

Statutory Public Meeting

Application to amend the Zoning By-law

Applicant: Fothergill Planning & Development Inc.
Owner: 2486964 Ontario Inc.
Address: 1160 King Road
Date: May 30, 2017



Overview of Development Site



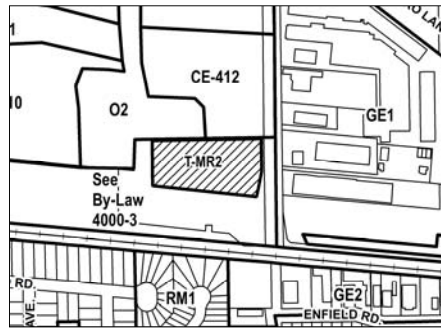
Site Area: 1.6 ha

Location:
North of Plains Road,
north and east of
Indian Creek, north of
King Road aqueduct

City owned lands and
CN Rail property
located to the south



Burlington Official Plan & Zoning By-law

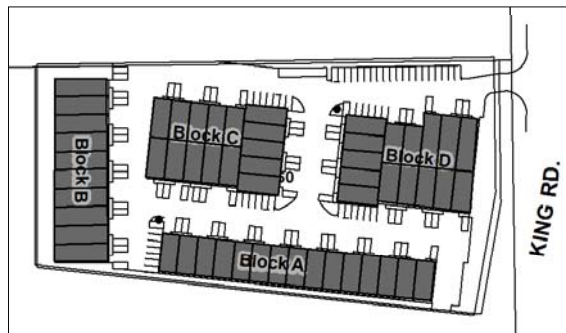


Official Plan Land Use Designation:
Business Corridor

Existing Zoning: T-MR2
Industrial "Transition" zone
from Zoning By-law 4000-3



The Application



- 4 blocks of industrial condominium units
- 55 one-storey individual units proposed
- Units range from 112m² – 169m² (1,205 ft² – 1850 ft²)
- Space for office, storage, and light industrial tenants
- 102 parking spaces proposed
- CN access easement proposed to be re-routed through the site

The Application



Rendering of proposed industrial condominiums

Public & Agency Consultation

▪Public comment/concerns

- Questions about stormwater, grading, servicing capacity

▪Technical comments/concerns:

- CN Rail must be satisfied with new easement location
- Setback considerations to the woodlot to the north
- Outlet of stormwater into recently re-aligned Indian Creek (Conservation Halton regulated)
- Building setbacks and landscaping abutting a creek block and King Rd.
- Oversupply of vehicle parking
- Improved pedestrian connections on site and to King Rd.

For more information:

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Visit the City's website for this file:
www.burlington.ca/1160KingRoad



Regulation	BC1 Zone Requirement	Proposed Zoning BC1-modified zone
Yard abutting a street with a deemed width greater than 26m (King Rd)	15m	6m
Landscape Area abutting a street with a deemed width greater than 26m (King Rd)	6m	3.7m
Minimum Side Yard (South)	4.5m	1.5m
Minimum Side Yard (North)	4.5m	3.0m
Minimum Rear Yard	7.5m	3.0m
Building setback abutting a creek block or O3 zone	7.5m	1.5m (south)
Landscape Area abutting creek block or O3 zone	3.0m	1.5m (south)