



SUBJECT: 1157-1171 North Shore Blvd. East Statutory Public Meeting and Information Report

TO: Planning and Development Committee - Public

FROM: Department of City Building - Planning Building and Culture

Report Number: PB-11-19

Wards Affected: 1

File Numbers: 505-05/18 & 520-07/18

Date to Committee: February 5, 2019

Date to Council: February 25, 2019

Recommendation:

Receive and File report PB-11-19 for information

Purpose:

The following objectives of Burlington's Strategic Plan (2015-2040) apply to the discussion of the subject application:

A City that Grows

- Intensification
 - 1.2.a Growth is being achieved in *mixed-use areas and along main roads with transit service, including *mobility hubs, downtown and uptown.
 - 1.2.i Architecture and buildings are designed and constructed to have minimal impact on the environment reflecting urban design excellence that create buildings and public spaces where people can live, work or gather
- Focused Population Growth
 - 1.3.b Seniors are supported by a strategy that promotes health, recreation, transportation and allows them to remain in their home or neighbourhood as long as possible by providing desirable housing alternatives.

A Healthy and Greener City

- Healthy Lifestyles

3.1.a Every resident of Burlington lives within a 15 to 20-minute walk from parks or green spaces.

REPORT FACT SHEET

RECOMMENDATIONS:		<i>None; For Information Only</i>	Ward No.: 1
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	<i>Spruce Partners Inc. & Amico Properties Inc.</i> <i>Brant Park Co-Op Apartments (Burlington)</i> <i>505-05/18 & 520-07/18</i> <i>Official Plan and Zoning Bylaw Amendment</i> <i>Seniors' living campus , consisting of 17-storey and 11-storey buildings, transitioning down to 2 storeys at the north of the site. The development proposes to contain 475 suites and will provide 180 staff on site.</i>	
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>North of North Shore Blvd E. and East of the QEW</i> <i>1157-1171 North Shore Blvd. E</i> <i>1.22 ha</i> <i>Two – 3 ½ storey residential buildings</i>	
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	<i>Downtown Residential Medium and/or High Density</i> <i>Same. Amendments Required for Increased Density.</i> <i>Downtown Residential – High Density (DRH)</i> <i>DRH - with site specific exemption</i>	
Processing Details	NEIGHBOURHOOD MEETING:	<i>January 9, 2019</i> <i>Staff have received 43 emails and 2 letters (note that some residents sent multiple emails)</i>	

Background and Discussion:

On November 13, 2018, the Department of City Building acknowledged that a complete application had been received for Official Plan and Zoning By-law Amendments for 1157 North Shore Blvd E. The purpose of the applications is to permit a senior's living campus with building heights up to 17 storeys. The location of the subject lands is illustrated in Appendix A. A detail sketch of the development proposal is provided in Appendix B.

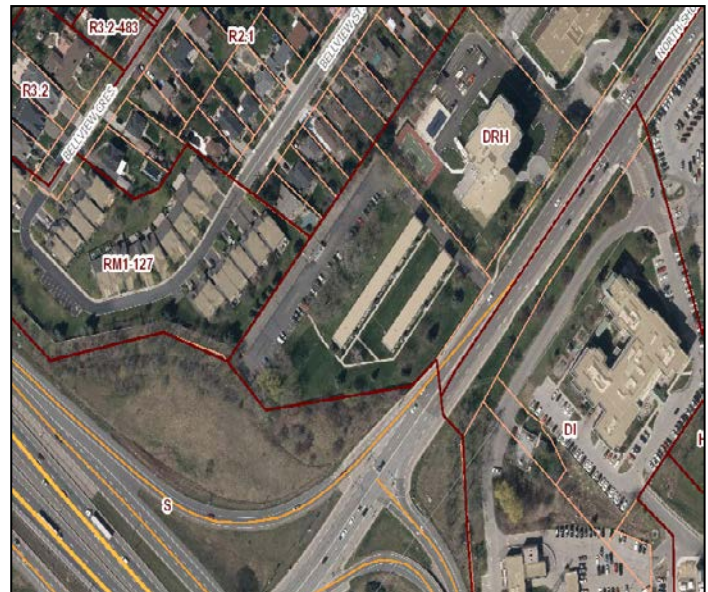
The purpose of this report is to provide an overview of the proposed application, an outline of applicable policies and regulations and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

Site Description:

The subject lands are located within the Downtown Urban Growth Centre, north of North Shore Blvd. and immediately east of the QEW. The subject site is approximately 1.21 ha with frontage on North Shore Blvd. The site is currently developed with two 3 ½ storey co-op apartment buildings, surface parking and 1 storey rear garages adjacent to the northern property line. Access to the site is provided by a two-way driveway off of North Shore Blvd. If approved, it is proposed that the existing buildings and garages will be demolished.

Surrounding uses include:

- To the west is the QEW including the highway on-ramp. The site is entirely within the MTO permit control area.
- South of the site, on the south side of North Shore Blvd. E, is zoned Downtown Institutional (DI) Zone and is developed with a one storey Ontario Provincial Police building and a 5-storey long term care home. Joseph Brant Hospital is also south east of the site.



- East of the site is zoned Downtown Residential –High Density (DRH) Zone and is developed with a 12 storey apartment building.
- North of the site is zoned Residential – Low Density (R2.1) and Residential – Medium Density (RM1-127) Zone and is developed with single detached and semi-detached dwellings.

Discussion

Description of Application

The applicant has applied for amendments to the Official Plan and Zoning Bylaw to facilitate the development of a Senior's Care campus on the site. The development is proposed to consist of two towers (17-storeys and 11-storeys), transitioning down to 2 storeys at the north of the site. The development proposes to contain 475 suites of varying levels of care and proposed to provide approximately 180 staff on site at any time. The unit breakdown will consist of 71 Memory care, 95 assisted living and 309 independent living suites.

Access to the site is proposed to be obtained from a two-way driveway along the eastern boundary of the site. A total of 220 parking spaces (145 staff and visitor spaces and 75 resident parking spaces) are proposed to be provided underground.

Technical Reports

The following documentation and plans were submitted in support of the application.

This information can also be accessed at: www.burlington.ca/1157NorthShore.

- **Architectural Plans**, prepared by Montgomery Sisam Architects, dated September 17, 2018;
- **Planning Justification Report**, prepared by Bousfields Inc., dated November 2018;
- **Urban Design Brief**, prepared by Bousfields Inc., dated November 2018;
- **Functional Servicing and Storm Water Management Report**, prepared by Odan-Detech Consulting Engineers, dated November 9, 2018;
- **Grading, Drainage & Servicing Plans**, prepared by Odan-Detech Consulting Engineers, dated September 19, 2018;
- **Transportation Impact and Parking Study**, prepared by IBI Group, dated September 26, 2018;
- **Environmental Noise Feasibility Study and addendum letter**, prepared by Novus Environmental, dated November 8, 2018;
- **Environmental Air Quality Assessment**, prepared by Novus Environmental, dated September 13, 2018;
- **Pedestrian Wind Assessment**, prepared by Novus Environmental, dated September 14, 2018;
- **Geotechnical Investigation**, prepared by Pinchin, dated November 8, 2018;
- **Tree Inventory and Protection Plan**, prepared by Baker Turner Inc., dated September 12, 2018;

- **Concept Landscape Plan**, prepared by Baker Turner Inc., dated September 11, 2018;
- **Environmental Site Screening Checklist**, prepared by Spruce Partners Inc., July 18, 2018;
- **Phase One Environmental Site Assessment**, prepared by Pinchin, dated September 13, 2018;
- **Phase Two Environmental Site Assessment**, prepared by Pinchin dated September 13, 2018.

Technical Review

The applications and supporting documents were circulated for review to internal departments and external agencies. Not all comments have been received. The following is a summary of agency comments that have been received to date:

MTO:

The Ministry of Transportation has reviewed the application and requires further information regarding traffic and storm water management for their review.

Burlington Economic Development:

The submitted materials state that there will 180 employees on-site at all times. Assuming a 24-hour, 3 shift schedule, that would mean that they would have approximately 540 employees at this location. This number seems very high when compared with other long term care facilities and retirement communities in Burlington. BEDC requests additional information on the breakdown of proposed employees on site.

Site Engineering:

The Site Engineering section of Capital Works has reviewed the application and has provided comments including:

Groundwater/Geotechnical Information:

Additional information is required detailing the groundwater conditions on the site. These findings should be discussed within the Phase Two Environmental Site Assessment and incorporated into the Storm Water Management scheme for the site to ensure that adequate storm water storage can be accommodated. It is our understanding that the applicant is currently undertaking an assessment.

Noise:

Updates to the Environmental Noise report are required to ensure that noise levels in on-site amenity areas are within acceptable levels. Updates are also required to determine if there are any off-site impacts due to loading, venting or back-up generators.

Lighting:

If approved, a lighting plan will be reviewed in more detail however, staff has concerns that insufficient landscaping has been provided along the eastern property line to mitigate headlight trespass onto the adjacent property. Additional information is required.

Pedestrian Connectivity:

Staff note that improved pedestrian connectivity could be provided in the parking garage and along the east side of the site.

Policy Framework:

The applications are subject to the following policy framework: the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe, the Big Move, the Halton Region Official Plan, the City of Burlington Official Plan, the Alton Community Secondary Plan, and the City of Burlington Zoning By-law 2020. Conformity with applicable policies from these documents will be addressed in the subsequent recommendation report. Listed below is an overview of the land use designations and policy directions at the provincial, regional and local level.

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. The PPS provides policies for appropriate development based on efficient use of land and infrastructure, protection of natural resources, and supports residential and employment development including a range and mix of land uses. Through the PPS, growth and development are to be focused within the established settlement areas. Decisions affecting planning matters made on or after April 30, 2014 “shall be consistent with” the PPS.

Growth Plan for the Greater Golden Horseshoe

The updated Growth Plan for the Greater Golden Horseshoe came into effect on July 1, 2017 and provides a growth management policy direction for the defined growth plan area. Through the Growth Plan, growth is focused in the existing urban areas through intensification. The guiding principles of the Growth Plan include building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth in an efficient and well-designed form.

The Big Move

The Big Move: Transforming Transportation in the Greater Toronto and Hamilton Areas (Big Move) is a provincial policy document prepared under the Metrolinx Act (2008) that contains action items to develop and implement a multi-modal transportation plan for the Greater Toronto and Hamilton Area (GTHA). The goals of The Big Move are to

provide more comfortable, convenient and interconnected transportation choices that are accessible and safe for all persons throughout the GTHA.

Halton Region Official Plan

The subject lands are designated “Urban Area” and are within the Urban Growth Centre in accordance with the Halton Region Official Plan (ROP). The Urban Area objectives promote growth that is compact and transit-supportive. This designation also encourages intensification and increased densities. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws and other policies of the Halton Region Official Plan.

City of Burlington Official Plan

The site is within the Downtown Mixed Use Centre and is within the Downtown Residential Medium and/or High Density precinct in the City’s Official Plan. It is the objective of the Downtown Residential Medium and/or High Density Precinct to provide for future medium or high density residential development or redevelopment which is compatible with surrounding development. In Residential-High Density areas, either ground or non-ground-oriented housing units with a density ranging between 26 and 185 units per net hectare shall be permitted. An amendment is required to increase the permitted density on the site.

Council Adopted Official Plan: Grow Bold

On April 26, 2016 Council adopted Grow Bold: Burlington’s New Official Plan. The Plan has not been approved by Halton Region and is not in force and effect. However, it is used as an informative document in the review of development applications.

The Council Adopted Official Plan: Grow Bold designates the subject lands as being within the Downtown Mid-rise Precinct. The Downtown Mid-Rise Residential Precinct will primarily accommodate existing residential development consisting of eleven (11) storeys or less, in predominantly residential areas of the Downtown. Limited development opportunities existing within the precinct will be expected to transition to, as well as achieve compatibility with established residential neighbourhoods outside of the Downtown.

City of Burlington Zoning Bylaw 2020

The site is zoned Downtown Residential – High Density Zone. This zone permits retirement homes and apartments with heights up to 22m and densities up to 185 units per hectare.

The applicant has proposed to rezone the site to Downtown Residential – High Density Zone with site specific exception (DRH-XXX). The proposal has a height of approximately 64.5 m and a density of 393 units per hectare. As such, amendments to

height, density and parking regulations are required to facilitate development. The table below summarizes the requested amendments to the zoning bylaw:

	DRH	Proposed
Lot Area	0.1ha	1.22
Height	22m	64.5
Density	50 uph minimum, 185 uph maximum	333 uph
Parking	Retirement home 0.85 spaces/employee 0.5 resident spaces/unit 0.25 visitor spaces per unit Total 510 spaces, including 153 spaces for employees, 238 spaces for residents and 119 for spaces for visitors.	0.15 spaces/unit 0.80 spaces/employee/visitor 220 spaces, including 75 spaces for residents and 145 spaces for visitors and employees
	Ground floor of retirement home within 15m of a public street requires retail/commercial	Commercial not proposed.
Loading	1	1
Amenity	20m ² per unit	Not indicated on plans
Front Yard	6m	5 m
Rear Yard abutting R1, R2 & R3 zones	15 m	7.5 m
Side Yard	6 m	6 m

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined have been received

Public Engagement Matters:

Public Circulation

The applications were subject to the standard circulation requirements. A public notice and request for comments were circulated in December 2018 to surrounding property owners / tenants. Notice signs were also posted on the property, which depicted the proposed development. All technical studies and supporting materials were posted on the City's website at www.burlington.ca/1157NorthShore.

Neighbourhood Meeting

A neighbourhood meeting was held on January 9, 2019 at Burlington Art Gallery the meeting was attended by approximately 120 residents and the Ward Councillor, Ward 2 Councillor and a representative from the Mayor's office. Comments heard at the neighbourhood meeting are summarized as follows:

- Concern about increasing height and density beyond the expectations of the Official Plan and Zoning Bylaw;
- Concern about impacts on 1201 North Shore Blvd including tower separation, location of proposed driveway and loading, shadow and lighting;
- Traffic impacts on North Shore, the access to the QEW, and access for emergency vehicles to Joseph Brant Hospital and the OPP buildings are a concern as a result of traffic and deliveries that will be generated by the proposed development;
- Concern that parking provided on site is insufficient to accommodate visitors and staff;
- Concern that insufficient parking will cause additional off-site parking issues on Bellview as already seen due to construction at Joseph Brant Hospital;
- Surrounding resident's want to ensure that there will be no impacts to groundwater as a result of the proposed underground parking. Residents on Bellview have issues with continuous sump pumping in their basements;
- Site is located too far from downtown amenities for Seniors to walk to;
- Has noise from the QEW and been considered? Noise that may be reflected from the development from the QEW onto surrounding residences is a concern;
- More details on the retaining wall at the north end of the site are requested.

Public Comments

Since the subject applications were submitted in November 2018, staff have received correspondence from members of the public regarding the proposed development. To date, staff have received 43 emails and two letters. The public comments received to date are included in Appendix C. The comments echoed the concerns heard at the neighbourhood meeting related to privacy, the increase in height and density, increased

traffic and lack of parking proposed. Several residents wrote in support of the application.

Conclusion:

This report provides a description of the development applications, an update on the technical review of this application and advises that several public comments have been received. A subsequent report will provide an analysis of the proposal in terms of the applicable planning policies and will provide a recommendation on the proposed applications.

Respectfully submitted,

Lisa Stern, RPP MCIP
Senior Planner – Development Review
905-335-7600 ext. 7824

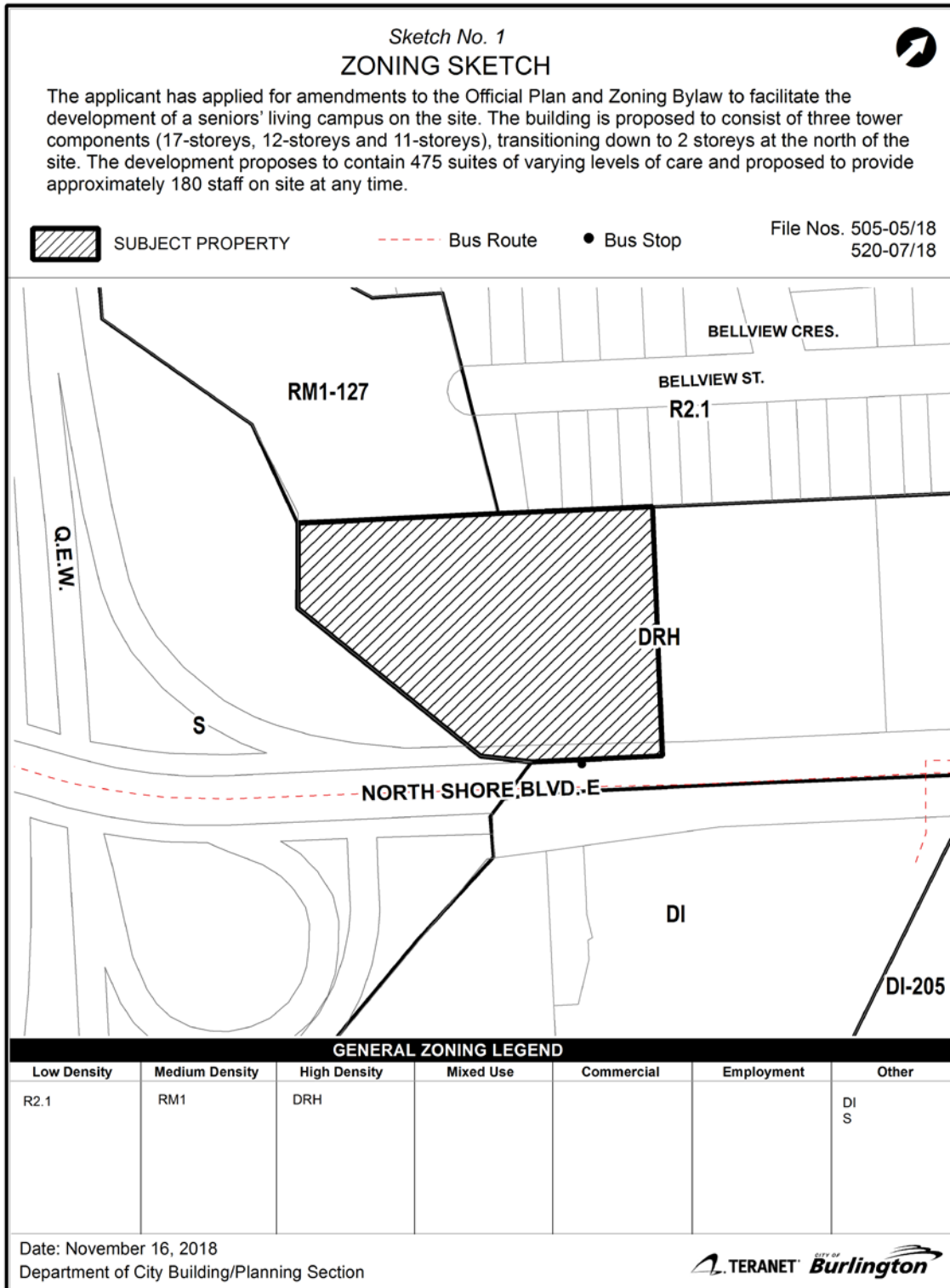
Appendices:

- A. Location Sketch
- B. Detail Sketch
- C. Public Comments

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

Appendix A – Location Sketch



Appendix B – Detail Sketch

