

759 Maple Avenue

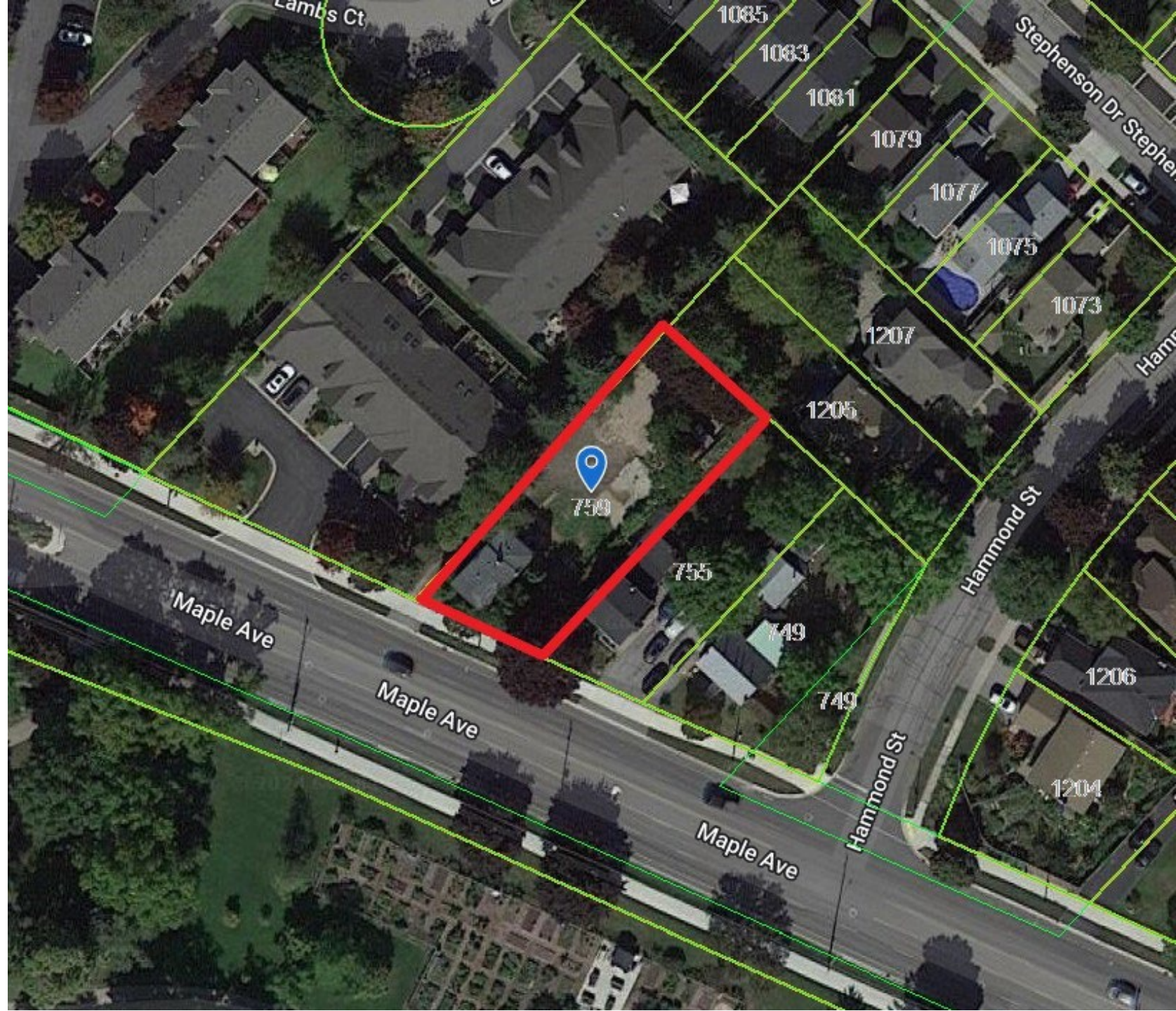
Zoning By-law Amendment – 520-12/24

December 3, 2024

Request to Committee

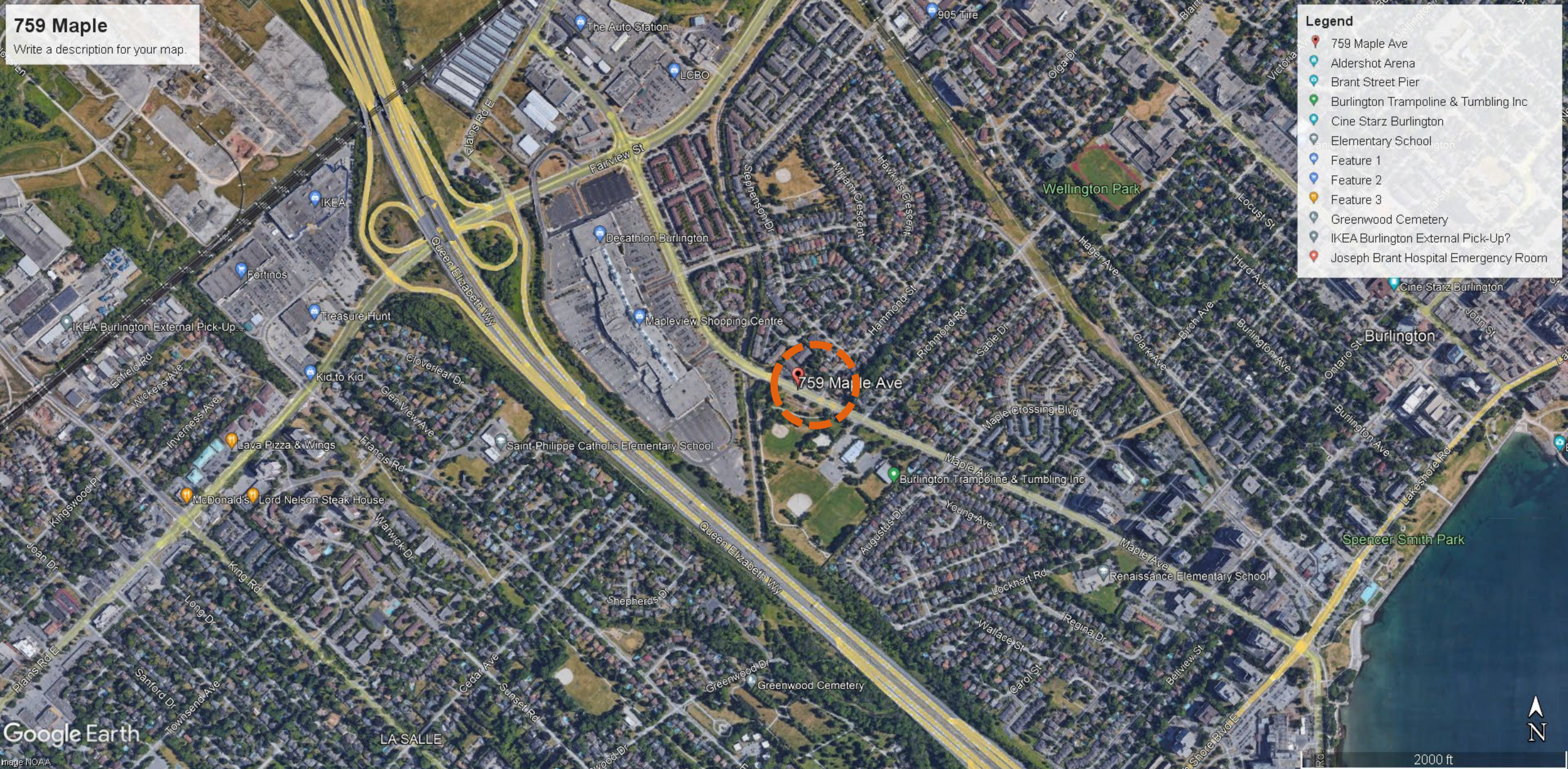
That Committee Accept Staff Recommendation to APPROVE the rezoning to Residential Medium Density Zone (H-RM2-546) and site-specific exceptions as recommended by City Staff.

Site Overview

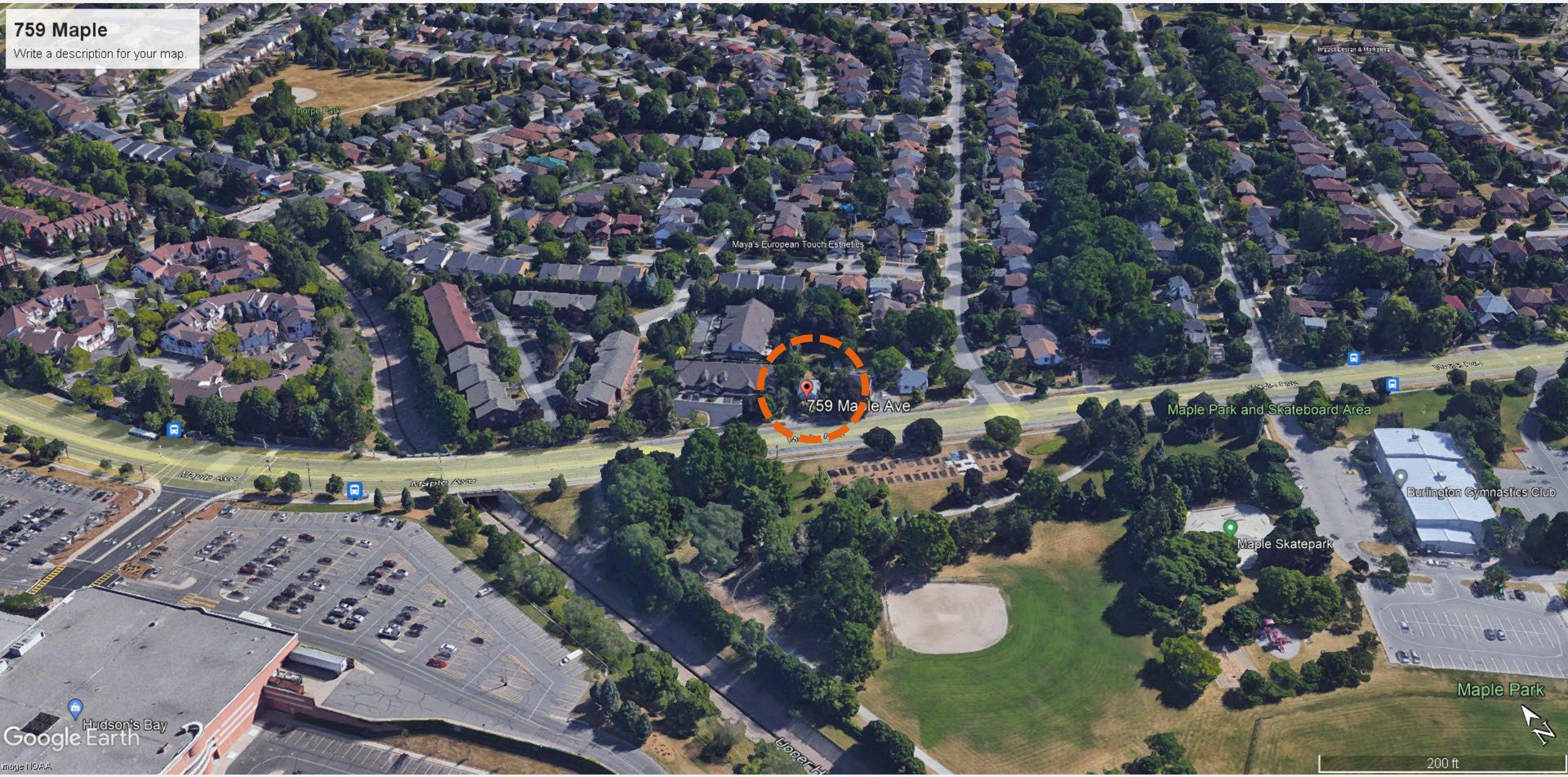


759 Maple
Write a description for your map.

- Legend**
- 759 Maple Ave
 - Aldershot Arena
 - Brant Street Pier
 - Burlington Trampoline & Tumbling Inc
 - Cine Starz Burlington
 - Elementary School
 - Feature 1
 - Feature 2
 - Feature 3
 - Greenwood Cemetery
 - IKEA Burlington External Pick-Up?
 - Joseph Brant Hospital Emergency Room



759 Maple
Write a description for your map.



Land Use Designation & Zoning Overview

- 1997 Official Plan Designation
 - Residential – Medium Density Area
- 2020 Official Plan Designation
 - Residential – Medium Density
- Zoning By-law 2020
 - H-RM5 – Medium Density Residential (Holding)

City of Burlington Mapping - 759 Maple



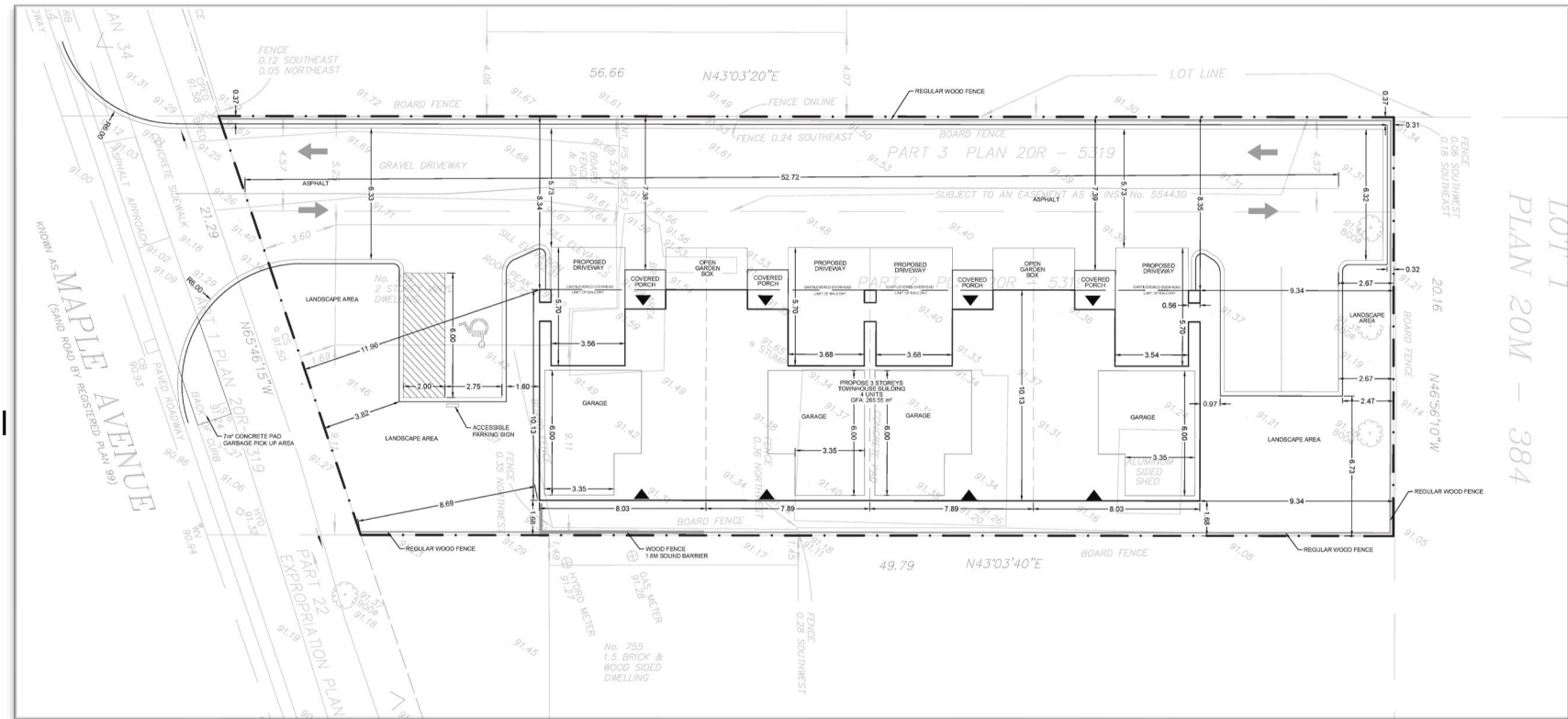
2/14/2024, 5:08:14 PM

1:1,033
 0 35 70 140 ft
 0 10 20 40 m
Town of Oakville, Maxar, Microsoft, HRCA, Esri Community Maps Contributors, City of Burlington, City of Hamilton, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NADA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NRCan, Parks Canada, City of

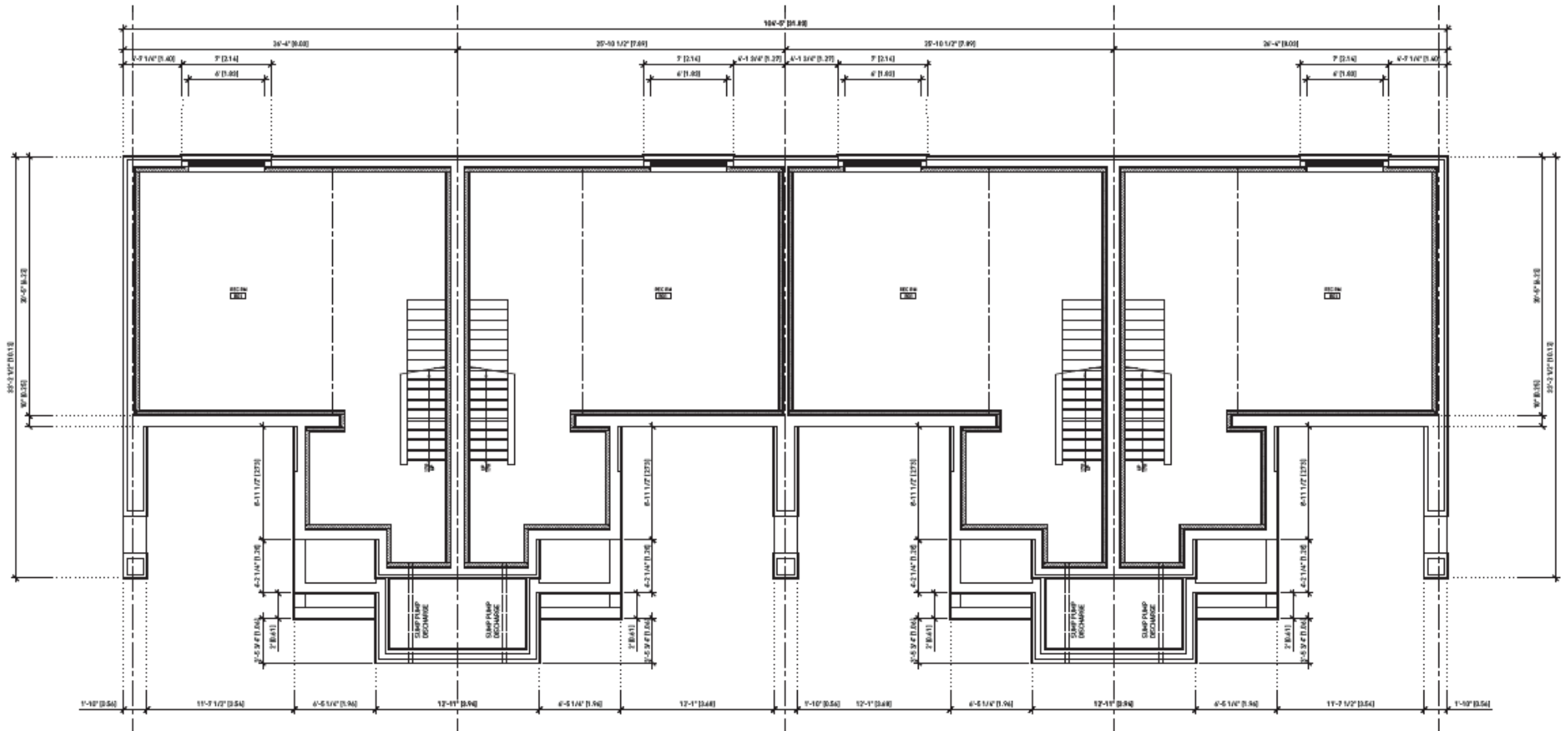
Proposed Development Details

4 Townhouse Dwelling Units

- 2 bedroom units
- 2 parking spaces per unit (one proposed at 5.7 m length)
- 14.3 m in height (Loft Space within roofline considered a full storey – total 4 storeys)
- 2 privacy areas per unit
 - Rear yard
 - Front deck
- 3 Visitor Parking Spaces

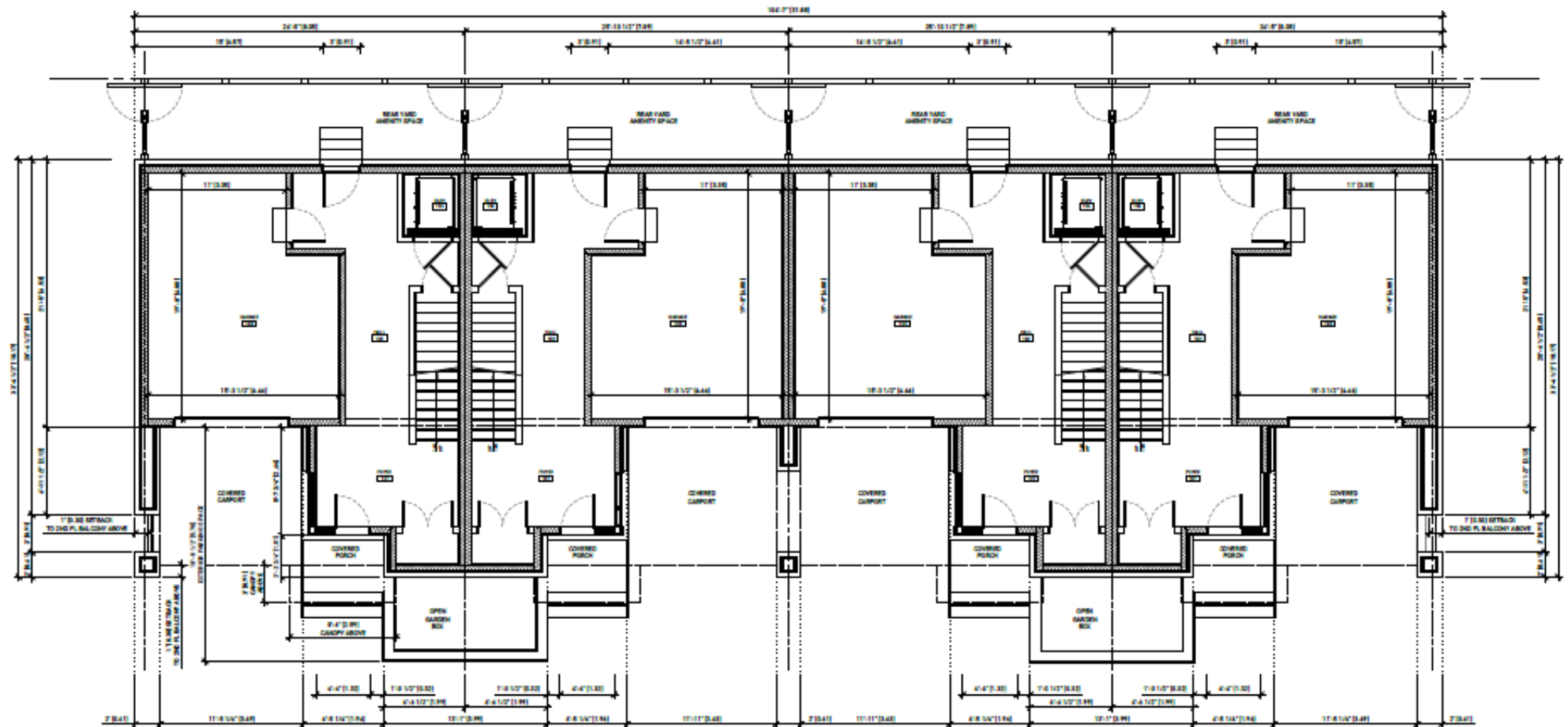


Proposed Basement Floor Plan



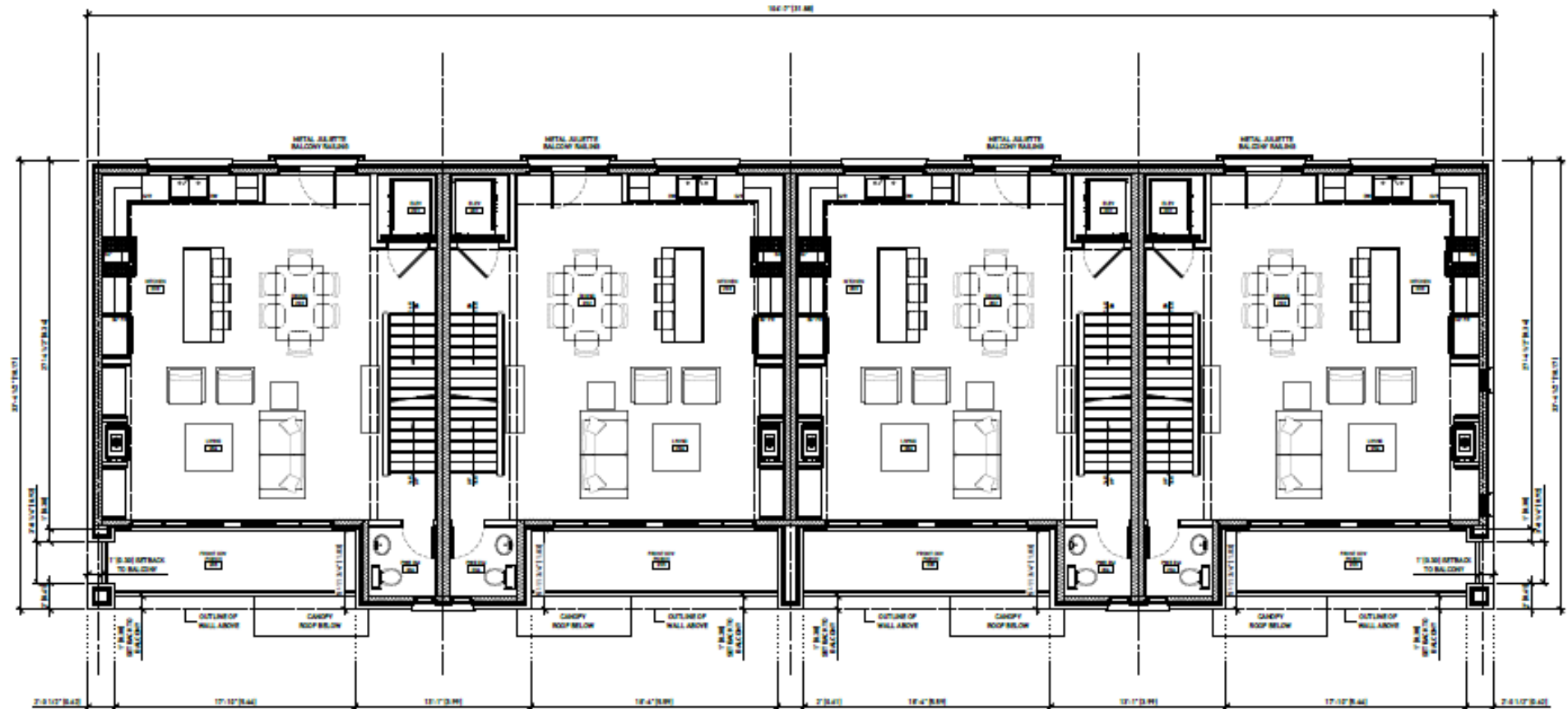
1 PROPOSED BASEMENT FLOOR PLAN

Proposed First Floor Plan



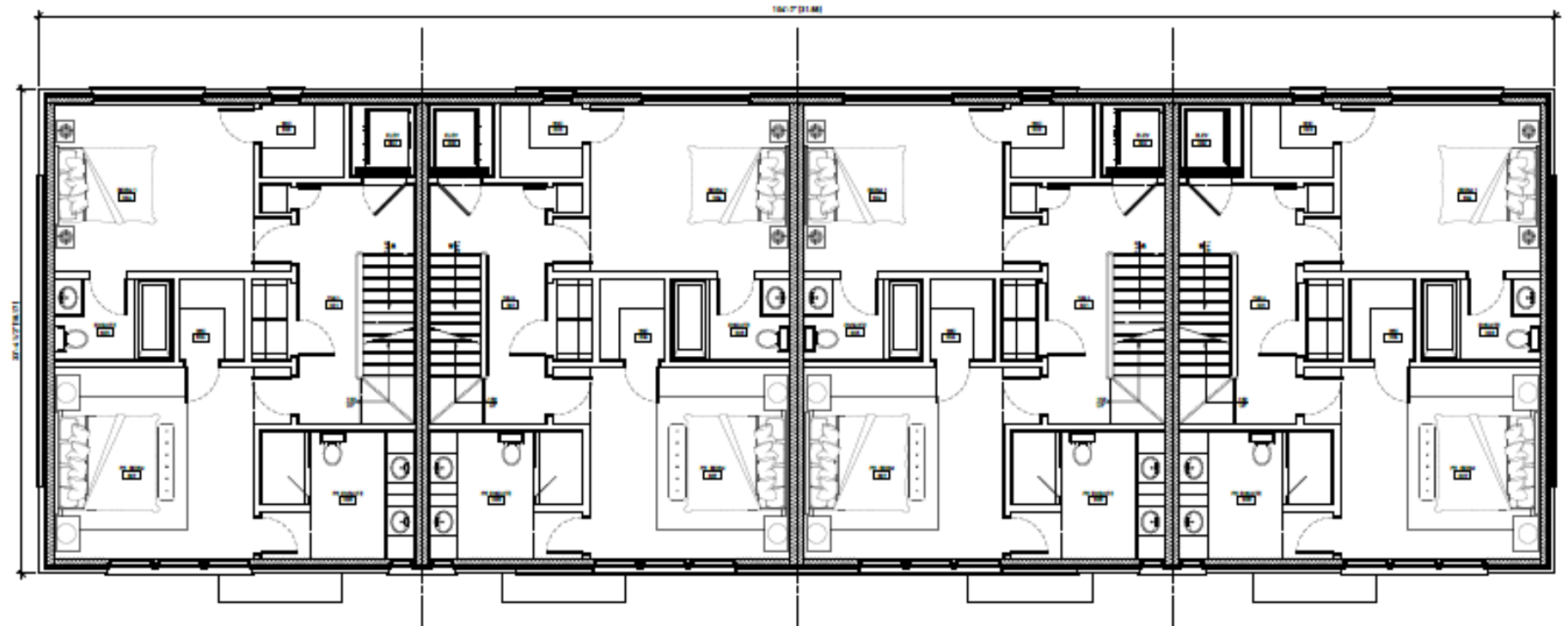
2 PROPOSED FIRST FLOOR PLAN
 41 SCALE: 1/8"=1'-0"

Proposed Main Floor Plan

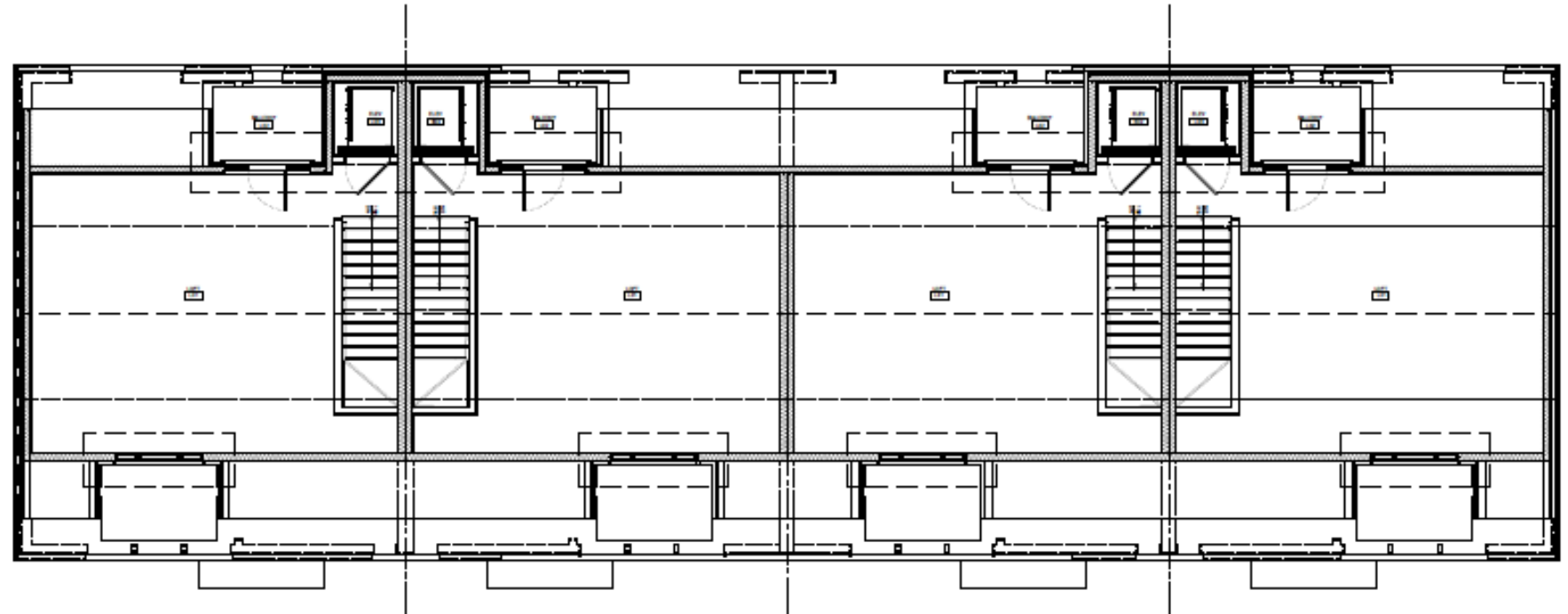


1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

Proposed Second Floor Plan



Proposed Loft Plan







Proposed Elevations (East & West)

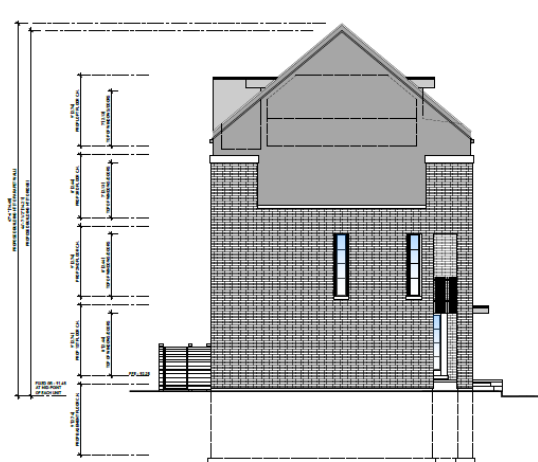


PROPOSED FRONT NORTH ELEVATION
SCALE: 1/8" = 1'-0"







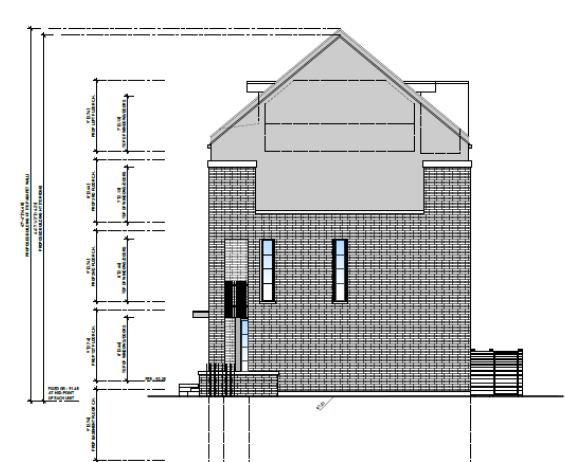
PROPOSED REAR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

-  ROMAN BRICK STYLE STAINED AS PER COLOR
-  1-1/2" x 1-1/2" VERTICAL SLATTED SIDING
-  WINDOWS, DOORS, RAILINGS, CANOPY ROOFS, TRIM
-  STANDING SEAM METAL ROOF



PROPOSED SIDE EAST ELEVATION
SCALE: 1/8" = 1'-0"

-  ROMAN BRICK STYLE STAINED AS PER COLOR
-  1-1/2" x 1-1/2" VERTICAL SLATTED SIDING
-  WINDOWS, DOORS, RAILINGS, CANOPY ROOFS, TRIM
-  STANDING SEAM METAL ROOF



PROPOSED SIDE WEST ELEVATION
SCALE: 1/8" = 1'-0"

Proposed Development - Renderings











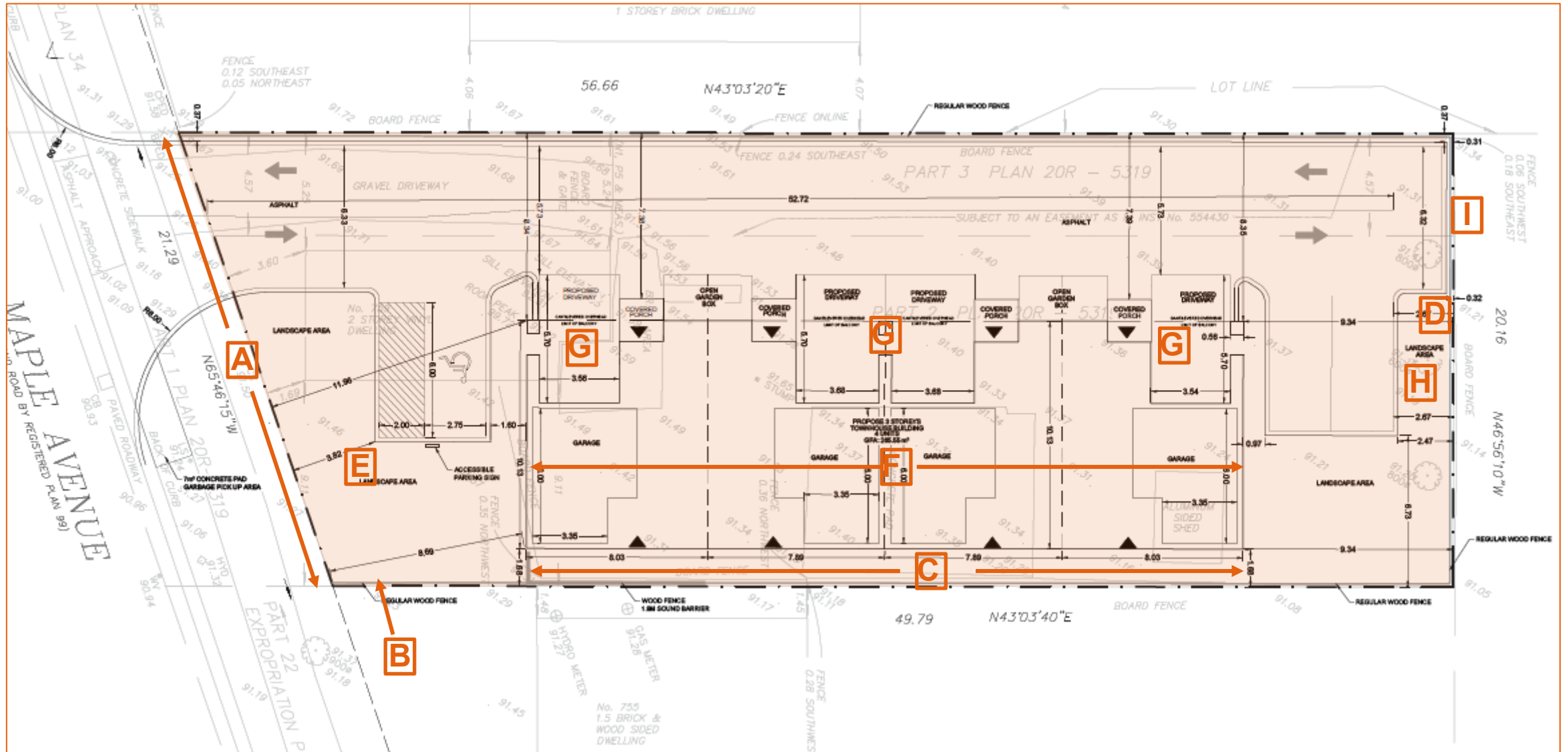
Proposed Rezoning

Draft By-law No. 2020.489

Site-Specific By-law that would permit a:

- a) Reduced Lot Width from the minimum required 45m to 21m
- b) Reduced Lot Area from the minimum required 0.4 ha to 0.1 ha
- c) Reduced Southeast Side Yard setback from the minimum required 4.5m to 1.6m
- d) Reduced Landscape Buffer abutting an R1, R2 or R3 zone from the minimum required 6m to 2.4m as well as allowing a driveway to encroach 2.1m with a maximum encroachment length of 6.4m
- e) Reduced Landscape Area abutting a street to a parking space from the minimum required 6m to 3.8m.
- f) Increased building height from the maximum permitted 2 and a half storeys and 13m for a townhouse dwelling to 4-storeys and 14.5m.
- g) Reduced driveway length from the minimum required 6.7m to 5.7m.
- h) Reduced parking setback from a R1, R2, R3 zone from the minimum required 6m to 2.4m.
- i) Driveways to be setback a minimum of 0.3m from a R1, R2, R3 zone.
- j) Reduced minimum requirement of one (1) loading space to none.

Modification Identification



Staff Comments & Recommendation Report

- Determined that requested ZBLA will conform to Regional Official Plan and City of Burlington Official Plan
- Recommended approval of ZBLA application to permit the proposed development
- Recommended approval of rezoning to Residential Medium Density Zone (H-RM2-546) with a Holding provisions and site-specific exceptions



SUBJECT: Zoning By-law Amendment for 759 Maple Avenue

TO: Committee of the Whole

FROM: Community Planning Department

Report Number: PL-88-24

Wards Affected: 2

Date to Committee: December 3, 2024

Date to Council: December 10, 2024

Recommendation:

Approve the Zoning By-law Amendment application for the property located at 759 Maple Avenue to permit four (4) townhouse units of 4-storeys in height within one (1) building block with access to Maple Avenue via a private road; and

Approve Zoning By-law 2020.479, attached as Appendix D to community planning department report PL-88-24, which amends the zoning 'Residential Medium Density' (H-RM5) with a Holding provision to 'Residential Medium Density' (H-RM2-546) with a Holding provision and site-specific exceptions for the lands located at 759 Maple Avenue; and

Deem that the amending zoning by-law will conform to the Regional Official Plan, to the City of Burlington Official Plan and that there are no applications to alter the Official Plans with respect to the subject lands.

Rezoning Rationale

- Proposed rezoning is consistent with the applicable Provincial policies, and conforms to the Regional Official Plan, and City of Burlington Official Plan 1997
- Lands are currently vacant and underutilized. The proposed development would efficiently redevelop these lands
- The proposed townhouse units are a desirable and attractive dwelling type, consistent with surrounding developments in scale and character
- Increases available housing stock in the City
- The subject lands are connected to existing services and in close proximity to:
 - Existing transit connections
 - Recreational and open spaces
 - Retail and Commercial opportunities
- A Site-Specific Zoning is required to permit the proposed development as conceptualized

Thank you!