

Information Meeting

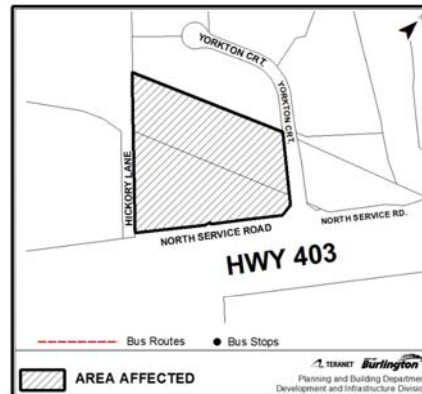
Application to amend the Zoning By-law for 441 North Service Road

Applicant: MHBC Planning

File: 520-01/17

Planning and Development Committee

November 28, 2017



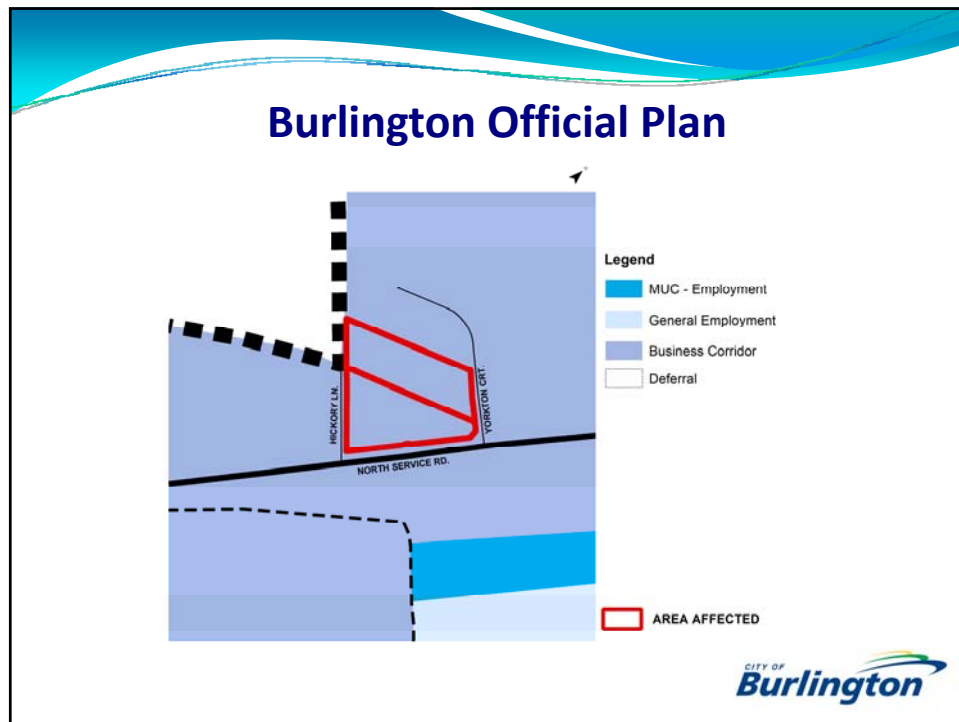
Overview of Development Site



441 North Service Rd:
Lot area: 2.4 ha
(5.9 acres)

Hydro corridor lands:
Lot area: 2.3 ha
(5.8 acres)





Burlington Official Plan

- The subject lands are designated Business Corridor designation. The permitted uses in the Business Corridor designation include a broad range of office uses; industrial uses that involve assembling, fabricating, manufacturing, processing, warehousing and distribution uses, research and information processing, communications, utilities and transportation uses, service trades, hotel, conference and convention uses.

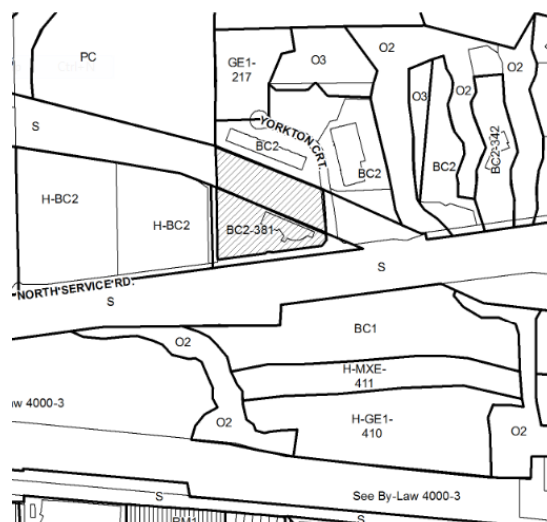
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Burlington Official Plan

- This subject property also has a site specific policy for the Business Corridor designation. This policy is to allow a large-scale motor vehicle dealership on land identified as 441 North Service Road (Part III, Subsection 3.4.3 a), (x)). The site specific provision also has the effect of restricting the amount of outside storage of motor vehicles for retail use and requires that the storage area is screened from the North Service Road with landscaping and decorative features. Waste and refuse containers are permitted provided they are screened from the North Service Road.



Zoning By-law 2020



Zoning: Business Corridor BC2-381 and S (Utility Services) Zone

Exception '381' specifies "motor vehicle sales, leasing, rental and service" as a permitted use



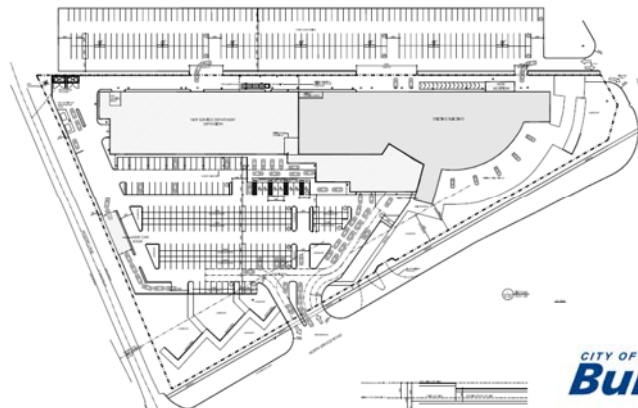
Zoning By-law 2020

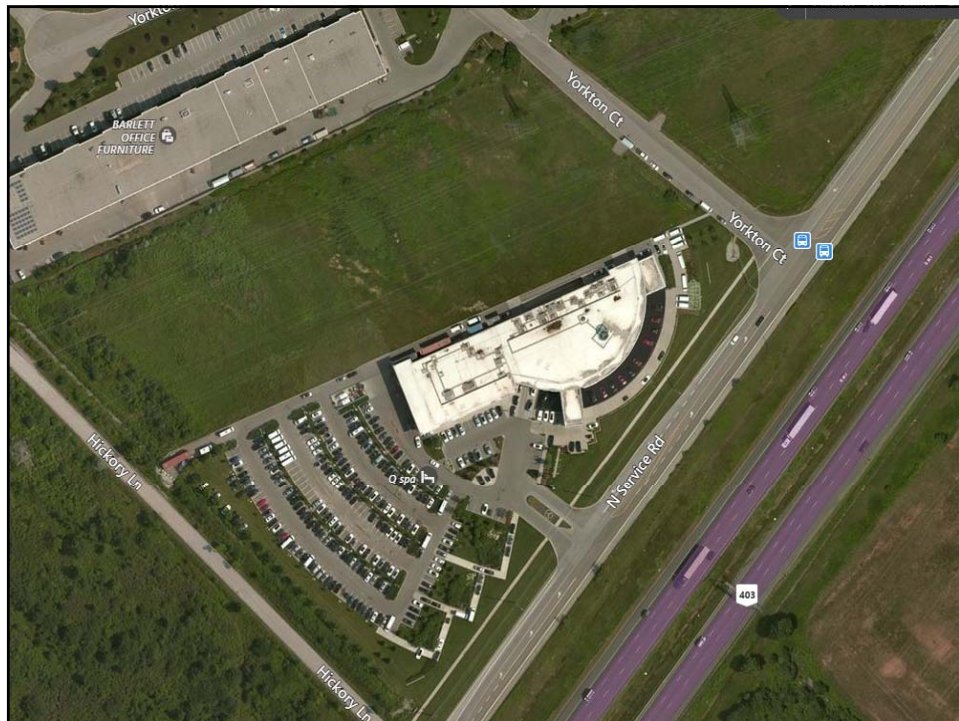
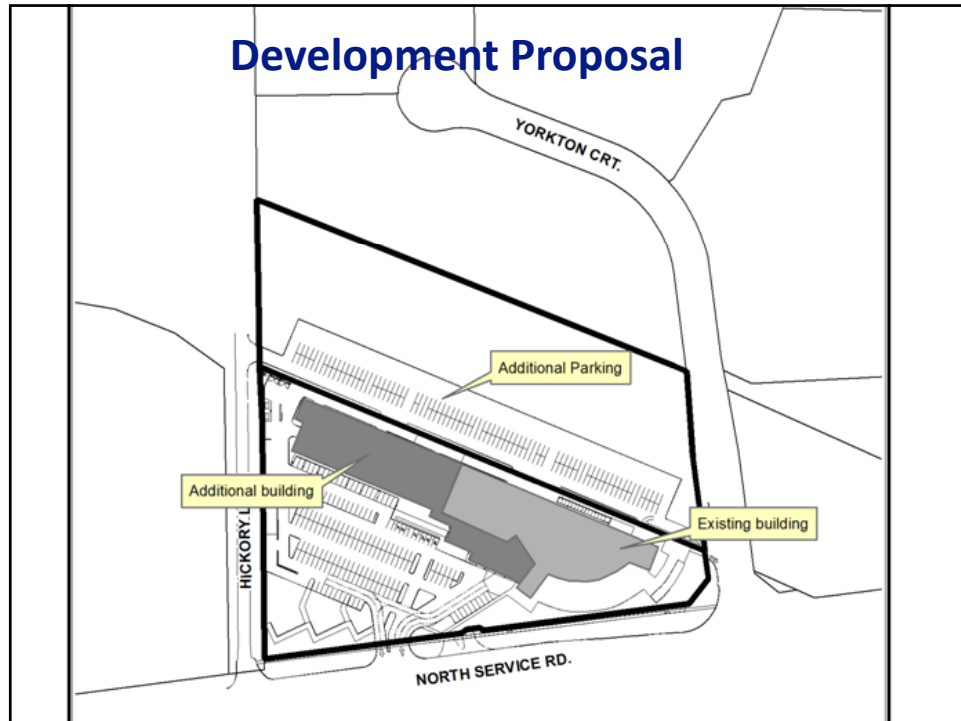
- The subject property is currently zoned Business Corridor BC2-381 (Low Density) Zone.
- And S (Utility Services) Zone
- The applicant is proposing a rezoning to modify the current BC2-381 zoning regulations and to the 'S' zoning of the abutting hydro corridor lands to allow parking and new vehicle storage on the corridor.
- The owner of the property, Quantum Automotive Group has arranged to lease the abutting corridor from Hydro One for the purpose of parking and storing vehicles for the next five year period.



Development Proposal

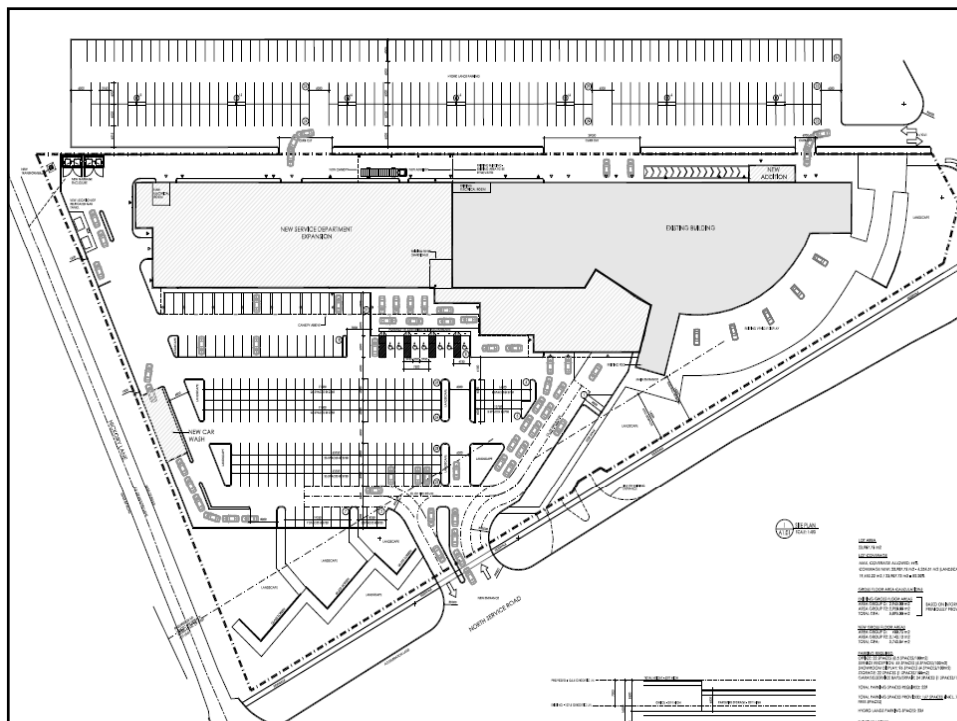
Permit an expansion of the existing automotive dealership and an addition to the surface parking on the adjacent property to the north.





Development Proposal

- The proposed addition would measure approximately 3,743 square metres (40,289 square feet) in size and is intended to accommodate a service department expansion, parts storage, office space as well as other ancillary uses for customers.
- The entrance will be relocated approximately 40 m westerly reducing the currently required 25 m x 95 m landscape area abutting the North Service Road to 19 m x 60 m.
- Lot coverage will increase to 82.2%.
- A number of adjustments to the site specific regulations have been incorporated into the proposed By-law.



Parking

- The expanded building will displace existing parking reducing the total on-site parking from 209 spaces to 167 spaces.
- The applicants seek to amend the 'S' (utility) zoning to permit a vehicle parking area on the adjacent hydro corridor lands to the north of the subject property.
- The proposed Hydro Corridor parking area would consist of 236 parking spaces
- The proponent has arranged to lease the abutting corridor from Hydro One for the purpose of parking and storing vehicles for the next five year period.



Parking



Outdoor Storage and Screening

- During the approval for the original dealership, Official Plan policies were put in place that intended to:
 - Limit Outside storage of vehicles
 - Screen the vehicles with landscaping and decorative features.
- Currently, there are concrete pathways in front of the glass panels and vehicles are being displayed in front of the glass panels.
- To discourage vehicles being located/dispalyed in front of the glass panel screening the proposed By-law prohibits all parking in the landscaped area and requires that the concrete pathway in front of the glass panels is reduced to a 2 m width.





MTO and MMAH

- The MTO has expressed no concerns about the rezoning application but has identified that the subject lands are located next to the Highway 403 property limits and the permit control area and therefore are required to obtain Ministerial land use permits prior to any grading or construction activity.
- MTO has reminded the applicant that a revised Traffic Impact Study is required to obtain land use permits for the proposed development.
- Concurrent applications to amend the Parkway Belt Amendment and Minister's Zoning Order have been submitted to the Ministry of Municipal Affairs and Housing.

Minor By-law changes

- Since the publication of the staff report there have been some minor changes to the By-law
- These changes pertain to:
 - The setback of the car wash building
 - An increase in height for the building and the mechanical equipment from 137.7m to 138m



Public Consultation

- The application was subject to the standard circulation requirements and a public notice and request for comments were circulated in March 2017 to all owners/tenants within 120 metres of the subject property. Notice signs were also posted on the property
- All technical studies and supporting materials were posted on the City's website at www.burlington.ca/441northservice road
- Staff received 1 email, no letters and 1 phone call from the public regarding the proposed development during the preparation of the Staff Reports (PB-36-17 and PB-86-17)
- The one respondent had questions regarding the permitted uses in the zoning category. The public comment received to date is included in Appendix II.

Recommendation

- Staff recommends approval for a proposed Zoning By-law amendment for the 441 North Service Road application
- Staff recommend introducing site specific provisions that will allow for expansion of the motor vehicle dealership.
- The proposed changes to the Zoning By-law are outlined in a table on p.12 of the Staff Report (PB-86-17).
- Staff recommend amending the 'S' (utility) zoning to permit a vehicle parking area on the adjacent hydro corridor lands to the north of the subject property.



Thank you

Contact: Mark Hefferton, Planner II
T: (905) 335-7600 ext. 7860
E: Mark.Hefferton@burlington.ca

Visit the City's website:
www.burlington.ca/441NorthServiceRoad

