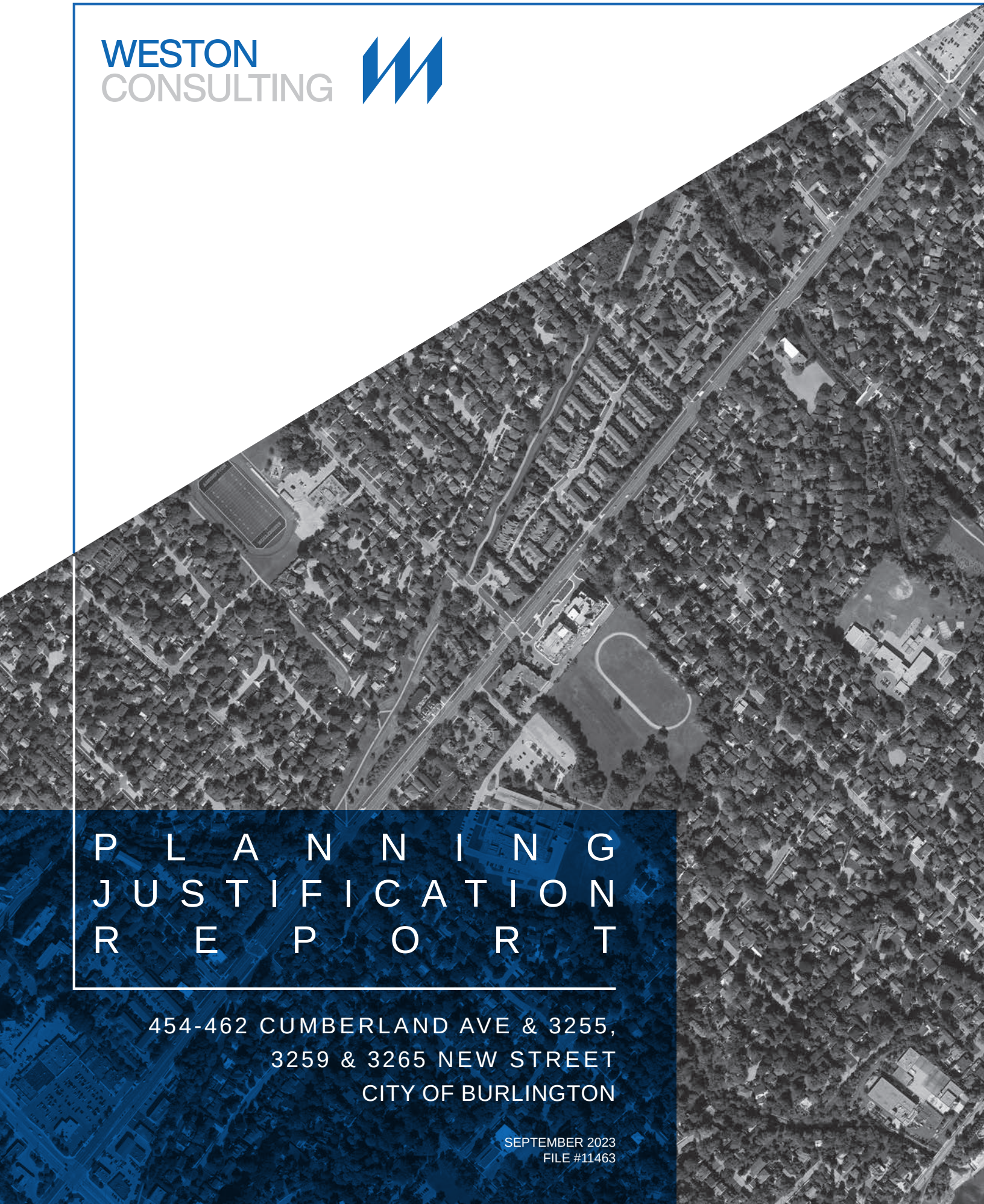
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PLANNING JUSTIFICATION REPORT

454-462 CUMBERLAND AVE & 3255, 3259 & 3265 NEW STREET
CITY OF BURLINGTON

SEPTEMBER 2023
FILE #11463

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1. INTRODUCTION

Weston Consulting has been retained as the Planning Consultant for the owner of the lands located at 454-462 Cumberland Ave and 3255, 3259 & 3265 New Street in the City of Burlington, (herein referred to as the “subject lands”). A retirement development is proposed on the subject property for 7-storey retirement building consisting of 124 suites.

To facilitate the proposed development, Official Plan and Zoning By-law Amendment Applications have been submitted in accordance with the City’s Official Plan policies and Pre-Consultation Agreement. These applications are supported by the reports and studies outlined in the Pre-Application Consultation (PAC) meeting held with staff in March of 2023 and constitute a complete application as described in Section 34(10) and 51(17) of the *Planning Act*. Future applications for Site Plan Approval will be required to facilitate the full development of this proposal.

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2. PURPOSE OF REPORT

This Planning Justification Report (herein referred to as the “Report”) is submitted in support of the proposed Official Plan Amendment and Zoning By-law Amendment applications and provides planning analysis and justification as to why the proposed development represents good planning. The following evaluates and outlines the nature of the proposed development in the context of the existing applicable policy framework. The Report evaluates the merits of the proposed development through consistency with the Provincial Policy Statement (‘PPS’), conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the ‘Growth Plan’), the intent, purpose and conformity with the Region of Halton Official Plan, City of Burlington Official Plans, City of Burlington Zoning By-law 2020, and the Long-Term Care Homes Act 2007. This Report provides the analysis and justification for the proposed development in accordance with good planning principals and provides the basis for the advancement of the development applications through the planning process.

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3. SITE DESCRIPTION AND CONTEXT

3.1 DESCRIPTION OF SUBJECT PROPERTY

The subject lands are municipally known as 454 to 462 Cumberland Avenue & 3255, 3259, 3265 New Street in the City of Burlington. The lands are located at the northwest corner of the Cumberland Avenue and New Street intersection. The land assemble, consisting of five residential lots, have an approximate combined area of 0.36 hectares (0.89 acres) with approximately of 73m of frontage along Cumberland Avenue and 56m along New Street. Currently, the subject lands are occupied by single-detached residential dwellings ranging from 1 to 2 storeys with separate driveways - three off of Cumberland Avenue and three off of New Street.

The Cumberland Ave./ New St. intersection has seen changes in recent years. The southeast corner has been redeveloped with two linked 6-storey retirement facilities (The Gardens by Maranatha) which is adjacent to a 3- storey senior's apartment complex.



Figure 1: Air Photo of Subject Property

3.2 NEIGHBOURHOOD CONTEXT

The lands are legally described as:

454 Cumberland Avenue: PT LT 1 , PL 291 , AS IN 476603; S/T & T/W 476603 ; BURLINGTON

462 Cumberland Avenue: PT LT 1 , PL 291 , AS IN 647594; T/W 647594 ; BURLINGTON

3244 New Street: PT LT 13 CON 3 SOUTH OF DUNDAS STREET & PT LT 1 PL 291 AS IN 625739; S/T & T/W 625739 ; S/T NU31801E BURLINGTON/ NELSON TWP

3259 New Street: PT LT 13 CON 3 SOUTH OF DUNDAS STREET & PT LT 1 PL 291 AS IN 88461; S/T & T/W 88461; EXCEPT 133920; S/T NU31801E; BURLINGTON/NELSON TWP

3265 New Street: PT LT 13 CON 3 SOUTH OF DUNDAS STREET & PT LT 1 PL 291 AS IN 475203 ; S/T NU31801E BURLINGTON/NELSON TWP

The subject lands are situated in the Dynes neighborhood of the City of Burlington. The surrounding area is defined by a mix of residential and commercial land uses. The property is positioned in an area bordered by established residential subdivisions to the north, south, and west, with a public school and park located to the northwest and a retirement apartment located to the east.

Land uses surrounding the subject property are as follows:

North: Centennial Trail, an off-road multi-use trail that supports active transportation within East Burlington for recreation, exercise or commuting to and from work. The trail offers access from Cumberland Avenue and extends to Downtown Burlington and Oakville. Cumberland Park is also located near Assumption Catholic Secondary School and is accessed from Cumberland Avenue. The park features a sports field with track and playground.

South: The site is bounded by New Street to the south, an arterial road with four lanes. Beyond New Street, is Maranatha Homes a three-storey seniors apartment building with 63 units. General Brock Park is also located off of Pine Cove Road to the south, this park features a large open space, soccer field and running track.

East: The site is bounded by Cumberland Avenue to the east, a minor arterial road with two lanes. Beyond Cumberland Avenue, on the northeast corner, is Burlington Fire Hall #6 and a series of residential townhouse blocks.

West: A series of townhouse development (3234 New Street) with access from New Street abutting to the west. Further west are a series of detached dwellings fronting onto New Street..

3.3 RECENT DEVELOPMENT ACTIVITY

Table 1 and Figure 2 below provide a summary of the active development applications within a 2-kilometre radius of the subject lands as identified on the City of Burlington website. The applications illustrate the land use and built form changes that are currently being proposed within the surrounding area. These applications demonstrate that retirement homes, high density residential and mixed uses are being proposed within the surrounding area. The proposed development has considered the existing land use and active development activity within the surrounding area, while considering the applicable planning policies and guidelines.

Table 1: Surrounding Development Applications

City File Number		Location	Type of Application	Description of Proposal
1	2531820 Ontario Inc. File: 510-01/20	600 Maplehill Drive	Draft Approved Plan of Subdivision Status: Approved	• 4 townhouse blocks and a private condominium road block for the future development of 20 townhouse units.
2	Valour Capital Inc. File: 505-01/20 & 520-02/20	418 and 422 Guelph Line	Official Plan & Zoning By-law Amendment Status: Approved	• Redevelopment of the site into a 13-storey residential building consisting of 170 units.
3	TRG (New-Guelph) Inc. File: 505-02/18 & 520-02/18	2421-2431 New St.	Official Plan & Zoning By-law Amendment Status: Approved	• Two joined 11 storey buildings with retirement home units in one building, and residential units in the second building. • 197 retirement units (including 33 memory care units), 145 apartment units, total of 342 units. • 540 sq. metres of Community Institutional space on the ground floor of the residential building.



Figure 2: Surrounding Development Activity

3.4 TRANSPORTATION NETWORK

The subject lands are well served by a variety of transit infrastructure to support the use of alternative transportation options. The City of Burlington Official Plan 2020 has outlined the Growth Framework and Long-Term Frequent Transit Corridors within the Official Plan Schedule B-2 (refer to Figure 3) in which the subject property is located along a MTSA Secondary Connector. Enhanced levels of transit service and facilities such as frequent transit corridors shall be provided on MTSA primary and secondary connectors (Section 6.2.9). According to the Official Plan, MTSA Secondary Connectors are important street that provides a viable alternative for linking MTSAs and has the potential to become a strong active transportation and transit corridor in the future.

Municipal transit service for the subject lands are served by Burlington Transit which operates a local bus route [Route 10] along New Street, offering an east-west connection within the City. Major route destinations include: Downtown Burlington Transit Terminal, Mapleview Shopping Centre, Burlington GO Station, Appleby GO Station and transfer points for Oakville Transit. An accessible bus stop is located across the street from the subject property, on the northeast corner of Cumberland Avenue and New Street. Several other transit routes operate within the context of the subject lands. Burlington GO Station is also located within proximity to the subject lands, offering connections to Union Station in Toronto via the Lakeshore West GO Transit Line is accessible from the subject lands via transit or vehicle. The Station also offers bus connections to Niagara Falls. While it is not expected that residents of the proposed retirement facility will utilize available transit services, the availability of transit can support employees and visitors of the proposed development. However, the City of Burlington approved transit for all Seniors in July, 2023. With this initiative, convenient access to transit is important.

With regards to vehicle transportation infrastructure, the subject lands fronts onto borth Cumberland Avenue and New Street, providing direct access to a range of commercial, professional service and retail uses. From New Street, vehicles can connect to Lakeshore Road to the south or Fairview Avenue to the north, providing convenient vehicular connections across the region, including Queen Elizabeth Way and the 400-series highway network.



Figure 3: City of Burlington Official Plan - Schedule B-2 Growth Framework and Long-Term Transit Corridors

3.5 COMMUNITY FACILITIES

The subject lands are situated in an area that is well serviced by community services and facilities. An overview of the nearby community services is provided in Table 2 Community facilities are generally found to the north and south of the subject lands. Refer to Figure 4 for community facilities within 1.5 kilometre radius of the subject lands.

Table 2: Nearby Community Services and Facilities

Community Facility, Parks, and Recreation	Address	Program/ Services / Amenities
Centennial Trailntral Park	2299 New St	• Playground • Open green space • Soccer field • Hiking trail • Baseball diamond • Performance stage
Central Recreation Centre	519 Drury Ln	• Ice skating • Floor hockey • Arena • Community hall • Meeting space rental
Ron Edwards Family YMCA	500 Drury Ln	• Fitness center • Swimming pool • Basketball court • Daycare service
Burlington Public Library – Central Branch	2331 New St	• Library • Quiet study rooms • Indoor and outdoor sitting area
Cumberland Park	562 Cumberland Avenue	• Playground • Open green space • Soccer field
Burlington Soccer Circle	3250 New St	• Soccer field
Tuck Park	3405 Spruce Ave	• Trail • Open space • Sitting area • Playground

Sweetgrass park	565 Woodview Rd	• Playground • Baseball diamond • Open space
Rossland Park	3076 South Dr	• Tennis court • Sitting area
Tecumseh Park	685 Regency Ct	• Playground • Sitting area • Open space
Educational Institutions	**Address**	**Program/ Services / Amenities**
St. Paul Catholic Elementary School	530 Cumberland Ave	• Primary school • Kindergarten to Gr 8
Gary Allen Learning Centres	3250 New St	• Elementary • High school • Adult • ESL
Esme's school	Willow Ln	• Catholic Elementary
Tecumseh Public School	3141 Woodward Ave	• JK- Gr 8
John T. Tuck Public School	3365 Spruce Ave	• JK – Gr 8
Makwendam Public School	565 Woodview Rd	• JK – Gr 6
Assumption Catholic Secondary School	3230 Woodward Ave	• Secondary school
Religious Institutions	**Address**	**Program/ Services / Amenities**
New Street Christian Reformed Church	3422 New St	• Reformed church • Place of Worship
Ebenezer Canadian Reformed Church	607 Dynes Rd	• Reformed church • Place of Worship
Port Nelson United Church	3132 South Dr	• United church of Canada • Place of Worship
Municipal Services	**Address**	**Program/ Services / Amenities**
Burlington Fire Station 6	455 Cumberland Ave	• Fire station

Like available transit facilities, it is not expected that the above will be heavily used by residents, however the Parks offer passive recreational opportunities. Similarly, nearby public amenities like schools, community centres and libraries offer seniors-focused activities.

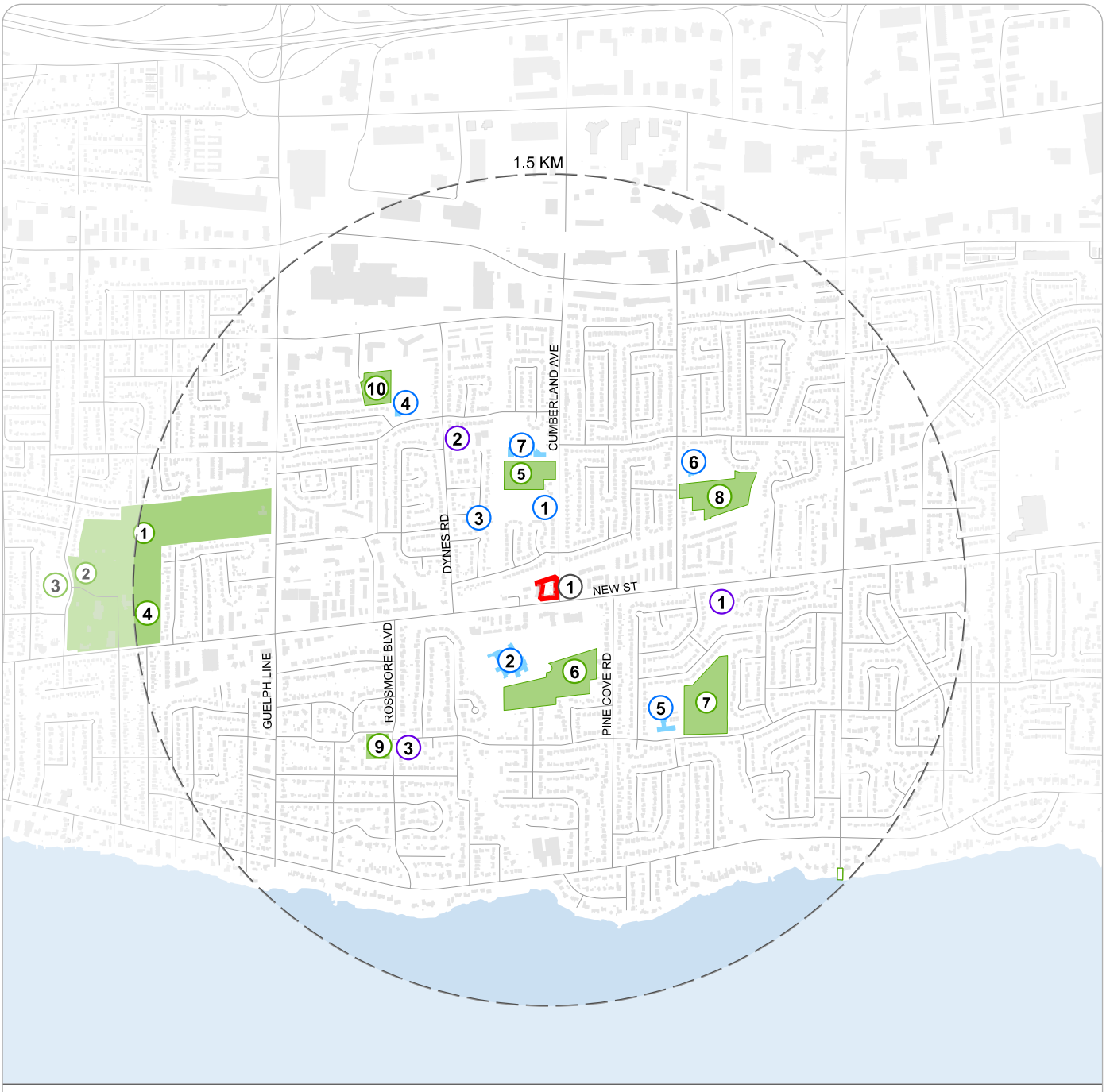


Figure 4: Nearby Services and Facilities

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4. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development features a 7-storey retirement building with outdoor amenity and one level of underground parking. The development proposes a total Gross Floor Area of 9,596 square metres and a Floor Space Index [FSI] of 2.5. The retirement building will provide a total of 124 units , including 20 two-bedroom units, 29 one-bed units and 75 studio suites. The building footprint will measure 1,358 square metres and be complimented by 1,299 square metres of landscaped area. A total of 44 parking spaces are proposed on-site in one level of underground parking.

The proposed site design maximizes the subject lands and situates the building along the east property line, surrounded by landscaping to provide screening and additional tree coverage. The site provides two accesses; one from New Street as the primary vehicular access into the underground garage with a second from Cumberland Avenue offering a pick-up/ drop-off area. The building will maintain appropriate setbacks from both streets and integrate architectural building elements and materials that tie in with the surrounding context while also establishing a unique design, visible from afar.

The proposed site plan prepared by McKnight Charron Limited (MCL) Architects is shown in Figure 5.

The proposed seniors housing building will be focused on providing specialized assisted living and memory care. This is a unique focus of housing that is in very high demand in the City of Burlington. Memory Care provides specialized care and services to assist seniors living with a type of dementia or Alzheimer's disease. The type of care offered at a Memory Care facility is centered around 24/7 supervised care for residents who can no longer care for themselves independently. This is similar to Long-Term Care (LTC) facilities, with the key difference being that LTCs are governed under the Long Term Care Homes Act and are usually operated by a public or non-profit organization, whereas the proposed building is a for-profit seniors housing building and therefore does not qualify as an LTC.

The proposed building incorporates a number of best practice design guidelines for a Memory Care building. The interior and exterior design of these facilities plays a significant role in helping the resident feel safe, happy, and at home, with many of these considerations applied in the proposed development to create a positive and vibrant experience for both the operator and resident. This includes a circular floor plan with no dead-ends to avoid feeling lost or frustrated; easily accessible multi-purpose rooms on each level; and large outdoor patios with gardens and seating opportunities to name a few. The design efforts of the proposed building results in a facility within which residents will have the best in design, comfort, and functionality.

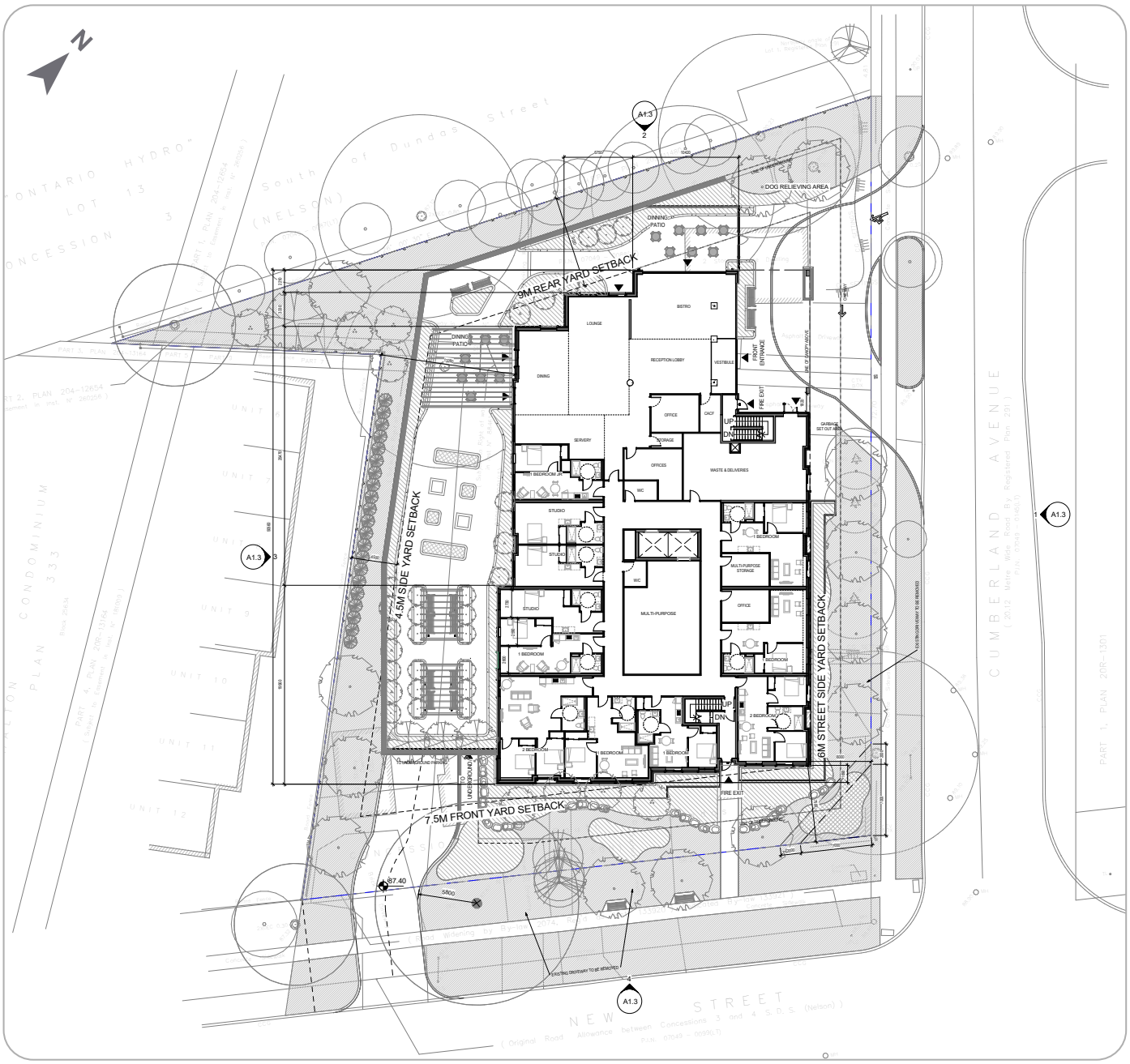


Figure 5: Conceptual Site Plan

The primary vehicular circulation on-site is designed to optimize accessibility from both municipal streets framing the subject property, providing two access points for residents and visitors. The site features a two-way driveway off of New Street that will provide access to the underground parking area for residents, visitors and delivery vehicles. A secondary access point is maintained off of Cumberland Avenue that will act as the primary pick-up and drop-off area, leading directly to the retirement home lobby and amenity area. The driveway will maintain one-way access off of Cumberland and include two adjacent drive aisles to provide convenient drop off zones.

Safe and accessible pedestrian circulation is achieved on-site through the provision of clear sidewalks adjacent to the building. A front yard and side yard setback is provided in order to accommodate a wider pedestrian walkway which wraps around the public-facing frontages and provides access to the main drop-off area along Cumberland Avenue. The walkway extends along the western portion of the building and provides direct access to the outdoor amenity area proposed on-site.

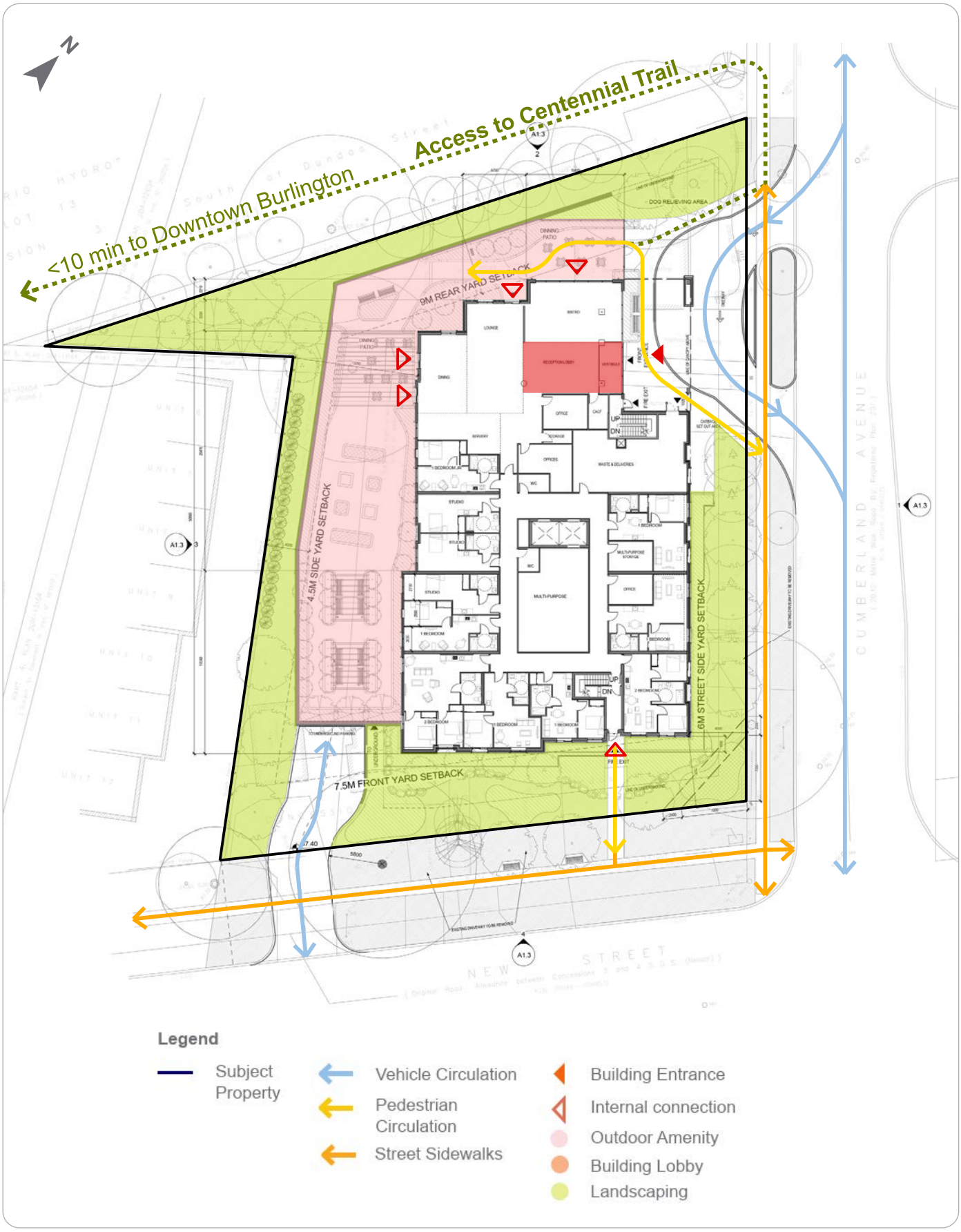


Figure 6: Circulation Plan

The proposed development features both hard and soft landscaping on the ground floor and on the 7th storey roof terrace to compliment the building and provide outdoor amenity area for residents. Landscaping along the periphery of the site has been proposed to maximize, provide screening measures to mitigate impacts on neighbours, and increase the overall urban tree coverage.

The proposed landscape plan prepared by Seferian Design Group is shown in Figure 7.



Figure 7: Landscape Plan

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5. DESCRIPTION OF PLANNING APPLICATIONS

This report has been prepared in support of applications to amend the City of Burlington Official Plan (1997 Office Consolidation) and to amend the City of Burlington Zoning By-law 2020 to facilitate the proposed development.

The proposed Official Plan Amendment is required to amend the City of Burlington Official Plan (1997) to redesignate the subject lands from *Residential Medium Density* to *Residential High Density* with site specific exceptions.

Similarly, the proposed Zoning By-law Amendment seeks to rezone the subject lands from *Residential Medium Density* to *Residential High Density* with site specific development standards. A summary of these applications is provided in Section 9 of this report.

In addition to the Official Plan Amendment and Zoning By-law Amendment applications, it is acknowledged that a future Site Plan Approval application will be required to facilitate the proposed development.

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6. SUPPORTING MATERIALS

6.1 WIND IMPACT STUDY

This Report is intended to be read in conjunction with the accompanying reports and drawings that have been submitted in support of the applications. This Report relies on findings contained within these materials, which are summarized below for reference.

Gradient Wind Engineers & Scientists have been retained to prepare a Pedestrian Level Wind Study for the proposed development, aimed at assessing wind conditions within and around the site, as well as the impact on pedestrian activities. The study utilizes wind speed simulations for sixteen (16) wind directions to evaluate pedestrian comfort and safety according to the City of Burlington's criteria.

In summary, all ground-level areas within and surrounding the subject property are expected to maintain acceptable wind conditions for pedestrian activities throughout the year. Sidewalks, transit stops, the Centennial Bikeway, laneways, walkways, dining patios, and areas near building access points are all deemed acceptable. The wind comfort conditions of the amenity terrace on the 7th floor are projected to be beneficial to sitting over a significant portion of the area. The findings of the study are based on typical weather conditions, not extreme weather conditions are expected.

6.2 ARBORIST REPORT

Cohen & Master Tree and Shrub Services has been retained to prepare the Arborist Report, dated August 9, 2023. The primary purpose of this report is to determine the species, size, and condition of trees protected under the City of Burlington Public Tree By-law (068-2013) and Private Tree By-law (040-2022). Additionally, it provides recommendations for the preservation of trees throughout the project. The report has identified five injured trees and 30 trees planned for removal. Furthermore, it outlines tree protection regulations outlined in the By-law. To compensate for the removal of trees protected by the By-law, replanting is proposed on-site in accordance with the landscape plans prepared by SDG.

6.3 TREE INVENTORY AND PRESERVATION PLAN

The Tree Protection Plan has been prepared by Cohen & Master Tree and Shrub Services, dated June 6, 2023. The plan has outlined the removal of trees in the area allocated for the proposed building. To ensure preservation, the plan entails the establishment of 14 tree protection zones on the north side of the building. Additionally, 28 trees on the site have been identified for proposed removal.

The plan also outlines instances where root-sensitive excavation will be required. Included within the package is a comprehensive tree inventory, listing all trees on the site, complete with identification numbers, botanical names, tree diameters, detailed tree descriptions, conditions, and necessary action items.

6.4 LANDSCAPE PLAN

Sererian Design Group has been retained to prepare a Landscape Plan for the subject properties. The plan incorporates both existing and proposed trees, as well as planting beds for the development. In addition to preserving existing trees on the north side, the plan includes the addition of trees along the outdoor bistro dining area. Furthermore, the plan introduce new trees on the east, south, and west sides surrounding the building, and around the outdoor patio area, where benches will be provided for seating. Raised planters are also incorporated into the patio, offering gardening opportunities for residents. Additionally, trees and raised planters are proposed on the 7th floor, with a green roof planned for the north side. For details, please refer to the landscape plan attached to this submission.

6.5 NOISE FEASIBILITY STUDY

The Roadway Traffic Noise Feasibility Assessment, prepared by Gradient Wind, thoroughly examined the sources of noise affecting the site and offered recommendations. Due to the absence of railway or subway lines within 75 meters of the site, a vibration study is deemed unnecessary. The study's results reveal that noise levels resulting from roadway traffic over the site will vary between approximately 57 and 71 dBA during the daytime period, and 50 and 61 dBA during the nighttime period. The highest roadway traffic noise levels will be situated along the southeast façade, which is closest to Cumberland Avenue and New Street.

Based on the roadway traffic noise calculations, it is evident that updated building components and internal ventilation, such as central air conditioning, will be necessary. Additionally, it will be required to include a Type D Warning Clause in all Lease, Purchase, and Sale Agreements. Further examination of noise barriers has shown that noise levels at Outdoor Living Area can be reduced to 60 dBA by implementing a 1.5 m tall noise barrier around the perimeter of the ground-level courtyard. The building's design will incorporate measures to ensure that noise impact from the building complies with NPC-300 sound level limits. Generally, the control of noise levels can be achieved through careful selection and placement of equipment, as well as the introduction of silencers or noise screens where needed.

6.6 TRANSPORTATION IMPACT STUDY

NexTrans Consulting Engineers has been retained to prepare a Transportation Impact Study in support of the development application for the proposed retirement apartment. The primary objective of this study is to assess the traffic generated by the proposed development and its potential impact on the surrounding areas. The analysis covers existing traffic conditions, future background conditions, and projected future total traffic conditions, aiming to determine whether future road improvements will be necessary. The study has revealed that the proposed development will have an insignificant impact on roadway intersections, and as a result, no improvements are required to accommodate the development. Additionally, an AutoTURN analysis has been conducted to assess whether garbage trucks can maneuver within the site successfully.

Furthermore, the study includes Transportation Demand Management Measures and incentives designed to align with the objectives and requirements of the City of Burlington and Halton Region's sustainable transportation goals. These Transportation Demand Management initiatives promote active transportation and transit use, ultimately reducing the number of single-occupant vehicle trips to and from the proposed development.

6.7 FUNCTIONAL SERVICING REPORT AND STORMWATER MANAGEMENT REPORT

The Functional Servicing Report prepared by Counterpoint Engineering examined the water, sanitary, and stormwater servicing for the proposed development. The existing municipal water and storm services are adequate to service the proposed development without improvements to the downstream municipal sanitary and storm system. The proposed design meets the stormwater management objectives required by the City of Burlington, Halton Region and Conservation Halton criteria for SWM quantity and quality control; and water balance.

The report notes that level of quality control (80% TSS Removal) is required for the development and is proposed to be achieved through initial TSS removal from landscape and roof areas and an OGS unit, resulting in an overall TSS removal rate of 81.6%. The site water balance target of 5mm retention 17.9m3 shall be met through the use of landscape areas and a water reuse cistern inside the building.

6.8 PHASE ONE ENVIRONMENTAL ASSESSMENT

Rubicon Environment Inc. has been retained to conduct a Phase One Environmental Assessment for the proposed development site, which comprises several properties: 3265 New Street, 3255 New Street, 3259 New Street, 454 Cumberland Avenue, and 462 Cumberland Avenue. These assessments were conducted on June 26, 2023, with the objective of identifying any potentially contaminating activities that may have occurred in the past or present. The assessment was carried out in full compliance with Ontario Regulation 153/04, as amended by Ontario Regulation 511/09.

The evaluation involved a thorough examination of 48 off-site records, which yielded no records associated with any of the subject properties. Therefore, the assessment concludes that there are no areas of potential environmental concern for any of the subject properties at this time.

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7. PLANNING POLICY FRAMEWORK

7.1 PROVINCIAL POLICY STATEMENT

The following sections provide an analysis of the relevant statutory policy documents to determine if the proposed development is supported by the applicable planning policy framework and represents good planning. These documents include:

- Provincial Policy Statement (2020) ("PPS");
- The Growth Plan for the Greater Golden Horseshoe (August 2020) ("Growth Plan");
- Region of Halton Official Plan;
- City of Burlington Official Plan (1997);
- City of Burlington Official Plan (2020);
- City of Burlington Zoning By-law 2020;
- Long-Term Care Homes Act

The Provincial Policy Statement (PPS) came into effect on May 1, 2020. It was approved under the authority of Section 3 of the Planning Act and includes policy direction on all matters of provincial interest. The PPS encourages appropriate development while protecting provincial interests, such as public health and safety, and the quality of the natural and built environment. The Province has released a draft Provincial Policy Statement, that is intended to consolidate the PPS and the Growth Plan into one document. One of the key principles of this document is to support the achievement of housing objectives. This document is currently under review for comment until August 4 and will not be discussed in this Report as it is not in-effect at this time.

The PPS requires that all land planning decisions "shall be consistent with" the policies outlined in the PPS. The PPS encourages efficient land use planning and growth management to create and maintain strong communities and a healthy environment while encouraging economic growth over the long term. The PPS also encourages the efficient use of existing infrastructure and public service facilities and requires that municipalities plan for an appropriate range and mix of land uses throughout the Province. The PPS supports intensification, infill, and redevelopment where appropriate in order to promote the efficient use of land where infrastructure and public services are available.

Building Strong Healthy Communities

Section 1.0 of the PPS provides direction related to "Building Strong Healthy Communities" and is applicable to the subject property. It generally encourages a variety of land uses within communities and encourages initiatives that make efficient use of land and infrastructure to promote strong, livable, healthy and resilient communities.

Section 1.1.1 provides specific policy direction of which the following is directly applicable and relevant:

Section 1.1.1 provides specific policy direction of which the following is directly applicable and relevant:

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 affordable and market-based range and mix of residential housing types (including single detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons)[…];*
- *(c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;…*

The proposed development takes into consideration the policies of Section 1.1.1 of the PPS, as it will assist in creating a mix of housing types in the surrounding area, which may be more attainable for the aging population in the neighbourhood, in comparison to the larger detached dwellings in the surrounding area. The proposed development will provide for increased densities in an area that has access to transit, being near Burlington Transit services. Increasing residential density in areas served by public transit reduces automobile trips while simultaneously making frequent transit more viable.

The proposed development will efficiently utilize existing land and infrastructure while providing for appropriate development standards. The proposed development also proposes to make use of existing municipal servicing infrastructure, which has capacity available to service the proposed development, as noted in the FSR/SWM Report enclosed with these applications.

Providing additional dwellings in an area with existing and available infrastructure capacity contributes additional tax revenues for the municipality without requiring increases to public operating and capital expenditures, thus assisting the municipality in becoming more financially resilient.

Settlement Areas

The subject property is located within an existing Settlement Area. Section 1.1.3 of the PPS provides policy direction for managing land use patterns and promoting the vitality of settlement areas. The PPS directs that settlement areas should be the focus of growth and development in order to achieve long-term economic prosperity, make wise use of land resources and utilize existing infrastructure and services.

Section 1.1.3.1 and Section 1.1.3.2 state that:

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- *a) efficiently use land and resources;*
- *b) 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;*
- *c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- *d) prepare for the impacts of a changing climate;*
- *e) support active transportation;*
- *f) are transit-supportive, where transit is planned, exists or may be developed; and*
- *g) are freight-supportive.*

The subject property is located within an existing settlement area. The proposed development represents an intensification of the subject property as it proposes the redevelopment of an underutilized property. The developable portion of the subject property allows for an efficient development pattern to be created which supports a compact built form and minimizes the impact of development on the changing climate by encouraging the use of more energy efficient modes of transportation, improving building energy efficiency.

Section 1.1.3.4 speaks to the importance of mitigating risks to public health and safety stating that:

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The Settlement Area policies of the PPS recognize that the achievement of growth objectives requires redevelopment and intensification in a manner which supports the efficient use of land and resources, and minimizes impacts on public health and safety, which includes the environment. It is our opinion that the proposed development provides for an appropriate scale of development which takes advantage of the subject property's potential for redevelopment while respecting its inherent natural features. This results in a reduced development area but still allows for the creation of 49 units within a compact built form that is in keeping with the residential nature of the surrounding area.

Section 1.4 Housing

Section 1.4 of the PPS provides policies for developing an appropriate range and mix of housing options to meet the *"anticipated needs of existing and future residents within a regional market area".* The purpose of these policies is to ensure that all municipalities are planning for anticipated growth in a coordinated manner in order to avoid causing negative impacts and externalities resulting from a municipality failing to meet the housing needs of the community. These impacts could include housing demand outstripping supply for specific dwelling types, sizes or tenure, community members being underhoused or unable to obtain attainable housing, and even externalities on other municipalities as community members may be pushed outside the limits of the municipality to find housing. The following policies from Section 1.4 are intended to encourage municipalities to reduce per-unit infrastructure liabilities on the municipality by focusing a large portion of new residential development to existing neighbourhoods with available infrastructure to serve new residents and are relevant to the proposed development:

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- *c) directing development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- *d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*
- *e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- *f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety*

The proposed development will support the City of Burlington in accommodating residential growth by proposing the development of a dense form of housing that is appropriate for the local context and situated in an already built-out area of the City, allowing for an efficient use of land, infrastructure, and public service facilities. The proposed built form not only efficiently uses land but will assist in diversifying the housing stock and provide for a more attainable form of home ownership. A total of 124 units is proposed which supports the policy intent of sustaining a certain level of residential growth, while not introducing an over-development of the subject property as appropriate regard is had to ensure that the ecological health of the existing natural features is not adversely impacted.

Section 1.6 Infrastructure and Public Services Facilities

Section 1.6 of the PPS provides direction to municipalities for the planning of new infrastructure and public service facilities, emphasizing that such infrastructure and facilities shall be *"provided in an efficient manner that prepares for the impacts of a changing climate."* While there are several policies in the PPS that relate to financial efficiency of infrastructure and facilities, as this section does as well, this section also specifically directs municipalities to plan for infrastructure in a way that is resilient. In this case, this means planning infrastructure that can withstand increasingly more severe weather including thunderstorms, high winds, heavy rain, more frequent and severe flooding events and droughts, in addition to emphasizing the need to ensure that facilities support the effective and efficient delivery of public safety.

Policies 1.6.6.1 & 1.6.6.2 speak to the provision of water and wastewater servicing. The PPS acknowledges a preference for providing public servicing connections to new developments rather than private servicing wherever feasible; including directing new development to areas that already have access to public services such that additional public infrastructure is not needed to facilitate this. Connecting new development to public servicing reduces potential negative impacts such as environmental and public health risks that may be associated with removing groundwater through a well system or storing wastewater in a septic system. The following provisions from policies 1.6.6.1 & 1.6.6.2 are relevant to the proposed development:

1.6.6.1 Planning for sewage and water services shall:

- *a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
  1. *municipal sewage services and municipal water services; and*

2. *private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;*

b) *ensure that these systems are provided in a manner that:*
   1. *can be sustained by the water resources upon which such services rely;*
   2. *prepares for the impacts of a changing climate;*
   3. *is feasible and financially viable over their lifecycle; and*
   4. *protects human health and safety, and the natural environment;*

c) *promote water conservation and water use efficiency;*

d) *integrate servicing and land use considerations at all stages of the planning process; and*

e) *be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5. […]*

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The enclosed Functional Servicing and Stormwater Management Report proposes to connect the proposed development to existing regional services which have capacity available to serve the proposed development. Wastewater servicing will require the use of both existing and proposed regional sanitary sewers.

Policy 1.6.6.7 provides direction to municipalities following the theme of section 1.6 overall, but with specific provisions for stormwater management, including ensuring that stormwater services are available and financially viable long-term, are resilient, and mitigate impacts from increased heavy rains and flooding risks through emphasis on water balance, infiltration, retention, reuse and prevention of erosion, while protecting both groundwater and watercourse water quality. The following provisions of section 1.6.6.7 are relevant to the proposed development:

1.6.6.7 Planning for stormwater management shall:

a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*

b) *minimize, or, where possible, prevent increases in contaminant loads; minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*

c) *mitigate risks to human health, safety, property and the environment;*

d) *maximize the extent and function of vegetative and pervious surfaces; and*

e) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

The FSR/SWM Report prepared by SCS Consulting Group indicates that the existing creek to the south can accommodate stormwater flows from the site. Conveyance of stormwater flows to a natural watercourse increases the potential for infiltration and reduces the reliance on municipal infrastructure to accommodate stormwater flows.

In order to mitigate risk of flooding and erosion downstream of the subject property, the FSR indicates that stormwater flows are to be controlled by the existing peak runoff rated for each storm via an orifice plate located on the downstream face of the control maintenance hole. In order to protect water quality and prevent impacts that could result from stormwater runoff in urban areas, it was determined that MECP Enhanced (Level 1) Protection will be provided for with provision for 80% TSS Removal from stormwater runoff prior to conveyance into the creek.

Section 1.7 Long-Term Economic Prosperity

Section 1.7 of the PPS provides policy direction for supporting long-term economic prosperity through planning policies and provides a list of provincial priorities that municipalities shall take into consideration when making land use planning and policy decisions. As the proposed development is exclusively for residential uses, only the following items from policy 1.7.1 apply to the proposed development:

1.7.1 Long-term economic prosperity should be supported by:

- *b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- *c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;…*
- *e) encouraging a sense of place, by promoting well-designed built form and character, including built heritage resources and cultural heritage landscapes…*
- *k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature…*

The proposed development will help the City in promoting long-term economic prosperity by helping to enhance and diversify the City of Burlington's housing stock with a range of unit sizes and layouts that appeal to older aged population, which seems to be a larger portion of the population in this neighbourhood. The proposed development respond to homes attainable for older residents, which provides additional opportunities for residents to 'age in place' and makes the community more inclusive. In addition, the proposed development offers employment opportunities through the operation of the retirement facility. It will include 24 hour medical staff and personal support workers dedicated to meeting residents' daily needs, as well as employment opportunities in the Bistro with chefs and additional roles in cleaning and maintenance. is different from the existing housing type in the area. The existing housing supply in the adjacent neighbourhood mainly consists of larger homes in the form of single-detached dwellings, with some semi-detached dwellings and larger street-townhouse units. Furthermore, the proposed development represents an optimal use of existing land, resources, infrastructure and public service facilities by striking a balance between residential intensification, and providing a built form that is compatible with the adjacent low-rise residential communities adjacent to the subject property.

7.2 A PLACE TO GROW – GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

Summary

It is our opinion that the proposed development is consistent with the PPS. The subject property is located within a Settlement Area where development is encouraged, it utilizes land, infrastructure, and public service facilities efficiently, and provides for a compact built form. The proposed development will offer a mid-rise retirement building in a low-rise residential area that currently includes predominantly single detached dwellings. The location of the proposed development will allow the future residents to utilize existing municipal services, transit services, and recreational and institutional facilities.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared and approved under the Places to Grow Act, 2005 and provides a framework for implementing the Provincial Government's vision for building stronger and more prosperous communities by better managing growth in the Greater Golden Horseshoe. The current Growth Plan took effect on August 28, 2020, as Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2019.

The Growth Plan provides policy direction regarding how land is developed, how resources are managed and protected, and how public dollars are invested based on the guiding principles of Section 1.2.1 of the Growth Plan. Some of the guiding principles include the following:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

The proposed development is consistent with the above-mentioned guiding principles of the Growth Plan as the proposal provides retirement units which will assist in creating a mix of housing options for the neighbourhood and City. Furthermore, the subject lands are located close to a range of facilities including a public school, parks and transit stops which will support the achievement of complete communities. Climate resilience is promoted by proposing increased densities on the subject lands to optimize nearby public facilities, transit services, and servicing infrastructure.

The subject lands are located within the City of Burlington Settlement Area and Built Boundary and along an Intensification Corridor which is considered a Strategic Growth Area within the Growth Plan.

Section 2.2.1 Managing Growth

2.2.1.2

c) *Within settlement areas, growth will be focused in:*
   i. *delineated built-up areas;*
   ii. *Strategic growth areas;*
   iii. *Location with existing or planned transit, with a priority on higher order transit where it exists or is planned.*

The proposed development conforms to the aforementioned policies as the proposed development is located within the built boundary, a strategic growth area and located along New Street which is serviced by Burlington Transit.

2.2.1.4 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) *improve social equity and overall quality oflifeof life, including human health, for people of all ages, abilities, and incomes;*
c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
d) *expand convenient access to:*
   i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
   ii. *public service facilities, co-located and integrated in community hubs;*
   iii. *an appropriate supply of safe, publicly accessible open spaces, parks, trails, and other recreational facilities; and*
   iv. *healthy, local, and affordable food options, including through urban agriculture;*
e) *provide for a more compact built form and a vibrant public realm, including public open spaces;*
f) *mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
g) *integrate green infrastructure and appropriate low impact development.*

The proposed development contemplates a 7-storey retirement building, which will provide for more residential units within the existing community to support an aging population and ensure residents can reside in the City long-term. The proposed development represents a more compact built form compared to the existing use and being located along a transit corridor will assist in reducing the impacts of a changing climate.

Section 2.2.2 Delineated Built-Up Area

The subject lands are located within the delineated built-up area, as such, the policies of Section 2.2.2 apply and are reviewed below.

2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

a) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
c) *encourage intensification generally throughout the delineated built up area;*
d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
f) *be implemented through official plan policies and designations, updated zoning and other supporting documents.*

The subject lands are located within a strategic growth area, as such, this area is a key focus for development. The proposed development represents an appropriate type and scale of development which is compatible with the adjacent low density housing form while recognizing the location along an Intensification Corridor. The proposed development will also have access to higher level transit services, further supporting that the subject lands are an appropriate location for intensification.

Section 2.2.6 Housing

Section 2.2.6 of the Growth Plan provides policies for the provision of housing.

2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

a) *planning to accommodate forecasted growth to the horizon of this Plan;*
b) *planning to achieve the minimum intensification and density targets in this Plan;*
c) *considering the range and mix of housing options and densities of the existing housing stock; and*
d) *planning to diversify their overall housing stock across the municipality*

The applications propose 124 retirement units to support the provision of a range of housing options within the neighbourhood and City. The proposed development represents appropriate residential intensification that respects the existing neighbourhood context while recognizing the location within a strategic growth area.

Section 3.2 Policies for Infrastructure to Support Growth

Section 3.2 of the Growth Plan outlines policies concerning the provisioning of infrastructure including transportation, water and wastewater systems, and stormwater management.

3.2.3.1 Public transit will be the first priority for transportation infrastructure planning and major transportation investments.

The proposed development will assist in optimizing public transit to further support transit as the first priority by being in close proximity to existing transit services including the Burlington Transit system. This is supported by the City's approval of free transit for all Seniors in July, 2023.

3.2.6.2 Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed or expanded in accordance with the following:

a) *opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;*
b) *the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;*

3.2.7.2 Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:

a) *is informed by a subwatershed plan or equivalent;*
b) *incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure*
c) *established planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and,*
d) *aligns with the stormwater master plan or equivalent for the settlement, where applicable.*

The proposed development will utilize existing water and sanitary services where capacity is available, as concluded within the Functional Servicing Report. Additionally, a Stormwater Management Report has been prepared to address applicable stormwater policies and guidelines.

Summary

The subject lands are located within the built boundary and a strategic growth area, as such, it is an appropriate location for residential intensification to support the achievement of complete communities. The proposed development provides for appropriate intensification that respects the low-rise housing form within the adjacent neighbourhood as well as the more intensive uses that exist and are supported through policy along New Street. The applications, if approved, will support a future retirement building that will efficiently utilize existing water and sanitary services and will optimize local transit services and nearby public service facilities. It is our opinion that the proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.

7.3 REGION OF HALTON OFFICIAL PLAN, 2022

The Halton Region Official Plan ("ROP") was adopted by Regional Municipality of Halton in 1994 and approved by the Ministry of Municipal Affairs in 1995. An interim Office Consolidation of the Regional Official Plan was released on November 10, 2021 and has been updated to conform to Provincial policies through the approval of ROPA 48 and 49. The policies of the Official Plan guide new planning and development in Halton Region while meeting the needs of existing residents and businesses in the Region. It provides directions and policies that guide economic, environmental and community planning decisions to manage growth. The policies in the ROP will help to direct and coordinate more detailed planning by local municipalities. In addition, it provides framework for coordinating planning with adjacent municipalities, as well as other jurisdictions.

The subject lands are located within the Urban Area of the Regional Structure Map (Figure 8). Section 72.1 of the ROP provides policies for growth in complete communities, enhances mobilities, addresses climate change and improves housing affordability, sustainability and economic prosperity. Some objectives of the Urban area are:



Figure 8: Halton Region Official Plan Map 1

- *To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently*
- *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*
- *To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.*
- *To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation*
- *To facilitate and promote intensification and increased densities*

An Urban Area is a designated region where urban services are provided to accommodate the concentration of both current and future development. The proposed development intensifies the current site by providing higher density, design that ensure the safety of senior residences, efficient use of space and is located in close proximity to existing services. This proposal increases housing supply in the region through intensification and uses existing infrastructure provided, including non-motorized modes of travel.

Population and Employment Forecasts

The Regional Structure is complemented by a growth strategy for Halton that is based on the distribution of population and employment, as outlined in Table 1. This table has been recently updated to include the planning horizon year of 2051 as a result of the municipal comprehensive review.

Section 55(4)

The Regional Structure is based on a strategy to accommodate population and employment growth in Halton to 2051 by directing growth to the Urban Areas within the Regional Urban Boundary as shown on Map 1 and in accordance with the distribution of population and employment in Table 1

TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION

Municipality	Population[1]			Employment		
	2021	2041	2051	2021	2041	2051
Burlington	195,000	240,050	265,160	98,340	114,330	124,390
Oakville	222,000	313,460	349,990	111,980	160,880	181,120
Milton	137,990	277,000	350,870	44,390	100,120	136,270
Halton Hills	66,010	98,890	132,050	24,510	45,900	65,460
Halton Region[2]	**620,990**	**929,400**	**1,098,070**	**279,220**	**421,230**	**507,240**

[1] Population numbers in this table are "total population" numbers including approximately 4% undercoverage from the official "Census population" numbers reported by Statistics Canada.

[2] Totals for the Region may not add up due to rounding.

Figure 9: Population and Employment Distribution (Table 1)

Although the subject lands are not officially designated as employment lands, generate employment opportunities. This potential arises from the staffing requirements of facilities like retirement homes, which would necessitate roles such as nurses and personal support workers. The envisioned development is intended to offer dining and amenity spaces, with dedicated care staff assigned to each floor.

Growth Management

As part of Region's Municipal Comprehensive Review, Official Plan Amendments (ROPA) 48 and 9 were approved to confirm with Provincial policies.. ROPA 48 provided the regional urban structure that is indented to guides the Region's growth while. ROPA 49 is a further implementation of ROPA 48 by providing direction on their integrated growth management strategy.

Housing

Section 84 of the Region Official Plan provides goals, objectives and policies for Housing. Halton Region's goal for housing is to supply residents with an adequate mix and variety of housing to satisfy differing physical, social and economic needs. The Region lists a number of objectives for housing and the following are relevant:

- *To establish housing targets by type and appropriate density for the Local Municipalities and the Region as a whole.*
- *To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing.*
- *To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.*
- *To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton.*
- *To integrate Assisted and Special Needs Housing with Market Housing.*
- *To encourage the Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.*

The Region outlines policies for housing and some of them are as follows:

- *Monitor the development approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the Region as a whole*
- *Prepare and update as part of the statutory Official Plan five-year review, in conjunction with the Local Municipalities and in consultation with the development industry and other housing providers, a Joint Regional-Municipal Housing Statement for Council adoption that will*
  - *a) describe the annual demand, supply and need for housing by Local Municipality, and by Assisted Housing, Affordable Housing, Special Needs Housing, and housing with universal physical access.*
  - *b) recommend targets, policies and action plans to meet these needs.*
- *Adopt the following housing targets: that the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter;*
- *Permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.*
- *Require Local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends.*
- *Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of Assisted, Affordable and Special Needs Housing and further to give priority to planning approval of those receiving government funding.*
- *Require Local Official Plans and Zoning By-laws to permit Special Needs Housing as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.*

The proposed development provides appropriate density for the Region of Halton by making efficient use of existing land and compatibility in design and form to the existing neighbourhood. The proposed development supports the Region's housing targets by bringing additional residential units in the form of a retirement apartment building. Lastly, the intensification takes place on a site suited for modest indenisation by redeveloping the existing properties into a 7-storey retirement apartment building.

7.4 CITY OF BURLINGTON OFFICIAL PLAN (1997)

The Burlington Official Plan was adopted by City Council in 1994 and approved with modifications by the Regional Municipality of Halton in 1997. The Burlington Official Plan 1997 (OP) manages and directs the land uses for a period extending to 2021. The intent of the OP is to accommodate and to plan for the growth associated with the underlying housing, population and employment projections.

Residential Neighbourhood

The land use vision for the City of Burlington outlines how the city will appear and operate in the coming years. *It seeks to maintain a strong network of residential neighbourhoods, a diverse economic base, a sound infrastructure system and a community that is fiscally stable and environmentally sensitive to ensure an attractive, healthy and liveable environment for future generations.*

Section 4.3

The land use vision for the City of Burlington describes how the City will look and function in the future. It seeks to maintain a strong network of residential neighbourhoods, a diverse economic base, a sound infrastructure system and a community that is fiscally stable and environmentally sensitive to ensure an attractive, healthy and liveable environment for future generations. The Functional and Land Use policies that follow provide the means of implementing the future land use vision.

Section 2.5.1

To encourage residential intensification as a means of increasing the amount of available housing stock including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, urban design and community features of the neighbourhood.

To encourage the re-development of under-utilized residential lands where appropriate at the periphery of existing residential neighbourhoods for non-ground-oriented housing purposes.

Land use policies – Urban Planning area

The subject property is identified as Residential Areas as per Schedule A of the Official Plan – Settlement Pattern. The general objectives and policies includes:

To encourage new residential development and residential intensification within the Urban Planning Area in accordance with Provincial growth management objectives, while recognizing that the amount and form of intensification must be balanced with other planning considerations, such as infrastructure capacity, compatibility and integration with existing residential neighbourhoods.

To encourage a strong live/work relationship in the City by providing a variety of housing that reflects the existing and future socio-economic and demographic characteristics of local residents and job opportunities.

To require new residential development to be compatible with surrounding properties.

Within Residential Areas, a broad range of residential dwelling types shall be permitted, including assisted and special needs housing such as group homes, rest/retirement homes and long-term care facilities, as well as uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations and cottage industries, neighbourhood parks, and offices.

Land use in Residential Areas shall comply with the land use designations contained on Schedule B, Comprehensive Land Use Plan Urban Planning Area.

In Residential-Medium Density areas, either ground or non-ground oriented housing units with a density ranging between 26 and 50 units per net hectare shall be permitted.

The following building forms for residential development shall be permitted:

Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments shall be permitted in Residential-Medium Density areas, provided that these forms meet the density as specified in Part III, Subsection 2.2.2 d), for these areas.

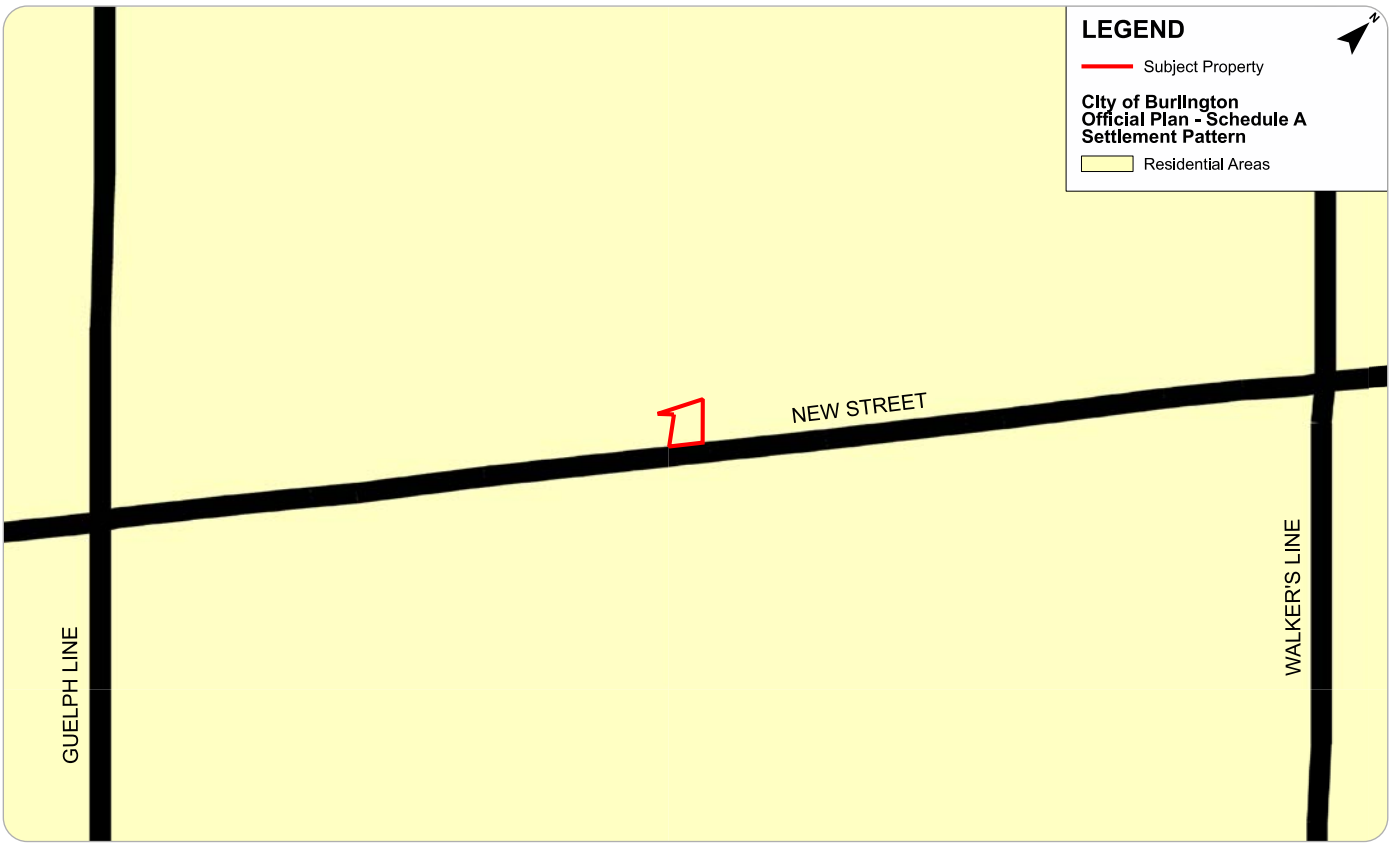


Figure 10: Burlington Official Plan Schedule A

The proposed development includes a total of 124 units within the retirement apartment building. These units consist of a mix of studio, one-bedroom, and two-bedroom configurations. The design of the proposed development aligns with the vision of the City's official plan, as it accommodates special needs long-term care facilities supported by the Residential Areas designation.

The subject property is located in a neighborhood characterized by a noticing presence of retirement groups. The proposed development aligns well with the demographic characteristics of the surrounding neighborhood.

> *In Residential-Medium Density areas, either ground or non-ground oriented housing units with a density ranging between 26 and 50 units per net hectare shall be permitted.*

The subject property is designated *Residential Medium Density* as per Schedule B of the Official Plan – *Comprehensive Land Use – Urban Planning Area*. While the proposed retirement apartment is considered a permitted use in *Residential Area*, it's important to note that the *Residential Medium-Density* designation permits a density range of 26 to 50 units per net hectare.

The proposed development, however, suggests a density of 350.28 units per net hectare. Therefore, an Official Plan Amendment will be necessary to permit the proposed density for the retirement facility.

It is our opinion that redesignation, to the *Residential High Density* designation appropriate to facilitate the proposed development.

> *In Residential-High Density areas, either ground or non-ground-oriented housing units with a density ranging between 51 and 185 units per net hectare shall be permitted.*

The *Residential High-Density* designation allows for housing units with a density range of 51 to 185 units per net hectare. The proposed retirement apartment, with a density of 350.28 units per net hectare, aligns with this designation.

Sustainability and the Environment

In 1989, the Burlington City Council declared the city as a Sustainable Community. Alongside this declaration, the City Council embraced a set of principles and objectives pertaining to Sustainable Development, which would serve as a compass for forthcoming urban growth. Sustainable Development, at its core, involves crafting progress that fulfills current requirements while safeguarding the capability of future generations to fulfill their own needs. Some general policies includes:

> *The City will maintain a citizens' advisory committee to advise and assist Council and staff on the implementation of Principles and Objectives of Sustainable Development (see Appendix E), through the review of development applications and other matters of interest in accordance with the terms of reference adopted and periodically reviewed by Council.*
>
> *Measures and guidelines that protect and enhance the environment shall be prepared and adopted by the City; these include but are not limited to:*
>
> *(i) tree protection standards for site plans;*
> *(ii) landscape plans for storm water management;*
> *(iii) buffer and setback planting.*

Stormwater Management

The effective implementation of stormwater management is essential to offer safeguards against flooding and erosion. It also plays a vital role in sustaining groundwater recharge zones, enhancing stormwater runoff quality, and ensuring proper sedimentation control. Achieving these goals necessitates a cohesive approach that encompasses collaboration between both the public and private sectors in constructing necessary infrastructure.

The execution of stormwater management controls is aligned with the following principles, objectives, and policies:

> *To ensure that future development does not increase the risk of property damage and danger to life from flooding.*
>
> *To ensure that future development does not increase the risk of property damage and danger to life from erosion.*
>
> *To control the quality of storm water runoff from future developed surfaces so that the natural surface water and groundwater quality is maintained or restored.*
>
> *Storm water management techniques shall be used in the design and construction of all new developments to control both the quantity and quality of storm water runoff. The degree of control and techniques used will depend on the conditions in the downstream receiving water bodies. The adverse effects of development on the downstream aquatic environment and adjacent lands shall be avoided or kept to a minimum.*

Transportation

Section 3.0 of Part II of the OP speaks to principles, objectives, and policies related to transportation in the City of Burlington. The main intent of the transportation policies of the Plan is to provide an integrated, diverse transportation system for all residents and businesses that is safe, convenient, affordable, efficient and energy-conserving while minimizing environmental impacts.

Section 3.2.2 mentions the follow policies crucial to the proposed development:

d. *A transportation study to assess the impact of a proposed development on current travel patterns and/or future transportation requirements may be required before Official Plan amendments, subdivision approvals, rezonings, site plan approvals or other development proposals are allowed.*
e. *The City will encourage opportunities for developing travel demand management (TDM) measures to reduce single occupancy automobile use, especially during peak travel periods, such as car pooling programs, transit passes, preferential parking for carpool members, telecommuting, flex hours, intranet carpooling and fare incentives.*
j. *Reduced parking ratios and/or standards and/or on-street parking ratios and/or standards may be permitted subject to evaluation by the City of the appropriateness of such standards, and implemented.*

Infrastructure and Utilities

The Burlington Official Plan ensures that land use development is supported by suitable services and infrastructure that are equitable, practical, and financially viable. Land allocation is essential for accommodating both public and private utility services, incorporating necessities like hydro, water and sewage facilities, gas and oil pipelines, and telecommunications infrastructure.

The method and placement of these services can potentially influence the surrounding environment. Thus, the establishment, design, and repurposing of utility facilities shall align with the following guiding principles, objectives, and policies set out in the Official Plan:

> *The City shall guide the use of existing utility lands and provide the framework for consideration of future utility facilities and open space uses.*
>
> *To ensure that the construction of essential utility facilities or expansions to existing facilities occur in a compatible manner and with a minimum of social and environmental impact.*
>
> *The design of public and private utilities shall be required early in the development approval process in order to minimize disruption to the community.*

Urban Design

Design has become an increasingly significant part of the planning process. It involves the arrangement and visual presentation of functional components in three dimensions, with the goal of achieving a harmonious and visually appealing character and structure.

The City of Burlington seeks maintaining elevated design standards. In alignment with this commitment, the City of Burlington has developed the Design Guidelines for application within the neighborhoods and planning districts of the City. The development of the City shall be guided by the following design principles, objectives, and policies:

> *The tangible elements of the urban form, consisting of a combination of the built environment and open space that form the urban landscape, shall be designed in an efficient, attractive and compact manner to enhance the well-being of the residents of the community and to reflect the vision of this Plan.*

To ensure that the design of the built environment preserves, enhances andconnectsand connects natural features and landscapes.

To ensure that the design of the built environment strengthens and enhances the character of existing distinctive locations and neighbourhoods, and that proposals for intensification and infill within existing neighbourhoods are designed to be compatible and sympathetic to existing neighbourhood character.

To achieve a high quality of design within the public realm.

To ensure that the principles of Sustainable Development are considered in the design of the built environment.

To support the proposed development, the proposal was presented at the City Urban Design Review Panel on June 15, 2023. Comments were provided by the City and the proposal to was revised to address concerns. A summary is provided in the enclosed Urban Design Brief prepared by Weston Consulting.

The public realm policies

Design opportunities to enhance the quality of the public realm shall be encouraged as a part of the design of all municipal undertakings, including public parks and buildings, public streets, natural areas and all municipal engineering projects related to public spaces.

Design opportunities to introduce or improve links where existing areas are inadequately connected to each other or between important public areas shall be encouraged.

The design of all municipal undertakings shall promote adequate visibility of isolated areas from high traffic areas in order to promote public safety.

The submitted Urban Design Brief assesses City's design guidelines, including sustainability, urban design, and public realm standards. With the proposed enhanced streetscape design, the proposed development will compliment both New Streeet and Cumberland Avenue.

7.5 CITY OF BURLINGTON OFFICIAL PLAN (2020, NOT IN FORCE)

The Draft Burlington Official Plan (2020 OP) is an interim working document and was adopted by Burlington City Council on April 26, 2018 and approved by the Region of Halton on November 30, 2020, and provides land use and development goals, objectives and policies to guide development decision in the City of Burlington. Although the 2020 City's official plan is presently not in effect due to ongoing appeals, it still encapsulates the council's envisioned direction for the city's future. Additionally, we have outlined the modifications that have happened since the initial establishment of the City's official plan in 1997.

Land use designation

According to Schedule C (Land Use – Urban Area), the subject lands is designated as Residential – Medium Density. The relevant policies are as follows:

On lands designated Residential – Medium Density, ground or non-ground oriented dwellings, as specified in Subsection 8.3.4(1) a) of this Plan, may be permitted at a density of twenty-six (26) to seventy-five (75) units per net hectare, subject to Subsection 8.3.4(1) c) of this Plan.

On lands designated Residential – Medium Density, development may be permitted to a maximum height of:

i. three (3) storeys for ground-oriented dwellings (not including rooftop amenity/ outdoor areas); or
ii. four (4) storeys for non-ground-oriented dwellings.

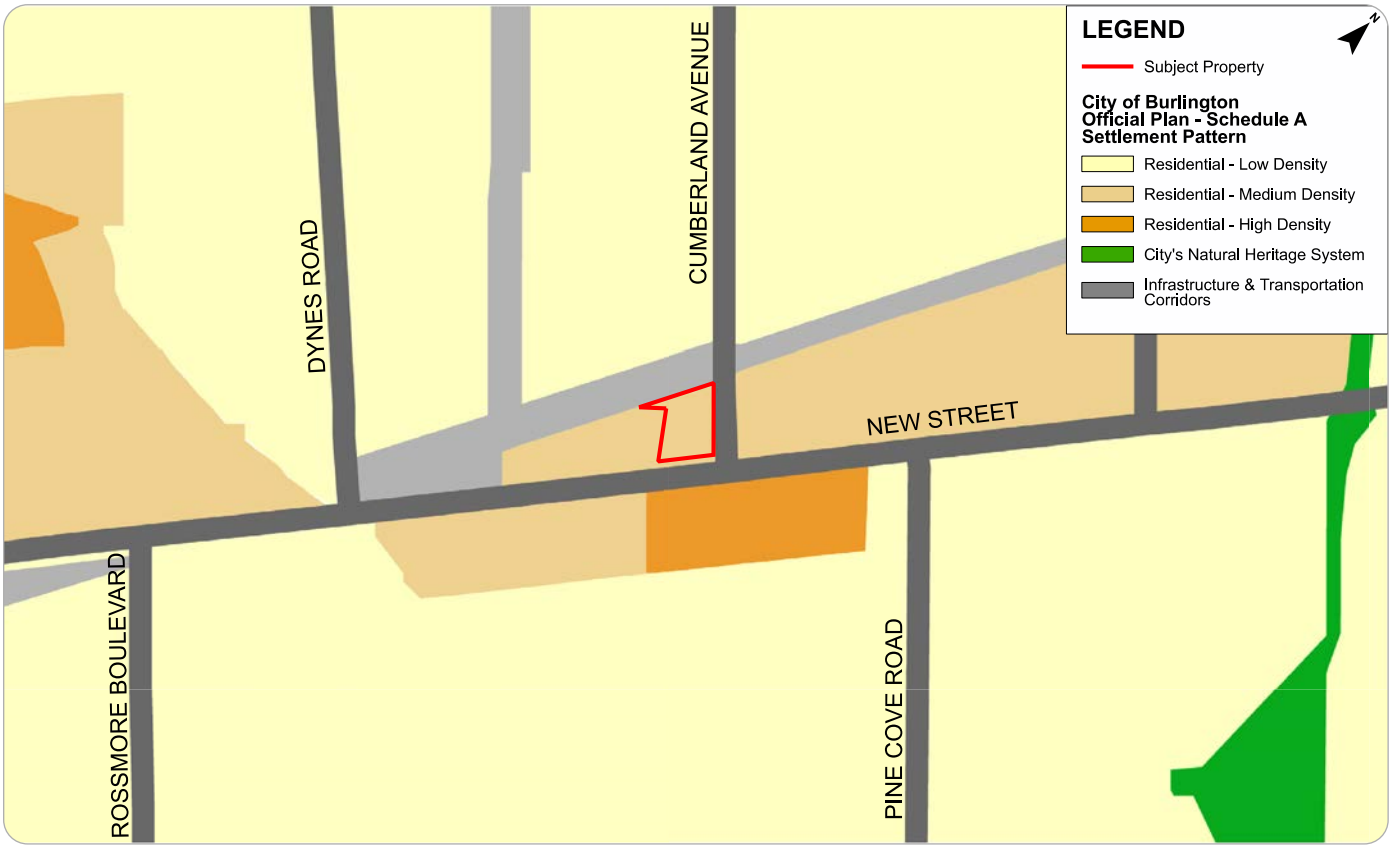


Figure 11: Burlington Official Plan (2020) Schedule C

The proposed development includes a total of 124 units within the retirement apartment building. The proposed retirement apartment consist of a mix of studio, one-bedroom, and two-bedroom configurations. The design of the proposed development aligned with the vision outlined in the City's official plan, given that special needs long-term care facilities are recognized as a permissible use.

Retirement and Long Term Care in Residential Neighborhoods

The areas designated as *Residential Neighbourhood Areas* on Schedule B - Urban Structure, located within the Urban Area, are intended for housing and other residential supportive land uses that contribute to an urban residential ambiance. The introduction of new residential housing within the Residential Neighbourhood Area will primarily occur through the process of intensification within existing regions, wherever compatibility can be assured. The corresponding policies are outlined as follows:

> *To encourage new residential development and residential intensification within the Residential Neighbourhood Area in accordance with Provincial, Regional and City growth management objectives, while recognizing that the density and form of new development must be balanced with other planning considerations, such as the availability of infrastructure and public service facilities, and also ensuring that new development achieves compatibility and integration within existing residential neighbourhoods.*
>
> *To encourage the integration of a wide range of housing types and tenures within Residential Neighbourhood Areas, including assisted and special needs housing, affordable housing and rental housing.*
>
> *To ensure that development within the Residential Neighbourhood Area is compatible with surrounding properties.*
>
> *In addition to the permitted uses of each land use designation, within Residential Neighbourhood Areas, the following neighbourhood support uses may be permitted:*
>
> *i. Assisted and special needs housing such as group homes, retirement homes and long-term care facilities, provided compatibility with the surrounding neighbourhood is achieved;*

The surrounding neighborhood predominantly features a significant number of retirement homes. Two retirement homes "The Gardens by Maranatha" and "Maranatha Homes," are situated to the east of the proposed development. Additionally, another retirement home, "Chartwell Christopher Terrace Retirement Residence," is located southwest of the proposed site. The design of the proposed retirement apartment aligns with the character of the surrounding neighborhood, ensuring compatibility.

Urban Design

The policies outlined in Section 7 of the Official Plan pertain to the design aspects of both the city's present and forthcoming communities, including the public realm and architectural structures. These policies highlight the importance of fostering coherence in land use, creating a superior built environment, and fostering inventive design approaches for both public initiatives and private ventures. The City expects higher standard of design and more attention to the connection between the public and private realms in the development of communities, buildings, parks, streets and open spaces. Key urban design objectives and policies outlined in this section include the following:

> *To ensure that the design of the built environment contributes to a sense of belonging by enhancing the physical character of established neighbourhoods.*

To design places that support public transit and active transportation through the design of attractive and well-developed pedestrian and cycling environments.

To create safe, vibrant, socially active places that people are drawn to.

To achieve a high quality of design within the public realm.

To promote public interest and achieve a high quality and diverse design expression with respect to the built environment.

To ensure that buildings and open spaces are accessible to people of all ages and abilities.

To promote sustainable site and building design in keeping with the Sustainable Building and Development Guidelines, in order to:

- *(i) increase active transportation and transit use;*
- *(ii) contribute to an enhanced natural environment and public realm;*
- *(iii) improve water quality and drainage;*
- *(iv) implement effective waste and resource management;*
- *(v) reduce waste, energy and water consumption; and*
- *(vi) enhance air quality, mitigate greenhouse gas emissions and adapt to climate change.*

Public Realm

The design of the public realm shall address considerations such as, but not limited to, the following:

- *(i) improving the quality of public spaces as community destinations and public gathering places through the design of public realm facilities, such as public squares, parkettes or promenades;*
- *(ii) providing appropriate and consistent treatments for streetscape elements such as sidewalks, pedestrian crossings, lighting, street furniture, signage, street trees and landscaping;*
- *(iii) improving the quality and convenience of active transportation;*
- *(iv) creating an attractive and comfortable environment for pedestrian movement while preserving and complementing existing natural features;*
- *(vi) designing public realm facilities to perform their diverse roles, balancing the spatial needs of people of all ages and abilities, through the application of the principles of Universal Design;*
- *(ix) enhancing the aesthetic and functional quality of intersections, as marking major entrances into areas and neighbourhoods, where appropriate;*
- *(xi) connecting natural areas with existing parks, open spaces, pedestrian trails and bicycle routes, where appropriate;*

The proposed development is situated within a neighborhood undergoing a modest transition, marked by a shift in built form from single-detached dwellings to a blend of medium and higher density development. This context highlights the evolving nature of the surrounding area. The Urban Design Brief prepared by Weston Consulting look into topics of urban design, public realm, and built form, all in relation to the proposed development.

Major Transit Station Areas (MTSA) Connectors

Major Transit Station Area (MTSA) connectors include streets and complementary active transportation pathways that establish linkages between each of the MTSAs, interconnecting them with central adjacent zones. These connectors offer the possibility of seamless and efficient connections for diverse users, includes pedestrians, cyclists, transit riders, and motorists alike. The subsequent policies hold relevance to this context:

Enhanced levels of transit service and facilities such as frequent transit corridors shall be provided on MTSA primary and secondary connectors.

The area-specific plan for MTSAs shall evaluate the role of mobility hub connectors and provide recommendations on any works required along connectors to support individual hub objectives and to achieve transit supportive land uses and improved design standards on MTSA primary and secondary connectors.

The site is positioned between two Major Transit Station Areas (MTSAs) and is presently designated within the MTSA connectors. The City designates MTSAs to guide growth and development efficiently. Furthermore, these MTSA connectors facilitate active transit, offering convenient transportation choices for both family members visiting residents of the retirement homes, as well as employees.

7.6 CITY OF BURLINGTON ZONING BY-LAW 2020

The City of Burlington Zoning By-law 2020 regulates the development of land within the City of Burlington. Under the By-law, the subject lands are zoned as *Residential – Medium Density Two with Holdings Provisions (H-RM2)*. The RM2 zone permits a variety of housing types, notable permitted uses include the following:

- *Fourplex building;*
- *Townhouse building; and,*
- *Retirement home*

Table 3: Zoning Provision – Residential – Medium Density Two with Holdings (H-RM2)

Provisions	City of Burlington By-Law, RM2 zone
Permitted Uses	- Fourplex - Townhouse - Retirement home
Minimum Lot Width	30m
Lot area (m2)	0.2ha
Front yard (m) and Street Side yard	7.5m
Rear yard (m)	9m
Side yard (m)	4.5m
Street side yard	6m
Minimum lot coverage (%)	-
Building Height	6 storey max
Floor Area Ratio (Retirement Home)	1.25:1 maximum
Amenity Space	25 m2 per bedroom; 15 m2 per efficiency
Landscape Area	4.5m abutting a street having a deemed width up to 26m 6m abutting a street having a deemed width greater than 26m

Landscape Buffer Abutting an RM1-3 zone	6m minimum
Parking Rate (Retirement Home)	Occupant/Employee: 0.6 spaces per unit (74) Visitor: 0.25 spaces per unit (31) 1 additional space per 50 units for the use of maintenance vehicles servicing the site (2) Total: 107 Enclosed Occupant Parking - RH1 Zone: none required as Per Part 2, Section 14.3

While the proposed development is permitted within the current zoning, the proposed height and density exceeds what is considered as Medium Density. Therefore, it is necessary to pursue a Zoning By-law Amendment to rezone the area to *High-Density Residential (RH-1)* with site specific exceptions. The *High-Density Residential (RH-1)* zone category allows for various developments, including apartment buildings, stacked townhouses, back-to-back townhouses, street townhouses, retirement homes, community institutions per RM3 zone, lodges, fraternities, private clubs per RM3 zone.

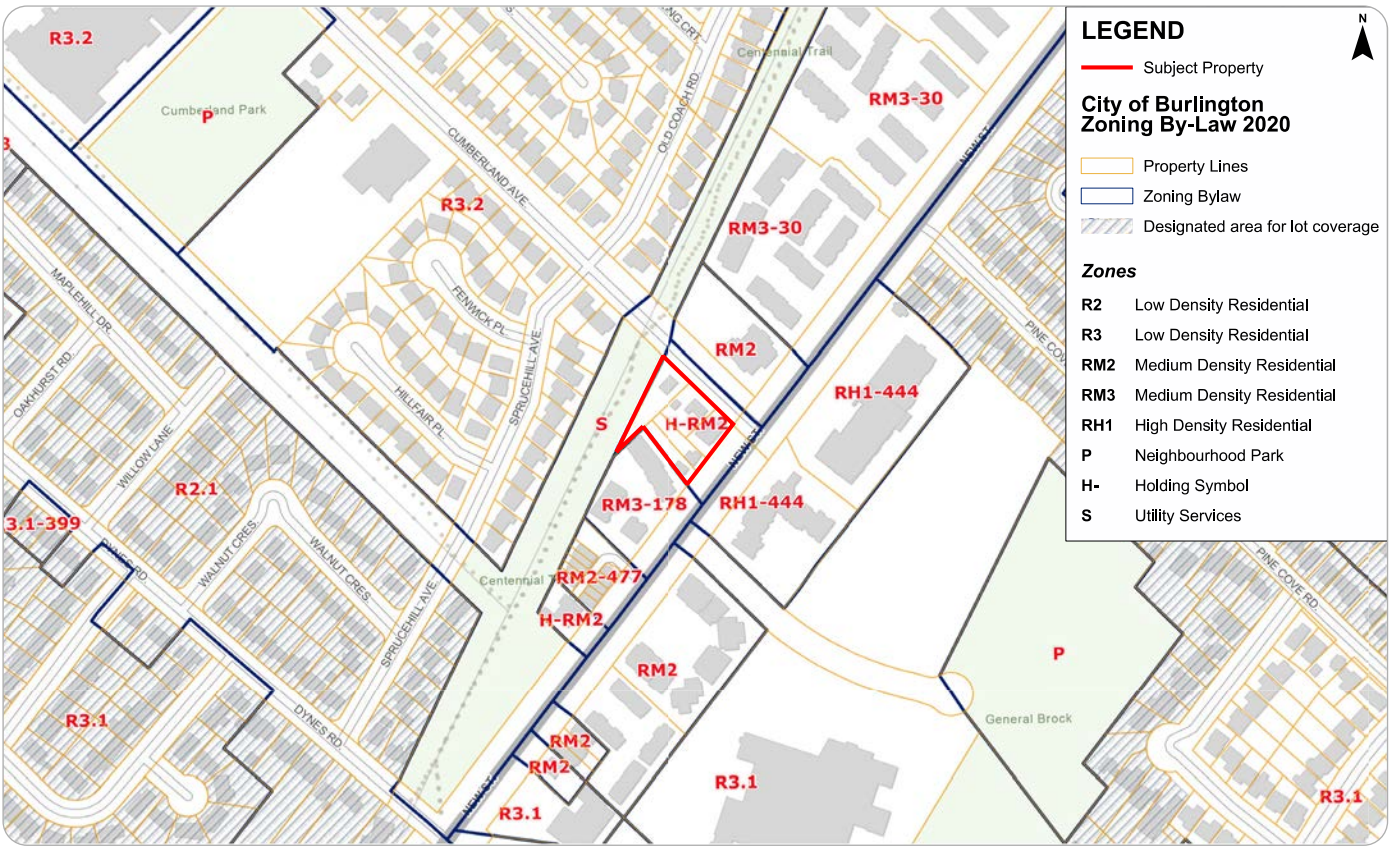


Figure 12: Zoning By-Law 2020

7.7 LONG-TERM CARE HOMES ACT

Ontario's Long-Term Care Homes Act, 2007 (LTCHA) and the accompanying Ontario Regulation 79/10 (Regulation) came into effect on July 1, 2010. These new provisions replaced the Nursing Homes Act, Homes for the Aged and Rest Homes Act, and the Charitable Institutions Act, along with the associated regulations. Under this restructured legal framework, all long-term care homes in Ontario are governed by a unified piece of legislation—the Long-Term Care Homes Act, 2007. The primary objective of the LTCHA is to ensure that residents within long-term care homes receive care that is safe, consistent, of high quality, and centered around their needs. While the proposed development do not qualify as an Long Term Care facility since it will be privately owned and not governed by the municipality, we are comparable in terms of our services and offerings.

The following section outlines key requirements pertaining to policies and records, along with a detailed explanation of how the proposed facility aligns with these criteria, thereby establishing its comparability to a long-term care facility:

Every licensee of a long-term care home shall ensure that there is,

(a) an organized program of nursing services for the home to meet the assessed needs of the residents; and
(b) an organized program of personal support services for the home to meet the assessed needs of the residents. 2007, c. 8, s. 8 (1).

Every licensee of a long-term care home shall ensure that at least one registered nurse who is both an employee of the licensee and a member of the regular nursing staff of the home is on duty and present in the home at all times, except as provided for in the regulations.

Every licensee of a long-term care home shall ensure that there is an organized program of recreational and social activities for the home to meet the interests of the residents.

Every licensee of a long-term care home shall ensure that there is,

(a) an organized program of nutrition care and dietary services for the home to meet the daily nutrition needs of the residents; and
(b) an organized program of hydration for the home to meet the hydration needs of residents.

Every licensee of a long-term care home shall ensure that there is an organized program of medical services for the home.

Every licensee of a long-term care home shall ensure that,

(a) there is an organized program of housekeeping for the home;
(b) there is an organized program of laundry services for the home to meet the linen and personal clothing needs of the residents.

The proposed retirement facility demonstrates commitment to multiple aspects of the Long Term Care Home Act's requirements. The building incorporates extensive amenity spaces, including a ground-floor outdoor garden and dining patio, as well as an outdoor terrace on the 7th floor offering scenic views for residents. The outdoor area is secured with gates to ensure the safety of patients dealing with confusion. Indoor amenities are also distributed across each floor, including a music room, fitness room, arts and craft room, multi-purpose room, and a spa. To cater to nutritional needs, the development features a bistro that allows residents to enjoy dine-in services. Moreover, registered medical staff will be available on each floor to ensure safety and address medical needs. The proposed retirement apartment is comparable to a Long Term Care facility by providing sufficient indoor and outdoor amenity spaces, prioritizing safety considerations, and incorporating dedicated care staff around the clock to provide continuous support and assistance within the facility.

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8. NON-STATUTORY DOCUMENTS

8.1 BURLINGTON MID-RISE DESIGN GUIDELINES

The City of Burlington Mid-Rise Design Guidelines were approved by City Council in 2019. The Guidelines set out best practices, developed to inform the urban design aspects of mixed-use and residential mid-rise buildings. They are intended to implement the City's Official Plan objectives and policies related to design excellence and the creation of a high-quality built environment that supports complete, compact and sustainable communities.

Through performance standards, the Guidelines promote urban design excellence and supports the establishment of vibrant streets. The Guidelines apply to buildings with heights between 5 and 11 storeys and are applicable to the proposed development. The Urban Design Brief prepared by Weston Consulting, in conjunction with MCL Architects, provides a discussion on how the proposed development satisfies the Guidelines including transition of adjacent low-rise development.

8.2 SUSTAINABLE BUILDING AND DEVELOPMENT GUIDELINES

The Sustainable Building and Development Guidelines ('BSBDG') were released by City Staff in December 2021 to encourage sustainable design approaches for future developments in Burlington. Similar to the DGMR, the purpose of the Guidelines is to provide developers and architects with key design considerations that will contribute to 'building excellence' within the City. Upon development application submission, City Staff will utilize these Guidelines as a comprehensive checklist and tool to review various elements of sustainable building practices for new developments to ensure they align with Burlington's Strategic Plan 2015-2040.

As part of the Official Plan and Zoning By-law Amendment process, the proposed development is subject to specific required and voluntary guidelines. Please see the attached Matrix with consultant responses to the items.

The Urban Design Brief prepared by Weston Consulting, in conjunction with MCL Architects, provides a discussion on how the proposed development satisfies the Guidelines.

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9. PROPOSED APPLICATIONS

9.1 DRAFT OFFICIAL PLAN AMENDMENT

This report has been prepared in support of applications to amend the City of Burlington Official Plan (1997 Office Consolidation) and to amend the City of Burlington Zoning By-law 2020 to facilitate the proposed development.

The subject property is designated *Residential Medium Density* as per Schedule B the City of Burlington Official Plan. The *Residential Medium Density* land use designation permits a density range between 26 and 50 units per net hectare. The proposed Official Plan Amendment is required to amend the City of Burlington Official Plan to redesignate the property to High Density Residential in order to permit the proposed retirement apartment with 7-storey in height, and an overall density of 350.28 units per net hectare.

Based on the uses permitted within the *High Density Residential* land use designation, and the existing and planned function of the area, the proposed height and density is appropriate for the subject lands. Please refer to the draft Official Plan Amendment for further details.

9.2 DRAFT ZONING BY-LAW AMENDMENT

This report has been prepared in support of an application to amend the City of Burlington Zoning By-law 2020 to facilitate the proposed retirement apartment development. The proposed amendment is to rezone the lands from *Residential – Medium Density* with holdings (H-RM2) to *Residential – High Density* (RH-1). The proposed specific permissions and re-zoning seeks to allow for retirement home development on the subject lands. Figure 12 presents the zoning information pertaining to the subject properties. The illustration outlines the specific zoning designations assigned to the property.

Please refer to the draft Zoning By-law Amendment for further details.

In addition to the Official Plan Amendment and Zoning By-law Amendment applications, it is acknowledged that a future Site Plan Approval application will be required to facilitate the proposed development and through this process, further design details will be confirmed.

The proposed draft by-law amendment is seeking site-specific development permissions to facilitate the proposed development. The proposed amendment are outlined below:

Table 4: Proposed Amendment table

Provisions	Requirement (RH-1)	Proposed
Maximum Building Height	6 storeys	7 storeys
Maximum Floor Area Ratio	1.25	2.5
Minimum Parking Rate	0.85/ unit + 1 per 50 for Main. (108)	0.35/ unit (44)
Street Side Yard	7.5 m minimum	6 m

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10. PUBLIC CONSULTATION STRATEGY

A public consultation strategy, consistent with the Planning Act, is required for applications undertaken as part of the application process. As such, the following Strategy is provided in support of the proposed Official Plan Amendment and Zoning By-Law Amendment applications:

- An informal Neighbourhood Public Consultation Meeting was held on June 7, 2023 in advance of the application submission to provide the public with additional information about the proposed development and gather feedback. Detailed minutes and a recording of the virtual meeting was taken and used to refine the proposal as part of the formal submission. See attached Urban Design Brief for further detail information.
- Once the applications have been deemed complete, a Notice of Complete Application will be circulated to all property owners within 120m of the subject property by the City of Burlington detailing the nature of the applications and the requested amendments to the Official Plan and Zoning By-law.
- An Application Notice Sign will be posted on the subject property by the proponent identifying the request for amendments to the Official Plan and Zoning By-law and the intent of the proposed development. The notice will include the project statistics and a visual rendering of the proposed development.
- The applications will be scheduled for a Statutory Public Meeting before Community Planning, Regulation and Mobility Committee. Once the date is identified, the notice sign will be updated to indicate the meeting date and notice will be circulated a minimum of 20 days before the meeting to all property owners within 120 metres of the subject property. Notice will also be posted by the City on the Burlington.ca website and made available through local media postings.
- Following the Statutory Public Meeting, the proposed development will be brought forward to a Meeting of City Council where a Staff recommendation will be presented and the Public will have an opportunity to provide additional feedback.

We trust that the foregoing Public Consultation Strategy is satisfactory and in compliance with provincial legislation. Weston Consulting remains committed to facilitating public engagement and will assist in facilitating the public engagement process.

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11. PLANNING ANALYSIS

11.1 POLICY CONTEXT

The following rationale is provided to justify the proposed develop in the context of the overall planning framework and based on input provided by the technical reports submitted with the proposed applications.

Intensification is a central theme in the applicable planning policies. The PPS directs municipalities to plan for intensification and that new housing should be located where there are appropriate levels of infrastructure and public service facilities. The Growth Plan provides direction to accommodate a significant portion of new growth to existing built-up areas through intensification.

In our opinion, redevelopment of the subject lands must strike a balance between the objectives of residential intensification along an intensification corridor. The proposed retirement building maintains the intent of the Official Plan and Zoning By-law, providing a balance of intensification while providing attainable housing for seniors. The proposed retirement building provides sufficient indoor and outdoor amenity spaces, prioritizing safety considerations, and incorporating dedicated care staff around the clock to provide continuous support and assistance within the facility.

11.2 COMPATIBILITY

The proposed residential building implements both provincial and municipal policies encouraging a greater range and mix of housing options. The proposed development provides for compatibility with the adjacent grade-related housing typology while recognizing the subject lands as an appropriate location for a compact higher density-built form.

The proposed development has regard for setbacks and is generally in keeping with the heights prevalent along New Street while maximizing the land, infrastructure and nearby community services. The orientation of the development is purposeful so to activate the public realm and encourage pedestrian activity along Cumberland Avenue and New Street.

A 1.5m noise wall was recommended along New Street ground floor patio, which is already implemented into the Site Plan and Landscape plan.

11.3 TRANSPORTATION AND SERVICING INFRASTRUCTURE

The proposed development demonstrates the optimization of existing municipal water, sanitary and storm infrastructure. A Functional Servicing Report and Stormwater Management Report have been prepared to provide details as to how the proposed development will be serviced, and concludes that there is sufficient services and capacity available.

Additionally, the future residents of the proposed development will benefit from being located less than 60 metres from Burlington Transit (east and west bound). The subject lands are also located within walking distance to various public facilities and commercial uses within a 1 km radius. The proposed development will support the use of active transportation and optimization of transit infrastructure by being in close proximity to existing facilities.

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12. CONCLUSION

Based on our review of the applicable land use planning policy framework, area context and the supporting application materials, it is our opinion that the proposed development and associated applications for an Official Plan Amendment and Zoning By-law Amendment are based on good planning and urban design principles. The applications support the City of Burlington's intensification and community area policies by providing a more compact residential development that provides a housing type specifically catered towards the aging population.

The proposed development has been designed to be compatible with the surrounding area and will bring new housing opportunities to the area. The proposed development will provide for the optimization of existing available transit, transportation and servicing infrastructure. It is our opinion that the proposed development and associated planning applications represent good planning and should proceed through the applicable approvals process as prescribed by the Planning Act.


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