

CITY OF BURLINGTON

Inter Office Memorandum

TO: Mr. G. Goodman, Director of Planning  
Attention: Mrs. Sheila Bengert

FROM: Louise Fitzgerald

DATE: March 12, 1986

SUBJECT: Official Plan Amendment No. 117  
File: 505-02-117  
24-OP-0218117

The enclosed Official Plan was approved by the Ministry of Municipal Affairs on February 27, 1986 and this certified true copy is provided for your records.

*L. Fitzgerald*

LF/

enclosure

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JC & F.G.

AMENDMENT NO. 117  
TO THE  
OFFICIAL PLAN  
TO THE  
BURLINGTON PLANNING AREA  
ROSE COMMUNITY

(LANDS BOUNDED ON THE NORTH BY HIGHWAY NO. 5 (DUNDAS STREET),  
ON THE EAST BY APPLEBY LINE, ON THE SOUTHEAST BY THE C.N.R.  
TRACKS, ON THE SOUTH BY UPPER MIDDLE ROAD AND ON THE WEST  
BY WALKER'S LINE.)

Prepared by the  
City of Burlington  
Planning Department  
July 1985



APPENDIX I - OFFICIAL PLAN AMENDMENT  
NO. 117 - ROSE COMMUNITY

AMENDMENT NO. 117

to the

OFFICIAL PLAN OF THE

BURLINGTON PLANNING AREA

ROSE COMMUNITY

City of Burlington  
Planning Department  
JULY 1985  
0344s

AMENDMENT NO. 117  
TO THE  
OFFICIAL PLAN OF THE  
BURLINGTON PLANNING AREA

I N D E X

	<u>Page</u>
CONSTITUTIONAL STATEMENT	1
<u>PART A - PREAMBLE</u>	
PURPOSE OF THE AMENDMENT	1
BASIS	1
<u>PART B - THE AMENDMENT</u>	
1. DETAILS OF THE AMENDMENT	2
- MAP CHANGES	2
- TEXT CHANGES	3
2. INTERPRETATION	7
3. IMPLEMENTATION	7
<u>SCHEDULE "A" - COMMUNITY BOUNDARY MAP</u>	8
<u>SCHEDULE "B" - LAND USE PLAN MAP</u>	9

APPENDICES - BACKGROUND DATA

1. PHYSICAL FEATURES	11
2. EXISTING LAND USE	11
3. APPROXIMATE LAND USE AREAS	11
TABLE I - SUMMARY OF LAND USE	12
TABLE II - SUMMARY OF UNITS AND POPULATION	12

AMENDMENT NO. 117  
TO THE  
OFFICIAL PLAN OF THE  
BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The Details of the Amendment as contained in Part B of this text, constitute the amendment to Amendment No. 49, as amended, of the Official Plan of the Burlington Planning Area.

PART A - PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of the Amendment is to include within the Official Plan, land use and urban development policies for the Rose Community, the location of which is shown on Map No. 1 titled District and Community Boundaries, Amendment No. 49 to the Official Plan of the Burlington Planning Area.

The Amendment will also amend the present Official Plan designation on these lands from a Development Area designation to the urban land use designations as shown on the attached maps and as described in the text of this Amendment.

2. BASIS FOR THE AMENDMENT

- (a) The area for amendment is located east of Walkers Line, north of Upper Middle Road, west of Appleby Line and the C.N.R. Halton Subdivision, and south of Dundas Street (Highway No. 5). It comprises approximately 380 hectares and is traversed by two Ontario Hydro rights-of-way and the TransCanada PipeLine easement.
- (b) The subject area is designated as a Development Area in the Official Plan, and is implemented by the Development Zone ('D' Zone) category in Zoning By-law No. 4000-3, as amended.
- (c) Existing self-serviced residential development is scattered along the peripheral roads of the Community and in a more concentrated form along Walkers Line. These homes are located on lots of various sizes and depths, and are set back from the roads at various distances. The majority of the Community is used for agricultural purposes in crop production.
- (d) Residential subdivision development and servicing has not been extended into this Community. However, planned urban development is taking place immediately to the west and south in the Headon Community and the Tansley Planning District Industrial Area respectively.

- (e) The communities which will accommodate most of the City's new residential development in the years ahead will not provide significant inventories of large single family lots. A new community, designed to attract this segment of the market, is desired to enable the City to continue to offer a full spectrum of housing, in terms of dwelling type, tenure and building area.
- (f) It is the intent of this Amendment that the Rose Community be developed as a prestige residential area, built around a privately operated golf course. The Community will include schools, parks, greenways and local commercial uses. Development in this Community will be subject to the staging of municipal services as may be determined by the Council of the Municipality and the Region of Halton.
- (g) This Amendment recognizes Section 2.18 "Development Area Policies" of Amendment No. 49 which requires special land use studies before land use policies for such lands may be established and incorporated into the Official Plan.
- (h) The public participation process, including written comments and minutes of the public meetings, are included in the 'Record' attached to this amendment.

## PART B - THE AMENDMENT

### DETAILS OF THE AMENDMENT

#### (a) Map Changes

'Future Predominant Land Use Burlington Urban Area', being Map No. 2 to the Official Plan Amendment No. 49, as amended, is hereby further amended with the attached two Schedules "A" AND "B", which constitute parts of this Amendment.

#### Schedule "A"

Schedule "A" delineates the area subject of this Amendment and indicates the area that is amended from a Development Area designation to the Urban Land Use designations indicated in Schedule "B" of this Amendment.

#### Schedule "B"

Schedule "B" indicates the area designation and extent of the various residential land use categories, schools, parks and greenways, commercial areas, and the internal collector and arterial road systems.



(b) Text Changes

Part C, Specific Proposals, Section 1, Planning District Proposals, Subsection 1.6 Tansley Planning District, Subsection 1.6.2.6.4 Rose Community contained in Official Plan Amendment No. 49, as amended, is deleted in its entirety and replaced by the following:

"1.6.2.6.4 Rose Community

a) Location

The Rose Community contains approximately 380 hectares and is located within the Tansley Planning District, as defined on Map No. 1 to the Official Plan of the City of Burlington. The area is bounded by the centre lines of Walkers Line on the west, Upper Middle Road on the south, Appleby Line and the Canadian National Railway Halton Subdivision on the east and Highway No. 5 (Dundas Street) on the north.

b) Community Planning and Development Policies

The proposed land use and development policies for this Community have been formulated within the general concept plans of a large urban area, extending from the Queen Elizabeth Way to the boundary of the Parkway Belt West Plan.

The overall planning concept for this Community is to encourage the development of a residential community, having a predominantly single family residential character.

Inherent in this concept is the integration of residential areas with a golf course and other forms of open space and recreation areas within the Community.

Equally important to the total community concept is the planned development of internally located social and recreational facilities, along with commercial facilities to meet needs at the local or neighbourhood level. Higher order commercial facilities will be provided in adjacent communities.

c) Residential Development

Residential development is intended to consist mainly of single family houses on large lots. Sites have also been designated for medium density housing to round out the housing mix in the Community. The sites for medium density housing have been located primarily adjacent to open space areas including the golf course.

Schedule "B" of this Amendment indicates specific areas for medium density development in the Rose Community. It is the intent of this Plan that these designations are flexible in delineation and geographic area, and may be modified to a minor extent without the necessity for a further Amendment.

d) Commercial Development

Two locations have been designated for Highway Commercial uses which may include uses intended to serve the travelling public as well as residents of the community. The extent and location of the designations are diagrammatic, and may be adjusted without amendment to this Plan. It is the intent of this Plan that the orientation of these areas will be to the adjacent arterial roads, rather than to Highway No. 5.

Detailed uses appropriate to each location will be established in the implementing zoning by-law. Special consideration will be given to the design and siting of buildings, the number and location of access points, the location and layout of parking areas and landscaping in order to integrate such uses with adjacent residential areas.

Two locations for Neighbourhood Commercial uses have been designated on neighbourhood collector roads. A building erected on these sites may have up to three stores on the ground floor and may have offices or dwelling units on the second storey of the building. Special consideration will be given to the design and siting of the building, the location and layout of access points, parking areas and landscaping in order to integrate these uses with adjacent residential development.

e) Golf Course, Parks, Greenways

The Rose Community Plan provides for open space in the form of community and neighbourhood parks, a golf course, and greenway areas. In addition to the community and neighbourhood parks, recreational areas may be provided through the dual use of school properties and Ontario Hydro lands.

(i) The Golf Course

A central feature of the Community is a planned privately operated 18-hole golf course extending in linear fashion in four directions throughout the residential area from a clubhouse which will be situated at the centre of the Community. The fairways will follow sections of the several shallow creek valleys which traverse the site. Sections of the Ontario Hydro right-of-way and the TransCanada PipeLine are proposed to be utilized as well.

It is the intent of this Plan to minimize potential conflicts between the operation of the golf course and adjacent residential uses through golf course design measures including the provision of adequate land for the fairways, fairway design and landscaping. It is also the intent of this Plan that, should the operation of the golf course discontinue,

these lands will remain as permanent open space, since portions of these lands contain creek features which are part of the stormwater management system for the Community. The open space associated with the golf course will be an important element in the concept and therefore the marketing of the Community. It is also the policy of this Plan that the City neither intends nor will be obliged to purchase the golf course lands in order to ensure their existence as permanent open space.

The detailed design of the golf course will be finalized at the time of subdivision layout. It is considered that the boundaries of the golf course lands are flexible and may be modified without the necessity of a further Amendment to this Plan.

The design of the golf course should be such as not to impede the stormwater flows or hinder the activities on the TransCanada PipeLine easement and the Ontario Hydro Right-of-Way. The flood plain portions of the creeks found in the golf course are to be altered only in accordance with the policies and criteria of the City and the Halton Region Conservation Authority. The development, layout and design of the golf course will have particular regard for privacy and safety of adjacent residents.

## (ii) Parks

### Community Park

The Plan provides for a large Community Park in the southeast section of the Community with an area of approximately 13 hectares.

### Neighbourhood Parks

Three Neighbourhood Active Parks are planned in conjunction with the Public and Separate Elementary Schools. An area of approximately 9 hectare is provided for neighbourhood park use.

## (iii) Greenways

The Greenways designation includes the flood plains of the various creeks required for stormwater management purposes which are not contained in the lands proposed to be used for the golf course. These lands, as well as the creek areas contained in the golf course, will be protected in accordance with the policies of the City and the Halton Region Conservation Authority. It is to be noted that, were it not for the golf course designation, considerable portions of the golf course would be designated as "Greenways" as creeks have been included in the golf course lands.

f) Schools

The Plan proposes a total of three schools, including two elementary public schools, and one elementary separate school.

This Plan proposes the development of each school in conjunction with a neighbourhood park.

It is expected that pupils from Rose Community will attend secondary schools located in adjacent communities.

g) Major Road Pattern and Development

Upper Middle Road, Appleby Line, and Walkers Line are designated as arterial roads.

Within the Community a collector road system has been planned, linking the various residential areas and providing connections for internal traffic to the arterial roads as well as bus routes within the Community.

It is the intention of this Plan to minimize the number of access points from the various land uses, especially the commercial uses, which will front on major arterial roads. Access to these arterial roads will be planned and located in conjunction with the appropriate departments of the Provincial, Regional and local agencies, all in respect to their functional and detailed plans for road widening and other road improvements.

Of particular importance to the phasing of development in the Rose Community, will be the provision of adequate access points to both arterial and collector roads.

h) Traffic and Rail Noise

In areas of the Community where traffic noise, rail noise or rail generated ground-borne vibration may be a concern, suitable noise abatement features including buffer areas and dwelling unit construction methods will be used. The noise abatement features will provide for desired levels of indoor and outdoor noise and the limiting of residential dwelling vibration levels as required by the Ministry of the Environment, Ministry of Transportation and Communications, the Canadian National Railway and the City.

The Ultimate Road Allowance Width for the arterial roads for the Rose Community as identified in Section 4 Major Roads Programme of the Official Plan and Zoning By-law 4000-3 as amended may be increased where required for noise abatement purposes. Alternative methods of reducing noise levels are to be explored instead of the erection of walls and, wherever possible, the erection of these walls should

be discouraged for visual aesthetic reasons. It is the intent of this Plan to combine the erection of any required walls in specific locations with special landscaping treatments and other design techniques in order to make noise attenuation features aesthetically pleasing. Noise attenuation features are to be examined in detail during the subdivision plan process for the community.

MODIFICATION

NO. 1  
UNDER SECTION 17(9) OF  
THE PLANNING ACT, 1983

It is the intent of this Plan that ~~subways~~ grade separations will be ultimately constructed at the intersection of the CNR lines with both Upper Middle Road and Appleby Line.

i) Energy Conservation

In the layout of streets and lots in plans of subdivision, advantage will be taken of the generally east-west alignment of the basic topographic features of the site in order to achieve building orientations which will maximize opportunities for passive solar gains. As well, wherever practicable, the natural tree cover will be used to minimize exposure to prevailing winter winds.

j) Storm Water Management

Methods for storm water management in this Community shall be determined in conjunction with the appropriate authorities. All works will be in accordance with policies and design criteria of the City and the Halton Region Conservation Authority. Watershed studies have been prepared to identify the methods of stormwater management to be used. It will be a requirement that prior to the development of the Rose Community, the impact due to the increase in peak flows from the major and minor storm, will be investigated for properties immediately downstream. In certain locations the use of creeks for stormwater management purposes will be combined with lands for golf course use."

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation of Boundaries" of Section 1, Part B "General Proposals" of Amendment No. 49 to the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies contained in Section 7, Part B "General Proposals" of Amendment No. 49 to the Official Plan of the Burlington Planning Area.

AMENDMENT No. (117) TO THE OFFICIAL PLAN

AMENDMENT No. 49 AS AMENDED OF THE BURLINGTON PLANNING AREA

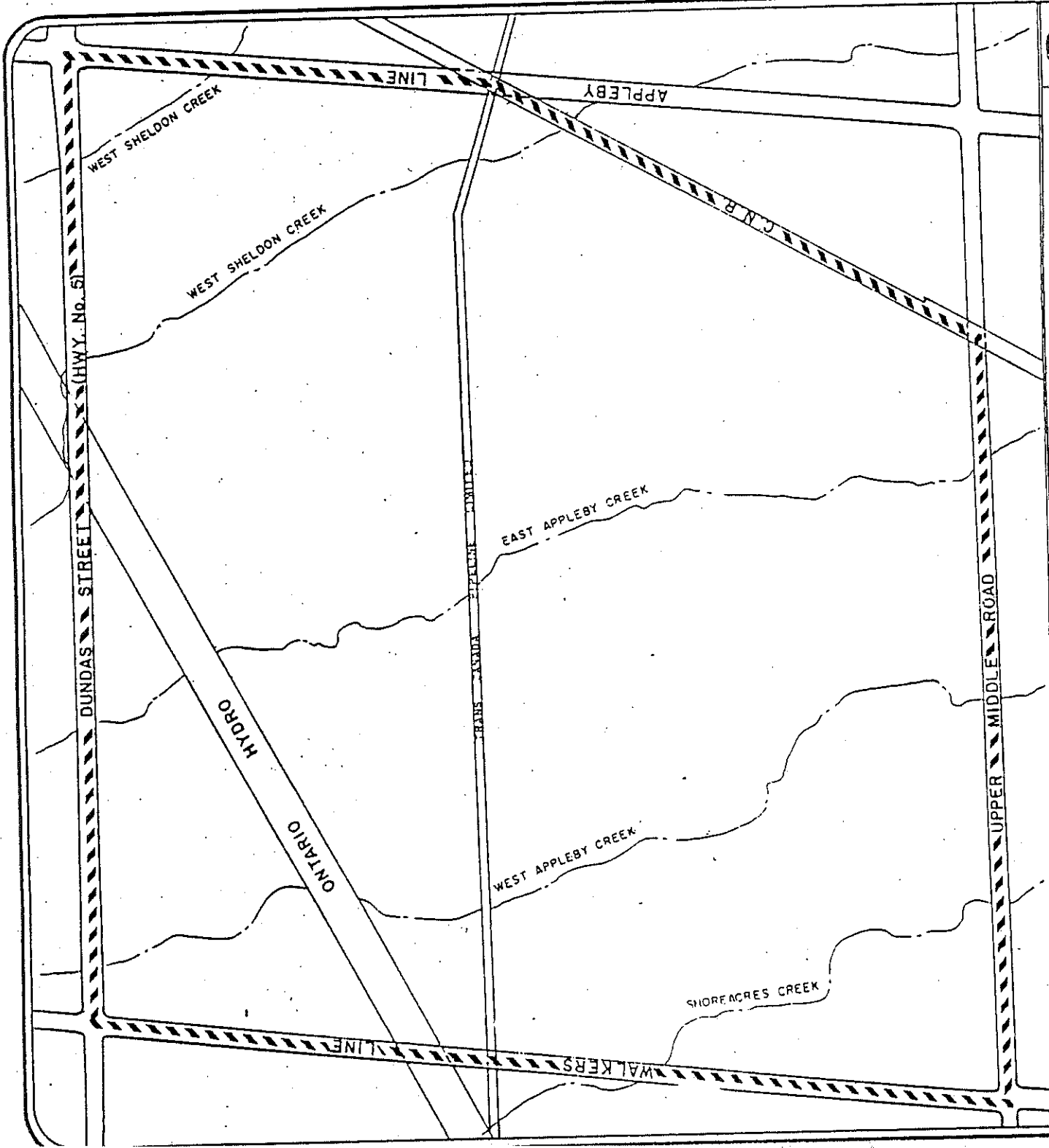
# AREA OF AMENDMENT

BURLINGTON URBAN AREA



BOUNDARY OF AMENDMENT

AREA AMENDED FROM THE DEVELOPMENT AREA CLASSIFICATION TO THE LAND USE CATEGORIES INDICATED ON SCHEDULE 'B' OF THE AMENDMENT



COLENTU E 'A'

DATE: DECEMBER, 1984

SCALE: 1:12500









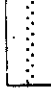


MAP No. 1

AMENDMENT No. (117) TO THE OFFICIAL PLAN

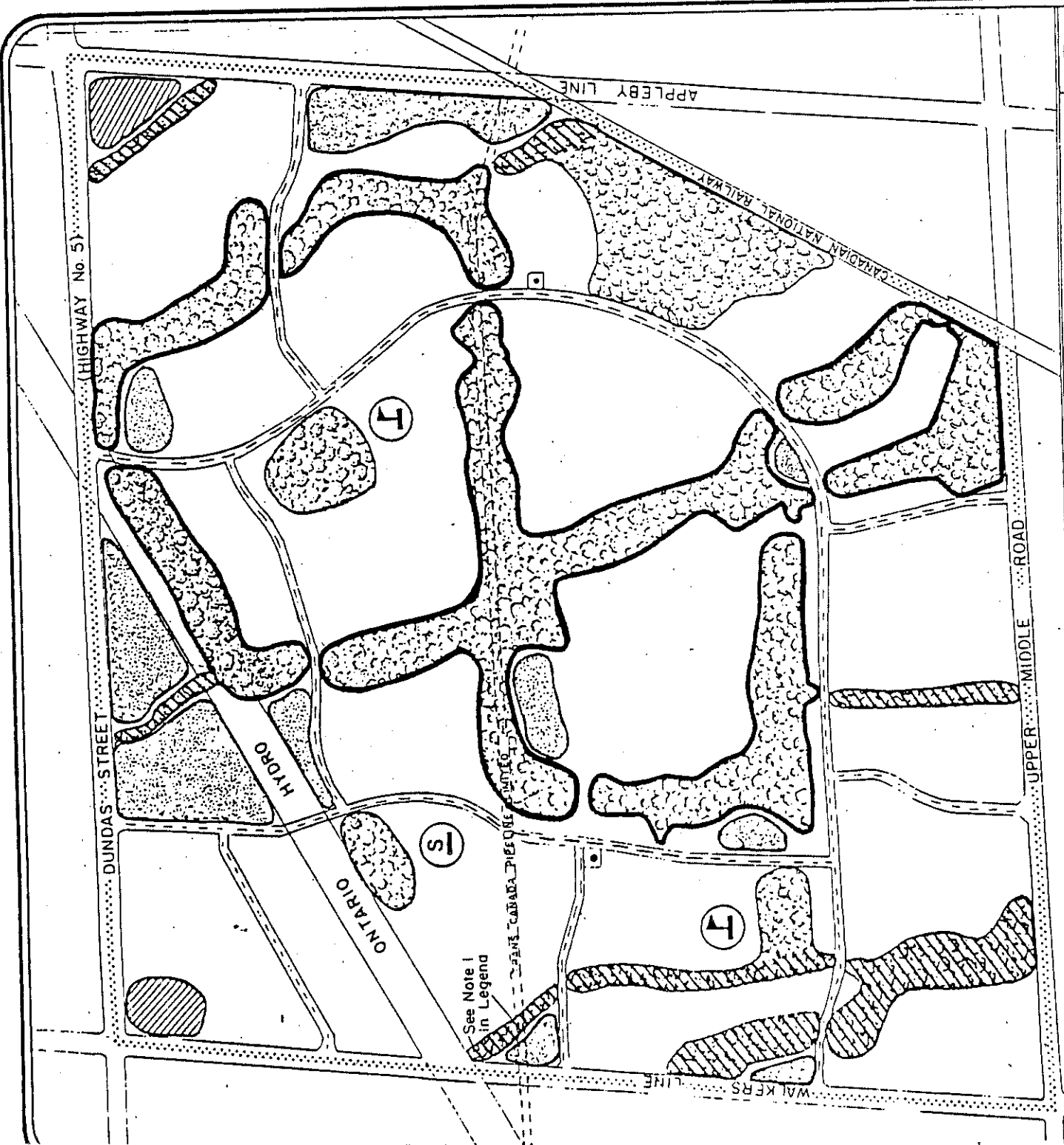
AMENDMENT No. 49 AS AMENDED OF THE BURLINGTON PLANNING AREA

**FUTURE PREDOMINANT LAND USE**  
BURLINGTON URBAN AREA

LEGEND:

-  RESIDENTIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM DENSITY
-  HIGHWAY COMMERCIAL
-  NEIGHBOURHOOD COMMERCIAL
-  GOLF COURSE
-  PARK
-  GREENWAYS
-  NEIGHBOURHOOD COLLECTOR ROAD
-  COMMUNITY BOUNDARY
-  SEPARATE ELEMENTARY SCHOOL
-  PUBLIC ELEMENTARY SCHOOL

Note 1: Section noted on Schedule B may be enclosed without amendment to this plan.



APPENDICES

THESE APPENDICES ARE NOT CONSIDERED A PART  
OF THE OFFICIAL PLAN TEXT  
OF OFFICIAL PLAN AMENDMENT NO. 117  
( ROSE COMMUNITY )



### 1. PHYSICAL FEATURES

The Rose Community has a gently rolling topography with no sharp geographic features. It is comprised of a till plain with a gentle slope from the corner of Highway No. 5 and Walkers Line diagonally toward the C.N.R. Halton Subdivision rail line and Upper Middle Road. The community has an elevation of 152 metres at Highway No. 5 and 137 metres at Upper Middle Road.

The soils found in the subject area are clay loam which are drained by several minor creeks within the community. Crop production is the major agricultural use of these lands in recent years.

A large woodlot exists in the south-central portion of the community along Upper Middle Road between Shoreacres Creek and the East Appleby Creek which contains mature deciduous and coniferous vegetation. A remnant woodlot of oak trees is found next to the C.N.R. rail line. A mixed woodlot is found along the TransCanada PipeLine easement close to Walkers Line.

### 2. EXISTING LAND USES

The majority of the community is used for agricultural crop production. Most of these lands are presently leased to farmers by development companies. Existing self-serviced residential development is concentrated along Walkers Line and is also found along Upper Middle Road. There are thirty-five single family dwellings located in the community on lots that are approximately 0.8 hectares in area. There are two commercial uses, being a motor vehicle repair garage and a children's day care operation fronting on Dundas Street (Highway No. 5).

The existing man-made features include two Ontario Hydro transmission lines and the TransCanada PipeLine. An Ontario Hydro 250 Kv transmission line with 30 metre high towers crosses the north-west corner of the area diagonally. A 110 Kv transmission line with 20 metre high towers borders the north side of Upper Middle Road. This transmission line is intended to be relocated to the south side of Upper Middle Road which has been commenced in the Headon Community to the west. The TransCanada PipeLine bisects the community midway between Upper Middle Road and Dundas Street.

On the south side of Upper Middle Road is the Interprovincial Oil Pipeline. The eastern boundary of the community is formed by the C.N.R. Halton Subdivision twin rail track. At present, the rail line crosses both Upper Middle Road and Appleby Line at grade elevation.

At the present time, the Rose Community has not been designated within the Improvement Area of the City of Burlington.

### 3. APPROXIMATE LAND USE AREAS

The purpose of Appendix B is to illustrate the breakdown of future various land use classifications in the Rose Community, based on the Secondary Land Use Map (Schedule B), and the approximate number of future units and population projected for the community.

TABLE I

SUMMARY OF LAND USE

<u>Category</u>		<u>Hectares</u>	<u>Percentage</u>
Residential		230.0 ha	60.5%
Golf Course		55.0	14.5
Parks			
Community	13.4		
Neighbourhood	<u>9.2</u>	22.6	5.9
Greenways		14.0	3.7
Ontario Hydro		16.0	4.2
Schools		6.0	1.6
Commercial		4.4	1.2
Arterial and Collector Roads		29.0	7.6
C.N.R.		<u>3.0</u>	<u>0.8</u>
TOTALS:		<u>380.0 ha</u>	<u>100.0%</u>

TABLE II

SUMMARY OF UNITS AND POPULATION

<u>Category</u>		<u>Units</u>	<u>Population</u>
Low Density Units	(@ 3.7 p.p.u.)	2,450	9,065
Medium Density Units	(@ 3.7 p.p.u.)	<u>710</u>	<u>2,625</u>
TOTALS:		<u>3,160</u>	<u>11,690</u>

Gross Residential Density: 8.3 units/ha  
 Gross Population Density: 30.8 persons/ha

