES GAS KEY
HP	DENOTES HYDRO POLE
LS	DENOTES LIGHT STANDARD
H	DENOTES FIRE HYDRANT
HMH	DENOTES HYDRO MANHOLE FOR LIGHT STANDARD
FFE	DENOTES FINISHED FLOOR ELEVATION

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM CITY OF BURLINGTON
BENCHMARK No. 403
ELEVATION = 124.893m

LOCAL BENCHMARK No. 1

TOP OF MANHOLE NORTHWEST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 124.61m

LOCAL BENCHMARK No. 2

TOP OF MANHOLE SOUTHEAST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 123.64m

ELEVATIONS ON CURB ARE TAKEN FROM THE TOP.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS SKETCH.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

BOUNDARY DIMENSIONS SHOWN HERON ARE COMPILED FROM REGISTERED PLAN 1319, BEARINGS ROTATED TO MATCH UTM NAD83(CSRS) AND NOT FROM ACTUAL FIELD SURVEY

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CE		15-30-850-00-A

Project North:

Eng. Stamp:

BCIN Stamp:

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

27/06/16 — DATE
SIGNATURE OF DESIGNER

D. Sanger-Smith, B.Arch BCIN26286
Structured Creations Inc. BCIN 29617

No.	Date:	Issue/Revision	By:
4	14.06.17	REV 1 AS PER CITY	D.S.S.
3	08.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	04.04.17	ISSUE FOR FINAL APPR	D.S.S.
1	28.02.17	INIT DESIGN PRES	D.S.S.

Drawing Issues/Revisions:

General Notes:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURE PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING. CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR LOST OR BEAM SIZE AND/OR TYPE DUE TO FRAMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY/ALL COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY/CONFIRM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

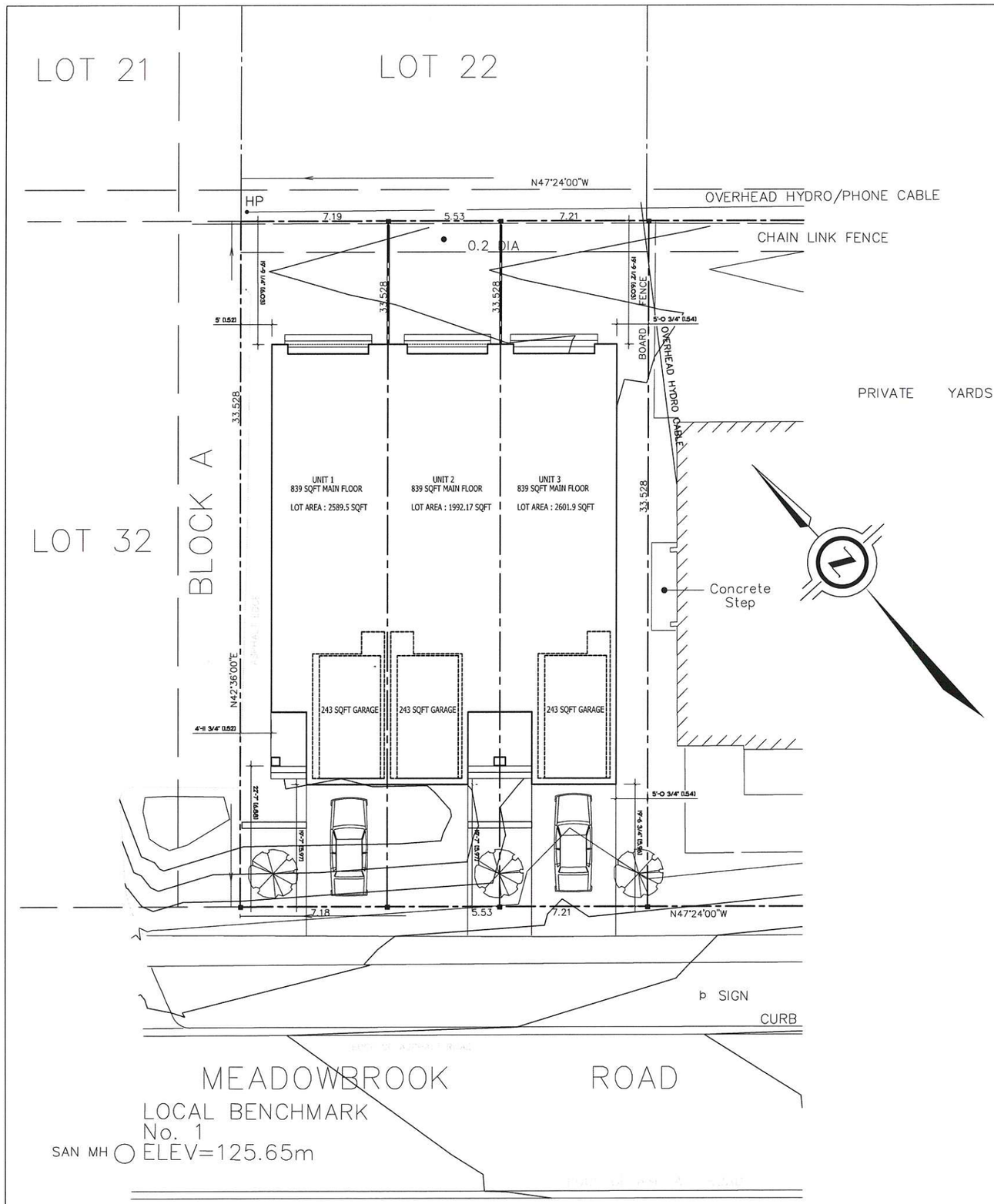
[STRUCTURED CREATIONS]
BY DARREN SANGER-SMITH
453 Brant St
Burlington, ON, L7R 2G3
(O) 416.204.0351
(E): info@structuredcreations.com

Project:
1906452 ONTARIO INC
NEW TOWNHOMES
2076 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title:
SITE PLAN
FLOOR PLAN

Design By:	Drawn By:	Approved By:
D.S.S.	M.G.	D.S.S.
Scale:	**Date:**	**Project No.:**
1:100	JUNE 14/17	16-258

Drawing No:
A0



Schedule 3

TOPOGRAPHIC SKETCH OF
AS-BUILT CONDITIONS ON
LOT 33
REGISTERED PLAN 1319
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

J.D. BARNES LIMITED
© COPYRIGHT

METRIC

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

□	CB	DENOTES CATCHBASIN
○	WMH	DENOTES WATER MANHOLE
○	SAN MH	DENOTES SANITARY MANHOLE
•	GK	DENOTES GAS KEY
•	HP	DENOTES HYDRO POLE
•	LS	DENOTES LIGHT STANDARD
⊣	H	DENOTES FIRE HYDRANT
⬡	HMH	DENOTES HYDRO MANHOLE FOR LIGHT STANDARD
	FFE	DENOTES FINISHED FLOOR ELEVATION

ELEVATION NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE DERIVED FROM CITY OF BURLINGTON BENCHMARK No. 403
ELEVATION = 124.893m

LOCAL BENCHMARK No. 1

TOP OF MANHOLE NORTHWEST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 125.65m

LOCAL BENCHMARK No. 2

TOP OF MANHOLE SOUTHEAST END ON MEADOWBROOK ROAD AS SHOWN ON SKETCH
ELEVATION = 124.61m

ELEVATIONS ON CURB ARE TAKEN FROM THE TOP.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATONS AND DESCRIPTIONS AGREE WITH THE INFORMATION SHOWN ON THIS SKETCH.

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.

BOUNDARY DIMENSIONS SHOWN HERON ARE COMPILED FROM REGISTERED PLAN 1319, BEARINGS ROTATED TO MATCH UTM NAD83(CSRS) AND NOT FROM ACTUAL FIELD SURVEY

J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
CE		15-30-850-00-B
FILE: $FILE$		DATED: JANUARY 6, 2015

Project North: TRUE | Eng. Stamp:

BCIN Stamp:

OBC REGISTRATION

I, DARREN SANGER-SMITH, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE ONTARIO BUILDING CODE. I AM REGISTERED, AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

21/06/16 — DATE
SIGNATURE OF DESIGNER
D. Sanger-Smith, B.Arch BCIN26186
Structured Creations Inc. BCIN 29611

No.	Date:	Issue/Revision	By:
3	06.04.17	ISSUE FOR FINAL APPR	D.S.S.
2	04.04.17	ISSUED FOR FINAL APPR	D.S.S.
1	28.02.17	INIT DESIGN PRES	D.S.S.

Drawing Issues/Revisions:

General Notes:

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF STRUCTURED CREATIONS. USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED ELECTRICAL PERMITS PERTAINING TO THIS PROJECT. ALL WORK PERFORMED AND APPROVALS OF ELECTRICAL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR TO NOTIFY DESIGNER OF ANY CONFLICTS PERTAINING TO PROPOSED MECHANICAL DUCTWORK AND STRUCTURAL PRIOR TO CONSTRUCTION AND INSTALLATION.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC. WITH WINDOW SHOP DRAWINGS FOR REVIEW PRIOR TO ORDERING CONTRACTOR TO COORDINATE WITH THE WINDOW COMPANY FOR ON-SITE MEASUREMENTS OF FRAMING/CONSTRUCTION CONDITIONS TO CONFIRM ALL NEW AND EXISTING WINDOW SIZES PRIOR TO ORDERING. CONTRACTOR AND WINDOW COMPANY TO VERIFY ALL PROPOSED WINDOW SIZES WITH STANDARD WINDOW COMPANY FRAME SIZES AND INFORM DESIGNER OF ANY COMPLICATIONS DUE TO CUSTOM SIZES AND ASSOCIATED COSTS AS A RESULT PRIOR TO ORDERING.

CONTRACTOR TO REVIEW ALL FINAL DRAWINGS AND CONFIRM AVAILABILITY OF SPECIFIED NOMINAL AND ENGINEERED LUMBER. ANY SUBSTITUTION FOR JOIST OR BEAM SIZE AND/OR TYPE DUE TO TIMING AND/OR AVAILABILITY ISSUES ARE TO BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE CLIENT AND DESIGNER OF ANY/ALL COST DIFFERENCES ASSOCIATED WITH THE CHANGE PRIOR TO ORDERING. STRUCTURED CREATIONS INC. IS NOT RESPONSIBLE ISSUES PERTAINING TO AVAILABILITY AND/OR TIMING OF SPECIFIED LUMBER AND MATERIAL DELIVERY.

CONTRACTOR TO PROVIDE STRUCTURED CREATIONS INC WITH TRUSS DRAWINGS PRIOR TO ORDERING FOR REVIEW. CONTRACTOR TO COORDINATE WITH TRUSS COMPANY FOR ON-SITE MEASUREMENTS TO VERIFY ALL NEW/EXISTING FRAMING CONDITIONS AND VERIFY/CONFIRM WITH TRUSS SHOP DRAWINGS.

CONTRACTOR TO REVIEW SUBMITTED FINAL DRAWINGS FOR ANY/ALL HANGER LOCATIONS THROUGHOUT FLOOR, WALL AND/OR ROOF FRAMING AND COORDINATE WITH LUMBER COMPANY FOR THE MANUFACTURING OF ANY CUSTOM HANGERS PRIOR TO CONSTRUCTION.

CONTRACTOR TO COORDINATE WITH STAIR MANUFACTURER FOR ALL STAIR AND LANDING STRUCTURE HEIGHTS, CONSTRUCTION AND INSTALLATION, AND CONTACT DESIGNER FOR ANY/ALL CLARIFICATIONS. PROVIDE SHOP DRAWINGS UPON REQUEST FOR REVIEW.

[STRUCTURED CREATIONS]
BY DARREN SANGER-SMITH
453 Brant St
Burlington, ON, L7R 2G3
(O) 416.294.0351
(E): info@structuredcreations.com

Project:
1053052 ONTARIO INC
NEW TOWNHOMES
2086 MEADOWBROOK RD
BURLINGTON ONTARIO

Sheet Title:
SITE PLAN

Design By:	Drawn By:	Approved By:
D.S.S.	M.G.	D.S.S.
Scale: 1:100	Date: APR 6/17	Project No.: 16-258

Drawing No:
A0

Schedule 4

DRAFT

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

A By-law to amend By-law 2020, as amended;

To permit street townhouses at 2076 and 2086 Meadowbrook Road

File No.: TBC

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation PB-XX-18 on _____, 2018, to amend the City's existing Zoning By-law 2020, as amended;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. The lands shown on Schedule "A" attached hereto are hereby rezoned from RM1 to RM3-XXX.

3. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception XXX as follows:

Exception XXX	Zone RM3-XXX	Map	Amendment 2020.xxx	Enacted

Permitted Uses:

Street Townhouses Only

Regulations for Street Townhouses:

Minimum Lot Area (per unit):	190 square metres (2076 Meadowbrook) 184 square metes (2086 Meadowbrook)
Minimum Lot Width (per unit):	7.0 metres (2076 Meadowbrook) 5.5 metres (2086 Meadowbrook)
Minimum Front Yard:	4.0 metres (2076 Meadowbrook) 5.9 metres (2086 Meadowbrook)
Minimum Rear Yard:	5.0 metres (2076 Meadowbrook) 6.0 metres (2086 Meadowbrook)
Minimum Side Yards:	3.0 metres/0.0 metres interior side yard (2076 Meadowbrook) 1.5 metres/0.0 metres interior side yard (2086 Meadowbrook)
Maximum Number of Units:	7 units
Maximum Height:	2 storeys/10 metres

Except as amended herein, all other provisions of this By-law, as amended, shall apply

4. When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

5. If one or more appeals are filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

DRAFT

ENACTED AND PASSED this _____day of _____, 2018

_____ MAYOR

_____ CITY CLERK

DRAFT