

# 6 Maple Avenue North, Burford Zoning By-law Amendment

April 4, 2023

Planning and Development Committee

# Background

- A pre-consultation meeting was held with County staff in **May, 2019**.
- A zoning by-law amendment application was submitted in **October, 2020**, for two low rise apartment buildings with 80 units.
- 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 revised concept plan with townhouse units was resubmitted to the County in **2022**.

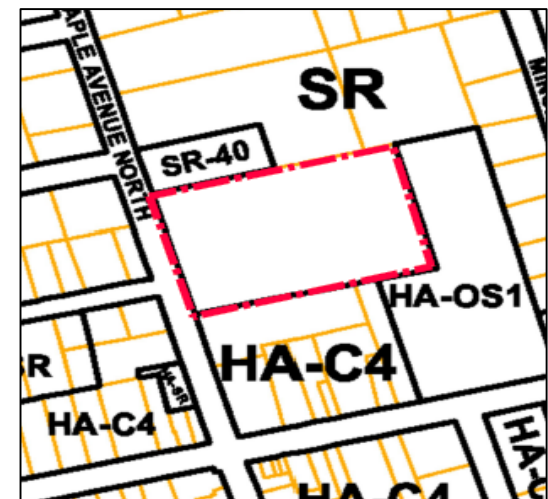
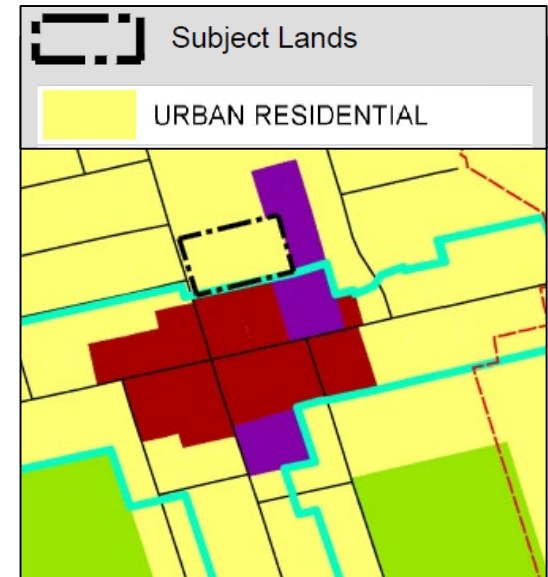
# Policy Framework

## 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: 32 units per hectare (54 units)

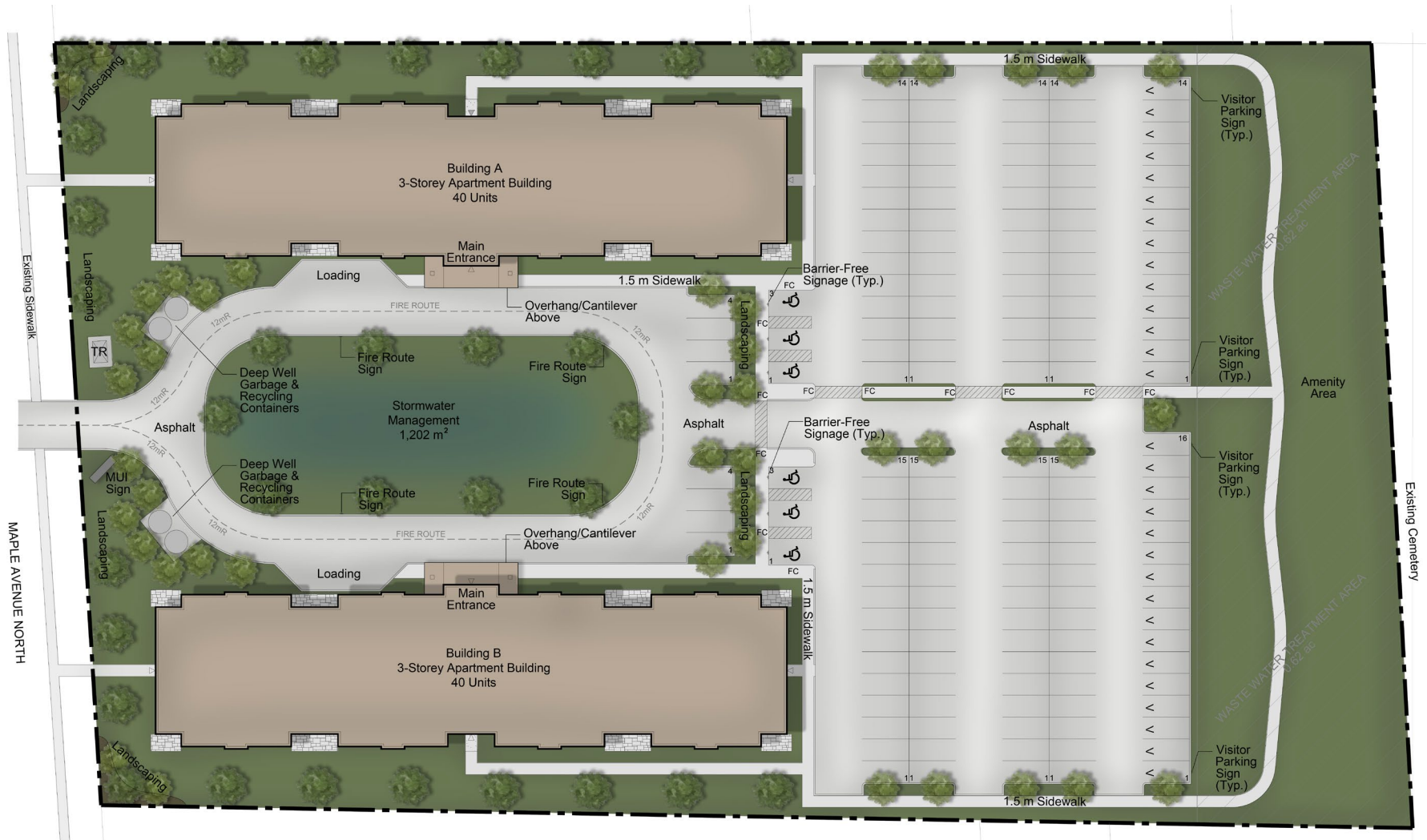
## Zoning By-law

- Proposed to rezone to Residential Multiple Low Density (RM1)
  - Previous request was for Residential Multiple High Density (RM3)



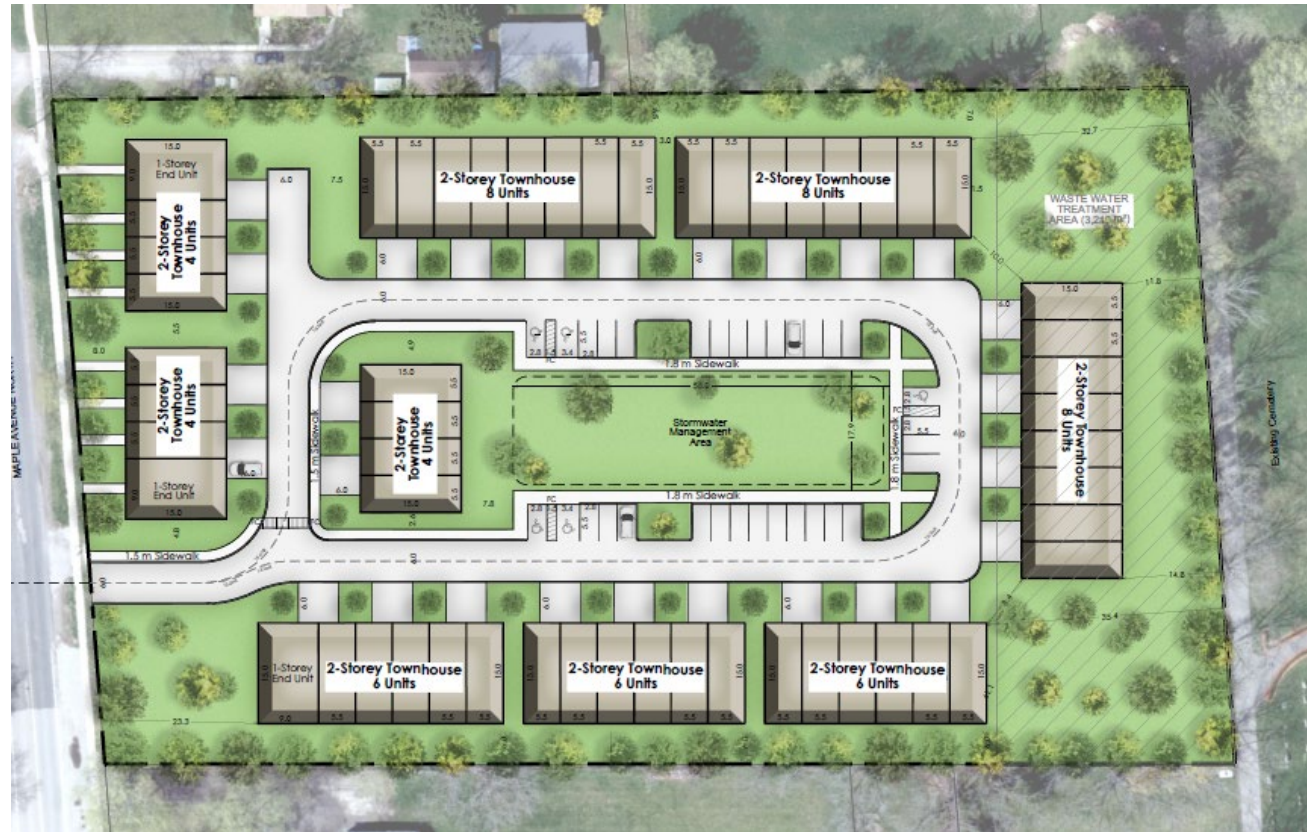


# Initial Apartment Concept Plan



# Revised Townhouse Concept Plan

- 1.68 hectare property
- 47-54 townhouse dwellings
- One vehicle access to Maple Ave
- 2.5 parking spaces per unit including 0.5 visitor parking spaces
- Outdoor amenity area
- Private services





# Street View – Looking North



# Street View – Looking South



*For illustration purposes only - Building details are to be determined*



# Zoning and Proposed Development Comparison

| Regulation                  | Initial Concept Plan (RM3)                             | RM1 Zoning  | Revised Concept Plan (RM1)                               |
|-----------------------------|--|---|--|
| Number of Units             | 80   |   | 47-54  |
| Density                     | 48.8 units per hectare                                 |   | 28-32 units per hectare                                  |
| Setbacks                    | Street – 7.5 m<br>Interior Side- 7.5 m<br>Rear- 75.2 m | Street - 6.0 m<br>Interior Side- 6.0 m<br>Rear- 6.0 m     | Street - 6.0 m<br>Interior Side- 6.0 m<br>Rear- 27.9 m   |
| Building Height             | 12.0 metres (3 storeys)                                | 12.0 metres (3 storeys)                                   | 10.5 metres (2 storeys)                                  |
| Parking Spaces              | 154 spaces (1.9 / unit)                                | Residents - 2 / unit (108)<br>Visitors – 0.35 / unit (19) | Residents - 2 / unit (108)<br>Visitors – 0.5 / unit (27) |
| Lot Coverage (Max)          | 18.2%  | 40%   | 27.4%  |
| Landscape Open Space (Min.) | 46.5%  | 30%   | 51.8%  |



# Townhouses



Examples of townhouse projects by others



# Summary

- The proposed development conforms to the County's Official Plan and provides an opportunity to introduce additional housing choice in Burford.
- There are no agency concerns and County staff support the proposed development.
- Future site plan application to address details including lighting, landscaping, and fencing.
- **We request that you support the staff recommendation to approve the Zoning By-law Amendment.**