



## NEIGHBOURHOOD INFORMATION MEETING

# 369 MAPLE AVENUE SOUTH

Tuesday, December 7, 2021



# Location





# 369 Maple Avenue South



# Proposed Development

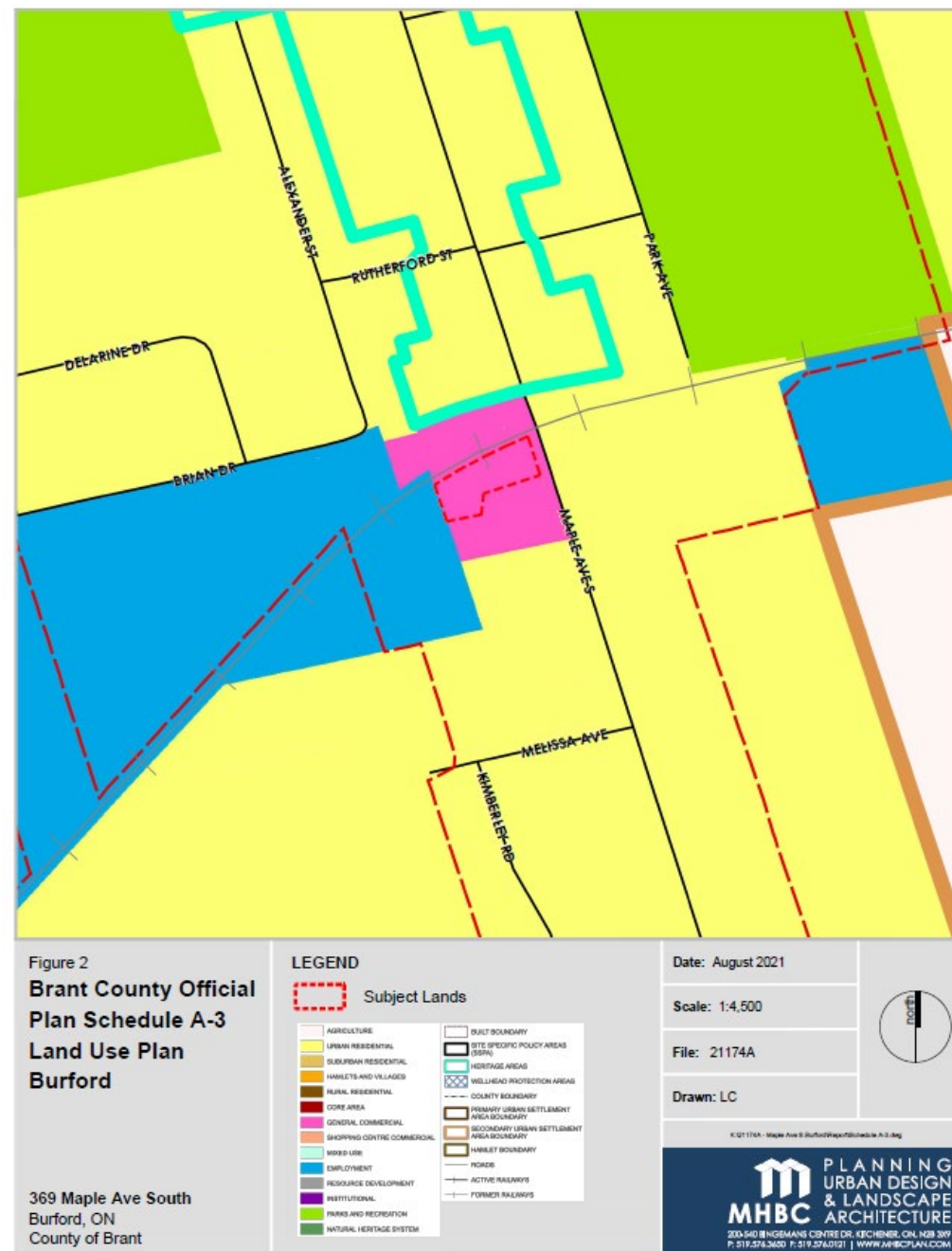
- Re-purposing of the two existing buildings for a wholesale establishment and a warehouse;
- Addition of new public self-storage units;
- Landscaping at the front of property along Maple Avenue, as well as the north and south sides of the site;
- New surface parking.





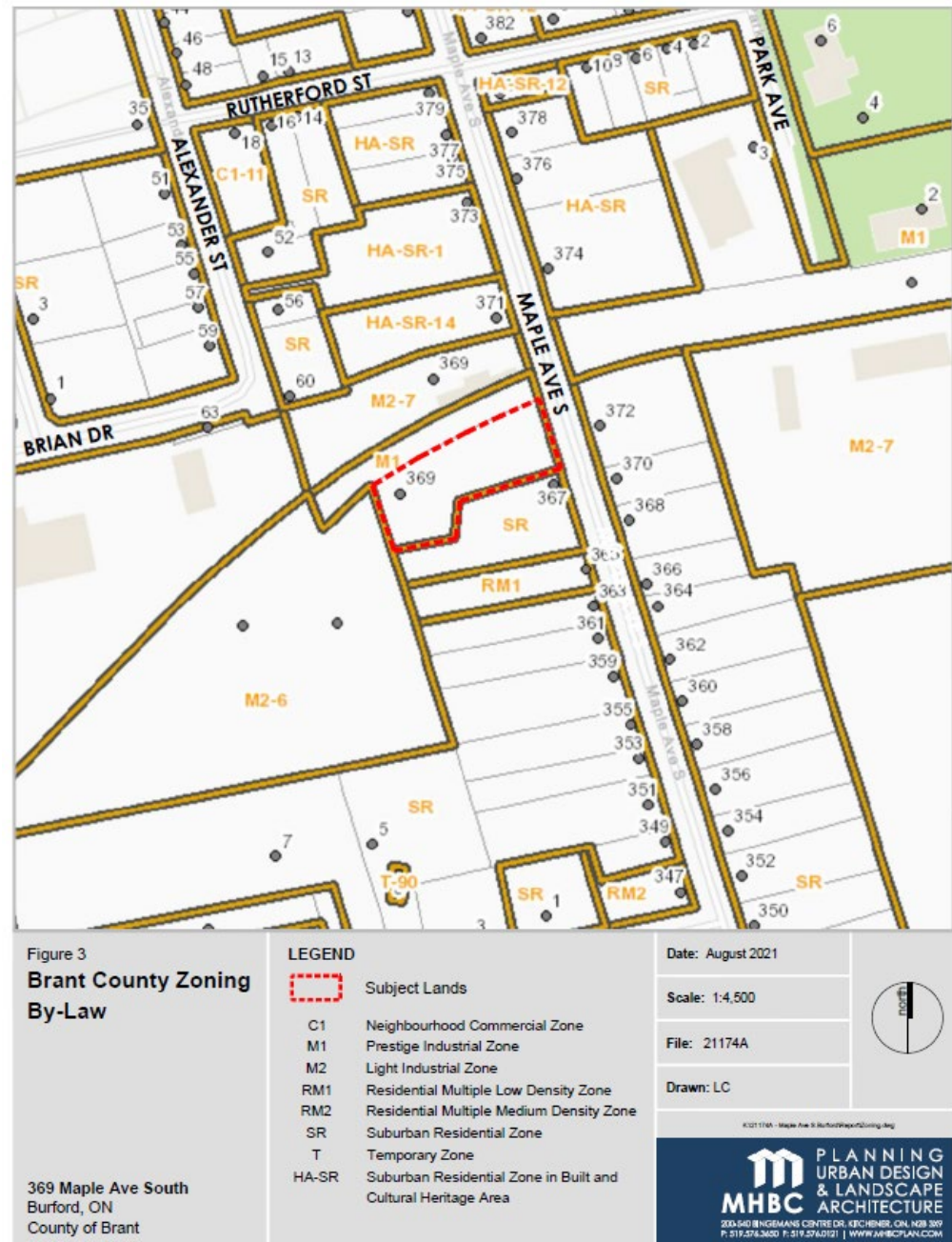
# Official Plan

- Located within Burford, a Secondary Urban Settlement Area
- Lands are designated 'General Commercial' and are within the 'Built Boundary'
- General Commercial designation permits a wide range of commercial uses (retail, restaurants, banks, hotels, convenience stores) but does not permit public self-storage, warehouse or wholesale uses
- Official Plan Amendment proposes a Special Policy Area to permit wholesale, warehouse, and self-storage uses on the subject lands while maintaining the existing General Commercial designation.



# Zoning By-Law

- Lands are zoned Prestige Industrial (M1), which permits a range of industrial and quasi-commercial uses (banquet hall, catering, hotel, office, restaurant, veterinary clinic)
- The M1 zone does not permit a warehouse, wholesale establishment or public self-storage
- Zoning By-law Amendment proposes to rezone the lands from the M1 to the General Commercial (C2) Zone with a Site Specific Provision to recognize the location of the existing buildings
- The C2 zone would implement both the current Official Plan designation and the proposed Special Policy Area



# Conclusion

- The proposal is consistent with the Provincial Policy Statement;
- The proposal conforms to the Growth Plan for the Greater Golden Horseshoe;
- The Official Plan Amendment permits three new compatible land uses within the General Commercial designation;
- The C2 Zone implements the existing Official Plan land use designation, while the site specific permission for 'warehouse', 'wholesale establishment' and 'public self-storage' implements the proposed Special Policy Area;
- The redevelopment of the lands and the proposed land uses are compatible with surrounding uses, both planned and existing;
- The lands have access to Maple Ave S and will utilize a controlled entrance, reflective of their low impact and the low number of daily trips to the property;
- The proposed development will improve the existing site, result in the repurposing of the two existing buildings and will provide the community with a well-designed development.