

**VIRTUAL  
PLANNING  
COMMITTEE  
MEETING**

**JULY 6, 2021**

**3140 and 3150 Binbrook  
Road  
Community of Binbrook**





# COMMUNITY VIEW





# EXTRACT FROM BINBROOK VILLAGE SECONDARY PLAN

## Subject Lands

**LDR 2h**  
(Street, Block  
and Stacked  
Townhouses)

**LDR 2e**  
30 u/ha

**LDR 2h**  
26-40 u/ha

**LDR 3c**  
41-60 u/ha

WT

RD

FALL FAIR WAY

Valiant Circle

LDR 3c

SWM

LDR 2e

LDR 2h

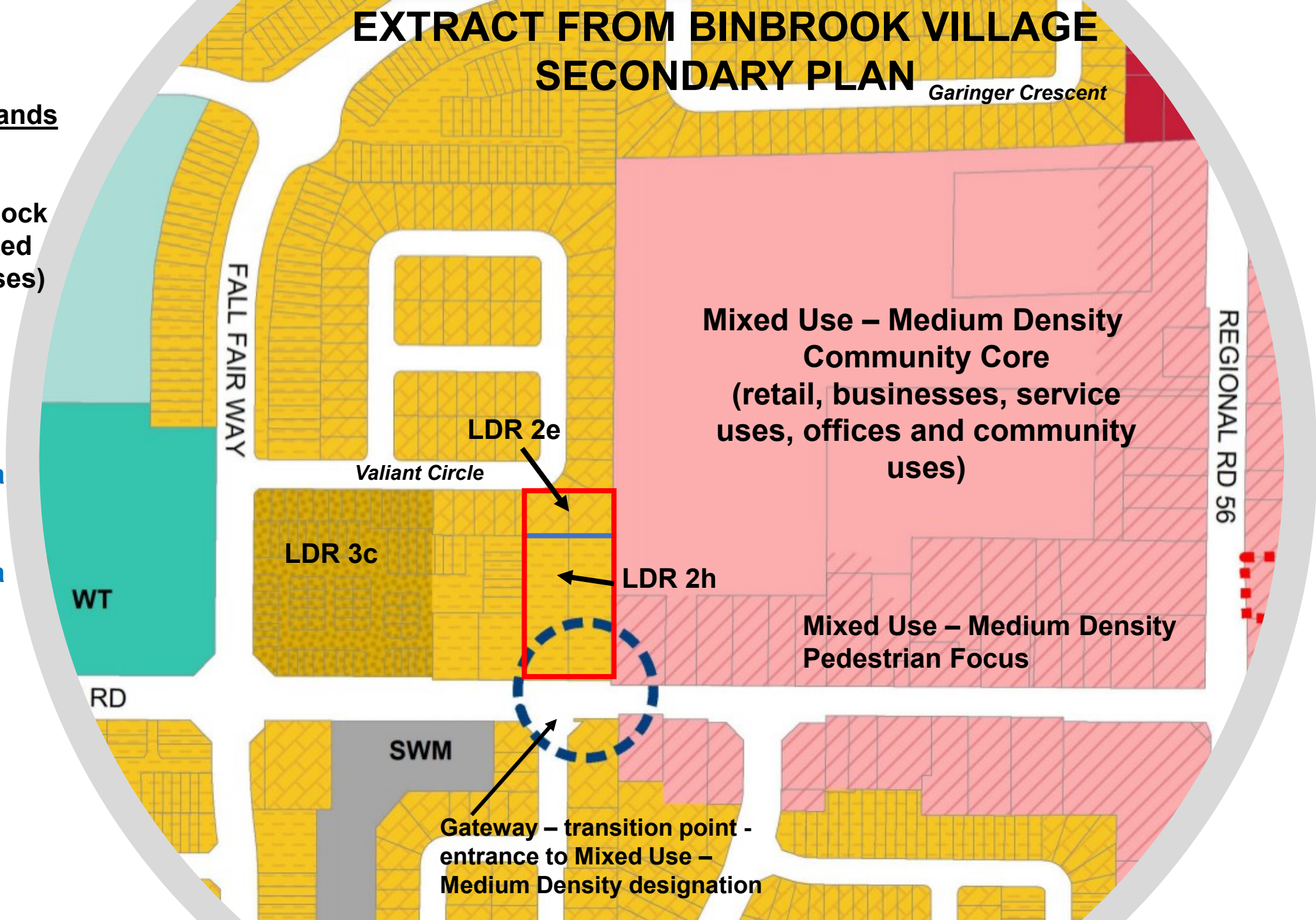
**Mixed Use – Medium Density  
Community Core**  
(retail, businesses, service  
uses, offices and community  
uses)

**Mixed Use – Medium Density  
Pedestrian Focus**

REGIONAL RD 56

Gateway – transition point -  
entrance to Mixed Use –  
Medium Density designation

Garinger Crescent



## 24 Townhouses

Each Unit has a Parking Space in the Garage and on the Driveway

12 Visitor Parking Spaces provided (complies with Zoning By-law)

Front Yards and Rear Yards are all 7.0 metres

40% Landscaped Area

40 units / ha density - permitted by Binbrook Village Secondary Plan



Area for Single Detached Dwellings = 0.19 ha

Area for Townhouses = 0.6 ha

# DRAFT PLAN OF VACANT LAND CONDOMINIUM

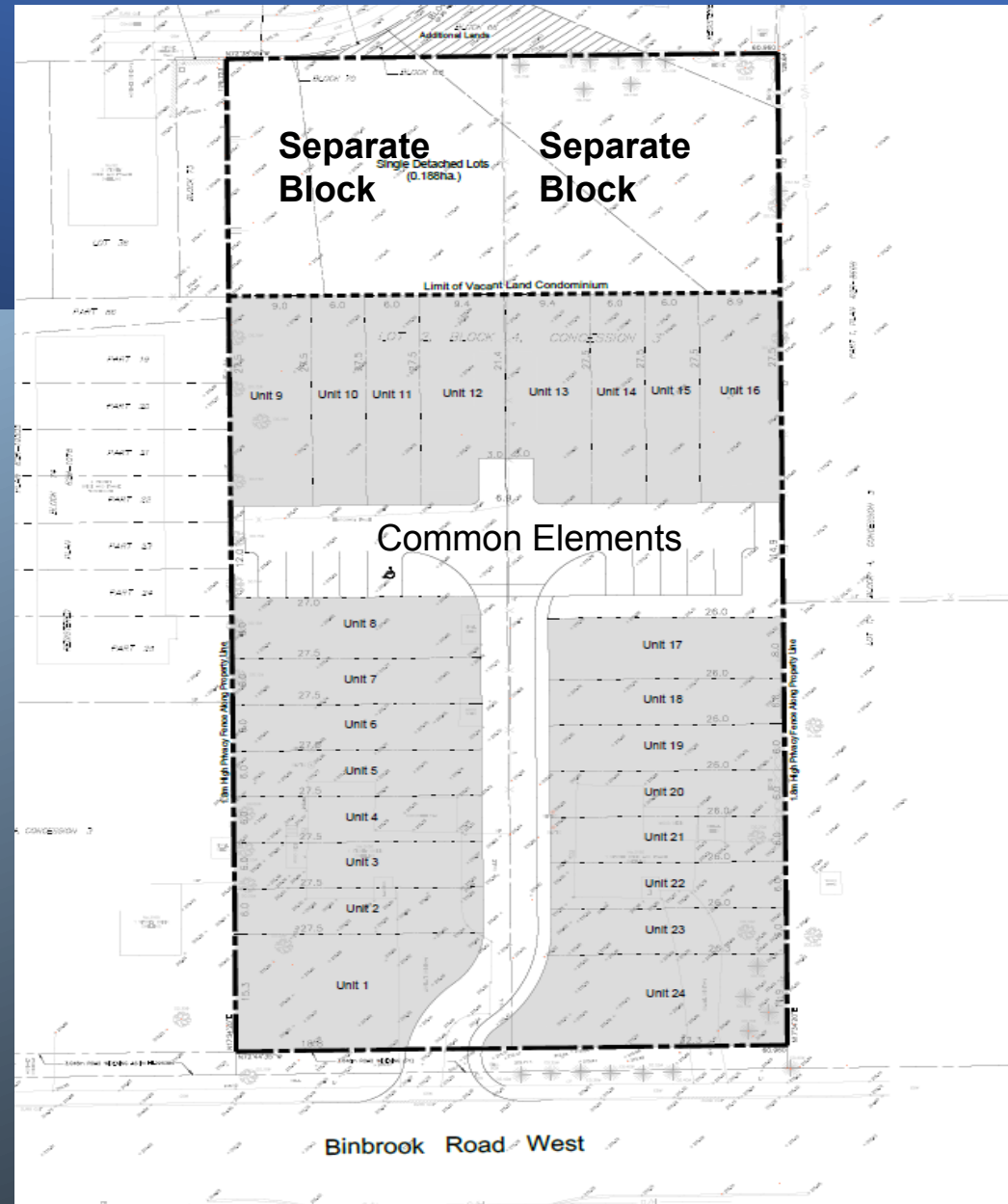
Option when Part Lot Control cannot be utilized to create the units of land given that lands are not a block in a Registered Plan

24 Units of Land

Own the Dwelling Unit and the Land Unit

Common Elements include:

Private Road  
Sidewalk  
Visitor Parking Areas  
Planting Strips  
Snow Storage Area



## SUPPORTING STUDIES

Traffic Impact Study  
(July 2020)

Functional Servicing  
Report and Stormwater  
Management Report  
(July 2020)

Environmental Noise  
Feasibility Study  
(October 2020)

Planning Justification  
Brief (August 2020)

Archaeological  
Assessment (2018)

Phase One  
Environmental Site  
Assessment (2019)

Geotechnical  
Investigation (2019)



# EXISTING ZONING

Existing Residential (ER) Zone



R4 – Single Detached Dwelling

RM2 – Street Townhouses

RM3 – Block Townhouses

RM4 – 161 – Back to Back Townhouses (Maisonettes)

# Modifications to RM3 Zone

- Glanbrook Zoning By-law No. 464 does not have parent regulations for Parcels of Tied Land (Common Element Condominium) or for Vacant Land Units (Vacant Land Condominium)
- Closest zone category is RM2 Zone which permits street townhouses. City chooses to modify the RM3 Zone which permits block townhouses however the regulations are not written for units of land
- Therefore, a number of the RM3 Zone regulations require a modification to address the form of redevelopment
- **Of the 14 regulations in Section 19.2 (a) through (n) of the Zoning By-law, 7 require a modification:**
  - ❑ *4 address the frontage and area of the vacant land unit and associated yards;*
  - ❑ *1 increases the density from 35 units per hectare to 40 units per hectare (as permitted in the Secondary Plan);*
  - ❑ *1 reduces the minimum landscaped area from 50% to 40%; and,*
  - ❑ *1 removes the requirement for an amenity area*

# SUMMARY POINTS

- **Townhouse development conforms to the Binbrook Village Secondary Plan**
- **Rezone lands from 'ER' to 'RM3' with site-specific modifications to recognize form of redevelopment**
- **Rezone land for future single detached dwellings from 'ER' to 'R4' (severances required to create lots)**
- **Technical studies confirm the appropriateness of the redevelopment (Traffic, Servicing, Noise)**
- **If applications are approved, the Owner will proceed with a Site Plan Application (detailed layout, building elevations, landscaping plan, etc.)**