

336 Appleby Line, Burlington

Committee of the Whole Meeting – February 6th, 2024

Zoning By-Law Amendment Application



Presented by:

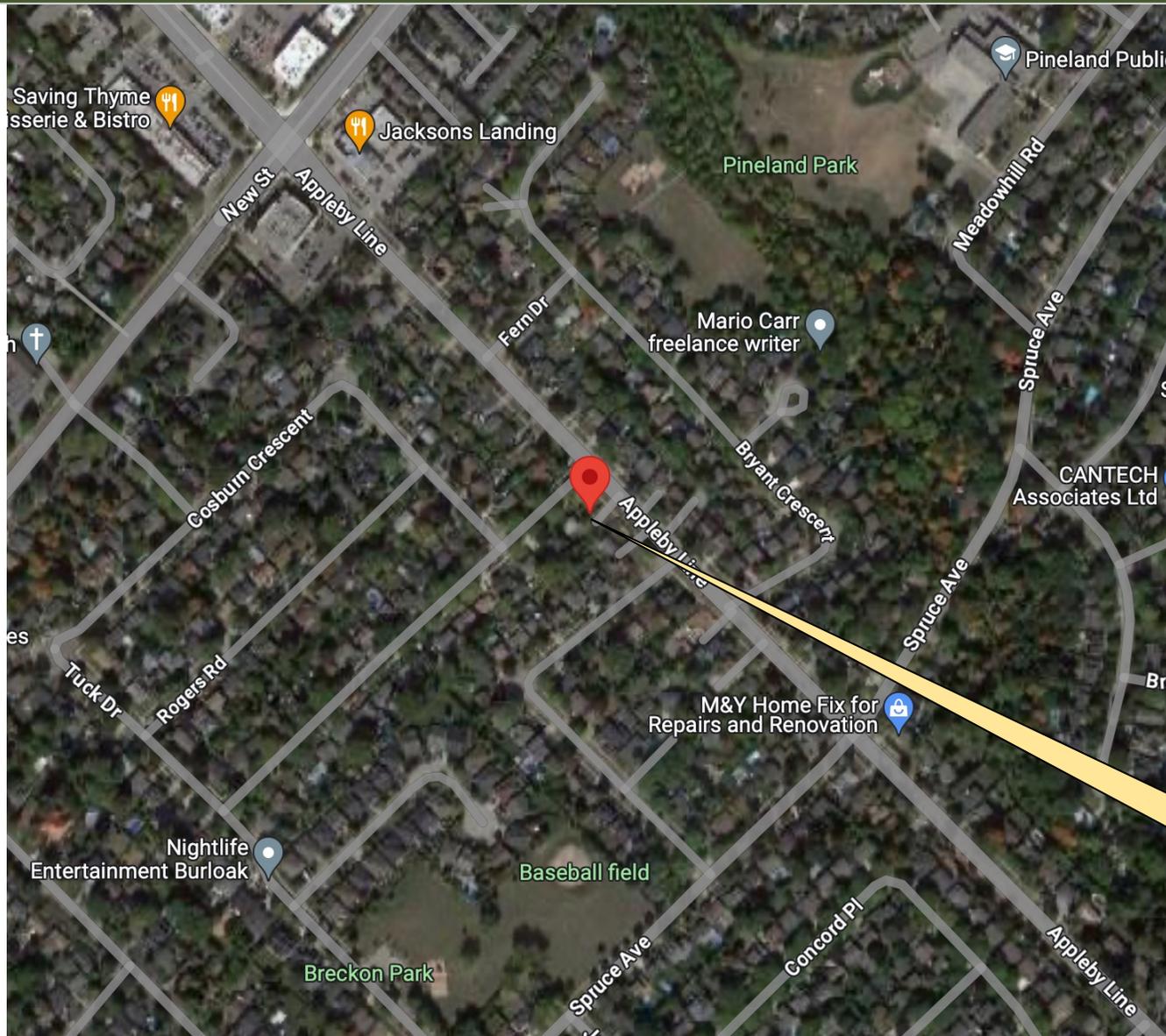
Victoria Colantonio – Planner/Development Coordinator

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



 Subject Property

Source: Google Maps, 2023

Current Aerial View of Subject Property

336 Appleby Line



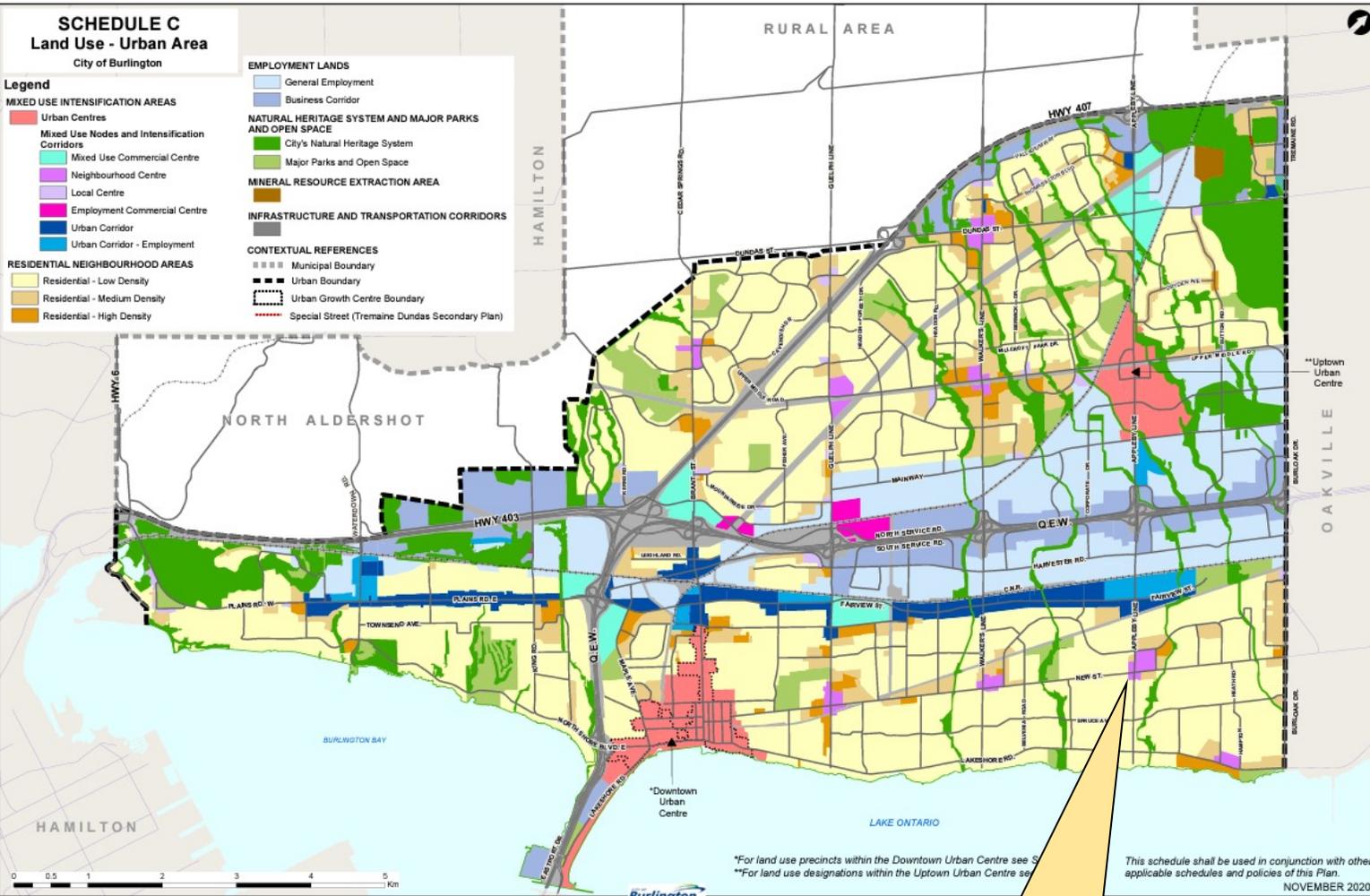
Source: Google Maps, 2023

**Current Street
View of Subject
Property**

336 Appleby Line

**SCHEDULE C
Land Use - Urban Area**
City of Burlington

- Legend**
- MIXED USE INTENSIFICATION AREAS**
- Urban Centres
 - Mixed Use Nodes and Intensification Corridors
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment
- RESIDENTIAL NEIGHBOURHOOD AREAS**
- Residential - Low Density
 - Residential - Medium Density
 - Residential - High Density
- EMPLOYMENT LANDS**
- General Employment
 - Business Corridor
- NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE**
- City's Natural Heritage System
 - Major Parks and Open Space
- MINERAL RESOURCE EXTRACTION AREA**
- Mineral Resource Extraction Area
- INFRASTRUCTURE AND TRANSPORTATION CORRIDORS**
- Infrastructure and Transportation Corridors
- CONTEXTUAL REFERENCES**
- Municipal Boundary
 - Urban Boundary
 - Urban Growth Centre Boundary
 - Special Street (Tremaine Dundas Secondary Plan)

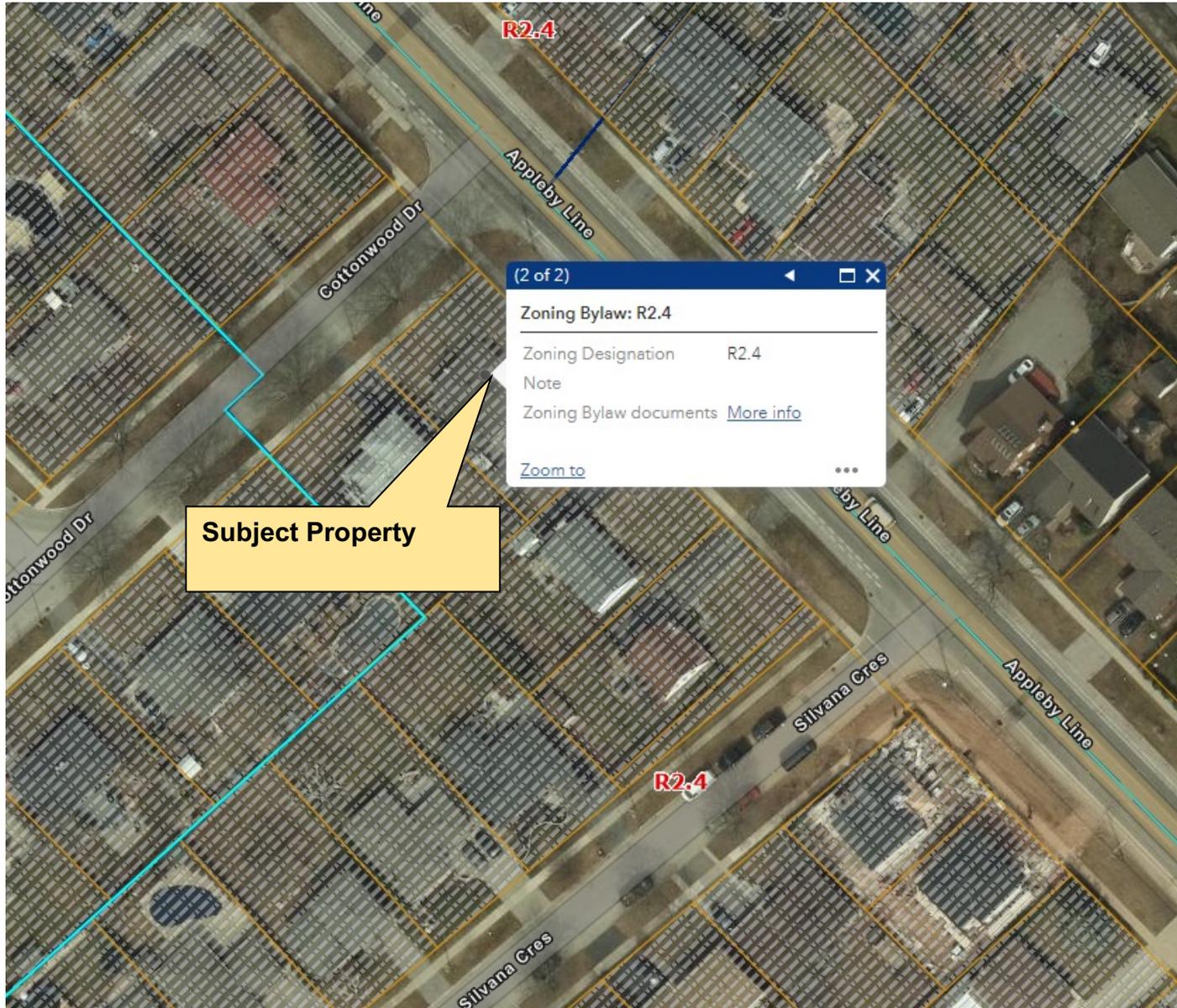


*For land use precincts within the Downtown Urban Centre see S
 **For land use designations within the Uptown Urban Centre see S
 This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.
 NOVEMBER 2020

Subject Property

City of Burlington Official Plan

Designated: Residential – Low Density



City of Burlington Zoning Map

Zoned: R2.4
Residential Low-Density

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 m ²	424.36 m ²	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

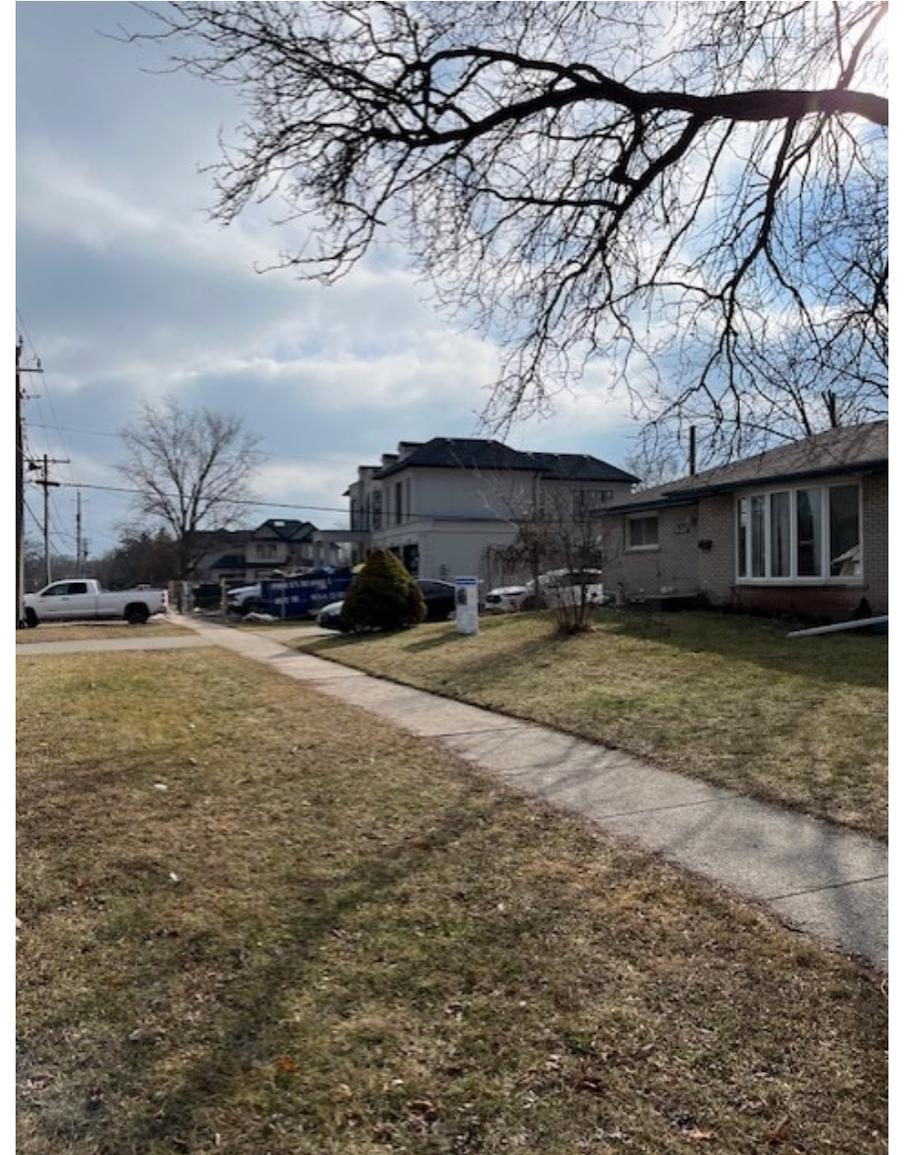
1. Reduction to Minimum Lot Width from **9.5 m to 9.45 m (Lot 2)**
2. Reduction to Minimum Lot Area from **400 m² to 325.23 m² (Lot 2)**
3. Reduction to Minimum Rear Yard Setback from **9 m to 6.41 m (Lot 1) and 5.88 m (Lot 2)**
4. Reduction to Minimum Street Side Yard Setback from **6 m to 5.3 m and 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	
	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.

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(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.