





Aerial Context



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History of Development Proposals: Original Development Concept (May 2016)

- Original Development Concept submitted in May 2016; prepared by Weston Consulting
- 35 three-storey townhouses and 4 semi-detached units on a condominium road with an underground parking garage.
- Appealed to and denied the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board)



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History of Development Proposals: Revised Development Concepts

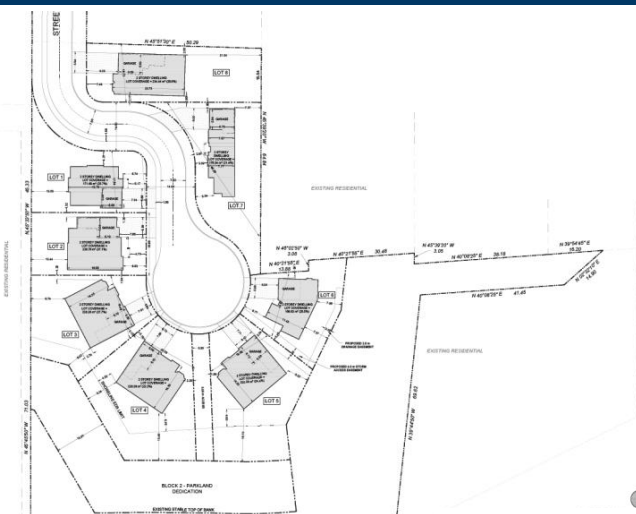
- Following the LPAT's decision on the townhouse Concept Plan:
- A Pre-consultation meeting was held on August 22, 2018 with Regional and City Staff for a 21 townhouse Concept Plan on a public road.
- In response to ongoing discussions with City Staff and neighbourhood residents, the Concept Plan was further revised to 12 single detached dwellings on a public road. A Pre-consultation meeting for this concept was held with Regional and City staff on October 3, 2018.
- Notice for a Neighbourhood Information Meeting on November 13, 2018 was circulated for a 10 lot concept.
- As a result of ongoing discussions at the time, a version of the 8 lot concept was ultimately presented at the November 13, 2018 Neighbourhood Information Meeting.
- An applications to amend the existing Zoning By-law regulations and Draft Plan of Subdivision were submitted on February 7, 2019.
- A revised submission to address staff comments was submitted on April 3, 2019 and the applications deemed 'complete' on April 17, 2019.

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Proposal – 8 Lot Concept Plan

- Eight (8), two-storey single detached dwellings on a public road. Each dwelling will have a total of four (4) parking spaces; two (2) in the driveway and two (2) in the attached garage;
- Eight (8) Units = 12.9 Units Per Hectare (UPH) – where 40 Units or 25 UPH are permitted
- Blue Water Place is currently a private road owned by the applicant which provides access to Lakeshore Road for eight (8) existing dwellings. Blue Water Place will be conveyed to the City as a public right-of-way and will be upgraded to the City's standards;
- 5 metre public access block and 15 metre wide block (1,379.98 m²) will be dedicated to the City for waterfront trail (window-to-the-lake).



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Proposed Applications

- Zoning By-law Amendment – Site specific modification to the existing R1.2 Residential (Low Density) Zone in order to accommodate the proposed lot configuration and built form.

DEVELOPMENT STATISTICS									
Proposed Zoning: R1.2 Modified									
	Zoning Requirements	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8
Lot Width	24.00 m	17.84 m	18.00 m	18.49 m	20.06 m	19.09 m	18.42 m	46.29 m	16.73 m
Lot Area	925.00 m ²	669.34 m ²	595.91 m ²	795.13 m ²	985.34 m ²	905.64 m ²	593.45 m ²	831.90 m ²	811.23 m ²
Front Yard Setback	9.00 m	6.74 m	6.63 m	7.01 m	7.86 m	7.11 m	6.77 m	3.59 m	7.49 m
Rear Yard Setback	9.00 m	N/A	10.44 m	8.28 m	9.51 m	6.32 m	7.08 m	7.57 m	N/A
Corner Lot	4.50 m	10.58 m	N/A	N/A	N/A	N/A	N/A	N/A	21.84 m
Side Yard Setback	10% of Lot Width	1.35 m	1.32 m	1.20 m	2.26 m	1.88 m	1.62 m	1.80 m	1.80 m
Street Side Yard Setback	9.00 m	4.21 m	N/A	N/A	N/A	N/A	N/A	N/A	2.17 m
Building Setback abutting a Creek Block	7.50 m	N/A	N/A	8.28 m	9.51 m	6.32 m	7.08 m	N/A	N/A
Lot Coverage (2 Storeys)	35%	25.7%	37.1%	27.7%	22.2%	24.4%	28.5%	21.4%	28.9%
Building Height	2.5 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys	2 Storeys
Dwelling Depth	18.00 m	15.75 m	16.05 m	14.33 m	14.33 m	14.33 m	12.78 m	7.77 m	20.73 m

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Proposed Applications

- Draft Plan of Subdivision:
 - Facilitate the transfer of ownership of Blue Water Place as a private road to a public road, with municipal services
 - Convey parkland in support of the Region and City's initiative of developing a waterfront trail and waterfront / shoreline dedication to the City of Burlington
 - Create eight (8) single detached lots

Development Statistics – Draft Plan of Subdivision		
Lots/Block	Area	Purpose
Lots 1 – 8	6,187.94 m ²	Residential purposes
Block 1	4,196.87 m ²	Waterfront / shoreline
Block 2	1,379.98 m ²	Park dedication
Block 3	182.61 m ²	Walkway/Access dedication
Street A	4,251.53 m ²	Road dedication

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Supporting Materials

- Following technical studies have been submitted in support of the application:

- Planning Justification Report
- Conceptual Site Plan and Site Survey
- Draft Plan of Subdivision
- Stormwater Management Report / Functional Servicing Report
- Grading and Servicing Plans
- Tree Inventory and Preservation Plan
- Landscape Concept Plan
- Traffic Brief
- Top-of-Bank / Top of Slope Demarcation
- Noise Feasibility Brief
- Shadow Analysis
- Environmental Site Screening Checklist
- Phase One Environmental Site Assessment
- Height Survey of adjacent buildings
- Archaeological Report (Stage Two)
- Butternut Assessment and MNRF Clearance
- Geotechnical Report / Slope Stability

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Planning Considerations

- The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- The proposed 8 lot subdivision conforms to the City of Burlington Official Plan in terms of built form, density and compatibility.
- The proposal brings full municipal services to existing residents.
- The proposal will preserve Species at Risk/Natural Heritage features.
- The proposal will improve stormwater management for the area.
- The proposal provides the required Window to the Lake.

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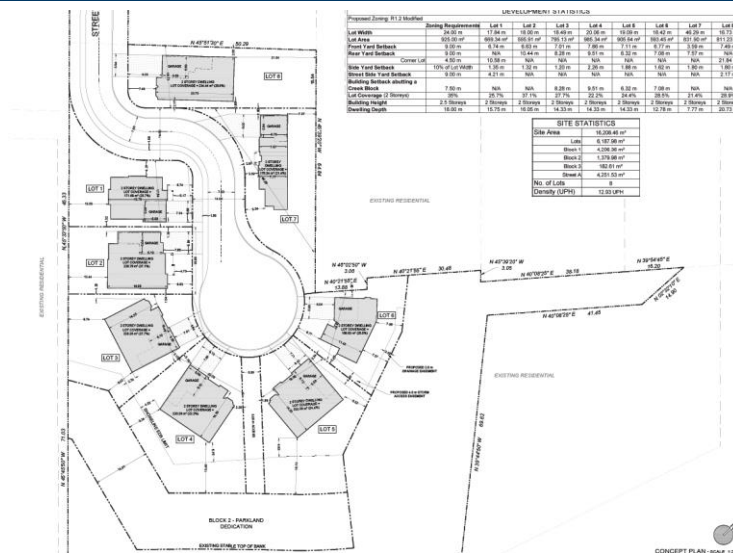
Next Steps

- Zoning By-law Amendment and Draft Plan of Subdivision are currently being review by Staff from the Region of Halton, City of Burlington and Conservation Halton.
- Applicant and Project Team to review comments received by Regional, City and Conservation Authority Staff, Committee and the public.

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Questions?



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