

6 Maple Avenue North Zoning By-law Amendment

May 3, 2022

Planning and Development Committee

Background

- A pre-consultation meeting was held with County staff in **December, 2017.**
- An open house was held in **2017.** The original proposal had 96 units.
- 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 a two low rise buildings.
- An Information Meeting was held in **December, 2020.**
- A Neighbourhood Meeting was held in **April, 2021.**
- An Information Meeting was held in **December, 2021.**
- A Neighbourhood Meeting was held in **April, 2022.**

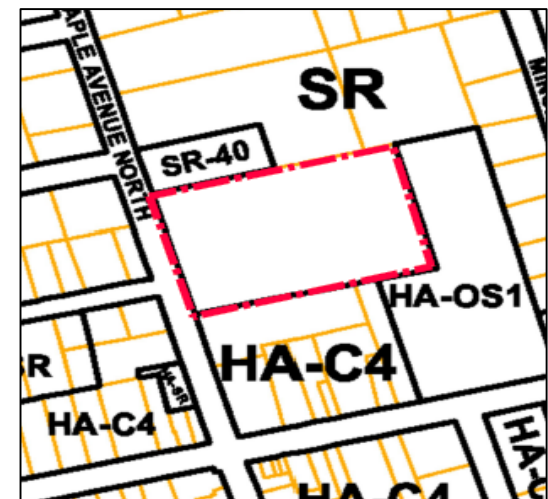
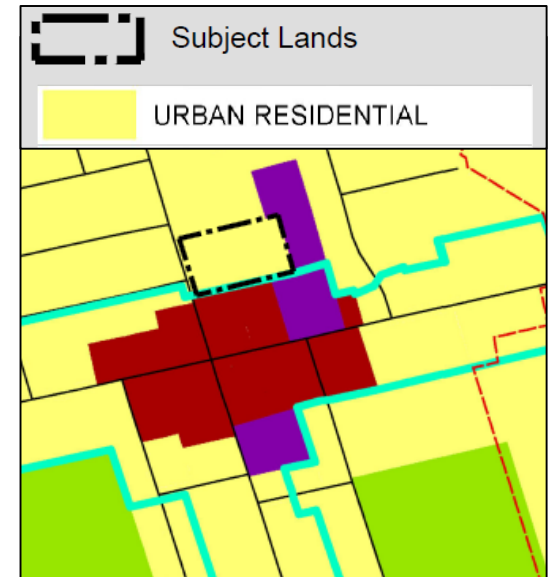
Policy Framework

Official Plan

- **Urban Residential** designation permits townhouses
 - The predominant use of land shall be for a variety of residential housing types (3.4.2), including townhouses and up to 50 units per hectare (84 units), subject to certain criteria (3.4.5)
 - Proposed Density: 28 units per hectare

Zoning By-law

- Proposed to rezone to Residential Multiple Low Density (RM1)
 - Site specific building height of 10.5 m (reflects existing zoning permissions)



Original Site Plan - 2021



Proposed Concept

- 1.68 hectare property
- 47 townhouse dwellings
- One vehicle access to Maple Ave
- 147 parking spaces – 3.25 / unit
- Large amenity area at the rear of the site
- Private services



Zoning and Proposed Development Comparison

Regulation	Existing Zoning (Suburban Res.)	Initial Concept Plan (RM3)	Revised Concept Plan (RM1)
Number of Units	1	80	47
Built Form	Single Detached	Low-Rise Apartments	Townhouses
Density	N/A	48.8 units per hectare	28.0 units per hectare
Setbacks	Street – 7.5 m Interior Side- 1.5 m Rear- 7.5 m	Street – 7.5 m Interior Side- 7.5 m Rear- 75.2 m	Street - 6.0 m Interior Side- 6.0 m Rear- 27.9 m
Building Height	10.5 metres	12.0 metres (3 storeys)	10.5 metres (max. 2 storey)
Parking Spaces	2 / unit	154 spaces (1.9 / unit)	153 spaces (3.25 / unit)
Lot Coverage	30%	18.2%	23%
Landscape Open Space	30%	46.5%	54%

What We Heard

Question	Answer
What is the proposed unit count and density?	The proposed unit count is 47 with a density of 48 units per hectare.
Are these rental or condo?	To be determined. The request is to permit townhouses as a built form.
What is the proposed building height and square footage?	Maximum 10.5 metres (2 storeys) to reflect existing zoning. Square footage is still to be determined.
What is the impact on servicing and wells? Will additional well monitoring be completed?	Technical studies have been completed and are under review by County staff.
Are private services proposed?	Yes private services are proposed, including a private wastewater and stormwater area.
What is the timing of the Burford Master Servicing Environmental Assessment?	Ongoing and being led by County staff.

What We Heard

Question	Answer
What about lighting, landscaping and privacy concerns?	Details associated with lighting and landscaping and screening will be addressed through a future site plan application.
How many parking spaces will be provided per unit?	A total of 3.25 spaces / unit will be provided. Each unit will have a garage and driveway space, and there are 59 surface parking spaces.
Is this development planned to be geared to income or low rental?	No
If they are condominiums, how will they be managed?	A condominium board and property management company.
When will construction of the proposed development start?	2023-2024

Townhouses



Examples of townhouse projects by others



Next Steps

- Technical reports are under review by the County and agencies.
- A future meeting with Committee and Council for a recommendation will be scheduled.
- Future site plan application to address details including lighting, landscaping, and fencing.
- We will continue to follow the status of the Burford Master Servicing Environmental Assessment