



**SUBJECT: Statutory Public Meeting and Information Report for a
Proposed Zoning By-law Amendment for 33 Fairwood
Place West**

TO: Planning and Development Committee

FROM: Planning and Building Department

Report Number: PB-30-17

Wards Affected: 1

File Numbers: 520-13/16

Date to Committee: May 30, 2017

Date to Council: June 12, 2017

Recommendation:

Receive and file planning and building department report PB-30-17 regarding a proposed Zoning By-law amendment for 33 Fairwood Place West.

Purpose:

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

A City that Grows

- Intensification
 - Older neighbourhoods are important to the character and heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods.

RECOMMENDATIONS:		<i>None. Statutory Public Meeting</i>	Ward No.:	<i>1</i>
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	<i>Nancy Friedday, Wellings Planning Consultants Inc.</i> <i>O'Malley Enterprises Ltd.</i> <i>520-13/16</i> <i>Rezoning</i> <i>3 single detached dwellings</i>		
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>North side of Fairwood Place West, west of LaSalle Park Road</i> <i>33 Fairwood Place West and Blocks 19 & 20 on Plan 20M-698</i> <i>0.12ha</i> <i>Single detached dwelling & vacant land</i>		
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	<i>Low Density Residential</i> <i>No change proposed</i> <i>R2.1 & RM5-80</i> <i>R3.4-exception</i>		
Processing Details	NEIGHBOURHOOD MEETING: PUBLIC COMMENTS:	<i>None</i> <i>6 emails, 2 phone calls</i> <i>Note: Some constituents sent multiple e-mails.</i>		

Background and Discussion:

On April 6, 2017 the Planning and Building Department acknowledged that a complete application had been received for a Zoning By-law Amendment for 33 Fairwood Place West and Blocks 19 & 20, 20M-698. The owner of the subject lands purchased the property at 33 Fairwood Place West in November of 2016 and has assembled this parcel with their adjacent lands at Blocks 19 & 20 on Plan 20M-698. The Zoning By-law Amendment application was made in order to permit the development of 3 single detached dwellings on 3 lots to be created through a future severance application. The location of the subject lands is illustrated in Appendix I. A detail sketch of the development proposal is provided in Appendix II.

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 the technical and public comments received to date. This report is intended as background information for the Statutory Public Meeting.

Site Description

The 0.12 hectare site is located on the north side of Fairwood Place West, west of LaSalle Park Road. The subject lands at 33 Fairwood Place West currently contain a single detached dwelling and an accessory building. These buildings will be demolished in order to facilitate the development proposal. The lands known as Blocks 19 & 20 on Plan 20M-698 are vacant of any structures.

Surrounding Land Uses:

- South of the site is zoned Low Density Residential R2.1 and is developed with single detached dwellings as well as Aldershot High School and Aldershot Pool.
- North of the site is zoned Mixed Use General MXG and is developed with a retirement residence, medical offices, and commercial businesses fronting onto Plains Road West.
- East of the site is zoned Low Density Residential R2.1 and is developed with single detached dwellings.
- West of the site is zoned Medium Density Residential with exception RM5-80 and is developed with 18 freehold townhouses.

Discussion:

Description of the Application

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

- 520-13/16 – Rezoning application to Low Density Residential R3.4-exception zone to permit the development of 3 detached dwellings.

The current zoning on the property is R2.1 for the portion of property identified as 33 Fairwood Place West, and RM5-80 for Blocks 19 & 20 on 20M-698. The applicant has proposed to build 3 2-storey dwellings on the subject lands, and sever these lands into 3 parcels through a future consent application. Each dwelling will have pedestrian and vehicular access onto Fairwood Place West.

A portion of Block 19 20M-698 is included in the western most lot, and the remnant of Blocks 19 & 20 20M-698 is anticipated to be severed and sold to an abutting property owner. The abutting property to the west shares the same RM5-80 zoning as the remnant parcel. To date, Planning staff have not received any written offer of purchase and sale to confirm the future transfer of the remnant land. An update regarding the status of the remnant parcel of Block 19 & 20 20M-698 will be provided in a future report to the Planning and Development Committee.

Technical Reports

The applicant submitted the following technical reports in support of the subject application:

Report Name	Consultant
Planning Justification Letter	Wellings Planning Consultants Inc., Feb. 8, 2017
Functional Servicing Report	KWA Site Development Consulting Inc., Oct. 2016
Site Grading and Servicing Plan	KWA Site Development Consulting Inc., Aug. 3, 2016
Environmental Noise Impact Study	dBA Acoustical Consultants Inc., Aug. 2016
Environmental Site Screening Questionnaire	Wellings Planning Consultants Inc., Nov. 2016
Tree Inventory and Preservation Plan	Kuntz Forestry Consulting Inc., Sept. 13, 2016 (Revised March 7, 2017)
Topographic Sketch & Existing As-Built Conditions	J.D. Barnes Ltd., July 26, 2016 (plotted Jan. 30, 2017)
Land Assembly Documentation	Nov. 15, 2016
Survey Sketch of 33 Fairwood Place West	J.D. Barnes Ltd., Jan.15, 2016
Preliminary Site Plan	Jansen Consulting, Mar. 24, 2017
Floor Plans & Elevations	Jansen Consulting, Sept. 12, 2016

Phase 1 Environmental Site Assessment	Soil-Mat Engineers & Consultants Ltd., Mar. 17, 2017
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Technical Review

On April 10, 2017 staff circulated a request for comments for the development application to internal and external agencies. Not all comments have been received for this development application. Once they are received, a complete summary of all agency comments will be presented in the recommendation report to the Planning and Development Committee.

Policy Framework:

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

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

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 (ROP)

The subject lands are designated as “Urban Area” in the ROP. 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 ROP 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 Residential Low Density on Schedule B of the City’s Official Plan. In the Residential Low Density designation single-detached and semi-detached dwellings with a density to a maximum of 25 units per net hectare are permitted. The application will be subject to the Housing Intensification and Infill Development policies of the Official Plan. These policies provide specific criteria to consider when evaluating applications for residential intensification in established neighbourhoods.

Zoning By-law 2020

The lands at 33 Fairwood Place West are currently zoned Low Density Residential R2.1. The vacant lands known as Blocks 19 & 20 on Plan 20M-698 are zoned Medium Density Residential with exception RM5-80. This latter portion of the subject lands has the same zoning as the adjacent townhouse dwellings. The applicant has proposed rezoning the development area subject lands to the R3.4 Low Density Residential zone with site specific exceptions.

The following table summarizes the zoning regulations of the R3.4 zone in comparison to proposed development on these lands:

Regulation	R3.4 Zone Requirement	Proposed	Exception Required
Lot Width	12 m	13.0m (Lot 1) 12.2m (Lot 2) 12.2m (Lot 3)	No
Lot Area	400 m ²	384.2 m ² 367.6 m ² 374.6 m ²	Yes (All)
Front Yard Setback	6 m	6.1m 6.0m 6.0m	No
Front Porch Encroachment	0.65m	1.5m 1.5m	Yes (All)

		1.4m	
Rear Yard Setback	7.5 m	7.0m 7.5m 7.9m	Yes (Lot1)
Side Yard Setback (interior lot)	10% of Lot Width	1.3m 1.2m 1.2m	Yes (Lot1)
Lot coverage	40%	41% 42% 42%	Yes (All)
Rear Decks - Rear Yard Setback	4.5m	4.1m 4.7m 4.8m	Yes (Lot 1)
Rear Decks – Side Yard Setback	1.8m	1.2m 1.2m 1.2m	Yes (All)

Financial Matters:

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

Public Engagement Matters:

The applicant posted a public notice sign on the property in mid February of 2017. All of the technical studies and supporting materials for this development were posted on the City's website at www.burlington.ca/33FairwoodPlaceWest. The application was subject to the standard circulation requirements for Zoning By-law Amendment applications. A public notice with a request for comments was circulated to surrounding property owners/tenants in early April of 2017.

Public Comments

As a result of the public notice sign and public notice circulation, six emails were received with comments regarding the proposed developments. The public comments received to date have been included in Appendix III to this report. The concerns raised from the public comments are summarized as follows:

- the three proposed lots are smaller in size than the surrounding lots in the area

- the development proposal requires the removal of the majority of trees from the property, as well trees in the City's right-of-way, and from a neighbouring residential property
 - the increased residential use may increase vehicle congestion on Fairwood Place West
 - snow cleared from the adjacent townhouse development has been stored on Part of Block 19, 20M-698 and there is concern about future snow storage removing visitor parking spaces.
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Conclusion:

The report provides an overview of the development application that has been submitted for 33 Fairwood Place West including Blocks 19 & 20 on Plan 20M-698, an update of the technical circulation of the application and advises that three written public comments have been received. A subsequent report to the Planning and Development Committee will provide a recommendation for the proposed application.

Respectfully submitted,

Lauren Vraets, Planner II
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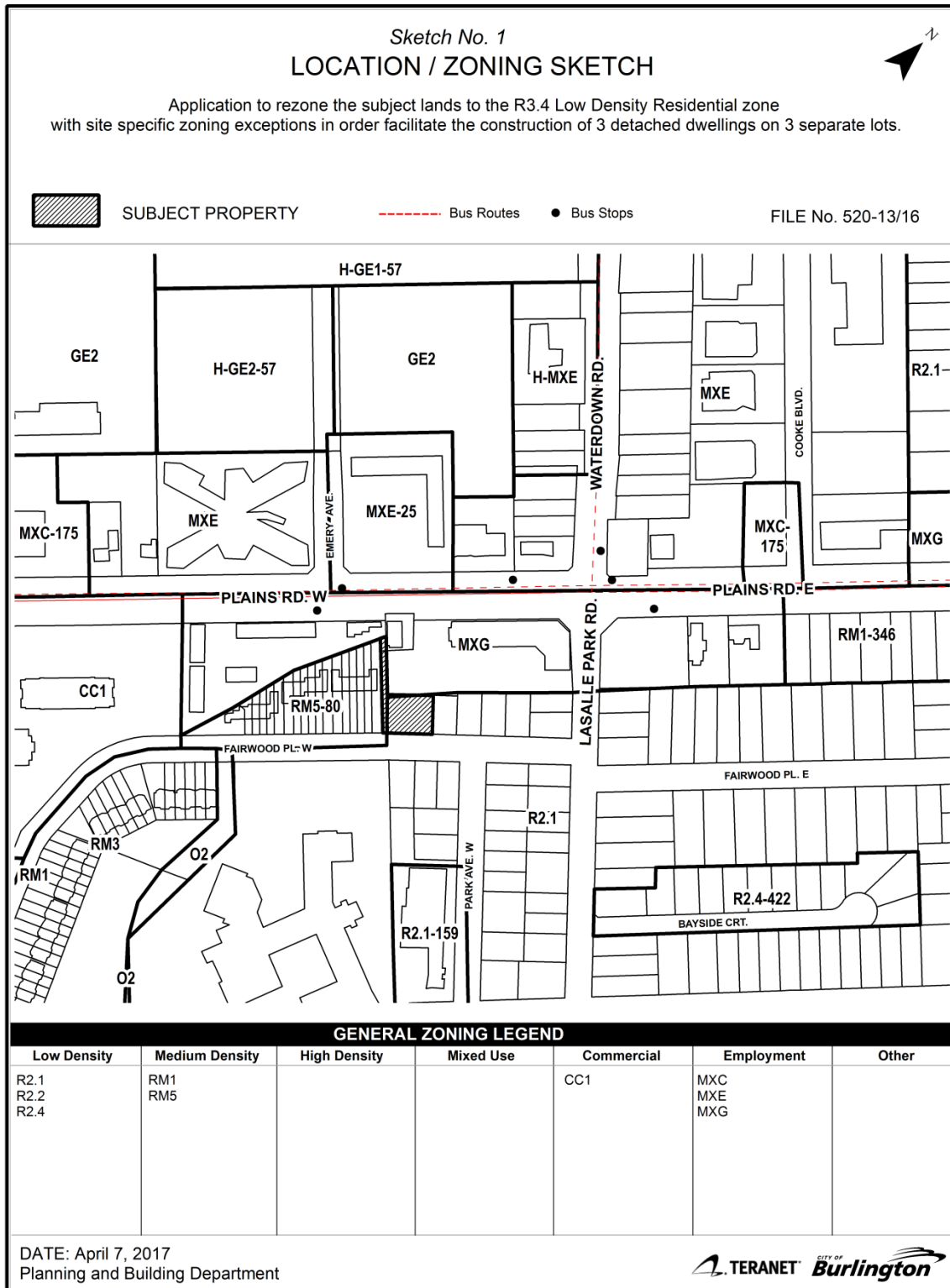
Appendices:

- I. Location Sketch
- II. Detail Sketch
- III. Public Comments

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 I – Location Sketch



Appendix II – Detail Sketch

