



MHBC
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A R C H I T E C T U R E

6 Maple Avenue North

Zoning By-law Amendment

Planning and Development Committee

December 7, 2021

Background

- A pre-consultation meeting was held with County staff in **May, 2019**.
- A formal zoning by-law amendment application was made in **October, 2020**, for a proposal with 80 units.
- An Information Meeting was held in **December, 2020**.
- A Neighbourhood Information Meeting was held on **April 21, 2021**.
- **December, 2021:** phasing and holding provision proposed to allow one building (40 units) to proceed on private services.

What We've Heard

The following is a general summary of the planning comments we have received in writing and at the Information and Neighbourhood meetings:

- Why was the unit count reduced from 96 to 80 units?
- Housing tenure /affordability
- Number of units and occupants
- Water servicing and impact on wells
- Wastewater servicing system type, location and outlet
- Timing of the project and Burford Master Servicing Environmental Assessment
- Lighting and privacy screening of adjacent properties
- Parking and traffic concerns

As a result of the comments received and the ongoing Burford Master Servicing EA, one phase (40 units) is proposed to proceed on private services.

Development Overview

Phase 1:

- 1 three storey building with 40 units
- Proposed on private services
- Vehicle access to Maple Avenue
- 160 parking spaces

Phase 2:

- 1 three storey building with 40 units

Both phases will be subject to a holding provision and phasing requirements.



Conceptual Site Plan



Conceptual Design



Studies Completed

- Functional Servicing and Stormwater Management Report
- Hydrogeological Report
- Tertiary Treatment Design Report
- Geotechnical Report
- Traffic Impact Study
- Planning Justification Report



Soil-Mat



Conclusions

- The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- The proposal implements the Official Plan.
- The proposal provides an opportunity for intensification in the Built Boundary.
- Contributes to the overall range and mix of housing supply within the County of Brant.
- A future site plan application will be required to address details.