

# PLANNING JUSTIFICATION REPORT

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**SAXONY DEVELOPMENTS INC.**

**OPA and Rezoning Applications  
452 Locust Street**

September 2017

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**Prepared for:**

**Saxony Developments Inc.**

**By:**

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# PLANNING JUSTIFICATION REPORT

## 1.0 INTRODUCTION

Greg Poole and Associates Inc. have been retained by Saxony Developments Inc. to provide a Planning Justification Report in conjunction with their Official Plan Amendment and rezoning applications for property at 452 Locust Street to increase building height and density for a mixed use development.

## 2.0 PURPOSE OF THIS REPORT

The purpose of this report is to outline the nature of the proposed development and to evaluate the proposal in the context of the policies of the Provincial Policy Statement, Places to Grow Act, Halton Region Official Plan and the City of Burlington Official Plan.

## 3.0 SITE DESCRIPTION

The subject property is located at 452 Locust Street, north west corner of Locust and Elgin Streets. It is the assembly of three properties; 452 Locust Street, 1437 and 1445 Elgin Street. The assembled property is 0.25 ha in area.

Draft Site Plan Approval has been issued for a 4 storey, 37 unit mixed use condominium development on this site. The site is currently being excavated for construction of a 4 storey mixed use condo development.

## 4.0 SURROUNDING LAND USES

North: Office uses in converted detached dwellings fronting Locust Street.  
Street townhouses fronting on Blathwayte Lane.

South: Performing Arts Centre, south side of Elgin Street

East: City Hall, east side of Locust Street

West: St. Luke's Close Seniors Apartments, NW corner of Elgin Street and Blathwayte Lane

## **5.0 CURRENT ZONING**

The subject property is currently zoned DC-348. This zone permits a four storey mixed use building.

## **6.0 PROPOSED ZONING**

Saxony Developments Inc. is seeking a site specific amendment to the current DC-348 zoning of the subject property to increase maximum building height from 4 storeys to 6 storeys, to increase density from 185 u/ha to 224.5 u/ha and increase FAR from 4:1 to 4.5:1. These increases will allow this development to expand from 4 storeys, 37 units to 6 storeys, 56 units.

### **6.1 Previous Variances**

As recommended in the preconsultation minutes the proposed rezoning will also incorporate the minor variances approved by the Committee of Adjustment on April 11, 2016 under file 540-02-A-006/16.

One variance (Variance No.5) in particular was granted to allow the mechanical penthouse to contain a servery, washroom, storage room and larger lobby area for the stairs and elevator all in accordance with the approved site plan. These facilities were being proposed to serve the roof top patio area. The proposed zoning table below incorporates a provision to amend the by-law definition of "Height" to permit the additional facilities within the mechanical penthouse.

### **6.2 Parking**

The current site plan approval for the 4 storey, 37 unit development provides for 80 residential parking spaces and 6 commercial parking spaces for a total of 88 parking spaces on 2 underground parking levels. In anticipation of the additional units Landform Development Group has applied to amend the approved site plan to add a third underground parking level increasing parking to 132 total spaces; 126 for 56 residential units. A parking rate of 2 spaces per unit is proposed leaving a surplus of 14 parking spaces that would be available for commercial tenants, overflow tenant parking and possibly visitor parking.

### 6.3 Proposed Zoning

<b>DC-348 Zone</b>	<b>Current DC- 348 Regulations</b>	<b>Proposed DC- xxx Regulations</b>
Building Height	4 storeys – 15 m	6 storeys – 22 m
Density	185 u / ha max.	224 u / ha max.
Floor Area Ratio	4.0:1 max.	4.5:1 max.
Ground Floor	No residential units	5 residential units max.
Landscape Buffer	3 m abutting DRL zone	0.7 m abutting DRL zone
Second Storey	4.5 m height	3.3 m height
First Floor Glazing for Street Elevations	60%	39% Blathwayte Lane 37% Elgin Street 39% Locust Street
Entrance / Exit Ramp setback from street	7.5 m	6 m
Parking: Occupant	1.25 spaces / unit	2 spaces / unit
Underground Parking Setback	3 m from property lines and street lines	0.6 m from Locust Street 1.6 m from Elgin Street 1.1 m from Blathwayte Ln 0.47 m from north lot line
Loading Space	One	None
Accessible Parking Pathway	2 m wide	1.5 m wide
Notwithstanding the definition of Height, a roof-top structure for mechanical equipment may contain a receiving area, washroom, storage room and servery subject to a maximum total floor area of 85 m <sup>2</sup> .		

## 7.0 PRELIMINARY DEVELOPMENT PLANS

The proposed development will retain the approved 4 storey site plan and add two additional storeys for a total of 6 storeys.

## POLICY CONTEXT

### 8.0 PROVINCIAL POLICY STATEMENT - 2014

#### Part V: Policies

##### Section 1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

Increasing the density on this site will make more efficient use of existing infrastructure. The proposed development will contribute to the range and mix of residential uses in the downtown and as a condominium development in an existing neighbourhood will be cost effective in terms of land consumption and by not adding to the municipal infrastructure as all services will be private.

##### Section 1.1.2

*Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.*

*Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.*

This site is ideally situated within the downtown for intensification and redevelopment. The proposed 6 storey development will be compatible with other existing developments in terms of building height; the 8 storey City Hall across opposite on Locust Street and the approximately 6 storey height of the performing arts centre opposite on Elgin Street.

### Section 1.1.3 Settlement Areas

1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within *settlement areas* shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
4. support *active transportation*;
5. are *transit-supportive*, where transit is planned, exists or may be developed; and

A 60 unit condominium development on this site will allow for more effective use of existing services and its close proximity to public transit on Brant Street and John Street would suggest that its transit-supportive..

b) *A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.*

This site presents an opportunity for moderate intensification that will make more efficient use of existing infrastructure and community facilities and increase the City's housing stock.

A 60 unit 6 storey condominium development contributes to the mix of residential uses in the downtown.

The proposed development conforms to the Provincial Policy Statement.

## 9.0 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2016

This Growth Plan encourages revitalization of downtown city centres and attempts to reduce development pressure on rural and agricultural lands by directing growth and intensification to existing urban areas.

The following policy excerpts from the Growth Plan provide support for the proposed development.

### 1.2.1 Guiding Principles

- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*
- *Provide for a mix and range of housing types to serve all sizes, incomes and ages of households.*

### 2.1 Context:

*This Plan recognizes transit as a first priority for major transportation investments. It sets out a regional vision for transit, and seeks to align transit with growth by directing growth to major transit station areas and other strategic growth areas, including urban growth centres, and promoting transit investments in these areas. In order to optimize provincial investments in higher order transit, this Plan also identifies priority transit corridors and the Province expects municipalities to complete detailed planning for these corridors and associated mobility hubs to support planned service levels in a timely manner.*

*Many communities in the GGH are facing issues of housing affordability, which are being driven by many factors beyond the land use planning system. As in many thriving metropolitan regions, housing demand in the GGH is driven by sustained population growth, low rental vacancy rates and other complex socio-economic factors. This Plan addresses this challenge by encouraging a mix of housing types, including affordable housing and, in particular, higher density housing types that can accommodate a range of household sizes in locations that can provide access to transit and other amenities.*

### 2.2.1 Managing Growth

2. *Population and employment growth will be accommodated by:*

- directing a significant portion of forecasted growth to built-up areas through intensification and focusing growth in strategic growth areas;*

- b) *building complete communities with compact built form in settlement areas;*
- c) *ensuring the availability of sufficient land for employment to support the economic competitiveness of the GGH;*
- d) *directing growth to locations within settlement areas with existing and planned public service facilities;*
- e) *focusing growth in areas with existing or planned transit, with a priority on higher order transit;*

3. *Applying the policies of this Plan will support the achievement of complete communities that:*

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities;*
- b) *provide for a diverse range and mix of housing, including secondary suites and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

The proposed development offers an increase in intensity by providing 60 dwelling units instead of the 37 units now under construction. This increases the range of housing types in the downtown.

This downtown development is two blocks from the bus terminal on John Street.

This neighbourhood is an older part of the downtown and is underutilized in some areas. This new development will contribute to higher intensification within an identified growth area.

### 2.2.2 Built-Up Areas

5.0 In planning for the *intensification of built-up areas*, municipalities will:

- a. identify the appropriate type and scale of development in *strategic growth areas* to support achievement of the minimum intensification target in this Plan;

- b. provide for an appropriate transition of built form to adjacent areas; and
- c. ensure the development of high quality urban form and public open spaces.

The proposed development is located within a built-up area, makes better use of existing infrastructure and contributes to a compact urban form. This site is centrally located within the Downtown Growth Centre.

Burlington has a responsibility to intensify residential development generally in order to meet the Province's growth target. This development will contribute to the City achieving that goal.

The proposed 60 unit development conforms to the Places to Grow Act.

## **10.0 REGIONAL OFFICIAL PLAN AMENDMENT NO. 38**

The Halton Region Official Plan designates the subject property "Urban Area". This designation specifies that the range of permitted uses in the Urban Area will be in accordance with Local Official Plan policies and municipal zoning provisions and that development shall be subject to the policies of the Regional Official Plan.

Policies governing the "Urban Area" designation direct growth to urban areas. Relevant policies include:

### *Table 2 Intensification and Density Targets*

- *Burlington: 8300 new housing units to be added to the built-up area between 2015 and 2031*

The proposed 60 unit development will help to achieve Halton Region's density target.

*72 (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.*

The proposed apartment development adds to a more compact downtown. Apartment development makes more efficient use of land and municipal services. The location of this development allows residents to walk, bicycle or use public transit to access the downtown as well as many other amenities in the downtown area.

*72 (9) To facilitate and promote intensification and increased densities.*

This development of 60 units will increase density from the current maximum of 185 units / ha to 241 units / ha

## Part IV Healthy Communities Policies

### *Goals and General Policies*

*142(5) To support urban forms that will reduce long distance trip-making and the use of the private automobile.*

*143(4) Promote walking, cycling and public transit over other modes of transportation.*

*143(5) Require all new urban development to consider in its design the provision of safe and accessible active transportation facilities and access to public transit services or transit stops where they are likely to be located, within a walking distance of 400m.*

*146(2) To allow a wide range of possible land uses in settlement areas yet maintain an environment free from degradation through various uses of land.*

The downtown location of this development enables residents to access downtown services without need of a car. The downtown bus terminal on John Street is within walking distance.

The proposed development conforms with the healthy communities policies.

### Healthy Communities Guidelines

#### 2.1 Built Environment

This compact mixed use development at the centre of the downtown makes the downtown walkable. The increased density of this development will contribute to a wide range of densities in the downtown and will support public transit and amenities.

#### 2.2 Mobility

The proximity of this development to Spencer Smith Park and Beachway Park will encourage physical activity. And its proximity to bus routes and the John Street bus terminal will encourage public transit.

#### 2.3 Natural Environment and Open Space

This development is in walking distance to open space features such as Spencer Smith Park and Beachway Park.

#### 2.4 Human Services

The development is close to Joseph Brant Hospital, Performing Arts Centre, Burlington Art Gallery and various churches.

#### 2.5 Economy

This is a mixed use development with ground floor retail/commercial. Its downtown location provides opportunities for residents to live and work downtown. The increased density will contribute to a higher downtown population.

The proposed development supports the Healthy Communities Guidelines.

## 11.0 BURLINGTON OFFICIAL PLAN – July 2015

### 11.1 Schedule ‘A’ “Settlement Patterns”

Schedule “A” of the Official Plan identifies the subject property as being within a Mixed Use Activity Area.

### 11.2 Schedule ‘B’, Comprehensive Land Use Plan – Urban Planning Area

Schedule “B” of the Official Plan identifies the subject property as being within the Downtown Mixed Use Centre and designated “Downtown Core Precinct”.

### 11.3 Part I – 3.0 Guiding Principles

*Intensification h)*

***Promote the efficient use of land through intensification within appropriate areas of the City, in accordance with Provincial growth management objectives, while recognizing the need for balancing this objective with other planning considerations.***

*The Plan addresses the need to promote the intensification of residential and other land uses in the Urban Planning Area ..... and the need for compatibility with existing residential neighbourhoods.*

*Downtown Urban Growth Centre:*

*The boundary of the Downtown Urban Growth Centre, referred to in the “Places to Grow” - Growth Plan for the Greater Golden Horseshoe, 2006, has been identified on Schedule B and Schedule D of this Plan. It is anticipated that much of the residential and employment intensification will occur within this area. The boundary of the Downtown Urban Growth Centre and the associated policies, may be refined as the Province develops more detailed policies to implement the growth plan and as a result of a municipal conformity exercise.*

The proposed development is within the Downtown Urban Growth Centre and the proposed increase in density is in keeping with policies for intensification in the growth centre.

#### **11.4 Part I, 4.2 – Future Built Form and Natural Environment**

***The Plan directs population growth towards underutilized or vacant parcels in existing communities; to the Alton community in northeast urban Burlington; to certain mixed use corridors; and to the two mixed use centres: the Downtown and the Uptown.***

*To meet the needs of the changing population as shown by smaller households, an aging population, alternative family units and a broader range of income levels, and in response to greater environmental awareness and fiscal restraints, new residential growth will be mainly in the form of more compact housing. This development will be served by various modes of transportation and located in closer proximity to jobs, shopping and leisure areas.*

The subject property is an assembly of three underutilized parcels of land within an existing neighbourhood. This compact mixed use development will help to accommodate population growth.

#### **Part 1, 4.3 The Future Built Form and Natural Environment**

*Structural features that are expected to stay the same over time include: maintaining a variety of stable residential neighbourhoods; an historic central **downtown** focused on the waterfront; development of employment areas along the Queen Elizabeth Way, Highway 403 and Highway 407 corridors; a variety of shopping areas to meet local and visitor needs; and an abundance of green space.*

*The Plan directs population growth towards underutilized or vacant parcels in existing communities; to the Alton community in northeast urban Burlington; to certain mixed use corridors; and to the two mixed use centres: the **Downtown** and the Uptown.*

*Burlington's historic **Downtown** is to maintain its role as the city centre. Special attention will be focused on this area to revitalize it as a traditional "people place" Downtown. This will involve encouraging retail and office development along the core streets, particularly Brant Street, basing government activities in this area, maintaining good quality housing stock, encouraging residential development, re-development and intensification in areas where appropriate, and providing a stronger link to the waterfront.*

The proposed development is central to the downtown and has a strong link to the Lake Ontario waterfront. This development is in keeping with policies intended to encourage high density mixed use development downtown.

## **11.5 Official Plan, Part III – Land Use Policies – Urban Planning Area**

### **11.5.1 Section 5.4 Mixed Use Centres**

#### 2.2.1 Objectives

- a) *To provide locations centred at the intersection of selected major arterial roads, inter-municipal transit stations and the **Downtown** that will serve as areas for mixed use developments consisting of medium and high density residential, retail, service commercial, office, industrial, entertainment, community facilities and institutions, and open space uses.*
- b) *To encourage higher intensity, transit-supportive and pedestrian-oriented development within Mixed Use Centres while retaining compatibility with nearby land uses.*

The proposed development is a high density, high intensity mixed use, transit supportive development within the downtown Mixed Use Centre.

#### General Policies

- a) *Permitted Uses*
  - ii) *medium and high density residential uses, and to a limited extent, low density residential uses.*

This 56 unit apartment development will generate a density of 224.5 u/ha. This would qualify as a permitted high density residential use.

- c) *A range of development intensities shall be permitted.*
- d) *A range of building heights shall be permitted.*
- f) *The zoning of individual sites may not allow for the full range of permitted uses or the full extent of development intensity at every location based on site specific factors that may include, but are not limited to, traffic, land use compatibility, market impact, natural hazards and features, and environmental factors such as soil contamination.*

Land use compatibility will be addressed further on in this report.

## **Section 5.5 Downtown Mixed Use Centre**

### *5.5.1 Principles*

- a) *In keeping with the “Places to Grow” Growth Plan for the Greater Golden Horseshoe, 2006, the boundary for the Downtown Burlington Urban Growth Centre is shown on Schedule B, Comprehensive Land Use Plan – Urban Planning Area and Schedule E, Downtown Mixed Use Centre. This boundary includes various land use designations as outlined on Schedules B and E, and as such, development within this boundary is subject to the specific policies of the applicable land use designations. However, the principles of the Downtown Burlington Urban Growth Centre are as follows:*
  - (i) *this area shall accommodate a significant share of population and employment growth within the City;*

The subject property is within the Downtown Urban Growth Centre and will help increase population within the growth centre.

### *5.5.2*

#### *Objectives*

- a) *To establish the Downtown as a Mixed Use Centre composed of retail, service, office, public and residential uses while providing a focus and source of identity in the context of the City as a whole.*
- b) *To establish minimum density targets for residents and jobs in accordance with the “Places to Grow” Growth Plan for the Greater Golden Horseshoe.*

- c) *To establish a unique role for the Downtown so that it provides for certain uses such as offices, and residential, as well as unique opportunities such as independent, specialty retail activities and waterfront recreational opportunities.*
- e) *To create a compact Downtown city core with a mix of residential, commercial and other uses, as an alternative to the car oriented shopping plazas, malls and business corridors.*
- g) *To increase the resident population and provide a variety of housing types mainly at medium and high densities that will strengthen the live/work relationship, ensure the Downtown is used after business hours, and create a local market for convenience and service goods.*
- o) *To ensure that the density, form, bulk, height and spacing of development is compatible with the surrounding area.*

This mixed use development is in keeping with the objectives of the Downtown Mixed Use Centre to encourage high density residential development that will support live/work relationships, support downtown shopping and help maintain a vibrant downtown in the evenings.

The proposed 6 storey building will be compatible with the height and mass of surrounding developments including City Hall, the Performing Arts Centre, the municipal parking garage and the Sims Square Office Building.

### 5.5.3 General Policies

- b) *Within the Urban Growth Centre Boundary as delineated on Schedule B, Comprehensive Land Use Plan – Urban Planning Area, and Schedule E, Downtown Mixed Use Centre, the target is established of a minimum gross density of 200 residents and jobs per hectare, in accordance with the “Places to Grow” Growth Plan for the Greater Golden Horseshoe, 2006.*
- c) *Higher densities and intensities will be encouraged within certain precincts of the Downtown Mixed Use Centre. The provision of community benefits may be considered for developments proposing residential and business intensification.*

This development will help the City achieve the target of 200 residents and jobs per hectare.

### 5.5.8 Downtown Core Precinct

#### 5.5.8.1 Objectives

- a) *To designate the inner core area of the Downtown for higher density development consistent with the role of Brant Street as a major spine of the Downtown Mixed Use Centre, to meet Provincial Growth objectives and to help support increased transit use.*
- b) *To require a high standard of design for new buildings in order to provide a sense of place, compatibility with existing development and a sense of pedestrian scale and comfort.*

This development is within the inner core area of the downtown so higher density is supported at this location. The architectural building design will be unique to the downtown and at 6 storeys high will provide a pedestrian scale.

#### 5.5.8.2 Policies

- a) *Permitted Uses*
  - (ii) *high-density residential apartment uses, including the residential use of upper storeys of commercial buildings;*
- b) *The minimum density of residential buildings shall be 51 units per net hectare. The minimum height of buildings shall be two storeys. The maximum height of buildings shall be four storeys. Taller buildings up to a maximum height of eight storeys and 29 m may be permitted where they provide compatibility with surrounding land uses and a sense of pedestrian scale by the use of terracing above the second floor, and subject to the community benefits provisions of Part VI, Subsection 2.3 of this Plan.*

The proposed development will be 6 storeys, well below the 8 storey maximum that could be achieved. The north west corner of the building will incorporate terracing on the 6<sup>th</sup> floor to improve compatibility with the abutting townhouses to the north on Blathwayte Lane.

- c) *The maximum floor area ratio for any individual site shall be 4.0:1, except that higher floor area ratios may be permitted in conjunction with the provisions of clause b) above.*

A modestly higher floor area ratio of 4.5:1 is being requested to accommodate the higher building.

- d) *Retail or service commercial uses are required continuously at grade along public streets in residential or office buildings and in parking garages, except where bordering residential precincts.*

The proposed building has frontage on three streets; Locust Street, Elgin Street and Blathwayte Lane. In April 2016 Saxony Developments received minor variance approval from the Committee of Adjustment to allow 6 residential apartment units on the ground floor adjacent to Blathwayte Lane and Elgin Street. These ground floor units will be more in keeping with the abutting townhouses on Blathwayte Lane and the retirement home on the west side of Blathwayte Lane.

- j) *Notwithstanding Part III, Subsection 5.5.8.2 b) of this Plan, development within the north-west quadrant of Elgin Street and Locust Street shall have a minimum height of two storeys and a maximum height of four storeys, to ensure compatibility with the existing residential uses to the north and west.*

This site specific policy limits building height on the subject property to 4 storeys. Proposed building design and use of terracing will ensure that the 6 storey building will be compatible with existing residential uses to the north and west.

## 12.0 BUILDING HEIGHT COMPATIBILITY

Building heights for existing buildings in the immediate area have been compiled by MacKay MacKay and Peters, Ontario Land Surveyors:

414 Locust Street	City Parking Garage	28.79 m – 6 storey
440 Locust Street	Performing Arts Centre	22.37 m – 6 storey
1421 Elgin Street	St. Luke's Close Apartments	13.65 m – 3 storey
459-479 Blathwayte Lane	Townhouses	8.06 m – 2 storey
426 Brant Street	City Hall	33.66 m – 8 storey
390 Brant Street	Sims Square	30 40 m – 5 storey
1477 Lakeshore Road	Bunton's Wharf Condos	52.16 m – 12 storey

Building height for the proposed 6 storey building will be 22 m maximum. The above table shows that there are a number of taller buildings in the immediate area. Opposite Saxony, on the south side of Elgin Street, is the Performing Arts Centre with a height of 22.37 m. This height is equivalent to a 6 storey building. Opposite Saxony on the east side of Locust Street, City Hall is 8 storeys and 33.66 m high.

To the west is the 3 storey, 13.65 m high St. Luke's Close Seniors Apartments. This 3 storey building is generally compatible with the proposed 6 storey building and the 3 storey building provides a stepping down in height to the detached homes to the west.

To improve compatibility with the 2 storey townhouses on Blathwayte Lane abutting to the north the proposed 6<sup>th</sup> floor has been stepped back 3.6 m. This setback will reduce sun shadowing on the north side and reduce massing.

### **13.0 URBAN DESIGN / SHADOW ANALYSIS**

GSP Group has prepared an Urban Design Brief, including shadow analysis, for the proposed 6 storey development. The brief accompanies the rezoning application.

The brief addresses the ways in which the building design creates a positive pedestrian experience and pedestrian scale along the street. Its 6 storey height is a mid-rise building that is compatible with the surrounding context.

The shadow analysis compares the shadow impact of the 4 storey building and the proposed 6 storey design. The additional shadow cast by the 6 storey height compared to the 4 storey height is minimal.

### **14.0 STRATEGIC PLAN 2015 – 2040**

#### ***Key Strategic Objectives***

##### ***Targeted Intensification***

*Higher densities in key intensification areas (including \*mobility hubs, downtown, uptown, along major roads and commercial plazas) that will build neighbourhoods that are environmentally friendly, infrastructure-efficient, walkable, bikeable and transit-oriented.*

The proposed development provides higher density within the downtown, takes advantage of existing infrastructure, is in close proximity to public transit on Brant Street and the bus terminal on John Street. This development is within walking and biking distance of many community facilities and open space destinations.

This development is in conformity with the Strategic Plan.

## 15.0 CONCLUSION

Applicable Provincial and municipal policies are in agreement; intensification and infill development on underutilized lands should be encouraged. The subject property provides an opportunity for high density infill development that will be fully compatible with the surrounding neighbourhood.

Burlington's Housing Intensification policies encourage residential intensification to increase the City's housing stock. This development will add 56 apartment units to the housing stock.

This development will utilize existing infrastructure more efficiently and is in close proximity to community facilities, employment areas and services in the Downtown, including public transit service for access to the broader community.

In keeping with the Provincial Policy Statement this development will add to the City's range of residential housing to meet the long term needs of Burlington residents and will make more efficient use of existing infrastructure and public services.

This development is further supported by the Places to Grow Act which directs municipalities to facilitate and promote intensification in existing neighbourhoods at transit supportive densities and to optimize use of existing land supply.

The proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe and consistent with the Provincial Policy Statement.

The proposed development is in conformity with the Region of Halton Official Plan.

The proposed development is in conformity with the City of Burlington Official Plan (BOP) for the following reasons:

- supports efficient use of land through intensification
- encourages population growth on underutilized parcels
- addresses housing demand through best use of existing resources
- encourages housing opportunities that support use of public transit
- supports a wide range of housing types and tenure
- encourages residential intensification through infill.

The increased building height to 6 storeys is within the range of building heights in the immediate area and increased sun shadowing will be minimal in comparison to a 4 storey design which has site plan approval for this site.

It is, therefore, my opinion that the proposed zoning change to a modified DC-448 zone represents good planning, is in the public interest, and should be approved.

Respectfully submitted,  
**Greg Poole & Associates Inc.**

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Greg Poole MCIP, RPP