

336 Appleby Line, Burlington

Committee of the Whole Meeting – February 6th, 2024
Zoning By-Law Amendment Application



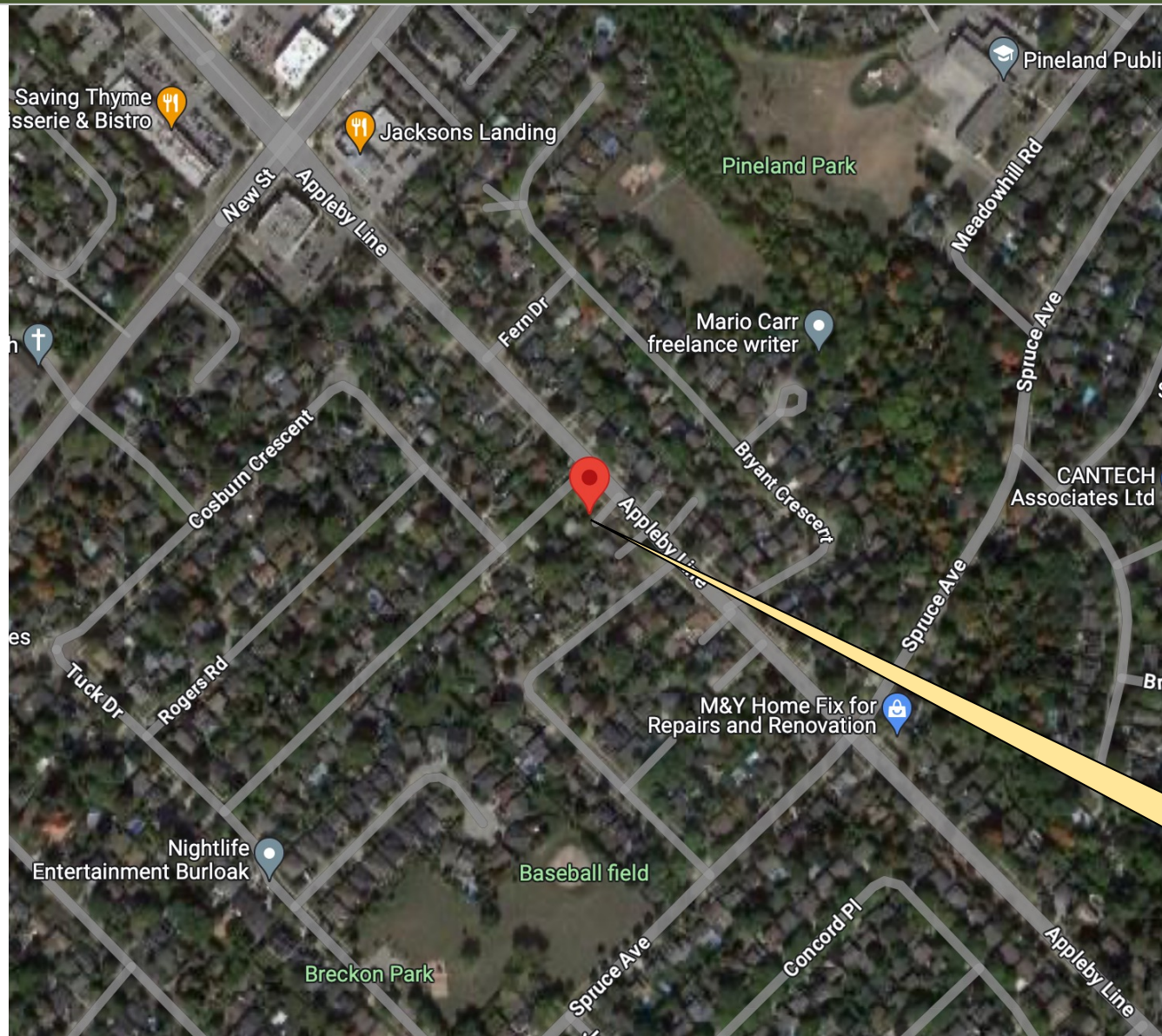
Presented by:

Victoria Colantonio – Planner/Development Coordinator
Terrance Glover, RPP, CPT – Principal/Planner

Presentation Overview

- Site Context / Statistics
- Policy Overview
- Overview of Proposed Development
- Proposed Site-Specific Provisions
- Conclusion
- Feedback / Questions





Aerial View of Subject Property and Surrounding Area

Subject Property

Source: Google Maps, 2023



 Subject Property

Source: Google Maps, 2023

**Current Aerial
View of Subject
Property**

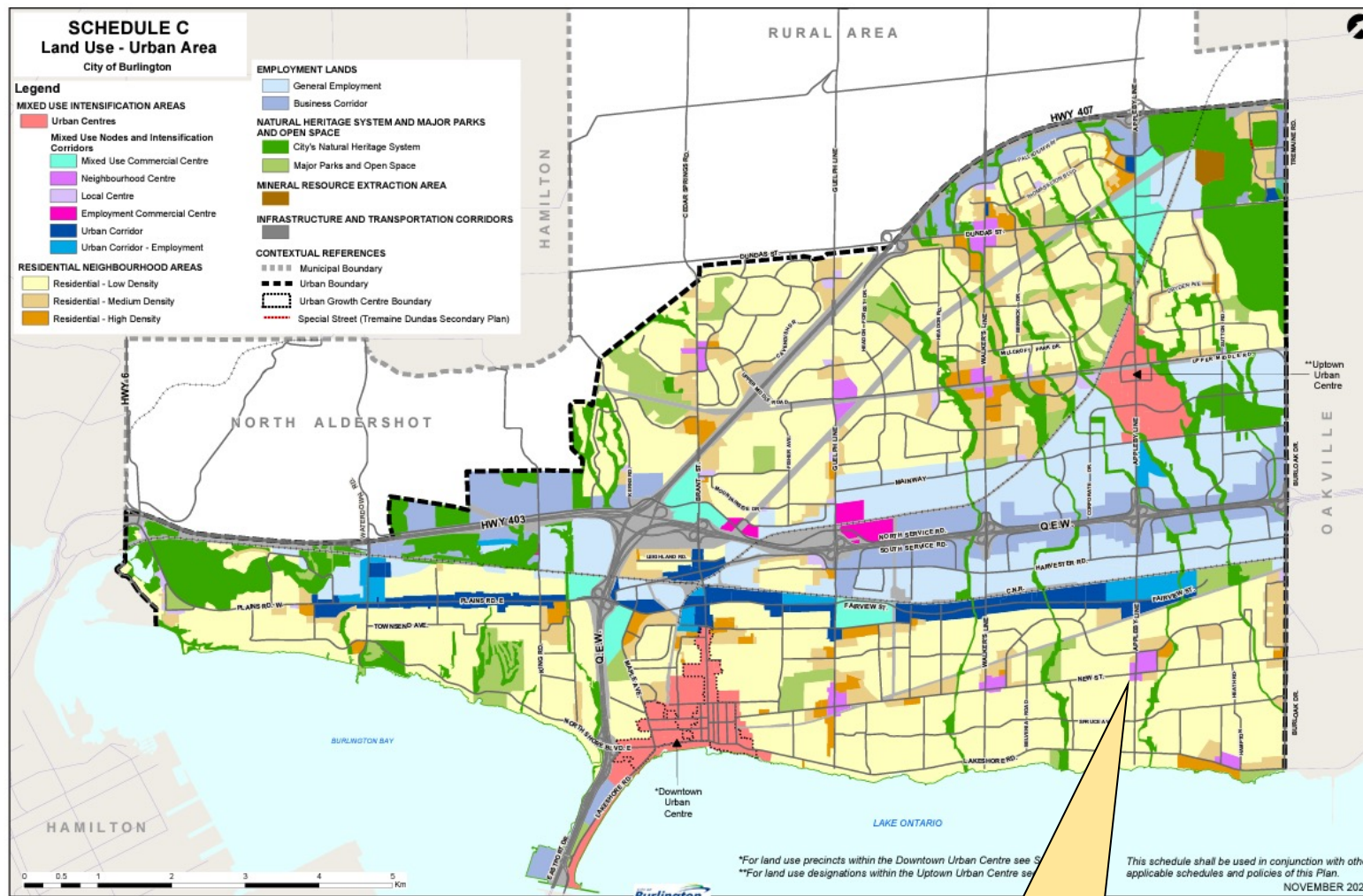
336 Appleby Line



Source: Google Maps, 2023

**Current Street
View of Subject
Property**

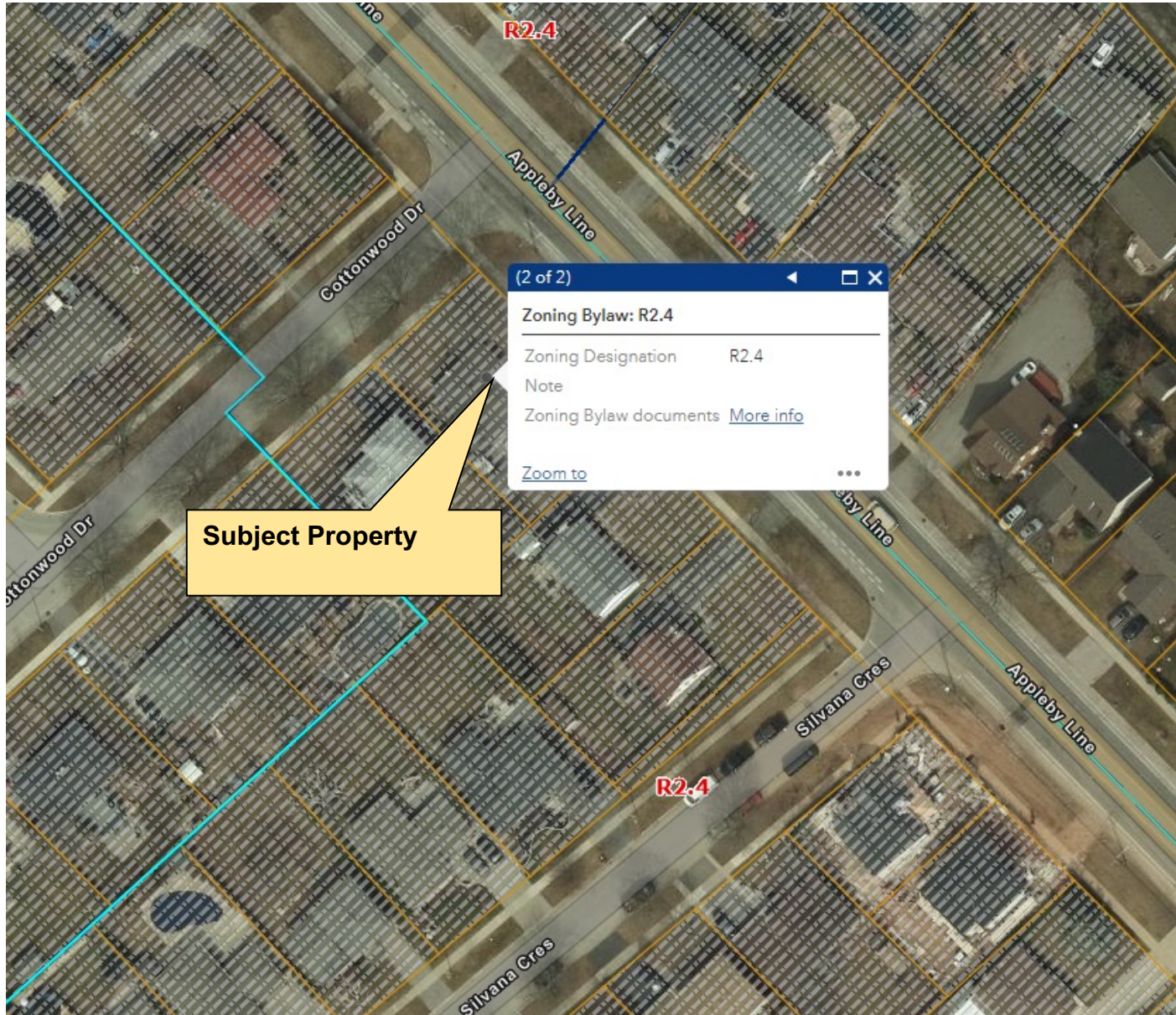
336 Appleby Line



Subject Property

City of Burlington Official Plan

Designated:
Residential – Low
Density



City of Burlington Zoning Map

Zoned: R2.4
Residential Low-Density

Proposed Site Plan

COTTONWOOD DRIVE


APPLEBY LINE

LOT 01

LOT 02

Note:
* The Designer is not responsible for the accuracy of survey, structural, mechanical electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.
* Contractor shall check all dimensions on the work and report any discrepancy to the Designer before proceeding.
* These plans must not be used in any other location without the written approval of the designer.
* Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

#	DATE	ISSUED FOR
1	2024-01-15	Zoning Review

Signature: 
BCIN #: 26058

Project Name:
New construction for:
336 Appleby Line | Burlington ON

JOHNSON
STUDIO 
Luxury Custom Homes
www.johnsonstudio.com
647 678-2139

Sheet Title:
SITE PLAN

Scale: **1:75**
Page: **A1.00**
Drawn by:
NJS

PROJECT STATISTICS			
ADDRESS:	336 Appleby Line - Burlington ON		
ZONING:	R4 - RESIDENTIAL		
LOT	LOT AREA	COVERAGE AREA	
01	424.36m ²	36.06	
02	325.23m ²	47.06	
Main Floor	Second Floor	Garage	Total (Main + Sec. Floor)
122.72 m ²	142.64 m ²	25.27 m ²	265.36 m ²

NOTES (to be added to the project)
1. All dimensions are in meters.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the driveway.
4. All dimensions are to the centerline of the property line.
5. All dimensions are to the centerline of the building footprint.

Sidesplit
Brick
(Stone/Frame Front)
Dwelling
No. 4524
TRF=35.21

336 Appleby Line: Proposed Site-Specific Provisions

Table 1: Proposed Site-Specific Provisions

ZONE	R4	Lands to be Retained (Lot 1)	Lands to be Severed (Lot 2)
Lot Width	9.5 m	12.33 m	9.45 m
Lot Area	400 m²	424.36 m²	325.23 m²
Front Yard Setback	6 m	6 m	6 m
Rear Yard Setback	9 m	6.41 m	5.88 m
Interior Side Yard Setback	0 m, 1.8 m	0 m, N/A	0m, 1.2 m
Street Side Yard Setback	6 m	5.3 m (house) 4.07 m (stairs)	N/A
Lot Coverage	N/A	36.06%	47.06%
Building Height	2 Storeys to 7 m	8.1 m	8.1 m
Parking	2 Spaces / Unit	2 Spaces / Unit	2 Spaces / Unit

- 1. Reduction to Minimum Lot Width from 9.5 m to 9.45 m (Lot 2)
- 2. Reduction to Minimum Lot Area from 400 m² to 325.23 m² (Lot 2)
- 3. Reduction to Minimum Rear Yard Setback from 9 m to 6.41 m (Lot 1) and 5.88 m (Lot 2)
- 4. Reduction to Minimum Street Side Yard Setback from 6 m to 5.3 m and 4.07 m (Lot 1)
- 5. Increase Building Height from 7 m to 8.1 m (entire site)

Note: Rear Yard Setback and Street Side Yard Setback will maintain distances that align with surrounding R2.4 Zone and will not detract from existing neighbourhood character.



Concept Design

Semi-Detached
Dwellings





Neighbourhood Concerns

1. Deviations from Zoning By-Law

- Width of Lot 2 was reduced to maximize street side yard setback and offset distance between the road and the development
 - Lot area of Lot 2 will also be impacted as a result
- Rear yard setback is more in line with R2.4 Zone which permits 4.5 metres for corner lots, rather than 9 metres in the R4 Zone
- Similarly, the R2.4 Zone allows a street side yard setback of 4.5 metres for corner lots, whereas the R4 Zone requires 6 metres.

Neighbourhood Concerns

Table 1: Zone Comparison (Current & Site-Specific Zone Proposed)

Regulations	Current By-law		Proposed	
Zone	R2.4	R4	R4-XXX (Lot 1)	R4-XXX (Lot 2)
Rear Yard	9m (4.5m for corner lots)	9 m	6.40 m	5.88 m
Interior Side Yard	1.8 m, 3m other side	0m interior to adjacent semi 1.8 m for 2-storey (measured at the second storey) 1.2 m for 1-storey	0m interior to adjacent semi 2.5m	0m interior to adjacent semi
Street Side Yard	4.5 m	6m	5.37m to dwelling 4m to basement walkout.	N/A – Interior lot

Source: City of Burlington Planning Staff Report - February 1st, 2024

Neighbourhood Concerns

2. Exterior Staircases/Additional Units

- No plans for additional residential units within the proposed semi-detached dwellings, but the site can accommodate the possibility of additional units in the future
- This is permitted as-of-right within Bill 23

Neighbourhood Concerns

3. Driveways

- Visibility

- City requires a 5 m x 5 m Daylight Triangle at the corner of Cottonwood Drive and Appleby Line – proposed design meets this requirement

- Location

- School bus pick-up location concerns
 - Halton Catholic District School Board has no objections to the application
 - Transportation Department has no concerns with the application

- Cottonwood Drive vs. Appleby Line

- True frontage is Cottonwood Drive
- Bike lanes, bus stop, four lanes of traffic, increased speeds along arterial road (Appleby)
- Local road access is always a design preference over arterial road

Neighbourhood Concerns

4. Tree Removal

- Ongoing discussion with City to retain trees where possible
- Holding provision on by-law amendment to guarantee that further discussions on preserving trees will occur
- Replanting will be required *if* tree/trees have to be removed

Feedback / Questions

Thank you

Please contact Victoria Colantonio
with any further questions.

Victoria@urbaninmind.ca
(647)-534-2198



4 (1) Subsection 16 (3) of the Act is repealed and the following substituted:

Restrictions for residential units

- (3) No official plan may contain any policy that has the effect of prohibiting the use of,
- (a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

(4) Section 16 of the Act is amended by adding the following subsections:

Updating zoning by-laws

(20) No later than one year after the official plan policies described in paragraph 1 or 2 of subsection (21) come into effect, the council of the local municipality shall amend all zoning by-laws that are in effect in the municipality to ensure that they conform with the policies.

(2) Subsection 34 (19.1) of the Act is repealed and the following substituted:

No appeal re additional residential unit by-laws

- (19.1) Despite subsection (19), there is no appeal in respect of the parts of a by-law that are passed to permit the use of,
- (a) a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (b) a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.