

Recommendation to Approve Application to amend the Zoning Bylaw

Applicant: 4880 Valera Road LP (ADI Developments)

Addresses: 4880 Valera Road

Date: September 17, 2018



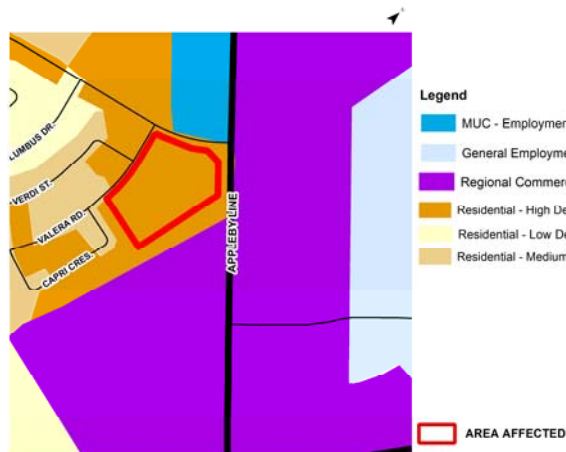
Overview of Development Site



Site Area: 2.26 hectares



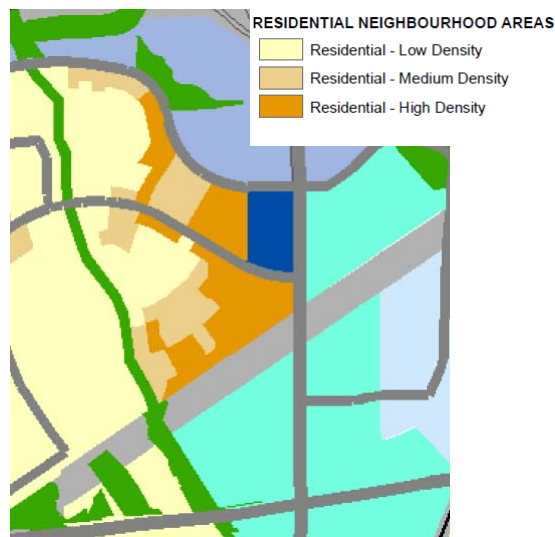
Official Plan Designation



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



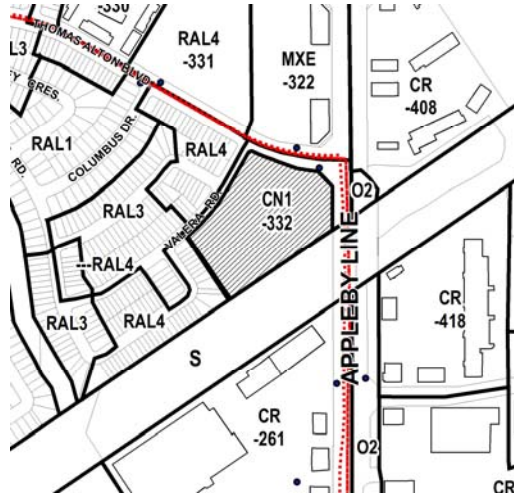
New Official Plan: Grow Bold



- Within a Secondary Growth Area
- Designated 'Residential High Density'
- Proposal complies with the Official Plan policies, **no amendment required.**



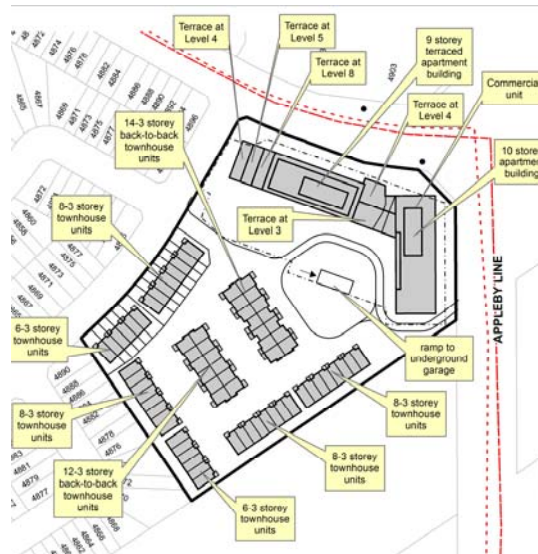
Zoning



- 'Neighbourhood Commercial with site specific exception (CN1-332)'
- Application intended to rezone the site to 'Residential – Alton Community with site specific exception (RAL4-493)'



Development Proposal



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 .
- Statutory Public Meeting Held on June 5, 2018.
- The applicant held a second open house on June 27th
- 8 emails have been received.
- **General Themes:**
 - Concern over increased traffic
 - Lack of On-Street Parking
 - Over intensification of the Alton neighbourhood

Recommending Modified Approval

- Staff recommends modified approval to include maintenance parking spaces for the apartment uses.
- Modified development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends a modified approval of the application to amend the Zoning By-law, subject to the conditions outlined in Report PB-78-18.

For more information:

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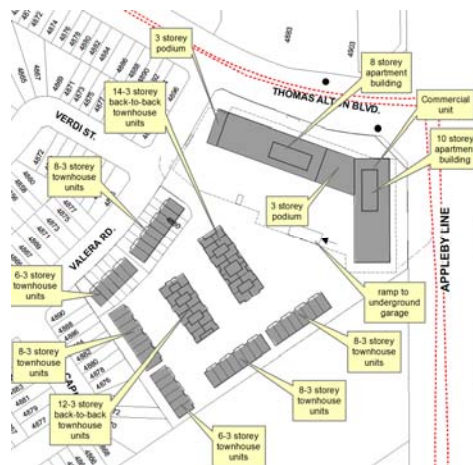
E: lisa.stern@burlington.ca

Visit the City's website:

www.burlington.ca/4880Valera



Original Development Proposal



| Land Use | Units | Zoning By-Law Rate | | City Recommendation | |
|-----------------------|-------------------|---------------------|-------|-----------------------|--------|
| | | Rate | Req'd | Rate | Req'd |
| Regular Towns | 30 | 2.50 | 75 | 2.25 | 68 |
| Back-to-Back Towns | 26 | 2.35 | 61 | 2.25 | 59 |
| Street Towns | 14 | 2.00 | 28 | 2.25 | 32 |
| Apartment 1 bedroom | 118 | 1.60 | 189 | 1.20 | 142 |
| Apartment 2 bedroom | 192 | 1.85 | 355 | 1.45 | 278 |
| Apartment 3 bedroom | 34 | 2.10 | 71 | 1.70 | 58 |
| Retail | 195m ² | 4/100m ² | 8 | 3.5/100m ² | shared |
| Maintenance / Service | 344 | N/A | N/A | 1/75 units | 5 |
| Total Parking | | | 788 | | 640 |
| Reduction from ZBL | | | N/A | | 19% |

| Regulation | BAL4 | Proposed |
|---|--|---|
| Commercial | None Permitted | 100% of commercial space required along Thomas Alton Blvd. |
| Yards | <p>Buildings over 6 stories:</p> <p>% the height of the building for building wall of 30m or less (approximately 14 m along Valeria Road)</p> <p>% the height of the building plus 1 m for each 5 m of wall length that exceeds 30m (Approximately 25.5 m along Thomas Alton Blvd and 21.5 along Appleby Lane)</p> | <p>2.89 m to the hypotenuse of a daylight triangle</p> <p>8 m to Appleby Lane</p> <p>8 m to Thomas Alton Boulevard</p> <p>Valeria Road:</p> <ul style="list-style-type: none"> 6 m 11.8 m Above the 3rd storey 17.8 above the 4th storey 23.7 m above the 5th storey 26.3m above the 8th storey <p>8 m to Hydro Corridor</p> |
| Amenity Area | <p>25m² per bedroom</p> <p>15m² per efficiency</p> <p>6,598 m²</p> | 25m ² per unit |
| Parking | <p>1 bedroom - 1.25¹ unit</p> <p>2 bedroom - 1.5¹unit</p> <p>3 bedroom - 1.75¹unit</p> <p>Visitor - 0.35¹unit</p> <p>Loading - 1</p> | <p>1 bedroom - 1 unit</p> <p>2 bedroom - 1.25 unit</p> <p>3 bedroom - 1.5 unit</p> <p>Visitor - 0.2 unit</p> <p>Maintenance - 1/75 units</p> <p>Loading - 2</p> |
| Regulations for Townhouse Units: | | |
| Visitor Parking | 0.25 spaces/unit | 0.25 spaces/unit |
| Side Yard | 4.5 m | 1.77 (street townhouses, west) 3.05m (hydro corridor, east) |
| Regulations for Street Townhouses: | | |
| Lot Width | 6.5 m | 4.8 m |
| Lot Area | 102 m ² | 102 m ² |
| Rear Yard | 7 m | 6 m |
| Visitor Parking | Not required | 0.25 spaces/unit |
| Regulations for Back-to-Back Townhouses: | | |
| Minimum Amenity Area | 25 m ² /unit | 20m ² /unit |
| Privacy Area | 5.5 m ² balcony with a maximum projection of 1.8 metres from front wall. | 5.5 m ² balcony with a maximum projection of 2.4 metres from front wall. |
| Height | 3 stories (11.5 m) | 3 stories (11.5 m) |