



CARRIAGEGATE

December 19, 2019

Delivered By Hand

City of Burlington
Planning and Building Department
City Hall
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

**Attention: Jamie Tellier,
Acting Director of Planning**

Dear Mr. Tellier:

**Subject: Official Plan & Zoning Amendment Application
Redevelopment of 2107 and 2119 Old Lakeshore Road –
Old Lakeshore (Burlington) Inc.
Located on the North Side of Old Lakeshore Road at the
Easterly Limit of “The Football”
City of Burlington**

Old Lakeshore (Burlington) Inc., the owner of the above noted properties (the "subject land"), is pleased to submit this application to amend the Official Plan for the City of Burlington and Zoning By-law 2020, as amended to facilitate redevelopment and revitalization within the City's Urban Growth Centre, at the eastern gateway to the Downtown area.

Purpose of the Applications:

To permit the redevelopment of the subject land to allow high density mixed-use redevelopment within the Downtown core of the City of Burlington, official plan and zoning amendments are required.

Description of the Subject Land:

The subject land is located within on the north side of Old Lakeshore Road, immediately east of the junction of Old Lakeshore Road and Lakeshore Road, at the easterly gateway into to the Downton. Comprised of a total site area of approximately 0.20 hectares, the subject land fronts onto both Old Lakeshore Road and Lakeshore Road. A former medial office and sales centre currently exist or have existed on the subject land for many years. The subject land is

2069 Lakeshore Road, Suite 201, Burlington Ontario L7R 1E2

Phone 905.637.8888 Fax 905.333.9640

significantly under developed and is located within a portion of the downtown that is transitioning from a combination of low-rise and mid-rise buildings into a new high-density development area with several tall, mixed use buildings either existing or under construction. We also note that several development applications for properties in the immediate area have been submitted to the City that are requesting increased height and density.

The subject land is ultimately one of the most prominent and significant redevelopment sites within the City's Downtown area.

Background:

Old Lakeshore Burlington Inc. assembled these lands several years ago and has considered many possible redevelopment scenarios over this time. More recently, Old Lakeshore Burlington Inc. has been working with its consultant team to formalize its redevelopment proposal and bring it forward for approval. The project team includes:

- MHBC Planning;
- Altus Group;
- Bousfields Inc.;
- Graziani+Corazza Architects Inc.;
- Ferris+Associates Inc.;
- S. Llewellyn and Associates;
- Novus Environmental Inc./SLR;
- Paradigm Transportation Solutions Inc.;
- BA Group;
- Terraprobe Inc.; and,
- A.T. McLaren Limited.

Prior to submitting the requisite development applications to the City of Burlington, Old Lakeshore Burlington Inc. presented a proposal twice to the City as part of the standard pre-submission consultation process. In addition, in accordance with the City's non-statutory pre-submission protocol the preliminary development was reviewed by the Burlington Urban Design Review Panel ("BUD") and a pre-submission community information meeting was also conducted. This redevelopment proposal is generally summarized as follows:

Proposal:

The proposal was designed in the absence of contemporary development standards for Burlington's Downtown and with respect for Provincial policies and those of the Regional Municipality of Halton. In addition, regard was had for the More Homes, More Choice: Ontario's Housing Supply Action Plan established by the Ministry of Municipal Affairs and Housing.

The proposal includes:

- Approximately 20,870 sq. m. of total gross floor area within a 27 storey building - representing a floor area ratio of 10.3;
- A maximum tower floor plate size of approximately 750 sq. metres;
- Approximately 150 residential units and parking at a rate of approximately 1.0 spaces per unit and 79 bicycle spaces respectively;
- A one storey podium with retail and the residential lobby at grade, a large outdoor amenity terrace on the second floor and a 25 storey residential tower on top;
- Approximate setbacks are as follows: Lakeshore Road - approximately 2m-3m; Old Lakeshore 0m-16m; and, 6m-12m along the westerly property line
- Promotes a strong streetscape as a result of the positive relations created by the massing of the podium and the width of the setbacks/streetscape provided;
- Tower setback from the westerly property line - Approximately 12.5 m;
- Condominium entrances and lobbies are proposed from both Lakeshore Road and Old Lakeshore Road;
- Three (3) layby parking spaces are proposed along Old Lakeshore Road in close proximity to the entrances on Old Lakeshore Road; and,
- Loading, service bays are accessed from Lakeshore Road by a one way service lane; and,
- Underground parking access and egress is from Old Lakeshore Road at the southwest corner of the building.

Policy and Design:

This project has been designed provide an architecturally distinctive tower and related public realm and to:

- a) Satisfy the purpose and intent of established Provincial policy, the Official Plan for the Regional Municipality of Halton and the Official Plan for the City of Burlington and builds upon the evolving planning policy framework for the Downtown and the Anchor Mobility hub;
- b) Generally comply with the City's Tall Buildings Guidelines;
- c) Provide a superior streetscape in an area of the Downtown to complete a pedestrian sidewalk and passive transportation route that is currently discontinuous;
- d) Establish improved relationships between buildings and the public realm - promoting animation and vitality on the immediately adjacent streets;
- e) Establish both building massing and a floor area ratio that are suitable and appropriate for this gateway location – easterly entrance into the Downtown;
- f) Address and positively respond to any adverse wind, noise, sun light penetration and shadow impacts;
- g) Create a gateway feature at the east end of the site that is appropriate for this gateway location;
- h) Provide effective screening of loading and service facilities and functions;

- i) Provide new, contemporary retail space that is intended to provide improved options for retailers and enhance the economic vitality of the area;
- l) Respond to the Climate Emergency declared by the City of Burlington through the provision of an appropriate parking rate, the implementation of appropriate TDM measures and an increased bicycle parking supply appropriate for a development of this type within the City's only Anchor Mobility Hub;
- m) Provide a well-designed underground parking garage that satisfies all City design standards;
- n) Promote the revitalization of the Downtown Core;
- o) To be compatible with neighbouring uses and activities; and,
- p) Mixed-use building setting a new standard for the Downtown while expanding the City's tax base.

Existing Planning Permissions and Amendments Required:

Official Plan for the Regional Municipality of Halton:

The Official Plan for the Regional Municipality of Halton designates the subject property as being located within an "Urban Area" within the "Urban Growth Area". This permits a range of urban uses which are to be designated in accordance with local official plans and zoning by-law. The proposal, as described, satisfies objectives for Urban Growth Centres in the Region and helps to achieve policies in the Plan promoting redevelopment and intensification of Urban Areas, and is in conformity with the Regional Official Plan. No amendments are required.

The Official Plan for the City of Burlington:

Official plan policies promote and encourage the form of redevelopment that is being proposed, which achieves stated policies with respect to infill and housing intensification. At the same time, the policies are clear that consideration must be given to the form, fit and function of new redevelopment and intensification within an established urban core. The extent to which the proposal can achieve these objectives is considered in more detail in the Planning Justification Report prepared by MHBC Planning Inc. and the Urban Design Brief prepared by Bousfields.

While the proposal meets the general intent of the direction of the Official Plan, there are specific policy provisions that are required to be amended in respect of building height and permitted floor area ratio.

It must also be noted that the City of Burlington has been in the process of preparing a new official plan for many years and is struggling to develop policies to guide the redevelopment and intensification of the City's only Urban Growth Centre. The current Official Plan has been repeatedly recognized as being non-compliant with existing Provincial planning policies and directions. In addition, recent reports prepared by the City have indicated that the City of Burlington should prepare to accommodate an additional 41,000 residents between now and 2041.

As the Urban Growth Centre is the City's primary intensification area, special care must be given to the development of a policy framework that promotes and accommodates a wide range and mix of new housing and jobs while also identifying appropriate locations at which redevelopment can and should occur while minimizing the impacts on both existing and future residents.

The City has yet to establish contemporary redevelopment and intensification policies for the Urban Growth Centre in conformity with Provincial policy. In addition, the existing Official Plan has been recognized as being non-compliant with Provincial policy. The proposed redevelopment is consistent with the established policy directions from both the Province of Ontario and the Regional Municipality of Halton.

We are of the opinion that the subject land is of strategic importance to the City of Burlington and the proposed redevelopment not only satisfies the policies of upper levels of government, it provides a welcome addition to the already short supply of housing within one of the City's most desirable areas in harmony with this established and transitioning area.

The subject land is also located in the Old Lakeshore Planning Precinct. This portion of the Urban Growth Centre has had a very uncertain planning future for years as studies intended to review the planning policies for this area have been in a state of abeyance for many years. Further to discussions that we have had with City Planning staff, the main reason for the lack of action in the preparation of updated planning policies for this area has been financial constraints. It must also be noted that these lands have not been included in the interim control by-law work that is currently being undertaken by the City. These lands are in "planning policy limbo" and the proposed redevelopment of this site demonstrates a reasonable and realistic approach that positively contributes to the City's ongoing city-building and complete community efforts.

Zoning By-law 2020, as amended:

Zoning By-law 2020, as amended, zones the subject land Downtown Old Lakeshore Road – Sector A (DL-A). It is proposed that the by-law be amended to accommodate additional height, increase the permitted floor area ratio (F.A.R.), establish an appropriate site-specific resident parking rate and establish setbacks that accommodate the unique characteristics of the site and building architecture.

Conclusions:

Old Lakeshore Burlington Inc. considers the proposed redevelopment of the subject land to represent good planning and satisfies the intent of all Provincial, Regional and City policies and guidelines.

Included with this Submission:

- Application fees;
- Application form;
- Architectural drawings, prepared by Graziani+Corazza Architects;

- Shadow Analysis, prepared by Ralph Bouwmeester and Associates;
- 3D model, prepared by Graziani+Corazza;
- Waste Management Plan, prepared by Graziani+Corazza;
- Planning Justification Report, prepared by MHBC Planning Inc.;
- Urban Design Brief, prepared by Bousfields;
- Transportation Impact Study, Parking Study and TDM Options Report, prepared by Paradigm Transportation Solutions Inc.;
- Conceptual Landscape drawings, prepared by Ferris+Associates;
- Pedestrian Wind Assessment, prepared by Novus Environmental Inc./SLR;
- Environmental Noise Assessment, prepared by Novus Environmental Inc./SLR;
- Functional Servicing Report, prepared by S. Llewellyn and Associates;
- Phase 1 Environmental Report, prepared by Terraprobe Inc.;
- Phase 2 Environmental Report, prepared by Terraprobe Inc.;
- Environmental Screening Checklist, completed by Old Lakeshore Burlington Inc.;
- Geotechnical Engineering Report, prepared by Terraprobe Inc.; and,
- Boundary, topographic and adjacent building height survey, prepared by A.T. McLaren.

We look forward to working with the City of Burlington on this project.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
Old Lakeshore (Burlington) Inc.



Mark G. Bales, MCIP, RPP, MLAI
Manager of Development

Encl.

c.c. Nick Carnicelli, Carriage Gate Homes
 Ros Minaji, City of Burlington