

PB-69-19
File #510-01/19 &
520-04/19





Aerial Context



3



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.
- 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.
- Statutory Public Meeting was held on July 9, 2019

4



Supporting Materials

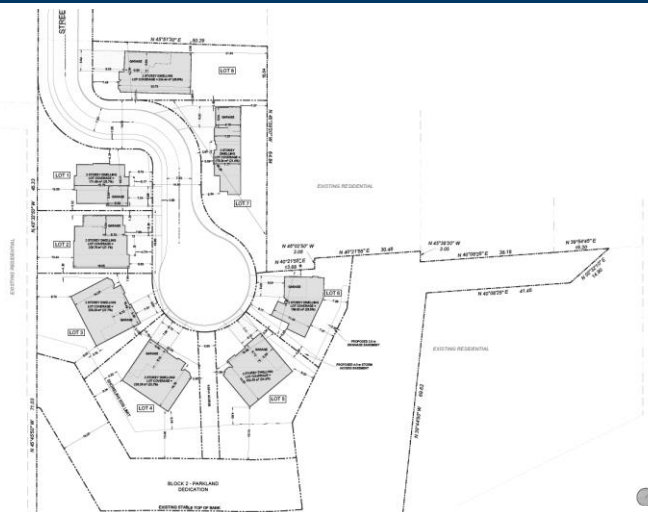
- Following technical studies have been submitted in support of the application:
 - Planning Justification Report
 - Conceptual Site Plan and Site Survey
 - Draft Plan of Subdivision
 - Stormwater Management Report / Functional Servicing Report
 - Grading and Servicing Plans
 - Tree Inventory and Preservation 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

5



Initial 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).



6



Public Statutory Meeting Feedback

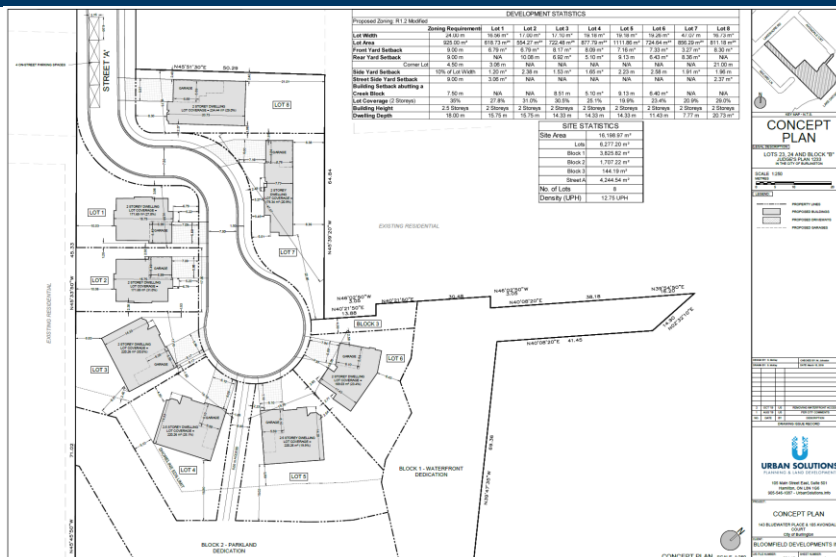
- Public
 - Opposition to the window to the lake and cash-in-lieu for parkland fee
 - Opposition to sidewalk and road widening
 - Concerns on Lot 6 and 7 setbacks
 - Overall in favor of single detached homes rather than previous townhomes
 - Appreciation of the engagement effort by developer for maintaining the character of the area

- Council
 - Appreciated developer collaboration
 - Recommended to remove sidewalk
 - Suggested to remove the window to the lake and lease the land back to new owners
 - Ask the developer to consider increasing the setbacks for those lots abutting the neighbours

7



Current Concept Plan

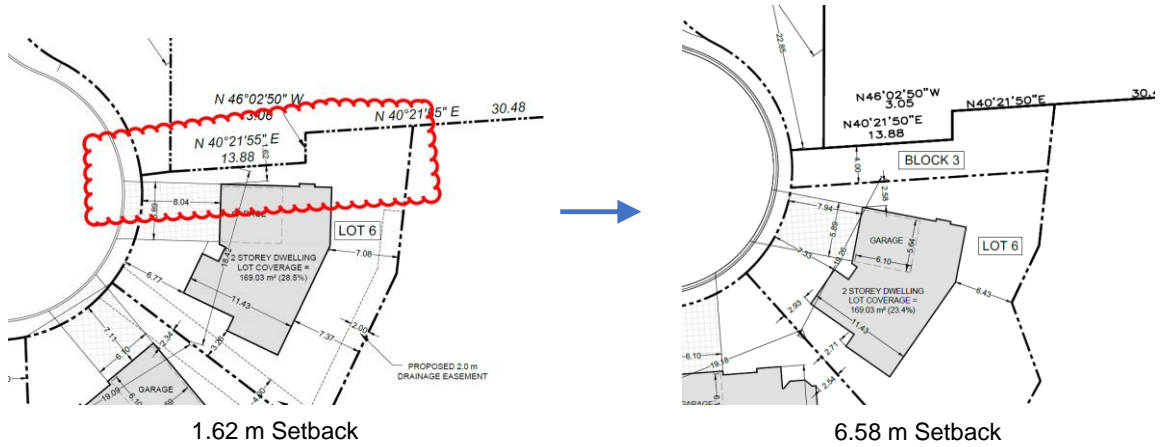


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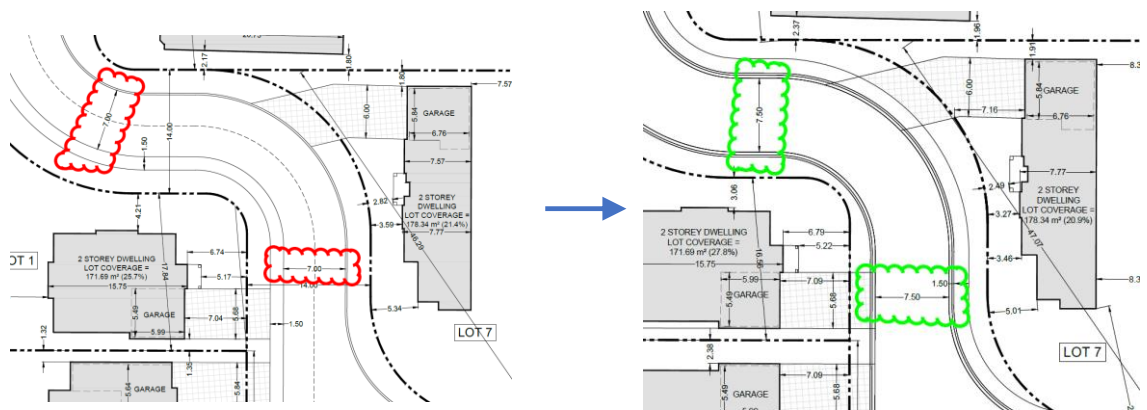
Response to Comments

Introduction of a 4.0 m wide over land flor route identified as Block 3 on the Draft Plan of Subdivision



Response to Comments

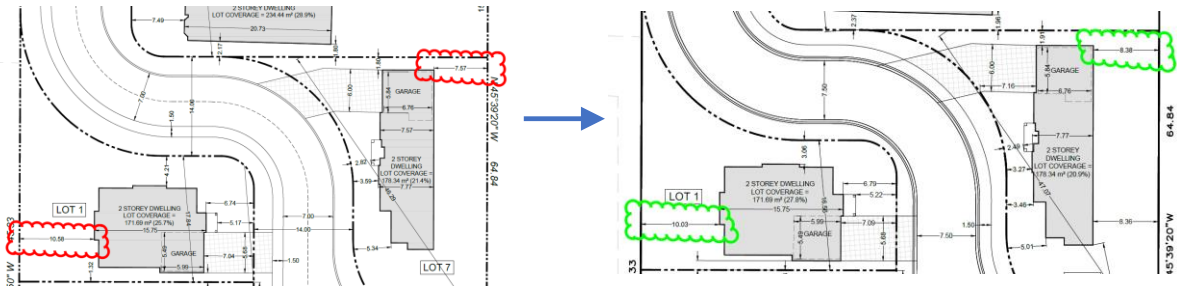
Increased the asphalt width of the Public Right of Way from 7.0 m to 7.5 m





Response to Comments

Shifted the Public Right of Way 0.5 m to the west to accommodate a larger rear yard for Lot 7

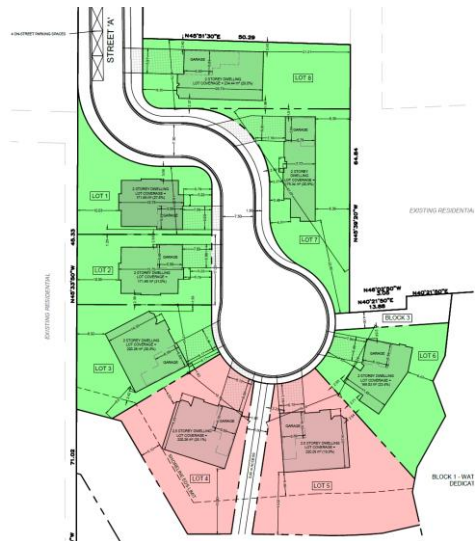


11



Response to Comments

Reduced the maximum building height from 2.5 storeys to 2.0 storeys for lots 1-3, 6-8



12



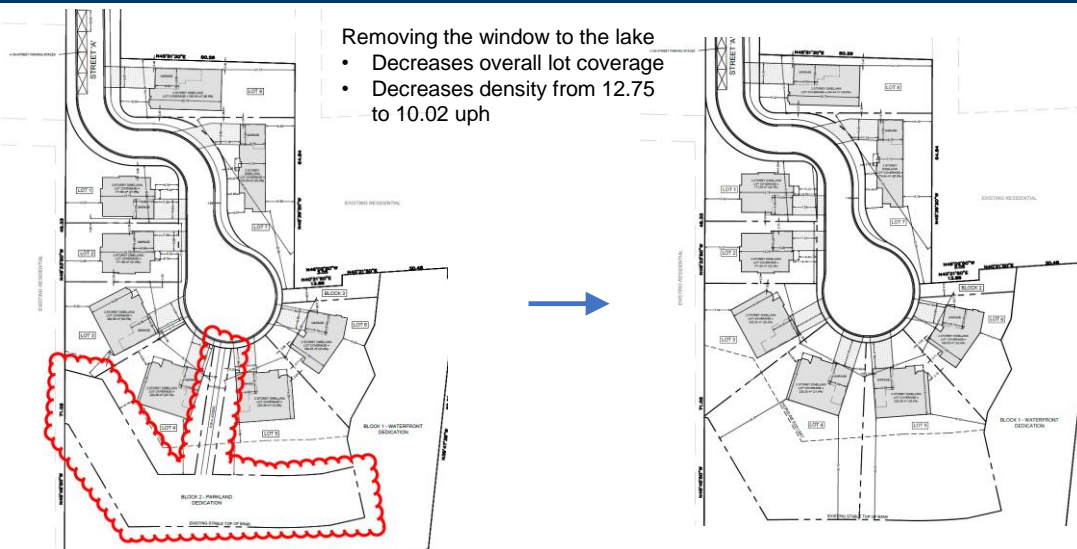
Window to the lake and Sidewalk

- Staff directed to us to follow the Official Plan since there is no official direction from the council
- Staff advised the plan can be updated to reflect any direction provided by Council
- Increased paved portion of the road to 7.5 metres to accommodate parking
- The developer will be compensated for land dedicated for window to the lake (About 21% of the total developable lands, having an approximate value of \$2,000,000 – to be confirmed)

13



Additional Considerations



14



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 represents good land use planning.

15



Thank You

16