

SMARTREIT®

3011 Appleby Line, City of Burlington


Planning and Development Committee Meeting - January 10, 2017

Item 2.1 - Statutory Public Meeting and Recommendation Report
Proposed Zoning By-Law Amendment for 3011 Appleby Line (PB-15-17)


3011 Appleby Line, City of Burlington – Proposed Zoning By-Law Amendment

SITE DESCRIPTION

- Located at the northeast corner of Dundas Street and Appleby Line in the City of Burlington;
- Developed as a commercial retail centre since 2011 with an approximate floor area of 14,039 square metres;
- Existing vehicular access is provided via 5 driveways (1 from Dundas Street, 1 from Appleby Line and 3 from Harrison Court);
- A total of 675 parking spaces are currently provided; and
- Anchor tenants include LA Fitness, Toys R Us and Shoppers Drug Mart;



Existing Shoppers Drug Mart - Facing West



Existing LA Fitness - Facing North East

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DESCRIPTION OF PROPOSAL

- To expand the existing commercial retail centre through a 505 square metre addition to Building C as well as the construction of a new 697 square metre stand-alone commercial retail unit (Building F) representing a total increase of 1,202 square metres;
- The proposal represents a form of intensification and provides an opportunity to complete the balance of the existing retail centre;
- All existing vehicular access points, drive-isles and service areas will be maintained; and
- A total of 630 parking spaces are proposed to be provided;

To allow for the expansion a Zoning By-Law Amendment is required to:

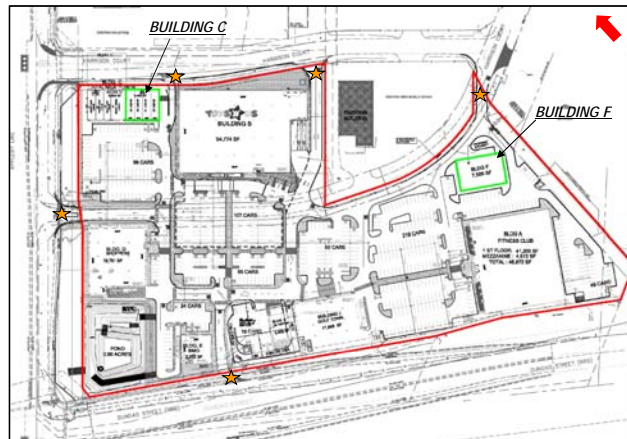
- Increase the maximum permitted floor area to 15,250 square metres; and
- Establish a site specific parking rate of 4.8 spaces per 100 square metres of gross floor area;



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CONCEPT SITE PLAN



★ Denotes existing vehicular access points.



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SUMMARY OF SUPPORTING REPORTS

- The following studies were submitted in support of the application:
 - Planning Justification Report prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC);
 - Traffic Impact and Parking Study by BA Group; and
 - Functional Servicing and Stormwater Management Report by Odan-Detech;
- The supporting studies concluded that:
 - The proposed Zoning By-Law Amendment is consistent with the 2014 Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, Halton Region Official Plan and City of Burlington Official Plan;
 - The proposed parking supply comfortably meets the anticipated future parking demand based on the peak surveyed parking demand;
 - Site traffic can be appropriately accommodated without significant impact to the surrounding area road network; and
 - The proposed expansion is serviceable via the existing sanitary, storm and water mains within the existing development;



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SmartREIT is in support of the staff recommendation to amend the site specific zoning to increase the floor area cap to 15,250 square metres and establish a site specific parking rate of 4.8 spaces per 100 square metres.

QUESTIONS/COMMENTS?

