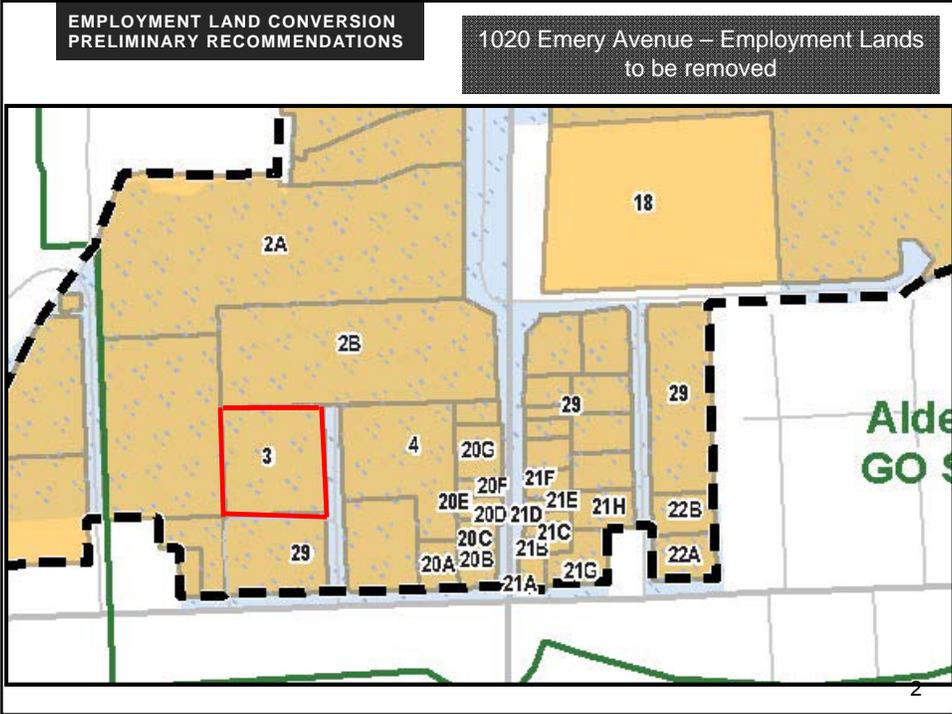


Burlington Committee of the Whole: Employment Land Conversion Preliminary Recommendations



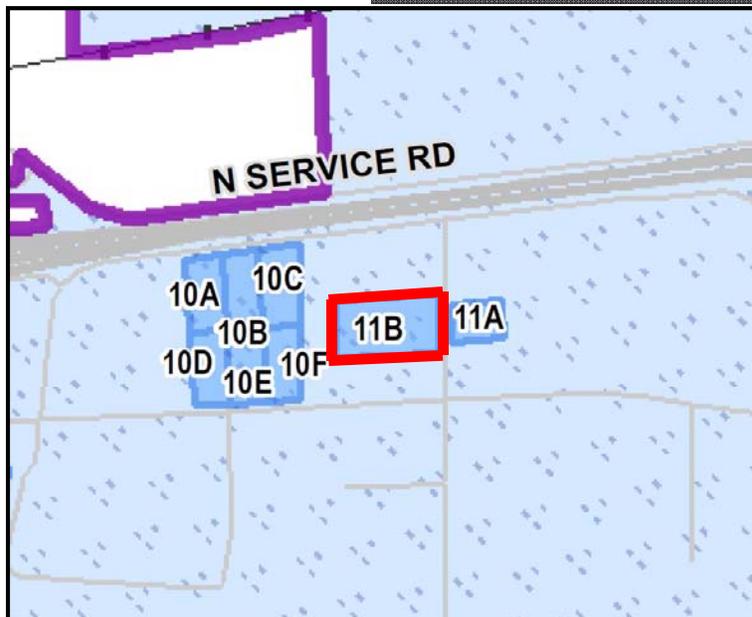
IBI GROUP – John Ariens, MCIP, RPP
Employment Land Conversion Preliminary Recommendations
October 6th, 2016



Staff Recommendation:

**1020 Emery Avenue is to be removed
from Employment Lands:**

- We support the Staff recommendation on this property



**EMPLOYMENT LAND CONVERSION
PRELIMINARY RECOMMENDATIONS**



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**EMPLOYMENT LAND CONVERSION
PRELIMINARY RECOMMENDATIONS**



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960 Cumberland Avenue – Official Plan Designation and Zoning June, 2006

Official Plan – Business Corridor, Special Provision

- 3.4.3 i) Notwithstanding the policies of Part III, Subsection, 3.4.2 e), a freestanding fitness and racquet club may be permitted on the property located on the west side of Cumberland Avenue, south of South Service Road, identified as 906 Cumberland Avenue.

Zoning By-law – BC1-288, Special Provision

- Notwithstanding the provisions of Part 3, Table 3.2.1, Footnote (f), a freestanding fitness and racquet club shall be permitted.
- Notwithstanding Part 1, General Conditions and Provisions, Section 2.25, Off-Street Parking and Loading Requirements, required parking for the fitness and racquet club may be provided off-site at 957 Cumberland Avenue.

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960 Cumberland Avenue – D-6 Guidelines (Compatibility between Industrial Facilities)

Recommended Minimum Separation Distances

- | | | |
|--------------|--|------------|
| • Class I: | | 20 metres |
| | Light Industrial / Prestige Employment | |
| • Class II: | | 70 metres |
| | Medium Industrial | |
| • Class III: | | 300 metres |
| | Heavy Industrial / Manufacturing | |

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Staff Recommendation:

**960 Cumberland Avenue is to remain
Employment Lands:**

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960 Cumberland Avenue

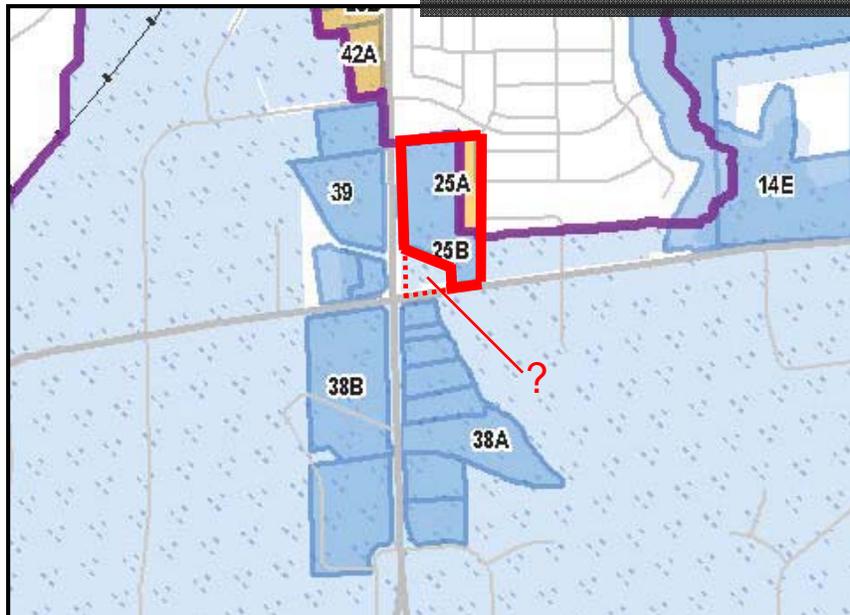
- “conversion” from Employment was completed in 2006
- No reduction to industrial land inventory
- No D-6 or land use conflicts
- Residential will compliment the private recreational centre

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Request:

That 960 Cumberland Avenue be either removed from the Employment designation or be identified by a "Special Provision" to recognize and expand the current non employment uses.

1309 Appleby Line – Portion to remain Employment Lands and other portion to be removed



**EMPLOYMENT LAND CONVERSION
PRELIMINARY RECOMMENDATIONS**



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Streetview Interface – On Lampman Avenue

**EMPLOYMENT LAND CONVERSION
PRELIMINARY RECOMMENDATIONS**



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PRELIMINARY RECOMMENDATIONS



Streetview Interface – On Appleby Line

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EMPLOYMENT LAND CONVERSION
PRELIMINARY RECOMMENDATIONS

1309 Appleby Line – D-6 Guidelines (Compatibility between Industrial Facilities)

Recommended Minimum Separation Distances

- Class I:
Light Industrial / Prestige Employment 20 metres
- Class II:
Medium Industrial 70 metres
- Class III:
Heavy Industrial / Manufacturing 300 metres

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Our Preliminary Concept

Staff Recommendation:

**1309 Appleby Line – Portion of lands to remain
Employment Lands and portion of lands to be
removed from Employment Lands:**

1309 Appleby Line

- Request that the entire parcel be removed from Employment Designation *
 - Logical continuation of the Des Jardins Drive neighbourhood
 - Appleby Line is the logical separation / buffer between Employment Area and Residential
 - No D-6 impacts
 - No compatibility concerns
 - Appleby Line frontage can be mixed use as per lands to the north
- * • As a compromise the lands along Mainway could be Prestige Employment

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Conclusion:

- Support the Staff recommendation for parcel 3 (1020 Emery Avenue)
- Request removal or special policy area recognition for parcel 11B (960 Cumberland Avenue)
- Request removal for parcel 25B (1309 Appleby Line)

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