

## **Spruce Partners Inc. and Amico Properties Inc. – 1157-1171 North Shore Boulevard – Ward 1**

### **LPAT Appeal Update- January 20, 2021**

At its meeting of January 19, 2021 Burlington City Council approved the recommendation of Confidential Legal Report L-37-20 to accept an offer to settle the issues in dispute between Spruce Partners Inc. and Amico Properties Inc. (“Amico”) and the City with respect to Amico’s appeal currently before the Local Planning Appeal Tribunal (“LPAT”). As part of this approval, Council approved the recommendation that the planning analysis attached as Appendix ‘B’ to L-37-20 be released publicly and posted on the City’s webpage under Planning and Development Applications for Ward 1, while retaining solicitor/client privilege over the balance of this matter in its entirety.

The settlement between the City and Amico resolves the issues in dispute between the City and National Homes on the basis that National and the City will seek LPAT approval of a revised development proposal and related Official Plan and Zoning By-law amendments for the site. The revised development proposes a seniors housing complex with buildings ranging in height from 3 storeys to 16 stories. The revised development has reduced the height of the tall building element (down from 17 stories to 16 stories) and has also reduced the overall scale and massing of the mid-rise building element to the north where the proposed development interfaces with the existing residential neighbourhood to the north, by introducing new building step backs at the sixth floor. This has resulted in a reduction in the overall gross floor area as well as the number of units being proposed.

A copy of the planning analysis is available on the development application webpage, along with a copy of the conceptual site plan for the revised development.

### How does this impact the hearing scheduled to commence on February 22, 2021?

The City and Amico will be requesting that the LPAT convert the hearing that is scheduled to commence on February 22, 2021 to a settlement hearing. At that settlement hearing, the City and Amico will be requesting that that the LPAT approve the revised Official Plan and Zoning By-law amendments to permit the revised development plan.