

Statutory Public Meeting

Application to amend the Official Plan and Zoning By-law

Applicant: LIV Communities

Addresses: 1085 Clearview Ave., 1082, 1086, and 1090
St. Matthew's Ave.

Date: April 2, 2019

Overview of Development Site



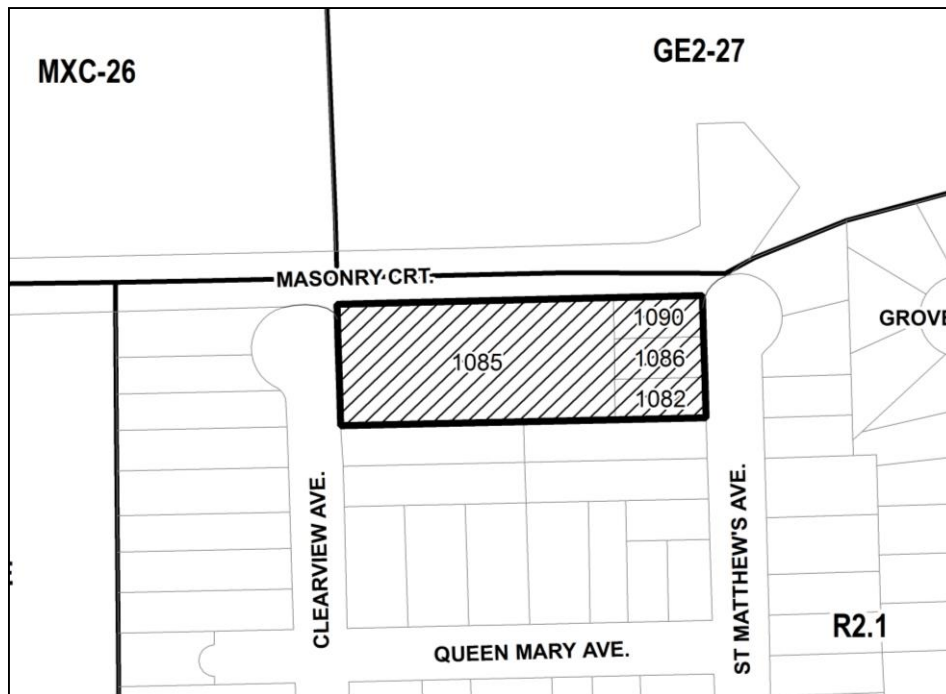
Site Area: 0.63 hectares

Currently developed with a place of worship use and three dwellings

Located between Clearview Ave., St. Matthew's Ave. and Masonry Court

Located approx. 250m from Aldershot GO Station south pedestrian entrance

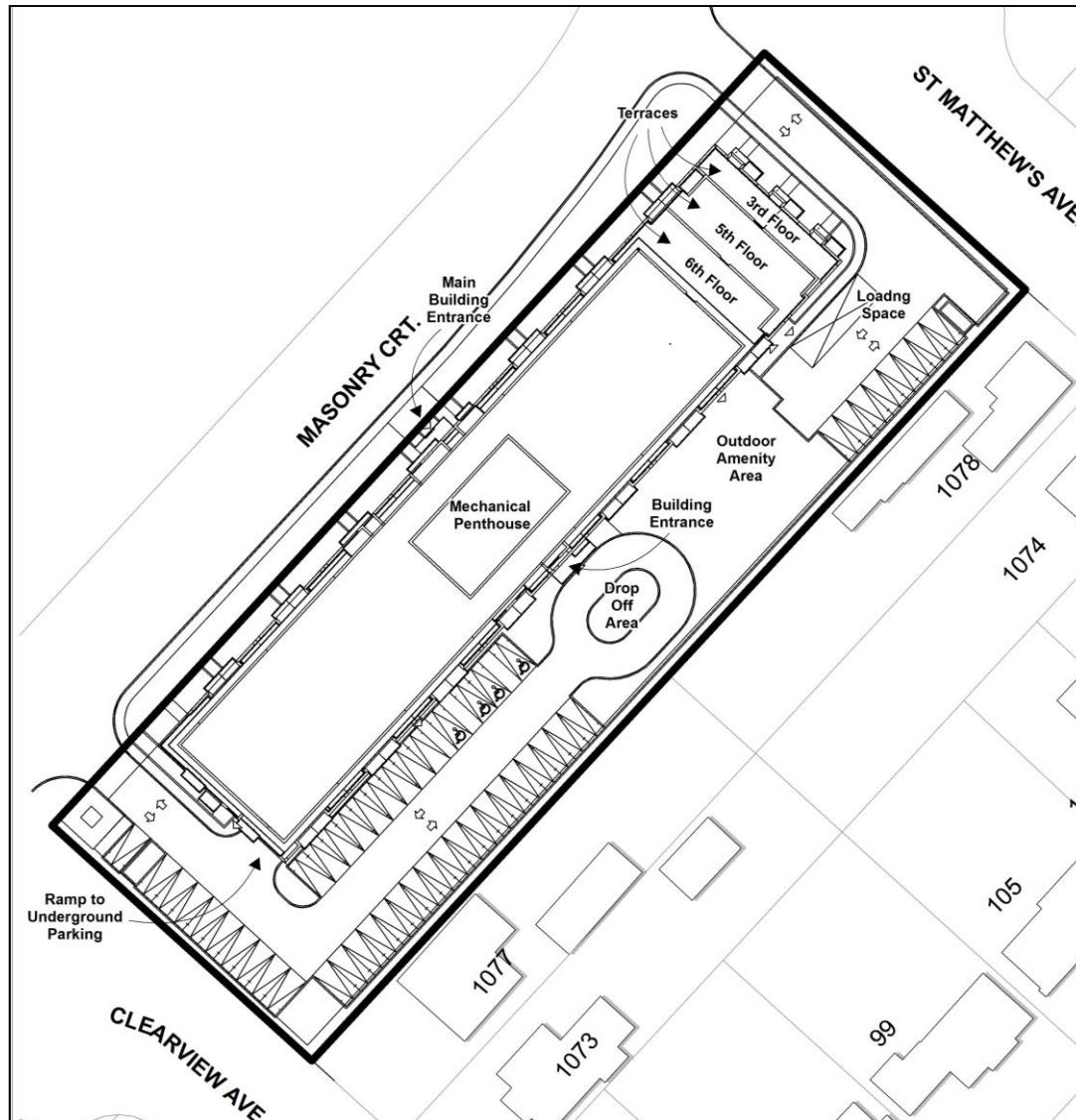
Burlington Official Plan & Zoning By-law



Existing Official Plan Land Use Designation:
Residential – Low Density

Existing Zoning:
Residential Low Density
(R2.1)

The Application



- To change the Official Plan designation to Residential – High Density and amend the Zoning By-law 2020 to High Density Residential RH1
- 6 storey residential apartment building with 160 units (255 units/hectare) and 203 parking spaces
- 49 parking spaces at grade and one level of underground parking with 154 spaces
- East side of building is terraced down to 2 storeys with 3rd, 5th, and 6th floor terraces

Public Consultation

- Neighbourhood Open House Meeting was held on October 29, 2018 at Aldershot Arena
- Public Notice and Request for Comments was circulated in February 2019
- Public Comments are attached as Appendix C to Report PB-28-19

Public Consultation

General themes:

- Sun shadow in winter
- Landscape areas are too small for vegetation
- Snow storage locations unclear
- Building height
- Density
- Preference for low-rise
- Uncertainty about Mobility Hub planning
- Construction impacts
- Noise impact from service vehicle movement
- Tree removal
- Not enough nearby retail and service commercial to support more residents
- Underground parking too close to lot lines
- Amount of development happening in Aldershot
- Lack of greenspace
- Surface parking
- Buffering of rear drop off area
- Vehicle traffic on local streets
- Public realm on Clearview and St. Matthews impacted

Next Steps

- Applicant to submit revised materials to the City based on public and technical agency comments
- Review of resubmission
- Final Recommendation Report and presentation to Planning and Development Committee

For more information:

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Visit the City's website:

www.Burlington.ca/1085Clearview