

# Statutory Public Meeting

## Application to amend the Zoning Bylaw

**Applicant:** 4880 Valera Road LP (ADI Developments)

**Addresses:** 4880 Valera Road

**Date:** June 5, 2018



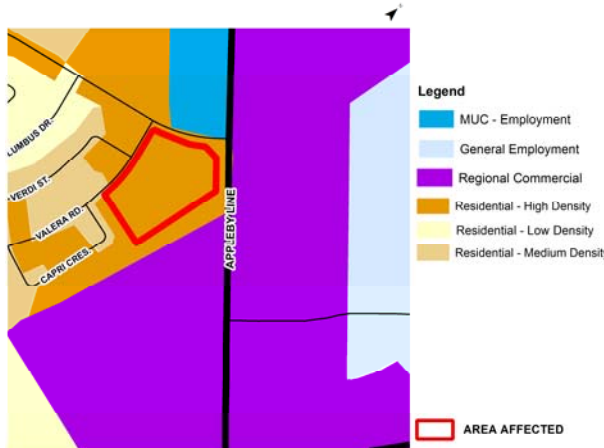
## Overview of Development Site



Site Area: 2.26 hectares



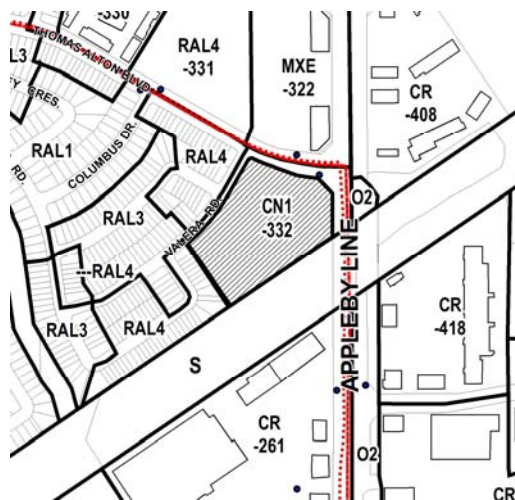
## Official Plan Designation



- Designated 'Residential High Density' as per Official Plan Amendment 102
- Proposal complies with the Official Plan policies, **no amendment required.**



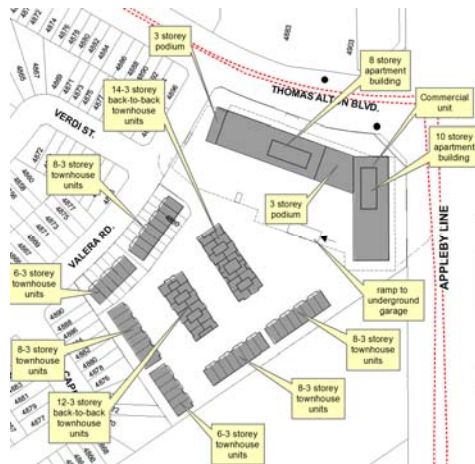
## Zoning



- 'Neighbourhood Commercial with site specific exception (CN1-332)'
- Application intended rezone the site to 'Residential – Alton Community with site specific exception (RAL4-XXX)'



## Current Development Proposal



To construct a mixed-use building with one 8 storey and one 10 storey tower comprised of one commercial unit on the ground floor, residential above; 70 townhouse units, both standard and back to back.

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## Public Consultation

- Prior to submission the applicant held an open house on November 29, 2017
- A neighbourhood meeting to present the proposal meeting was held March 21, 2018 .
- 7 emails have been received. Public comments are attached as Appendix D to report PB-51-18
- **General Themes:**
  - Concern over increased traffic
  - Over intensification of the Alton neighbourhood
  - Lack of On-Street Parking

## Technical Review

- **Technical Review Commenced February 2018.**
- **Outstanding technical issues identified:**
  - Updates required to the site grading and servicing reports and drawings.
  - More information required relating to the underground parking structure to ensure that there are no impacts to the City road right-of-way.
  - Parking deficiencies identified.
  - Design:
    - Massing of the apartment building
    - Configuration and access into the commercial space
    - Layout of the outdoor amenity space
    - More efficient pedestrian connections could be provided.

## For more information:

**Contact: Lisa Stern, Senior Planner**

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**Visit the City's website:**

**[www.burlington.ca/4880Valera](http://www.burlington.ca/4880Valera)**

