The Corporation of the City of Burlington

City of Burlington By-law XX-2023

A by-law to adopt Official Plan Amendment No. XX to permit the development of a mixed-use development consisting of three residential apartment buildings of 29, 31 and 33 storeys with ground-related retail/service commercial uses at 1120 Cooke Boulevard.

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 17 and 21 of the Planning Act, 1990, as amended, approved recommendation XXX at its meetings held on XXX.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. XX to the Official Plan (2019) of the City of Burlington consisting of the attached amendment and supporting documentation, including Schedule A, is hereby adopted.

2. That this by-law shall come into full force and take effect on the final day of passing thereof.

Enacted and passed this XX day, of XXX 2023

Mayor Marianne Meed Ward _____

City Clerk Kevin Arjoon _____

AMENDMENT NO.XXX TO THE OFFICIAL PLAN
OF THE CITY OF BURLINGTON

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. XXX to the Official Plan of the City of Burlington, as amended.

PART A - PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit a mixed-use development consisting of three residential towers of 29, 31 and 33 storeys (plus mechanical penthouse). The development is comprised of 1,165 dwelling units, 1,309 square metres of shared indoor amenity area, 1,318 of shared outdoor amenity area, 6 levels of underground parking, and 495 square metres of ground-related retail/service commercial space at 1120 Cooke Boulevard with a maximum density of 1,222 units per hectare and a maximum floor area ratio of 7.7:1.

2. SITE AND LOCATION

The subject site is comprised of one parcel of land located on the north side of Masonry Court between Cooke Boulevard and Waterdown Road and is nearly square-shaped with frontages of approximately 104 metres (341 feet) on Masonry Court, 100 metres (328 feet) on Waterdown Road, and 91 metres (299 feet) on Cooke Boulevard. The area of the subject site is 0.95 hectares (2.35 acres).

To the north of the site is floodplain storage and a planned public park, to the east is a residential development consisting of two 6-storey mid-rises and townhouse units, to the south are low-rise employment uses, and to the west are employment uses.

3. BASIS FOR THE AMENDMENT

The proposed development:

a) Intensifies a vacant brownfield site in proximity of higher-order transit with residential and retail/service commercial uses in a manner that is consistent with the policies of the Provincial Policy Statement (PPS). The PPS promotes the achievement of complete communities that are efficient, compact and transit-supportive. The proposed development provides an increase in supply and mix of housing options in a higher density form that supports existing and planned transit options and encourages non-automobile modes of transportation including active transportation;

b) Conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, by providing for appropriate intensification within the delineated built-up area, close to rapid transit, and on a site that carries a growth designation in the Official Plan, contributing to the diversification of the housing supply and meeting Provincial growth and density targets;

c) Is identified within the boundary of the Aldershot GO *Major Transit Station Area* in Regional Official Plan Amendment 48.

d) Responds to the intent of the Tall Building Guidelines by providing for a human-scaled street-related building form with appropriate transitions to nearby built forms, slender tower forms with adequate separation distances that contribute to a visually interesting skyline;

e) Responds appropriately to the direction of the City's Mobility Hub Study which contemplates buildings of up to 30 storeys on the subject site and lands to the east, which lands have instead developed with mostly low-rise and some mid-rise buildings, thus resulting in significantly less overall intensity in this key portion of the Mobility Hub than was anticipated in the study;

f) Provides for an appropriate parking ratio that ensures that parking demand generated by the building can generally be accommodated on-site while recognizing the transit-accessibility of the subject site and promoting non-automobile-based modes of travel;

g) Contributes to the pedestrian realm of the area by enhancing the public realm on boundary streets, providing permeability through the site and contributing a publicly-accessible private retail plaza and green space that create linkages to public park space and the Aldershot GO station;

h) Is compatible with existing major facilities and employment uses, and transportation infrastructure in relation to air quality, odours, noise, and vibration;

i) Does not create unacceptable shadow impacts on abutting sidewalks, open spaces, or adjacent properties, nor any overlook issues on adjacent properties, including the lower-scaled residential lands to the east and south and maintains comfortable wind conditions on the public realm and adjacent properties;

j) Is located on lands that can utilize existing servicing infrastructure on the abutting right-of-ways and near transit routes, commercial uses and community amenities and meets Official Plan policies by providing new housing types that increases the supply and diversity of the housing stock in the area while promoting non-automobile transportation options; and,

k) Is supported by technical studies and reports that have been submitted by the applicant and provide adequate and appropriate information regarding the proposed development.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: Schedule B – Comprehensive Land Use Plan – Urban Planning Area

The lands identified on Schedule "A" attached hereto are hereby re-designated from Mixed Use Corridor – Commercial Corridor to Mixed Use Corridor – Commercial Corridor, General Special Exception XX.

Text Change:

The text of the City of Burlington Official Plan, as amended, is hereby amended as follows:

1120 Cooke Boulevard	Notwithstanding the policies of Part III, Subsection 5.3.2 d) (i) (ii) of this Plan, for the lands described as 1120 Cooke Boulevard, mixed-use buildings with a maximum total density of 1250 units per hectare, a maximum floor area ratio of 7.9:1 and a maximum building height of 33 storeys (plus mechanical) shall be permitted.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with Section 3.0, Interpretation policies of Part VI, Implementation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Part VI of the Official Plan of the Burlington Planning Area.

AMENDMENT No. XXX TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

SCHEDULE B
COMPREHENSIVE LAND USE PLAN - Urban Planning Area

