

Recommendation Report

Application to amend the Zoning By-law

Applicant: Fothergill Planning & Development Inc.
Owner: 2486964 Ontario Inc.
Address: 1160 King Road
Date: November 1, 2017



Overview of Development Site



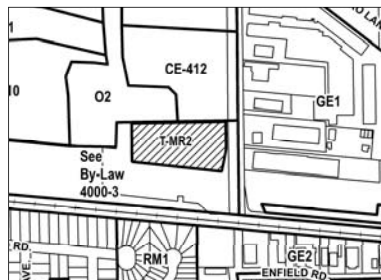
Site Area: 1.6 ha

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

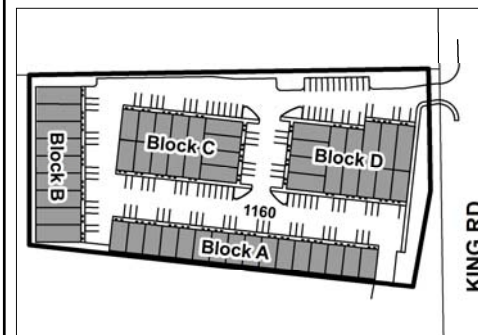


Official Plan Land Use Designation:
Business Corridor

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



The Application



- 4 blocks of industrial condominium units
- Revised proposal includes 53 one-storey units
- Revised units range from 107m² – 165m²
- light industrial and office uses contemplated
- Reduced parking
- CN access easement proposed to be re-routed through the site

The Application



Public & Agency Consultation

- Statutory Public Meeting held on May 30th, 2017
 - Public Comments received attached with staff report PB-32-17
- Technical comments:
 - CN Rail is satisfied with new easement location
 - Region has accepted setback to the woodlot
 - CH satisfied that impacts to adjacent Indian Creek can be controlled at the site plan stage.
 - Transportation and Site Engineering satisfied with pedestrian connections on site and to King Rd.

Recommendation

•Modified Approval - Draft By-law provided in report PB-55-17:

- Prohibit certain high parking generating uses (medical office, retail, service commercial, hospitality, etc.)
- Max. floor area of 6000m²
- Max. floor area office uses 1800m² (30%)
- Max. number of units 50
- Min. 75 parking spaces

Recommendation

Approve, with modifications, the application submitted by Fothergill Planning and Development Inc., on behalf of 2486964 Ontario Inc., to amend the zoning by-law for the lands at 1160 King Road, as outlined in report PB-55-17 (File 520-12/16); and

Approve Zoning By-law 2020-386, rezoning the lands at 1160 King Road from T-MR2 in Zoning By-law 4000-3 to BC1-471 as attached in Appendix D to report PB-55-17; and

Deem that the proposed by-law will conform to the Official Plan of the City of Burlington and that there are no applications to alter the Official Plan with respect to the subject lands.