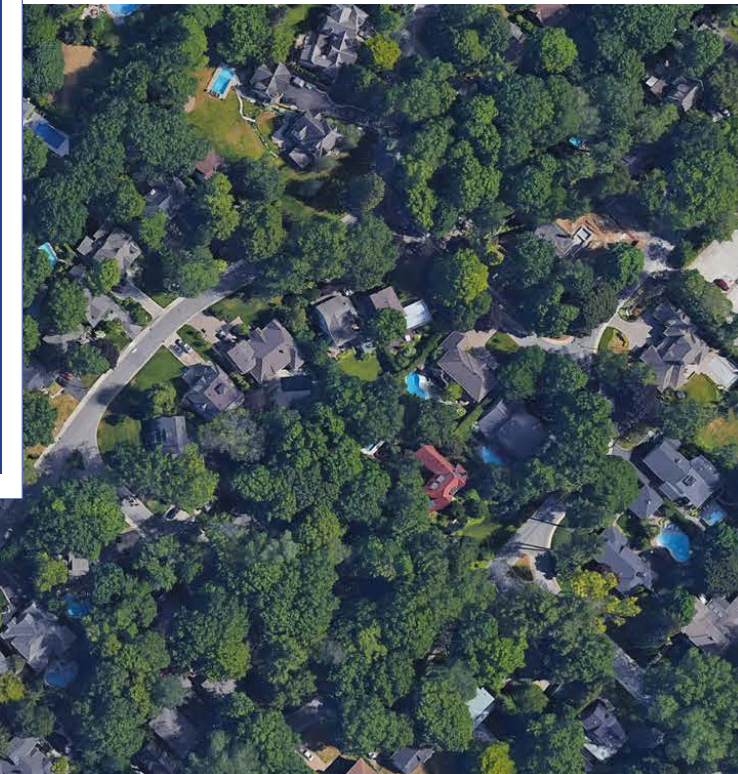
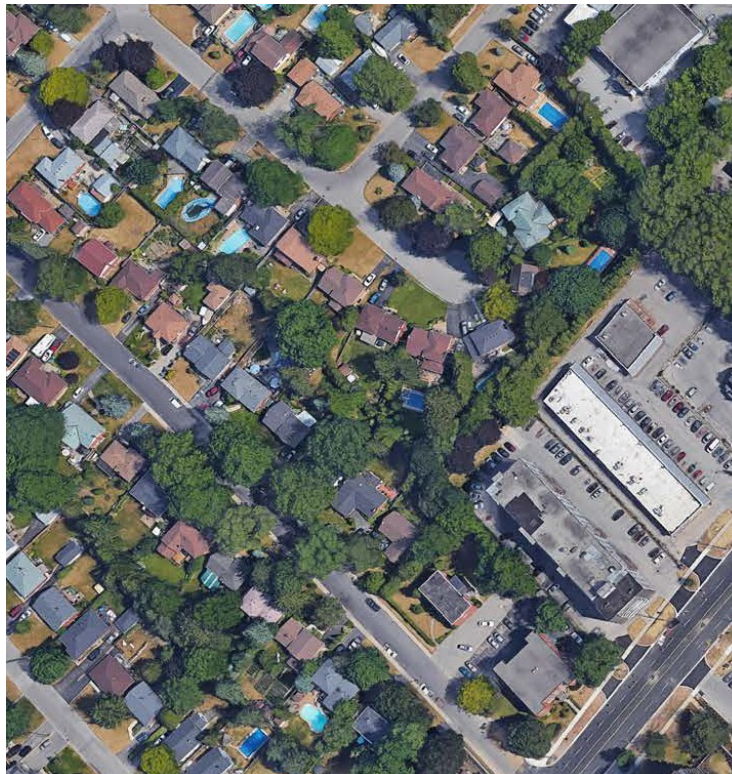


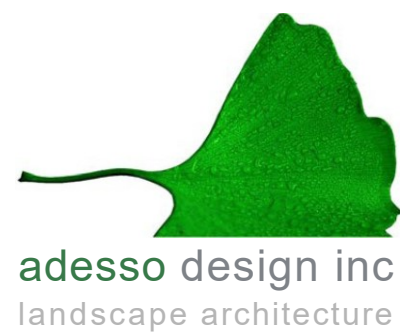


PUBLIC PRESENTATION, COMMUNITY PLANNING, REGULATION AND MOBILITY COMMITTEE MEETING

RESIDENTIAL CONDOMINIUM
418-422 GUELPHLINE

SEPTEMBER 15th, 2020
CITY OF BURLINGTON



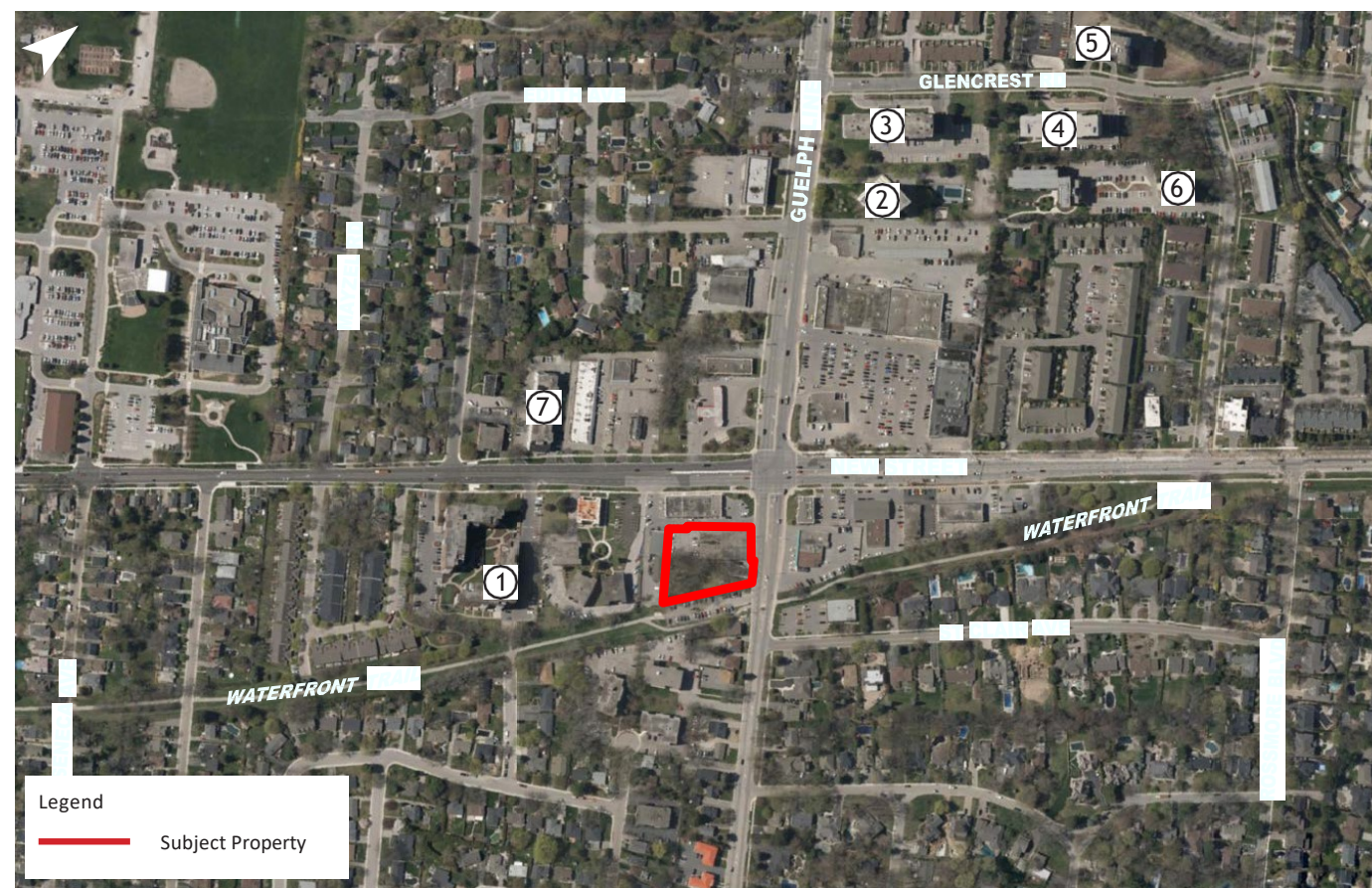


Subject Property



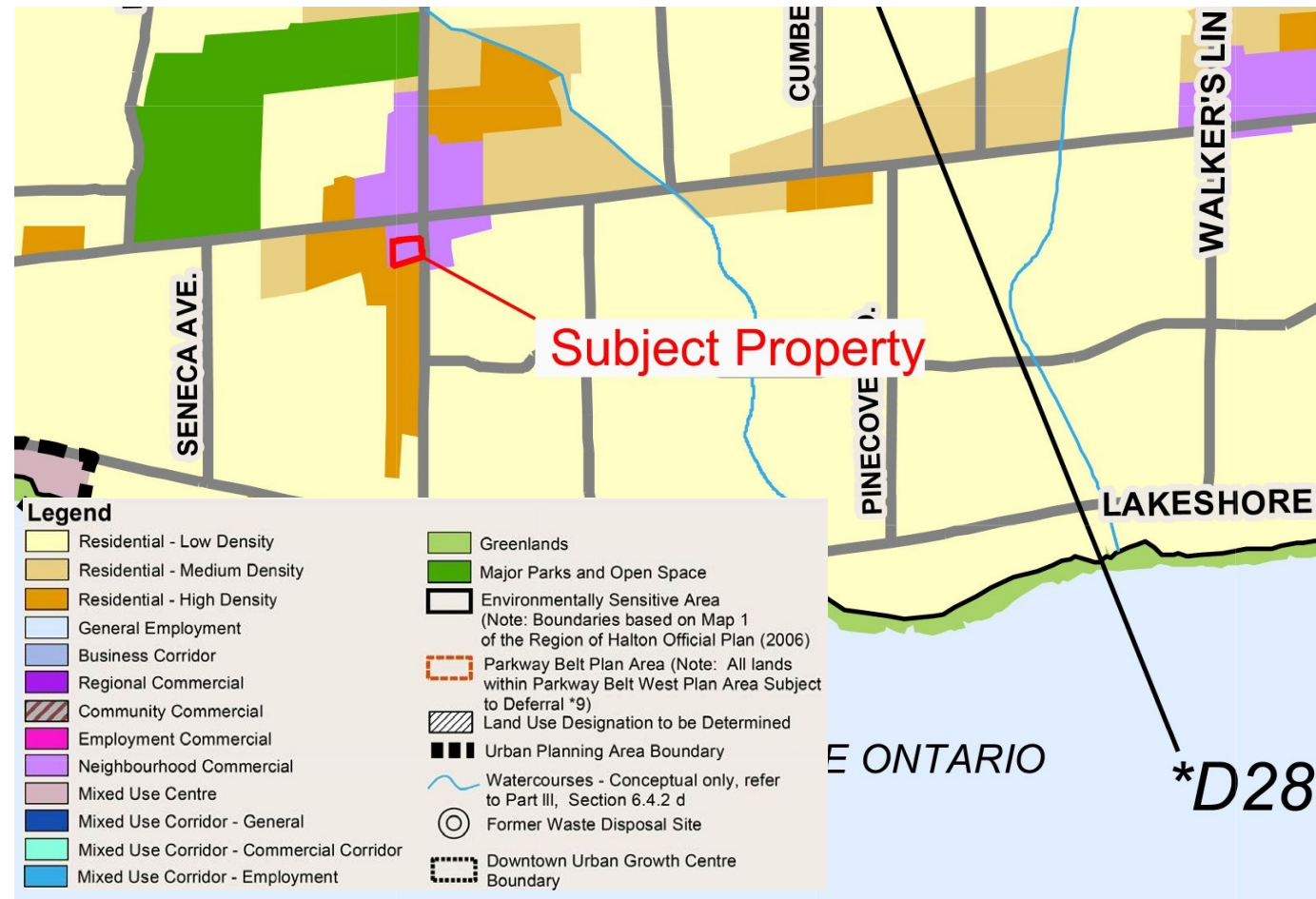
- South-west of the Guelph Line and New Street Intersection
- Vehicle access via two driveways on Guelph Line
- Lot Area: 0.3818 hectares (0.94 acres)
- 418 Guelph Line is currently occupied by a vacant, stand-alone, two-storey commercial building.
422 Guelph Line is currently occupied by a vacant, stand-alone, one-storey commercial building with a parking lot.

Site Context



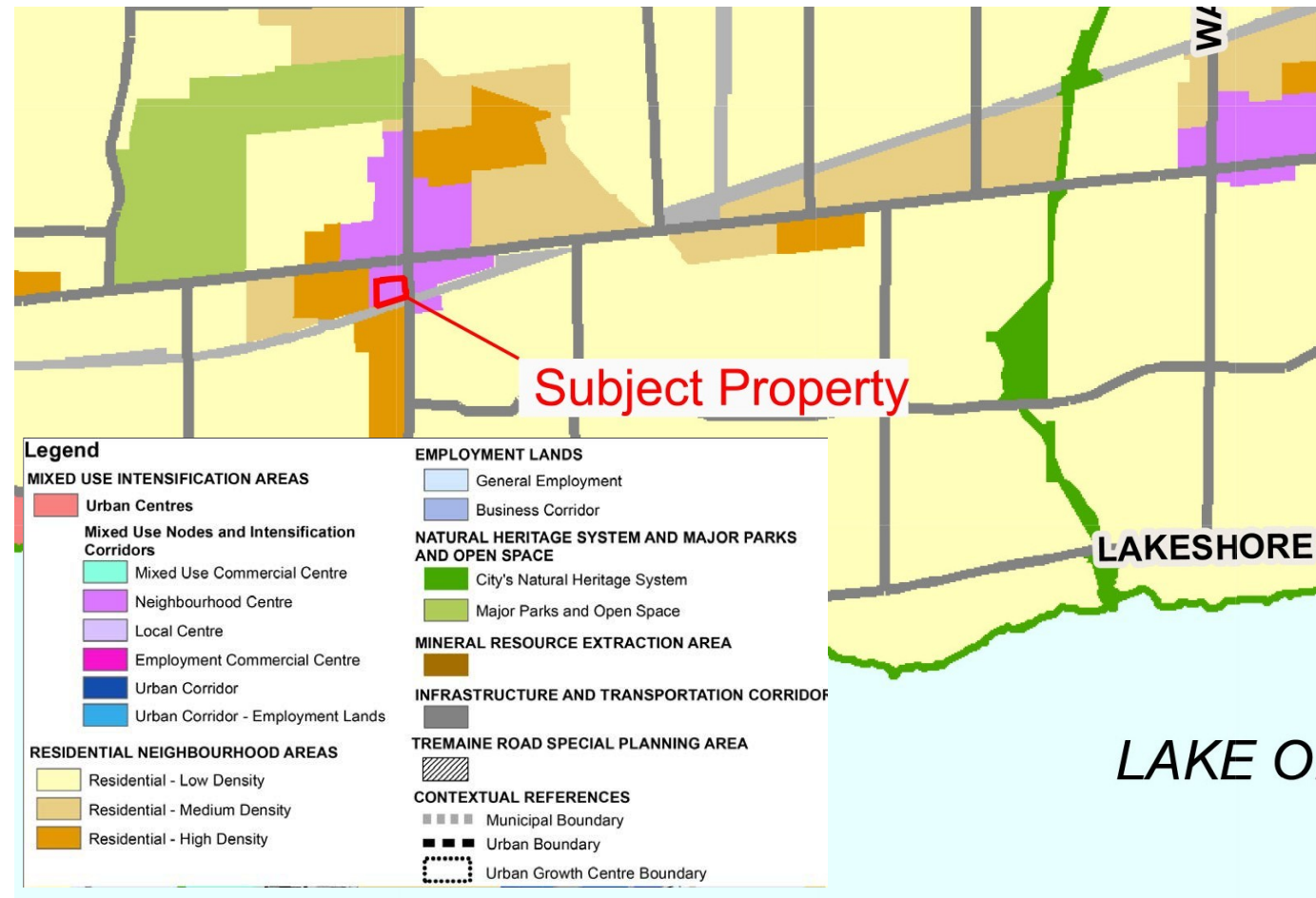
- ① Rosemount Apartments (11-storeys)
2386 New St, Burlington
- ② Pine Terrace Apartments (14-storeys)
511 Guelph Line, Burlington
- ③ Queensbury Court (17-storeys)
3020 Glencrest Rd, Burlington
- ④ Creswell Court Apartments (11-storeys)
3050 Glencrest Rd, Burlington
- ⑤ Glencrest Terrace Apartments (13-storeys)
3055 Glencrest Rd, Burlington
- ⑥ Bonnie Place (11-storeys)
500 Claridge Rd, Burlington
- ⑦ 2411 New Street (6-storeys)

Policy Framework - City of Burlington Official Plan



- Within the *Residential Area* of the City's *Settlement Pattern*
 - o The objective of the *Residential Area* designation is to create healthy communities with a diverse range of housing options and amenity spaces within close proximity.
- Within the *Neighborhood Commercial Area* on the City's *Land Use Plan* (pictured to the left)
 - o Residential uses may be permitted above the ground floor in retail/commercial buildings.

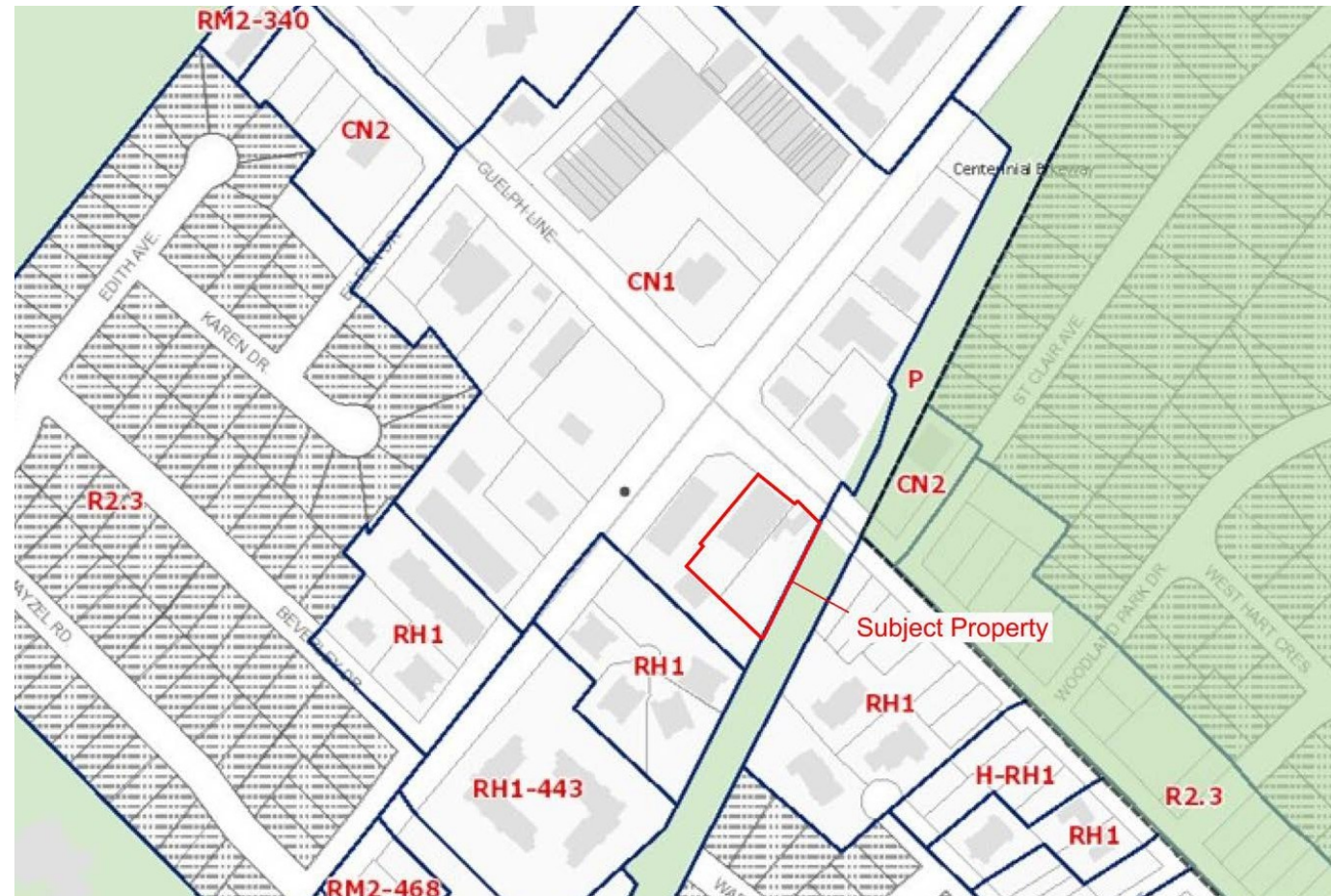
Policy Framework - City of Burlington New Official Plan (April 2018)



Schedule C - Land Use Plan

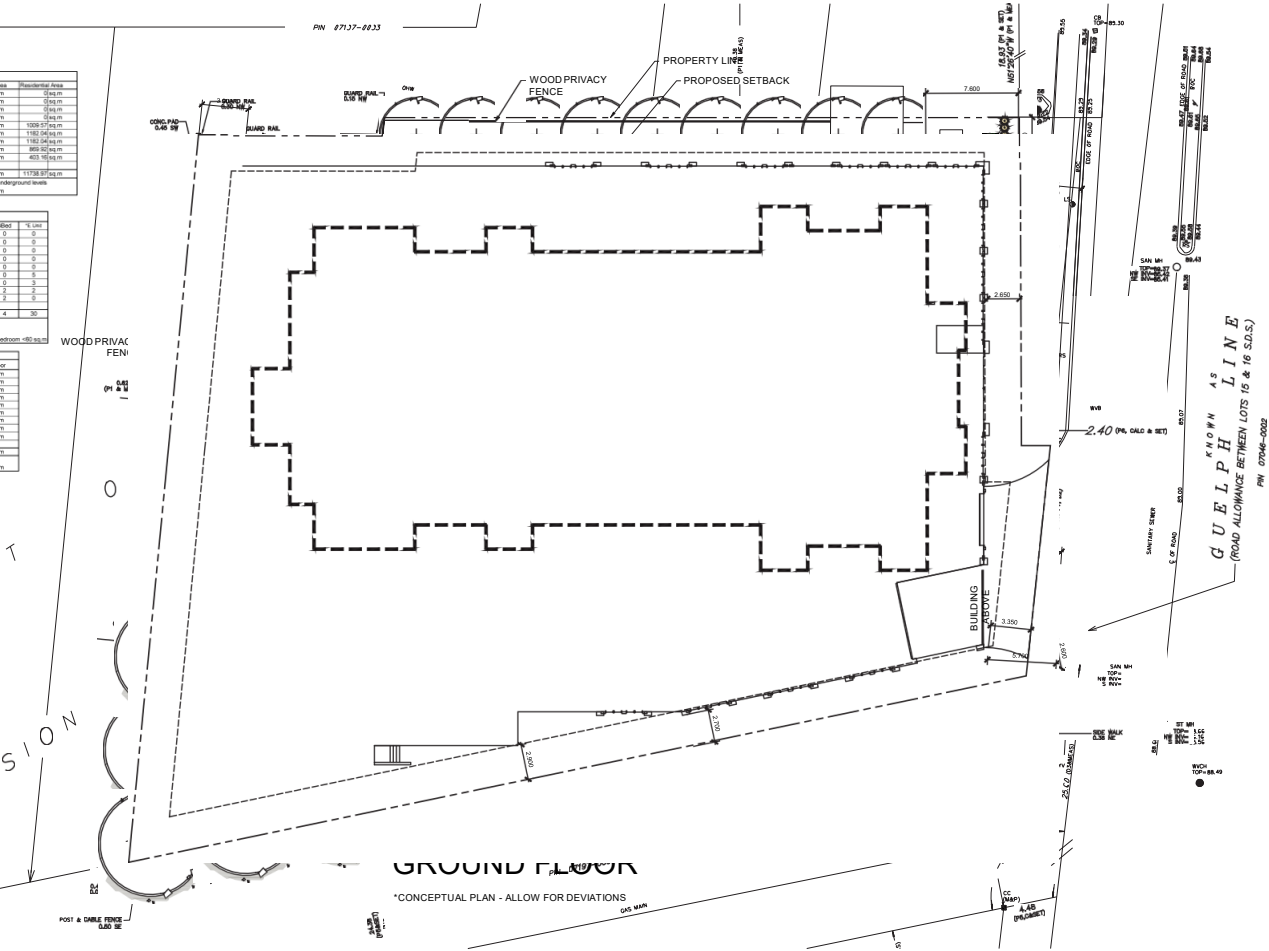
- Within the *Neighbourhood Centre* designation.
 - o The objective of the *Neighbourhood Centre* Designation is to concentrate mixed-use development in a compact built form, including the permission of residential uses.
- Guelph Line is designated as a “*Candidate Frequent Transit Corridor*”
- New Street is designated as a “*Secondary Mobility Hub*”
- 418-422 Guelph Line is designated as a “*Secondary Growth Area*”

Policy Framework - Zoning By-law



- The site is zoned CN1 – *Neighbourhood Commercial Zone*
- Permitted Uses include:
 - o Retail
 - o Service Commercial
 - o Office
 - o Community
 - o Hospitality
 - o Automotive
 - o Entertainment & Recreation
 - o Residential
 - o Industrial

Proposed Site Plan



Architectural Rendering



Elevations



East Elevation



North Elevation

Elevations

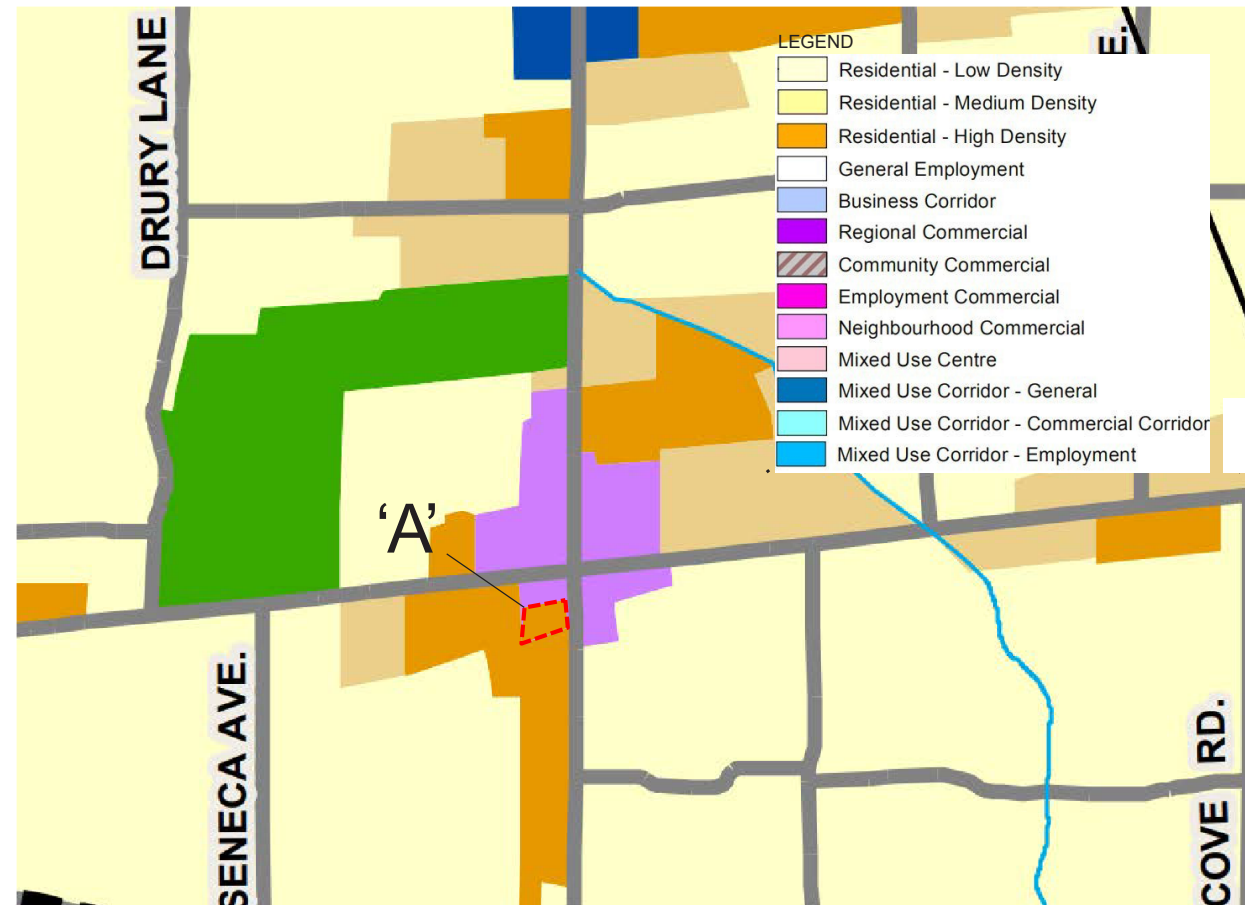


South Elevation



West Elevation

Official Plan Amendment Schedule



- The land use designation will be changed from *Neighbourhood Commercial* to *Residential - High Density* on Schedule B – Comprehensive Land Use Plan – Urban Planning Area.
- The Official Plan Amendment proposes the following:
 - o Maximum Building Height of 13-storeys
 - o Maximum Density of 446 units per net hectare
 - o Gross Floor Area: 13,802.2 square metres
 - o 170 residential units
 - o 3-storey podium with above-grade parking

Zoning By-law Amendment Schedule

Zoning Comparison Table

	By-law Section	Regarding	Required (RH4)	Provided
Part I - General Provisions	Part 2.3.3	Balcony projection:	In RH4 zones a canopy may project into a required front or street side yard up to half the distance of the required yard. Front Yard Setback Floor 1-3 = 2.4m Front Yard Setback Floor 4-12 = 4.4m Front Yard Setback Floor 13 = 7.9m Required Canopy Projection Floor 1-3 = 1.2m Required Canopy Projection Floor 4-12 = 2.2m Required Canopy Projection Floor 13 = 3.95m	Provided: 2.2m for all balconies Provided: 2m for canopies, cornices, door swings, steps/stairs, roof overhangs and other architectural features
	Table 1.2.6	Parking Standards for Apartment Building	1.25 spaces per one-bedroom unit * 103 units = 163.75 1.50 spaces per two-bedroom unit * 33 units = 52.5 1.75 spaces per three or more bedroom * 4 units = 7 0.35 visitor spaces per unit * 162 units = 59.5 Total Required = 282.75 spaces	<u>IBI Group Study Requirements</u> 1.00 spaces per one-bedroom unit * 131 units = 103 1.25 spaces per two-bedroom unit * 35 units = 41.25 1.50 spaces per three or more bedroom unit * 4 units = 6 Total of 150.25 Resident Spaces <u>0.20 visitor spaces per unit * 170 units = 34</u> Total Required (IBI) = 184.25 spaces Total Provided = 220 spaces
Part II - RH4 Zoning Provisions	Table 2.14.1	Minimum Front Yard	7.5m plus 1 m for each storey above 6 storeys to a maximum of 15m. <u>Required:</u> Floor 1 - 6 Requirement: 7.5m Floor 7 Requirement: 8.5m Floor 8 Requirement: 9.5m Floor 9 Requirement: 10.5m Floor 10 Requirement: 11.5m	Provided Minimum Front Yard: Floor 1 - 3 = 2.4m* Floor 4 - 12 = 4.4m* Floor 13 = 7.9m* *excluding permitted projections

- The Zoning By-law Amendment proposes uses that are permitted by the existing Zoning By-law. A site-specific Zoning By-law Amendment is required to permit certain development standards proposed, including relief to the required minimum setbacks, the proposed parking count, width of the landscape buffers and other development provisions.
- The subject lands will be rezoned to the *RH4 – Residential High Density Zone* with site-specific development standards as detailed in the Table.

Zoning By-law Amendment Schedule

Zoning Comparison Table

	By-law Section	Regarding	Required (RH4)	Provided
			Floor 11 Requirement: 12.5m Floor 12 Requirement: 13.5m Floor 13 Requirement: 14.5m = (7.5m + 7m)	
	Table 2.14.1	Minimum Side Yard & Minimum Rear Yard	Buildings Over 6 Storeys: $\frac{1}{2}$ the height of the building plus 1 m for each 5 m wall length exceeds 30m Building Height: $46\text{m}/2 = 23\text{m}$ Required Side & Rear Yard: 7.35m	Provided: Rear Yard = 2.6m Side Yard = 2.6m
	Table 2.14.1	Maximum Density	Required Minimum Density: 50 units per hectare Required Maximum Density: 100 units per hectare	Site Area = 0.381816 ha Units = 170 Provided Density: 446 units per hectare
	Table 2.14.1	Minimum Amenity Area	25 m ² per bedroom; 15 m ² per efficiency unit $25\text{m}^2 \times 181 = 4,525\text{m}^2$ $15\text{m}^2 \times 30 = 450\text{m}^2$ Required Amenity Area: 4975m ²	Provided Amenity Area: 3609.73m²
	Table 2.14.1	Building Height	Required: 12 Storeys	Provided: 13 storeys
	14.2	Landscape Area and Buffer	4.5 m abutting a street having a deemed width up to 26 m Required: 4.5m along Guelph Line	Provided: 0m











Project Status and Next Steps

- The applications were deemed complete on March 10th, 2020 and have been circulated to Internal City Departments and external agencies.
- To date, all comments have been received including the City Planning Department which were received as a part of the recommendation report on September 4th, 2020.
- The applicant will consider design revisions given feedback of the public, the city departments, external agencies, Burlington Committee and Burlington Council.
- Continue to work with Staff and the Public to refine project.

Concerns to be Addressed

- Conformity with Tall Building Guidelines;
- Access and vehicles movements;
- Architectural Expression;
- Transition with adjacent Centennial Trail

Supporting Studies and Drawings

Report/Study/Drawing	Author	
Conceptual Site Plan Layout, Urban Design Brief, Shadow Analysis, 3D Model of Proposed Building(s), and Waste Management Analysis	KNYMH Architects	
Site Survey; Topographic and Boundary, and Height Survey of Adjacent Buildings	MMP Limited	
Grading and Servicing Plans, and Construction Management Plan	MTE Consultants	
Tree Inventory and Preservation Plan and Landscape Concept	Adesso Design Inc.	
Traffic Impact Study, and Transportation Impact Study Addendum Letter	Paradigm Transportation	
Noise and/or Vibration Feasibility Study	dBA Acoustical Consultants	
Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment, ESA Reliance Letter for the City of Burlington, ESA Reliance Letter for the Region of Halton, Technical Memorandum, Hydrogeological Report, Dewatering Statement	EXP Services Inc.	
Wind Impact Study	Gradient Wind	
Geotechnical Investigation, and Geotechnical Reliance Letter	Sola Engineering	
Planning Justification Report, Draft Official Plan Amendment, Draft Zoning Amendment Tables and Waste Management Analysis	Weston Consulting	

Thank You Comments & Questions?

Contact

Martin Quarcoopome, BES, MCIP, RPP

Weston Consulting

905-738-8080 ext. 266

mquarcoopome@westonconsulting.com