



SUBJECT: 'H' Removal for 3095 Harrison Court

TO: Planning and Development Committee

FROM: Department of City Building - Planning Building and Culture

Report Number: PB-46-19

Wards Affected: 6

File Numbers: 521-03/16

Date to Committee: May 14, 2019

Date to Council: May 27, 2019

Recommendation:

Approve the application to remove the 'H' Holding Symbol and site-specific exception 315 from the 'H-GE1-315' zone for the lands at 3095 Harrison Court, submitted by KWA Site Development Consulting Inc., 2453 Auckland Drive, Burlington, Ontario, L7L 7A9; and

Adopt Zoning By-law 2020.410 attached as Appendix C to department of city building report PB-46-19, being a by-law to remove the 'H' Holding Symbol and site-specific exception 315 from the 'H-GE1-315' zone for the lands at 3095 Harrison Court; and

Deem that By-law 2020.410 conforms to the Official Plan for the City of Burlington.

Purpose:

To recommend approval of the request to remove the 'H' Holding Symbol and site-specific exception from the 'H-GE1-315' zone (see Appendix A – Location/Zoning Sketch) for the lands at 3095 Harrison Court.

Background and Discussion:

Property Details

The subject property is located on the northeast end of Harrison Court, east of the Ontario Hydro Corridor and between Appleby Line to the south and the Canadian National Railway to the north, and is 4.62 ha in size. The property is zoned as “H-GE1-315” (General Employment) under Zoning By-law 2020 as shown in Appendix A - Location/Zoning Sketch. Surrounding uses adjacent to the subject property consist of general employment uses, and regional commercial uses beyond to the east and south; the Canadian National Railway to the north; and the Ontario Hydro Corridor, and open space and regional commercial beyond to the west. The property currently contains two (2) one-storey buildings that support a stone manufacturing use.

Concurrent Application:

Staff is currently reviewing one concurrent application in support of proposed development of a new two-storey office building, one-storey workshop, and two-storey rotunda (see Appendix B – Detail Sketch) to support the existing stone manufacturing use. The existing two (2) one-storey buildings will be maintained. The concurrent application consists of a site plan application (File No. 535-012/18), which is currently being processed. A revised submission is currently being reviewed by internal departments and external agencies on site details related to site engineering (grading and servicing), landscaping, utilities, and zoning.

In the event that draft site plan approval is issued prior to approval of the subject ‘H’ Removal application, a condition of draft site plan approval will be established for the approval of the subject application, which must be obtained prior to the issuance of final site plan approval. Once final site plan approval is issued, the applicant may obtain a Building Permit for the proposed development.

Details of H-Removal Application:

The subject application contemplates the removal of the ‘H’ Holding Symbol and site-specific exception 315 from the ‘H-GE1-315’ (General Employment) zoning designation on the subject property. The ‘H’ Holding Symbol prevents development of the subject property until the reasons for its establishment have been addressed and an amending By-law removing the ‘H’ Holding Symbol is enacted. As per Appendix A to Part 11 of the Zoning By-law, the subject property has a site-specific requirement that must be satisfied prior to the removal of the ‘H’ Holding symbol. This site-specific requirement as per Part 11, Appendix A, Section 38 of the Zoning By-law is as follows:

The Holding symbol shall be removed from all or part of the zoning designation by way of an amending zoning by-law when the following is completed to the satisfaction of the City’s Director of Engineering and the Region of Halton:

Extension of full water, wastewater, and storm sewer services to the subject lands.

A consortium of landowners along the portion of Harrison Court that does not have municipal servicing undertook the necessary measures to design, construct, and pay for the required municipal services (sanitary sewer and watermain). It was determined by City staff that storm sewers were not necessary and that the road cross-section could remain as existing (rural with roadside ditches). In Fall 2018, this work was carried out with exception to the final coat of asphalt. Securities have been provided from the consortium of landowners to ensure the completion of the roadwork. This remaining work is scheduled to be completed in the Summer/Fall of 2019.

The Department of Capital Works and Halton Region have been circulated the subject application and have both deemed that they are satisfied with the extension of the municipal servicing completed by the landowner consortium and that the 'H' Holding Symbol may be removed.

The subject application also contemplates the removal of the site-specific exception 315, which was established at the time of the enactment of the 'H' Holding Symbol. Site-specific exception 315 was enacted to only permit the wholesaling of stone products and landscape contracting in the interim until the 'H' Holding Symbol is removed. As the subject application contemplates the removal of the 'H' Holding symbol the site-specific exception can also be removed as it relates only to the provisions of the holding symbol. As a result of removing the 'H' Holding Symbol and site-specific exception, the proposed development subject to the concurrent site plan application will be permitted.

Comments from Other Departments:

Staff from the Capital Works, Transportation Services, Halton Region, and Conservation Halton were circulated on the subject application. No objections were received.

Financial Matters:

The application has been processed under the standard fee for 'H' Removal in accordance with the Development Application Fee schedule.

Public Engagement Matters:

Public notification will be published in the local newspaper with reasonable notice in advance of the Council meeting.

Conclusion:

Staff recommends the approval of the removal of the 'H' Holding Symbol and site-specific exception from the 'H-GE1-315' zone to establish the 'GE1 (General Employment)' zoning designation for the subject property. Allowing the 'GE1' zoning to take effect shall permit the proposed development of the subject lands with new office building, workshop, and rotunda, subject to concurrent site plan application (File No. 535-012/19). If approved, staff will forward the amending by-law to Council for enactment.

Respectfully submitted,

Robyn Stebner
Planner I – Site Plan Review and Urban Design
Ext. 7365

Appendices:

- A. Location/Zoning Sketch
- B. Detail Sketch
- C. Draft By-law 2020.410

Notifications:

Tony Schenkel, tony@selectstonesupply.com

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.