

Statutory Public Meeting

Application to amend the Zoning By-law for 3011 Appleby Line

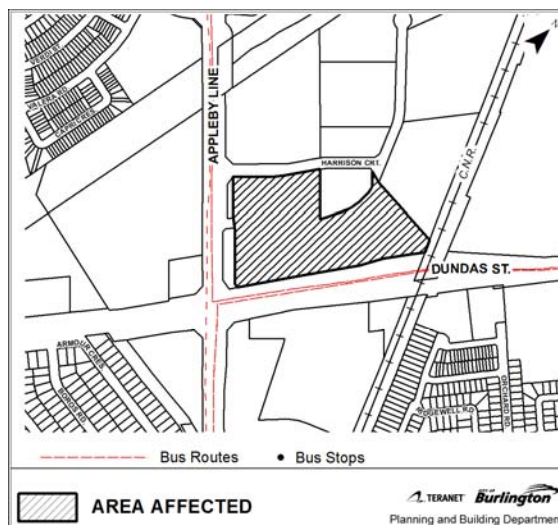
Tuesday, January 10, 2017

Applicant: SmartREIT

File No: 520-11/16



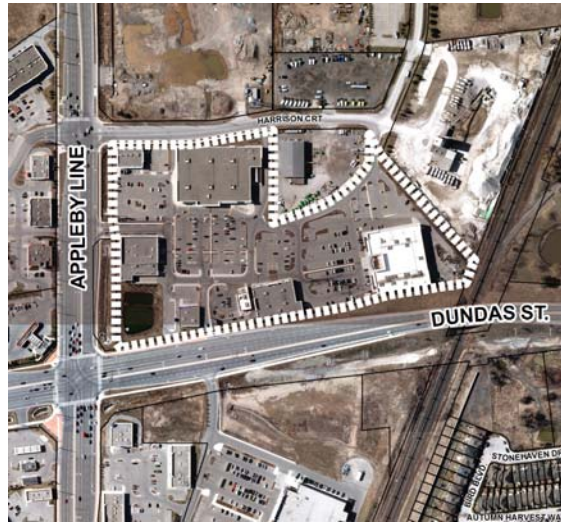
Surrounding area of Development Site



Lot area: 5.98 ha
(14.79 acres)



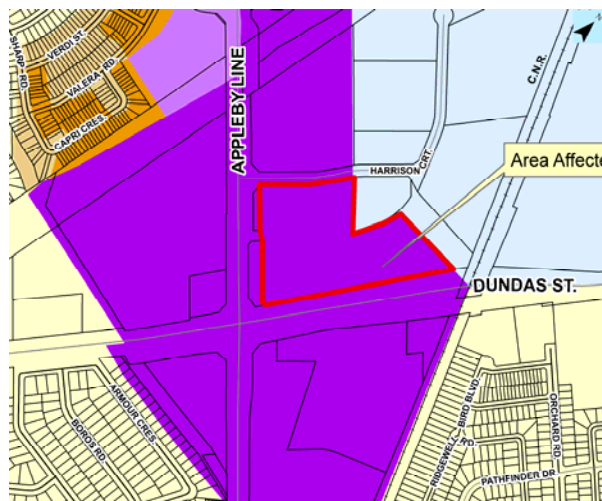
Overview of Development Site



Lot area: 5.98 ha
(14.79 acres)



Burlington Official Plan



- Legend**
- Residential - Low Density
 - Residential - Medium Density
 - Residential - High Density
 - General Employment
 - Regional Commercial
 - Neighbourhood Commercial



Burlington Official Plan

- Official Plan designation is Regional Commercial
- The objective of this designation is to provide locations for shopping areas that offer a wide range of retail and service commercial uses and community facilities.
- Permitted forms of development include regional scale shopping, grouped retail with common parking and loading facilities, as well as freestanding commercial buildings provided there is no negative impact on site access or traffic circulation.

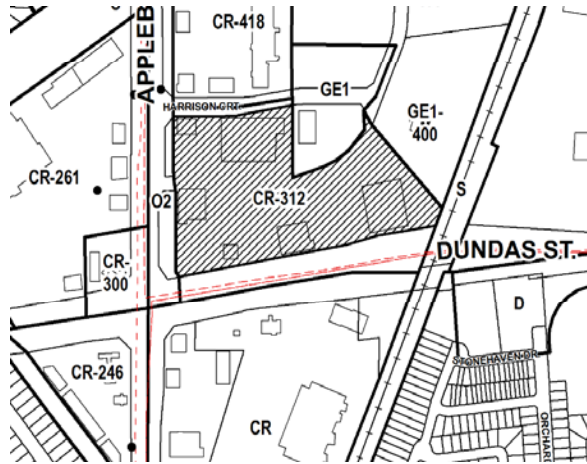


Burlington Official Plan

- Burlington Official Plan, Part III, Section 4.3.2 i) states that the lands designated Regional Commercial in the north-east quadrant of Dundas Street and Appleby Line will not permit grocery/department stores and will not permit land uses sensitive to noise, vibration, dust, odours or other effects caused by transportation or industrial facilities, such as residential and certain institutional uses.



Zoning By-law 2020



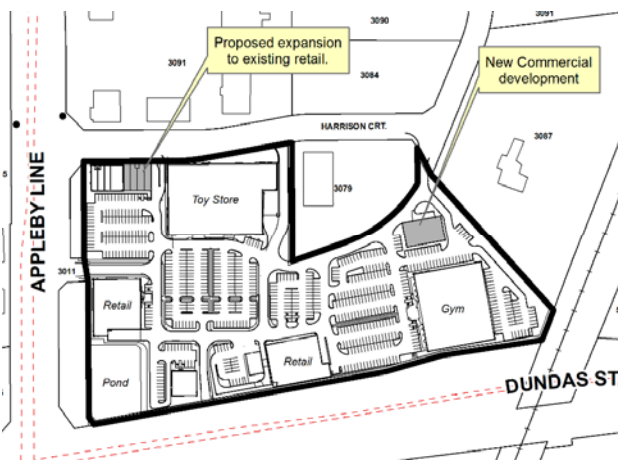
Zoning: Regional Commercial with Site Specific Exception 312 (CR-312)

Permits warehouse clubs, large building supplies/garden stores, restaurants, and convenience restaurants.



Development Proposal

Application seeks approval to expand the existing commercial retail development, in two areas:



Technical Circulation – Floor Area Cap

The Site Specific Exception 312 is the result of a previous Zoning Amendment process that went to the Ontario Municipal Board (PL010857, PL070927).

The floor area cap was primarily imposed due to concerns over traffic volumes in the vicinity of Appleby Line and Dundas Street.

Regional and City transportation staff have indicated that they have no objections to the requested increase in floor area. The proposed intensification of the site can therefore be supported.



Technical Circulation – Parking

The applicant has also proposed a reduced parking rate of 4.86 spaces per 100m² of gross floor area.

Burlington Transportation Services staff reviewed the parking demand surveys (BA Group) and also visited the site and are supportive of the parking reduction.

Staff have therefore proposed a reduced parking rate of 4.8 spaces per 100m² in the proposed Zoning By-law amendment.



Public Consultation

- The application was subject to the standard circulation requirements and a public notice and request for comments were circulated in October 2016 to all owners/tenants within 120 metres of the subject property. Notice signs were also posted on the property;
- Staff received no forms of correspondence from members of the public regarding the proposed development during the preparation of the Staff Report (PB-15-17);
- Since that time, there have been two emails seeking clarification with the rezoning proposal.



Recommendation

- Staff recommends approval for a proposed rezoning by-law amendment for the 3011 Appleby Line application;
- Staff recommend amending the site specific Exception CR-312 to increase the floor area cap to 15,250m² and reduce the required parking rate to 4.8 spaces per 100m².
- The revised Site Specific Exception 312 (CR-312 (amended)) for By-law 2020 has been revised accordingly and is attached the Staff Report.



Thank you

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Visit the project webpage:
www.burlington.ca/3011Appleby

