

Statutory Public Meeting

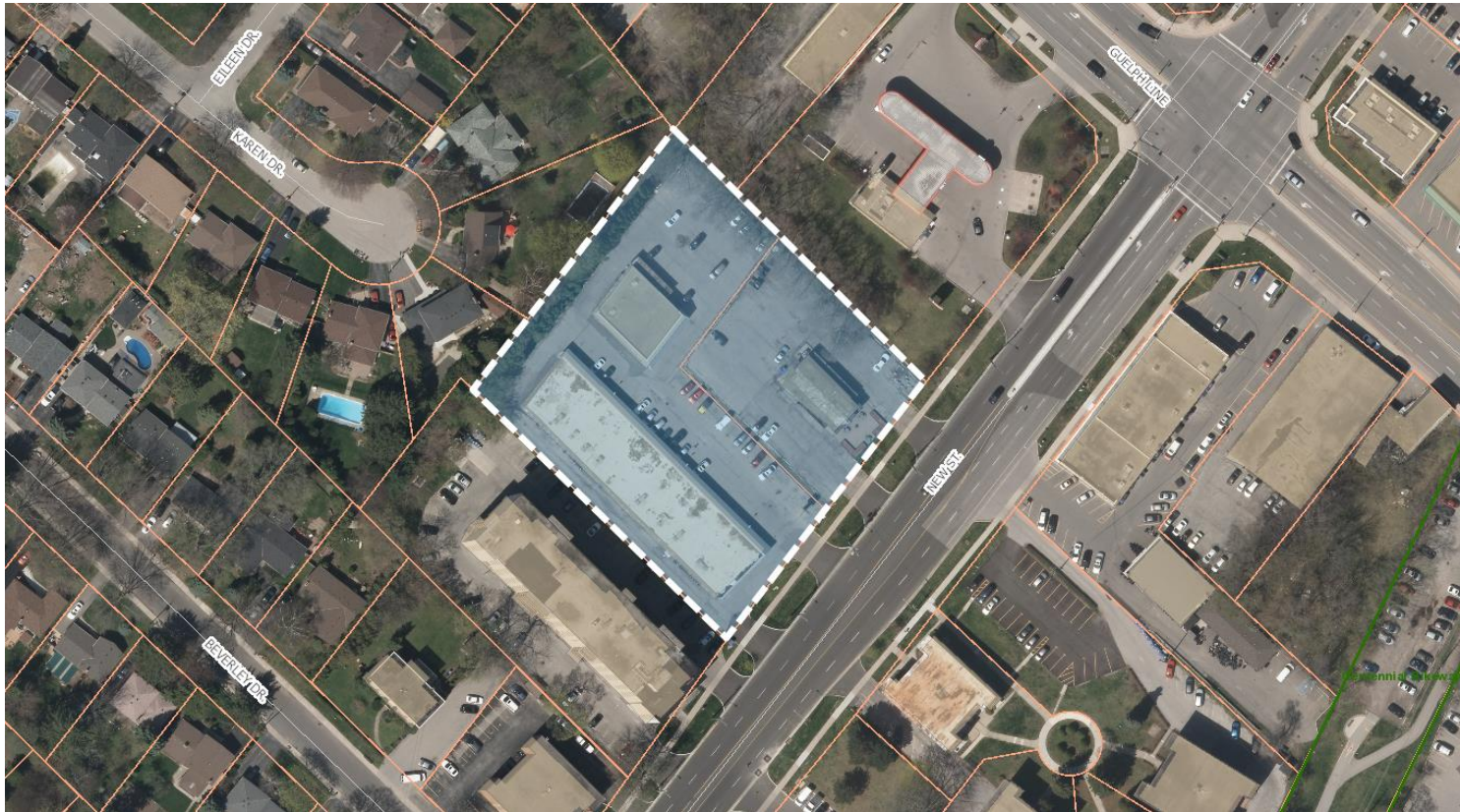
Application to amend the Official Plan and Zoning By-law

Applicant: TRG (New-Guelph) Inc.

Addresses: 2421 – 2431 New Street

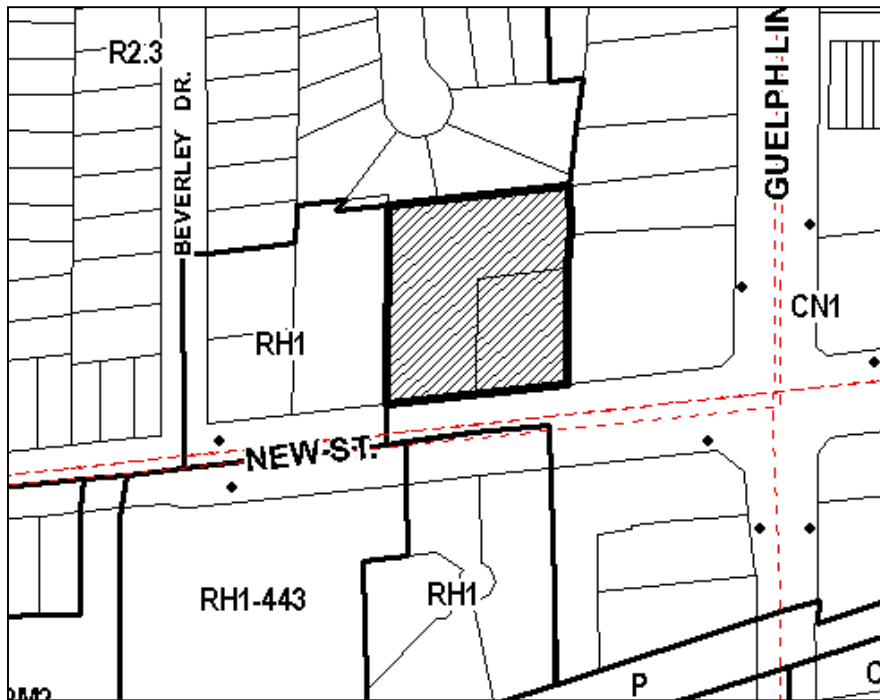
Date: January 15, 2019

Overview of Development Site



Site Area: 0.7 hectares

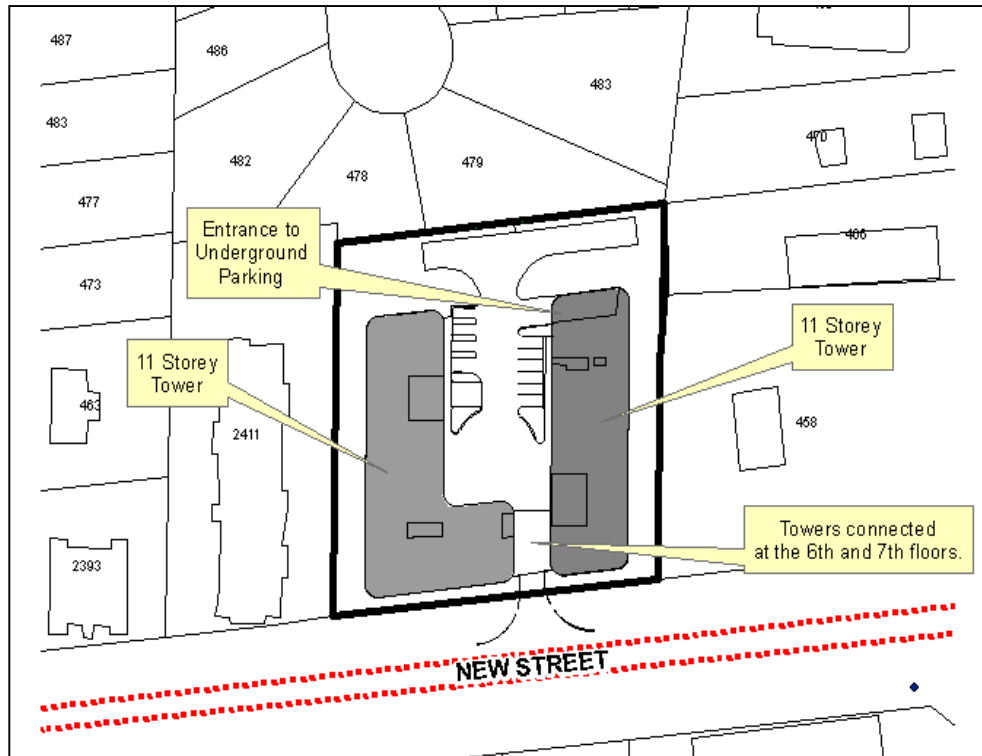
Burlington Official Plan & Zoning By-law



**Existing Official Plan Land
Use Designation:**
Neighbourhood Commercial

Existing Zoning:
Neighbourhood Commercial
(CN1)

The Application



- To change the Official Plan designation to Residential – High Density and amend the Zoning By-law 2020 to High Density Residential RH4 to permit two, joined 11-storey buildings with a 223 seniors units and 139 apartment units
- The 11 storey buildings are terraced down to 6 storeys at the rear, and the buildings are joined at the 6th and 7th storeys
- 309 parking spaces proposed in 2 levels of underground parking, 10 surface parking spaces proposed

Public Consultation

- Public Notice and Request for Comments was circulated in February 2018
- Neighbourhood Meeting was held on May 16, 2018
- Public Comments are attached as Appendix D to Report PB-05-19

Public Consultation

- General themes:
 - Traffic – safety of seniors, congestion, turning
 - Parking – guest parking, overflow onto streets
 - Compatibility with adjacent residential – privacy, sun shadow, infrastructure capacity, waste collection area, noise
 - Site contamination – mitigation
 - Development – front yard setback, height, timelines for existing leases in commercial buildings
 - Loss of neighbourhood commercial spaces

Next Steps

- Applicant to submit revised materials to the City
- Review of resubmission
- Final Recommendation Report and presentation to Planning and Development Committee

For more information:

Contact: Lauren Vraets, Planner II

T: (905) 335-7600 ext. 7536

E: lauren.vraets@burlington.ca

Visit the City's website:

www.burlington.ca/2421NewStreet