



**SUBJECT: Statutory Public Meeting and Information Report for a
Proposed Zoning By-law Amendment for 2477 Queensway
Drive**

TO: Planning and Development Committee

FROM: Planning and Building Department

Report Number: PB-08-17

Wards Affected: 2

File Numbers: 520-08/16

Date to Committee: May 2, 2017

Date to Council: May 15, 2017

Recommendation:

Receive and file planning and building department report PB-08-17 regarding proposed zoning By-law amendment for 2477 Queensway Drive.

Purpose:

The report relates to the following objectives of the City of Burlington Strategic Plan:

A City that Grows

- Promoting Economic Growth
 - More people who live in Burlington also work in Burlington.
 - Small businesses contribute to the creation of complete neighbourhoods where residents are close to goods and services.

RECOMMENDATIONS:		<i>None. Statutory Public Meeting</i>	Ward No.:	2
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	<i>Clare Riepma, Riepma Consultants Inc.</i> <i>1937570 Ontario Inc.</i> <i>520-08/16</i> <i>Rezoning</i> <i>Daycare centre</i>		
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>North-west corner of Guelph Line and Queensway Drive</i> <i>2477 Queensway Drive</i> <i>0.3 ha</i> <i>Office</i>		
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	<i>Business Corridor</i> <i>No change</i> <i>BC1-266</i> <i>BC1-exception</i>		
Processing Details	NEIGHBOURHOOD MEETING: PUBLIC COMMENTS:	<i>October 18, 2016</i> <i>No emails, written comments, or phone calls received</i>		

Background and Discussion:

On October 3, 2016 the Planning and Building department acknowledged that a complete application had been received for a Zoning By-law Amendment for 2477 Queensway Drive to permit the development of a daycare on the property, as illustrated in the sketch in Appendix I.

The purpose of this report is to provide an overview of the proposed application, an outline of the applicable policies and regulations and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

Site Description

The 0.3 hectare site is located at the north-west corner of the intersection of Guelph Line and Queensway Drive/Harvester Road. The subject lands currently contain a building designated under Part IV of the *Ontario Heritage Act*, known as Locust Lodge. The original portion of this building was constructed in 1838 and was used for residential purposes. Through an application for Zoning By-law Amendment and Official Plan Amendment in 2001, antique furniture sales were permitted in this building. More recently, the building was used for office purposes but is currently vacant. One detached garage structure constructed in 1994 is also situated on the property and is intended to be demolished in order to facilitate the proposed daycare use. The existing entrance to the site is located south of the Locust Lodge building, with access to Queensway Drive.

Surrounding Land Uses:

- South: Queensway Drive, beyond which is a vacant property zoned for high density residential uses
- East: Guelph Line, beyond which are a variety of office and industrial uses
- North: QEW highway interchange regulated by the Ministry of Transportation of Ontario (MTO)
- West: Queensway Drive, beyond which are a variety of retail (uses, hotels, and detached homes

Discussion:

Description of Application

The City of Burlington is in receipt of the following application:

- 520-08/16 – Rezoning the subject lands from BC1-266 to BC1-exception to permit the development of a daycare facility in a new, two-storey building

The applicant has proposed a new two-storey structure on the east side of the property for use as a daycare centre. The location of the new daycare centre building will require site specific zoning exceptions, as the property is surrounded on all sides by right-of-ways for adjacent roads.

The existing heritage building on the property is also proposed to be used for daycare purposes. The applicant has been requested to submit a revised Heritage Impact Statement to discuss the proposed addition onto the heritage building, as well as revised technical studies reflecting the additional daycare use.

A total of 33 parking spaces (including 1 barrier free parking space) have been proposed to support the daycare use. The applicant has proposed to relocate the vehicular entrance to the property north-west of Locust Lodge, resulting in access further west along Queensway Drive than the existing entrance.

Timing of Application

While the application was deemed complete in October of 2016, technical comments and changes in the application details have resulted in a delay in processing the application. A recommendation report will be presented at a future Planning and Development Committee meeting once all technical comments have been addressed to the satisfaction of Planning staff.

Technical Reports

Report Name	Consultant
Planning Justification Report	Riepma Consultants Inc., May 2016
Conceptual Site Plan	ATA Architects Inc., May 2016 (Revised March 6, 2017)
Heritage Impact Study	ATA Architects Inc., May 2016
Environmental Site Screening Questionnaire	Clare Riepma, Riepma Consultants Inc., June 2016
Environmental Noise Impact Study	dBA Environmental Services Inc., May 2016
Phase I Environmental Site Assessment	Toronto Inspection Ltd., May 19, 2016
Phase II Environmental Site Assessment	Maat Environmental Engineering Corp., February 2017
Functional Servicing & Stormwater	MGM Consulting Inc., June 2016

Management Report	
Preliminary Grading Plan & Servicing Plan	MGM Consulting Inc., June 2016
Risk Assessment	Riepma Consulting Inc., March 2016
Air Quality Study	BCX Environmental Consulting, August 2016
Building Elevations	ATA Architects Inc., June 2016

Policy Framework

The proposed Zoning By-law Amendment is subject to the following policy framework: the Provincial Policy Statement (PPS) 2014, Places to Grow: Growth Plan for the Greater Golden Horseshoe, the Halton Region Official Plan, the City of Burlington Official Plan, and Zoning By-law 2020.

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement provides broad policy direction on land use planning and development matters of provincial interest. The PPS provides policies for appropriate development based on efficient use of land and infrastructure, protection of natural resources, and supports residential and employment development including a mix of land uses. Through the PPS, growth and development is to be focused within the established settlement areas.

Decisions affecting planning matters made on or after April 30, 2014 “shall be consistent with” the PPS.

Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe came into effect on June 16, 2006 and provides a growth management policy direction for the defined growth plan area. Through the Growth Plan, growth is focused in the existing urban areas through intensification. The guiding principles of the Growth Plan include building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth in an efficient, well-designed form.

Halton Region Official Plan

The subject lands are designated as “Urban Area” in the Halton Region Official Plan and are part of the Region’s Employment Area overlay. Urban Areas are those locations where urban services (water and waste water) are or will be made available to accommodate existing and future development. The Employment Area overlay indicates strategic areas in the region for lands dedicated to employment uses and ancillary uses. The Regional Official Plan states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws and other policies of the Regional Official Plan.

City of Burlington Official Plan

The subject lands are designated as Business Corridor in the City's Official Plan. The Business Corridor designation permits a wide range of employment uses, including office, industrial and related uses. The Business Corridor designation on the subject lands includes a site specific policy allowing for the sale of antiques and reproduction furniture and decorative accessories (OPA 24). The subject lands are also designated as a heritage property under Part IV of the *Ontario Heritage Act*. The Official Plan contains policies to regulate development and preserve cultural heritage resources.

Daycare centres are considered Institutional Uses according to Part II, Section 4.3 (iv) of the Official Plan and are only permitted in the Business Corridor designation after completion of studies to identify and address potential sources of hazard from surrounding employment land uses. The applicant has submitted the required studies regarding compatibility with surrounding land uses, and therefore no application for Official Plan Amendment is required to facilitate this development.

Zoning By-law 2020

The subject lands are zoned BC1-266, which is a Business Corridor zone with a site specific zoning exception that permits the sale of antiques, reproduction furniture, and decorative accessories. The BC1 Business Corridor zone permits a variety of office and industrial uses, as well as hospitality, automotive, and limited retail and service commercial uses. While institutional uses such as daycares are permitted in most zones throughout the city, they are not permitted in the BC1 zone. Therefore, the subject application has been made to amend the Zoning By-law, and the required studies identified in the Official Plan policies have been submitted to the City for review.

The subject lands are constrained by the right-of-ways for Queensway Drive, Guelph Line, and the QEW. The required yards abutting these roadways are 30 metres, which does not leave sufficient developable area on the property. Similarly, the landscaped area requirement abutting these roadways is 15 metres, which limits the area that can be developed for the proposed use. Therefore, site specific zoning regulations will be needed in order to reflect any future development on these lands.

The following table summarizes the potential zoning exceptions being requested in order to support the development proposed on these lands:

	BC1 Zone Requirement	Proposed Zoning BC1-266 modified zone	Exception Required?
Minimum Lot Width	60m	23m abutting QEW off-ramp	Yes
Minimum Lot Area	0.8ha	0.3 ha	Yes

Yard Abutting:			
Guelph Line	15m	1.7m	Yes
Queensway Drive (New Building)	15m	1.5m	Yes
Queensway Drive (Locust Lodge)	15m	4.1m	Yes
Maximum Building Height	No Max	2 Storeys	No
Landscape Area Abutting:			
Guelph Line	6m	0m	Yes
Queensway Drive	6m	5m – including walkways, entrance ramps/stairs to building, play structures, and one parking space off of Queensway Dr.	Yes
QEW Ramp	6m	1.7m including encroachment of one parking space	Yes
Required Parking Spaces	33 +1 accessible	32 +1 accessible	Yes

Technical Review

On October 26, 2016, staff circulated a request for comments for the original proposal to internal and external technical agencies including Halton Region. Since the time of initial technical circulation, the applicant has proposed an addition onto the heritage building and has proposed that this building also be used as a daycare centre.

The comments received on the original application submission are summarized as follows:

- The Region of Halton has no objection to the application, however they would like to ensure that adequate noise and air quality controls are in place for the outdoor play area. This will be addressed through at the site plan stage.
- A Municipal Class Environmental Assessment is currently underway for the realignment of the Harvester Road and Guelph Line intersection. The preferred design option has not yet been approved by the Ministry of Transportation.

- Ministry of Transportation (MTO) staff have noted that they cannot support the application at this time, due to the ongoing EA for Harvester Road and Guelph Line intersection, as well as a MTO initiated EA for nearby areas of the QEW and Highway 403 corridor.
- Site Engineering has indicated no objection to the proposed rezoning, however additional consultation with the applicant at the Site Plan stage will be required in order to address grading and drainage.
- Transportation, Fire, Finance and the Burlington Economic Development Committee (BEDC) provided no objection to the original rezoning application. Transportation department and Fire department will be consulted on the revised rezoning application.
- Heritage Planning Staff will provide comment on the application once a revised Heritage Impact Study reflecting the recent changes proposed for Locust Lodge is submitted and presented to Heritage Committee.

Once received, Planning Staff will be circulating the revised conceptual site plan and supporting studies to technical agencies once they are received from the applicant. The required revised documents include:

- Revised Planning Justification Report
- Revised Conceptual Site Plan
- Revised Heritage Impact Study
- Revised Site Grading and Servicing Plan
- Revised Noise Impact Study

Transportation Staff have also requested that a Traffic Brief be provided with a trip generation estimate in order to assess the impact that the additional daycare space will have.

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined to date have been received.

Public Engagement Matters:

Public Circulation

The application was subject to the standard circulation requirement for Zoning By-law Amendment applications. A public notice and request for comments were circulated on

October 4, 2016 to surrounding property owners/tenants. A public notice sign with information about the development proposal was also posted on the property by the applicant on September 30, 2016. All technical studies and required supporting materials for the development were posted on the City's website at the following web address: www.burlington.ca/2477Queensway.

Neighbourhood Meeting

On October 18, 2016 a Neighbourhood Meeting was held at the Best Western Plus Hotel, located at 2412 Queensway Drive. The meeting was attended by the Ward Councillor and Planning Staff. No members of the public were in attendance at this meeting.

Public Comments

No public comments have been received in response to the development application.

Conclusion:

This Information Report provides a description of the development application, background information about the property, an update on the technical review that was conducted, and advises that no public comments have been received for this file. A future report to the Planning and Development Committee will provide an analysis of the proposal reflecting on relevant planning policies and will provide a recommendation on the proposed Zoning By-law amendment.

Respectfully submitted,

Lauren Vraets, Planner II

335-7600 ext. 7536

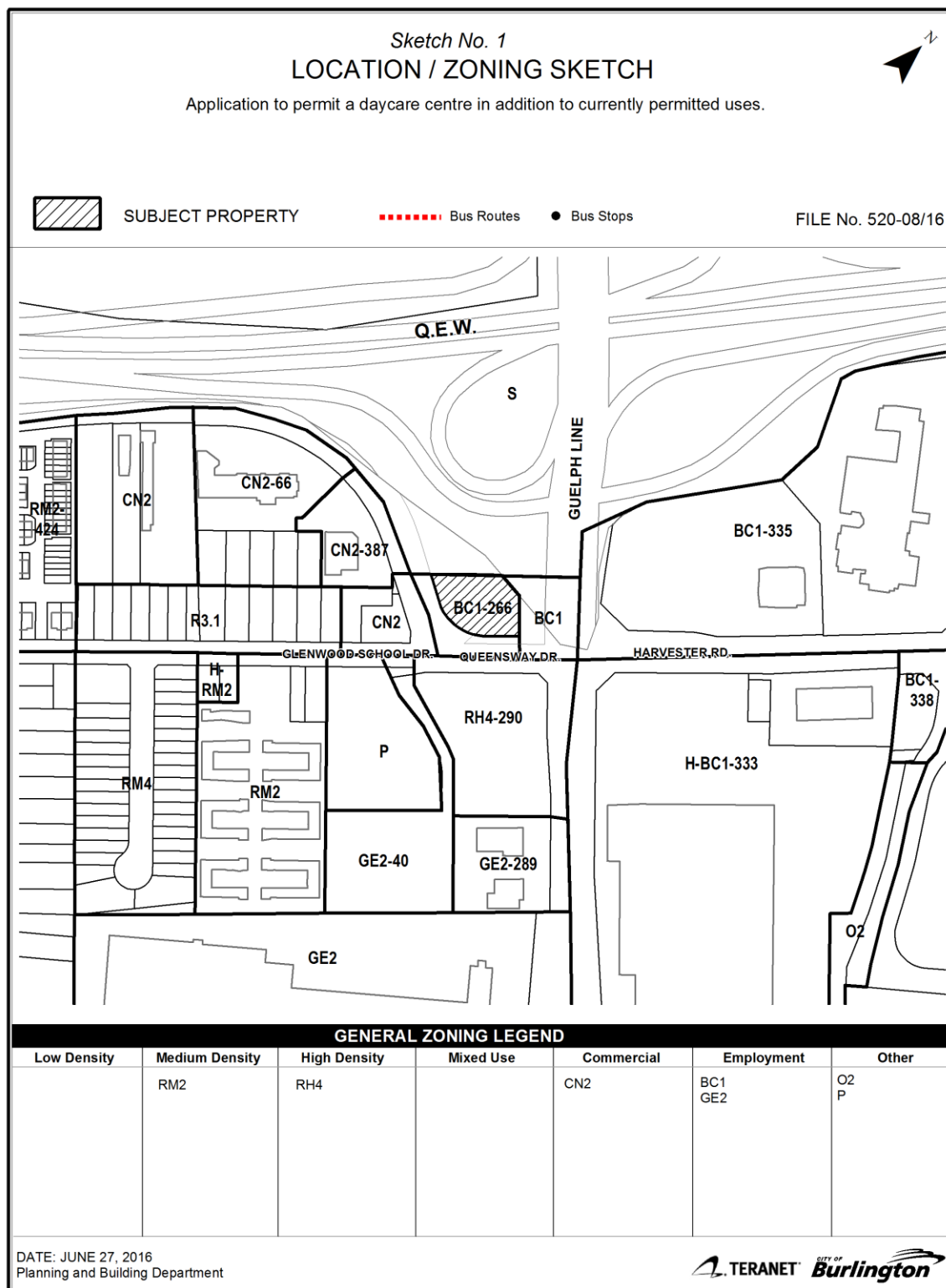
Appendices:

- a. Appendix I – Location/Zoning Sketch
- b. Appendix II - Detail Sketch

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

Appendix A – Location/Zoning Sketch



Appendix B – Detail Sketch

