WESTON CONSULTING

City of Burlington
Community Planning Department
426 Brant Street
Burlington, ON L7R 3Z6

May 6, 2024
File 10844

Attn: Kyle Plas, Bill Wallace, Elyse Meneray

RE: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application
2362 Fairview Street
City of Burlington

Weston Consulting is the planning consultant for Lockwood Auto Group Inc, the registered owner of the property municipally known 2362 Fairview Street in the City of Burlington (herein referred to as the 'subject lands'). We are pleased to submit the enclosed submission materials for an Official Plan and Zoning By-law Amendment applications.

Description of Subject lands

The subject lands are located southwest of the Fairview Street and Guelph Line intersection and is currently occupied by a motor vehicle storage facility. The subject lands are surrounded by single-detached dwellings to the south; commercial uses to the east, west, and north. The subject lands have an approximate area of 0.77 hectares (1.91 acres) and an approximate frontage of 92.95 metres along Fairview Street.

The in-effect City of Burlington Official Plan (1997) designates the subject lands as *Mixed-Use Corridor – General*. A wide range of retail uses; service commercial and personal service uses; financial institutions and services uses; a broad range of office uses; entertainment, recreation, and other community facilities such as day care centres, and small-scale motor vehicle dealerships are permitted within this designation. Weston notes that our planning rationale included within this application and its supporting documents, as directed by staff, *shall have regard for* the 2020 Official Plan policies as well as the 1997 OP that is being technically amended. Both documents were considered when forming our planning opinion.

The City of Burlington Zoning By-law 2020 zones the subject lands as *Mixed-Use Corridor – General (MXG)* which permits uses such as convenience/specialty food store; retail stores; restaurants; elevated parking facility; community institution; all office uses, and more. The property is subject to Site Specific Exception 371 which permits motor vehicle storage as an additional use. The proposed development is generally permitted by the existing zoning with amendments needed to address height and density.

Development Proposal

The proposed development features a 12-storey C-shaped building with a central court. The total Gross Floor Area (GFA) is 28,673 square metres with a Floor Space Index (FSI) of 3.7:1. The ground floor includes a commercial unit and a community amenity space. The 341-square-metre community

space will be dedicated to community services, with the program details to be determined at a later stage. A total of 338 units are proposed with various unit sizes and types ranging from bachelor units to two-bedroom+ dens. The ground floor includes two-storey, three-bedroom townhouses integrated into the podium. A total of 390 spaces are proposed at grade and within three levels of underground parking.

Submission Materials

Based on the comments received following the Pre-Consultation Application to the City of Burlington staff on September 13, 2023, as extended in January, 2024, the following materials are submitted in support of the enclosed Official Plan and Zoning By-law Amendment Applications:

No.	Deliverable	Consultant	Date
1	Cover Letter	Weston Consulting	May 6, 2024
2	Application Form		May 6, 2024
3	Planning Justification Report - BUD/Neighbourhood Meeting Comment Response Matrix		May 3, 2024
4	4.1. Urban Design Brief - Sustainable Building and Development Guidelines Checklist - Shadow Study 4.2. Height Context Map		April 24, 2024
5	Waste Management Brief		April 23, 2024
6	Environmental Site Screening Checklist		April 23, 2024
7	7.1. Draft OPA 7.2. Draft OPA Location 7.3. Draft OPA Land Use		April, 2024
8	8.1. Draft ZBA 8.2. Draft ZBA Schedule		
9	9.1. Architectural Drawing Set incl. Site Plan, Floor Plans, Elevations, Angular Plane Study, and Shadow Study 9.2. 3D Renderings	Terry Martino	April 12, 2024
10	Functional Servicing and Stormwater Management Report	MTE	March 15, 2024
11	Civil Engineering Set		March 15, 2024
12	Transportation Impact Study and Parking Study (synchro files available upon request)	Paradigm	May 1, 2024
13	Pedestrian Level Wind Report	Gradient Wind	April 23, 2024
14	Land Use Compatibility (Air Quality) Study		May 17, 2023
15	Noise Feasibility / Vibration Study		April 22, 2024
16	Housing Impact Study	Parcel Economics	February 21, 2024

No.	Deliverable	Consultant	Date
17	Landscape Plan	MSLA	March 15, 2024
18	Arborist Report and Tree Preservation Plan	Urban Arboretum	March 20, 2023
19	Phase 1 ESA Final	MTE	May, 2017
20	20.1. Phase 2 ESA – Interim Report 20.2. Phase 1+2 Reliance Letter	MTE	June 9, 2020 and April 24th, 2024

We trust that the enclosed submission is in order and respectfully request that the application materials be circulated as soon as possible. If you have any questions or concerns, please contact the undersigned at extension 266.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President