



**SUBJECT: Statutory Public Meeting and Information Report for
Proposed Zoning By-law Amendment on 2076 and 2086
Meadowbrook Road**

TO: Planning and Development Committee

**FROM: Department of City Building - Planning Building and
Culture**

Report Number: PB-31-18

Wards Affected: 3

File Numbers: 520-15/17

Date to Committee: April 10, 2018

Date to Council: April 23, 2018

Recommendation:

Receive and file department of city building report PB-31-18 regarding a proposed zoning by-law amendment for 2076 and 2086 Meadowbrook Road.

Purpose:

A City that Grows

- Focused Population Growth – infill development in an existing residential neighbourhood.

RECOMMENDATIONS:		<i>None. Statutory Public Meeting</i>	Ward No.:	3
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	1053052 Ontario Inc & 1906452 Ontario Limited 1053052 Ontario Inc & 1906452 Ontario Limited 520-15/17 Rezoning 7 Street Townhouses		
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>Northeast corner of Bluefields Drive and Meadowbrook Road</i> 2076 Meadowbrook Road 2086 Meadobrook Road 0.10 ha (2076 Meadowbrook Road) 0.067 ha (2086 Meadowbrook Road) Residential		
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	Residential Medium Density – ground and non-ground oriented housing units with a density range of 26-50 units/net hectare. Residential Medium Density (no change) RM2 RM3-exception		
Processing Details	NEIGHBOURHOOD MEETING: PUBLIC COMMENTS:	March 8, 2018 1 phone call, 2 emails, 1 comment sheet		

Background and Discussion:

On January 25, 2018 the Department of City Building acknowledged that a complete application had been received for a Zoning By-law Amendment for 2076 and 2086 Meadowbrook Road to facilitate the development of seven street townhouses (four townhouses located at 2076 Meadowbrook Road and three townhouses at 2086 Meadowbrook Road), as illustrated in the sketches in Appendix A.

Site Description

The subject properties are located at the northeast corner of Bluefields Drive and Meadowbrook Road. Each property currently has a 10 unit apartment building and a parking lot. The existing apartment buildings and parking lots will remain and the seven (7) new townhouses are proposed to be located on vacant portions of the properties.

Surrounding land uses include:

- Northwest and south of the site is zoned RM2 (Residential Medium Density) and is developed with a mix of townhouses.
- Northeast of the site the lands are designated RM1 (Residential Medium Density) and R2.3 (Residential Low Density) and is developed with a mix of semi-detached and single-detached residential dwellings.
- Hwy 407 is located northwest of neighbouring townhouses
- The Mount Forest Plaza is located further south of the site at the corner of Brant Street and Mount Forest Drive.

Discussion:

Description of the Application

The City of Burlington is in receipt of an application (file 520-15/17) to amend the Zoning By-law to facilitate the development of seven street townhouses. Four street townhouses are proposed on 0.10 ha located at 2076 Meadowbrook Road. Three street townhouses are proposed on 0.067 ha located at 2086 Meadowbrook Road.

Technical Reports

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

- Planning Justification Report, prepared by Wellings Planning Consultants Inc., November 2017
- Site Plan-2076 Meadowbrook Road, prepared by D. Sanger-Smith, June 14, 2017
- Elevations-2076 Meadowbrook Road, prepared by D. Sanger-Smith June 14, 2017

- Site Plan-2086 Meadowbrook Road, prepared by D. Sanger-Smith, April 6, 2017
- Elevations-2086 Meadowbrook Road, prepared by D. Sanger-Smith April 6, 2017
- Functional Servicing Report with Grading & Servicing Plan, prepared by KWA Site Development Consulting, October 27, 2017
- Topographical Survey, prepared by J.D. Barnes, December 14, 2015
- Phase 1 Environmental Site Assessment – 2076 Meadowbrook Road, prepared by Pinchin, June 26, 2017
- Phase 1 Environmental Site Assessment-2086 Meadowbrook Road, prepared by Pinchin, June 23, 2017
- Transportation Brief, prepared by Paradigm Transportation Solutions, September 25, 2017
- Noise Study (updated), prepared by dBA Acoustical Consultants Inc., revised February 2018
- Height Survey-2076 Meadowbrook Road, prepared by J.D. Barnes, August 18, 2017
- Height Survey-2086 Meadowbrook Road, prepared by J.D. Barnes, August 18, 2017

The above studies will be reviewed by technical agencies as the application is processed.

Policy Framework

The proposed Zoning By-law amendment is subject to the following policy framework: the Provincial Policy Statement (PPS) 2014, the 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. The applicable policies from these documents will be addressed in the subsequent recommendation report.

Halton Region Official Plan

The subject lands are designated as “Urban Area”. Urban areas are locations where urban services (water and waste water) are or will be made available to accommodate existing and future development.

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

Burlington’s Official Plan assigns a Residential Medium Density designation to the property, as shown on Schedule B, Comprehensive Land Use Plan – Urban Planning Area. The objectives of this designation are to encourage new residential development

and residential intensification within the Urban Area in accordance with Provincial growth management objectives, providing a variety of housing and requiring new residential development to be compatible with surrounding properties.

The designation permits ground or non-ground oriented housing units with a density range of 26-50 units/net hectare. The housing units can include detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments.

City of Burlington Zoning By-law 2020

The subject property is zoned RM2 (Medium Density 2) which includes provisions for Fourplexes, Townhouses and Retirement Homes. The applicant is seeking a RM3 Zone with site specific exceptions to allow the proposed street townhouses. The RM3 zone permits street townhouses subject to the RM5 Zone regulations.

The table below outlines the changes requested by the applicant for the street townhouses. The items shown in bold text reflect the site specific exceptions to RM5 zone requested:

Regulation	RM5	Proposed
Lot width	6.8 m	7.0 m (2076 Meadowbrook) 5.5 m (2086 Meadowbrook)
Lot area	200 m ²	190 m² (2076 Meadowbrook) 184 m² (2086 Meadowbrook)
Front yard	6 m	4.0 m (2076 Meadowbrook) 5.9 m (2086 Meadowbrook)
Rear yard	9 m	5.0 m (2076 Meadowbrook) 6.0 m (2086 Meadowbrook)
Side Yard	1.2m; interior side yard 0 m	3.0 m (2076 Meadowbrook) 1.5 m (2086 Meadowbrook)
Density	25 units per hectare	40 units/net ha (2076 Meadowbrook) 45 units/net ha (2086 Meadowbrook)
Parking	2 spaces/unit	2 spaces/unit
Building Height	Maximum 2 storey to 11.5 m for peaked roof	2 storeys/10m

Site specific exceptions are also sought for the existing apartment buildings. The existing RM2 zone does not permit apartment buildings. The RM3 zone permits apartment buildings. The table below outlines the changes requested by the applicant for the existing buildings. The items shown in bold text reflect the site specific exceptions to the RM3 zone.

Regulation	RM3	Proposed
Lot width	30 m	65.1 m (2076 Meadowbrook) 62.4 m (2086 Meadowbrook)
Lot area	0.4 ha	0.2 ha (2076 Meadowbrook) 0.2 ha (2086 Meadowbrook)
Front yard	7.5 m	7.6 m (2076 Meadowbrook) 7.6 m (2086 Meadowbrook)
Rear yard	9.0 m	9.1 m (2076 Meadowbrook) 9.7 m (2086 Meadowbrook)
Side Yard	4.5 m	3.0 m & 28.6 m (2076 Meadowbrook) 1.4 m & 27.4 m (2086 Meadowbrook)
Density	50 units per hectare	45.9 units/net ha (2076 Meadowbrook) 47.8 units/net ha (2086 Meadowbrook)
Amenity Area	75 sq. m (25 sq.m./bedroom)	116.7 sq. m (2076 Meadowbrook) 114.2 sq. m (2086 Meadowbrook)
Privacy Area	10 sq. m. per unit	To be determined
Parking	1.75 spaces/unit + 0.35 visitor space per unit	1 spaces/unit +0.25 spaces for visitors (same for both properties)
Building Height	Maximum 2 storey to 11.5 m for peaked roof	2 storeys/10 m (same for both properties)

Technical Review

On January 23, 2018, staff circulated a request for comments to internal and external technical agencies including:

Internal

- Zoning
- Capital Works – Site Engineering
- Capital Works – Landscaping
- Capital Works – Parks and Open Space
- Transportation Services
- Transit Planning Department
- City Manager's office
- Legal Services
- Finance Department
- Burlington Economic Development Corporation (BEDC)
- Parks & Recreation Department
- Fire Department
- Special Business Area Co-ordinator

External

- Halton Region Planning Services
- Halton Regional Police
- Burlington Hydro Inc.
- Union Gas
- Halton District School Board
- Halton Catharolic District School Board
- Ministry of Transportation
- Canada Mortgage and Housing
- Canada Post
- ETR 407

As of the date this report was written, comments had been received from 11 agencies:

Capital Works-Site Engineering provided preliminary comments. They have indicated that no road widening is required. Updated studies to address matters identified at preconsultation are required including: Environmental Site Assessment prepared to O. Reg. 153/04 standard, Functional Servicing Report (additional information required to demonstrate how stormwater and drainage will function) and an updated Noise Study.

Capital Works-Landscaping identified opportunities to protect existing trees along the property line and advised that this matter can be addressed at Site Plan.

Capital Works – Parks and Open Space advise that there is adequate parkland in the neighbourhood and recommend cash-in-lieu of parkland.

Burlington Hydro-indicate that hydro services currently run along the rear of the property. Hydro staff recommend a meeting with the applicant to discuss the logistics of servicing the proposed townhouses.

Canada Post – door to door mail delivery to the proposed townhouses.

MTO-advises that the property is located within a MTO permit control area. A permit from MTO is required prior to on-site construction.

School Boards – both school boards have identified schools in the neighbourhood, provided advice on notice to prospective purchasers and information about Educational Development Charges.

BEDC – no comments.

Finance – standard conditions about payment of taxes.

Mobility Hubs – no comments.

Planning staff have communicated with Transportation Services and Halton Region Planning Services to ensure that these agencies have all the information they require and can provide comments in advance of the deadline for Planning staff's recommendation report.

Financial Matters:

All applicable development application processing fees have been paid.

Public Engagement Matters:

Public Circulation

The application was subject to the standard circulation requirements and a public notice and request for comments were circulated on January 31, 2018 to all property owners and tenants within 120 m of the subject property. A notice sign was posted on the property on January 25, 2018.

Neighbourhood Meeting

A Neighbourhood meeting was scheduled for March 1, 2018. Due to inclement weather, the meeting was postponed until March 8, 2018. The neighbourhood meeting was held at the Mountainside Community Centre and was attended by approximately 22 members of the public and the Ward Councillor.

Comments included the following:

- Concerns about traffic cutting through the neighbourhood
- Drainage for the street townhouse sites should not affect surrounding properties
- Has consideration been given to the City's Sustainable Building Guidelines?
- Has consideration been given to LID (Low Impact Design)?
- Snow storage for new street townhouses and existing buildings/parking lots
- Parking for street townhouse visitors
- Timing of construction

Public Comments

At the time of the writing of this report, staff had received one phone call and two emails in response to the public request for comments that was circulated in February 2018 and one comment sheet was received at the Neighbourhood meeting (see Appendix B). Concerns are raised about the loss of green space, integration of new design into existing area, the addition of more driveways on a busy street, access by fire department and visitor parking. Staff will take the concerns raised into consideration in their review of the application.

Conclusion:

This report provides a description of the development application and an update on the technical and public review of this application. A subsequent report will provide an analysis of the proposal in terms of applicable planning policies and will provide a recommendation on the proposed application.

Respectfully submitted,

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Senior Planner

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Appendices:

- A. Site Location – Sketch 1 & 2
- B. Public Comments

Notifications:

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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.