

Recommendation

Application for Official Plan Amendment and Zoning By-law Amendment

Applicant: Ruth Victor and Associates on behalf of
Children's Financial Group
Address: 2087-2103 Prospect Street
Date: October 8, 2019



Overview of Subject Lands



Site Area: 0.96 hectares

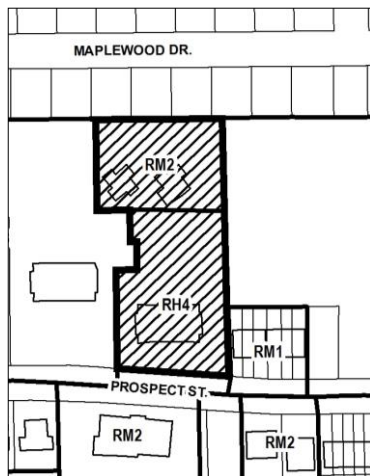
East of Brant Street

Developed with 8-storey,
65-unit apartment building
and 8 fourplex units

Surrounding uses: Optimist
Park, Tom Thomson School,
single detached dwellings,
church, apartment
buildings, stacked and
street townhouses



Burlington Official Plan & Zoning By-law



Official Plan Designation:
Residential High Density
Residential Medium Density

Existing Zoning:
Residential – High Density (RH4)
Residential – Med. Density (RM2)



The Application

- Replacement of 2 fourplex buildings (8 units) with 2 blocks of rental stacked townhouses (40 units)
- Existing apartment building to remain (sundeck and underground parking to be removed)
- Official Plan Amendment to Residential - High Density
- Zoning By-law Amendment to site specific RH4 zone





Technical Review

- Region of Halton supportive of application for increased rental housing on the property
- Transportation Planning Staff agree with the parking rate proposed for the site and have specified TDM requirements
- School boards have noted that local schools have capacity for new students generated from the development
- Parks and Open Space will discuss the potential of a direct access to Optimist Park at the Site Plan stage
- Landscaping and Forestry staff require a wider landscape area at the front of the property and potential walkways and landscaping around the apartment building



Public Consultation

- Neighbourhood meeting – April 2018
- Statutory Public Meeting – July 2018
- Comments:
 - Construction (noise, dust, vibration, safety, parking)
 - Existing building conditions in apartment building
 - Increased site activity from increased number of units
 - Tree removal
 - Parking issues (insufficient number of spaces, no overflow or visitor parking)
 - Intensification (density is too high, lack of amenity area, increased residents will support businesses)
 - Building height compared to low-density residential
 - Grading and drainage of site (higher grades, retaining wall)



Recommendation

- Planning Staff recommend a modified approval to require 2m landscape area between parking and public ROW, reduction from 40 units to 36 units, and removal of rear private sunken patios
- Proposed Official Plan Amendment and Zoning By-law Amendment, as modified by Staff, is consistent with and conforms to Provincial policy, as well as Regional, and Local Official Plan policies
- Recommend approval of the OPA and ZBA, as modified by Staff, subject to the conditions of a Residential Development Agreement as detailed in Appendix D to Report PB-29-19
- Section 37 benefits to be negotiated and incorporated into final Zoning By-law to be presented to Council at a later date



For more information:

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Visit the City's website:

<https://www.burlington.ca/2087prospect>



