SUBJECT: Official Plan and Zoning By-law Amendment application for 1029 and 1033 Waterdown Road

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-17-22

Wards Affected: 1

File Numbers: 505-09/21, 520-10/21

Date to Committee: March 1, 2022

Date to Council: March 22, 2022

Recommendation:

Direct staff to continue to proceed with the processing of the submitted application for Official Plan and Zoning By-law Amendment for 1029 and 1033 Waterdown Road, including evaluating and incorporating any/all comments received by Committee and public at the Statutory Public Meeting, as well as the comments received through the ongoing technical review of this application by agency partners and internal departments.

PURPOSE:

The purpose of this report is to provide background information to Committee and the public related to an application for Official Plan and Zoning By-law Amendments for lands municipally known as 1029 and 1033 Waterdown Road and seek direction from Council to continue to process the application.

Pending the receipt of all public and agency comments and the conclusion of a technical review of the application, staff will bring forward a subsequent recommendation report to Council for consideration.

Vision to Focus Alignment:

The subject application relates to the following focus areas of the 2018-2022 Burlington's Plan: From Vision to Focus:

- Increasing Economic Prosperity and Community Responsive Growth Management
- Improve Integrated City Mobility
- Support Sustainable Infrastructure and a Resilient Environment
- Building more Citizen Engagement, Community Health and Culture

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Executive Summary:

RECOMMENDATION:		Proceed with Processing Application	***Ward:***	1
Application Details	***APPLICANT:***	Infinity Development Group (℅ David Falletta, Bousfields Inc.)		
	OWNER:	Infinity Development Group		
	FILE NUMBERS:	505-09/21 & 520-10/21		
	TYPE OF APPLICATIONS:	Official Plan Amendment & Zoning By-law Amendment		
	PROPOSED USE:	29 storey, 295 unit mixed-use building		
Property Details	***PROPERTY LOCATION:***	East side of Waterdown Road; north of Plains Road East		
	MUNICIPAL ADDRESSES:	1029 & 1033 Waterdown Road		
	PROPERTY AREA:	0.26 hectares (0.64 acres)		
	EXISTING USES:	Two (2) detached dwellings (proposed for demolition as a component of the overall redevelopment concept)		
Documents	***OFFICIAL PLAN Existing:***	‘Mixed Use Corridor – Employment’ (Official Plan (1997) ‘Urban Corridor - Employment’ (New Official Plan (2020)		
	OFFICIAL PLAN Proposed:	‘Mixed Use Corridor – General Special Exemption’		

	ZONING Existing:	Mixed Use Corridor Employment Oriented ('MXE') Zone
	ZONING Proposed:	Mixed Use Corridor – General Exception ('MXG-XX') Zone
Processing Details	***PRE-APPLICATION COMMUNITY CONSULTATION MEETING***	November 17, 2021 (Virtual)
	APPLICATION RECEIVED:	December 17, 2021
	STATUTORY DEADLINE: *(Section 22(7) & Section 34(11) of Planning Act)*	April 16, 2022 (120 days)
	PUBLIC COMMENTS	Number of Notices circulated to Property Owners & Residents: 90 in total A total of 2 resident/property owner comments received in response to public circulation of application

Background and Discussion:

General

Application for Official Plan Amendment and Zoning By-law Amendment (File Nos. 505-09/21 & 520-10/21) was received by the City of Burlington Community Planning Department on December 17, 2021. In accordance with the requirements of the *Planning Act* and the applicable policies of Part VI – Implementation of the City of Burlington Official Plan, the application was deemed complete on January 11, 2022. A Notice of Complete Application was circulated on January 18, 2022 to all property owners/occupants and to all boards and agencies requiring circulation pursuant to the *Planning Act.* A copy of the Complete Application Notice was provided to the applicant/agent and uploaded to the City of Burlington website and a notification sign was posted on the property.

A Notice of Public Meeting was circulated on January 26, 2022 to all property owners/occupants within 120 metres of the subject property, to those who expressed an interest to receive further notification, and, to all boards and agencies requiring circulation pursuant to the *Planning Act*. The Notice of Public Meeting was also

published in the February 3, 2022 edition of the Burlington Post and posted on the City's Development Projects Webpage at www.burlington.ca/1029waterdown.

The City's Development Projects webpage (www.burlington.ca/1029waterdown) was updated, accordingly, with the subsequent circulation of each public and agency notification. Comments that have been received to date are summarized in later sections of this Report.

Site Description

The total landholding consists of two (2) contiguous parcels with a total lot area of 0.26 hectares (0.64 acres) with approximate lot frontage of 52.60 metres along Waterdown Road. Existing land uses on the properties include two (2) detached dwellings, which are contemplated for demolition as a component of the overall redevelopment concept. The property is located on Bus Route No. 4 (Waterdown Road) with bus stops located approximately 140.0 metres north of the property (south of Masonry Court) and approximately 50.0 metres south of the property (north of Plains Road East). Bus Route No. 1, which runs east-west along Plains Road East, is located approximately 100 metres to the south of the property.

The location of the subject lands and overall site context is illustrated on Appendix 'A', Attachment No. 1.

Surrounding Land Uses

Surrounding and adjacent land uses are described, below, and the applicable zoning of these properties is illustrated on Appendix 'A', Attachment No. 2:

North — Low-density residential land uses (i.e. single detached dwellings); zoned, Mixed Use Corridor – Employment ('MXE') Zone;

South — Low-density residential land uses (and converted dwelling) with commercial land uses on the east and west sides of Waterdown Road; zoned, Mixed Use Corridor – Employment ('MXE') Zone. Further to the south at the intersection of Plains Road East and Waterdown Road are existing commercial land uses (including 'service commercial' and 'motor vehicle sales, leasing, rental and service') and a mid-rise 'retirement home'; zoned, Mixed Use Corridor – General ('MXG') Zone;

West — Low density residential land uses, 'office' land use, and vacant lot; zoned, Mixed Use Corridor – Employment ('MXE') Zone. City of Burlington Fire Department (Station No. 3) is located at 1044 Waterdown Road; and,

East — Low-rise, multi-tenant industrial/commercial buildings along Cooke Boulevard; zoned, Mixed Use Corridor – Employment ('MXE') Zone.

Description of the Application

The proposal contemplates the development of a 29-storey, 295 unit mixed-use building (1-bedroom and 2-bedroom models) with an overall proposed building height of 107.10 metres (including mechanical penthouse). The proposed building design includes a 4-storey podium that incorporates ground floor retail (189.0 m^2) and amenity area, with the remainder to be comprised of a parking structure. 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor and 60 bicycle parking spaces are proposed. The proposed gross floor area of the development is 21,439.0 m^2 (8.2:1 floor area ratio (FAR)) with total amenity area comprising 5,224.0 m^2 (combination of indoor and outdoor) or approximately 17.70 m^2 of amenity area per residential unit.

Appendix 'A', Attachment No. 3 includes a development concept with the location, heights and footprint of the building. Appendix 'A', Attachment No. 4 depicts the height/scale/massing of the proposed building and its location on the consolidated lot. Building details, including materials and colour palette are conceptual and would be subject to further review at later stages in the planning approvals process (i.e. Site Plan Control Approval).

The application for the Official Plan redesignation and implementing zoning by-law amendments are required to facilitate the proposed development, which includes, but is not limited to, permitted use(s); increase in maximum permitted building height and density (i.e. FAR); reduction in minimum required yards; reduction in minimum required landscape (abutting a street) and amenity areas; and, reduction to minimum required parking (including parking space size). The extent of the requested relief is outlined in Table 1, further in this report.

Supporting Documents

The following technical reports/plans/studies have been submitted in support of the development application, and include:

- Tree Inventory and Preservation Plan Report, as prepared by Jackson Arboriculture Inc., November 16, 2021;
- Tree Protection Plan, as prepared by Adesso Design Inc. Landscape Architecture, December 3, 2021;

- Site Plan, Floor Plans, Building Elevations & Perspectives, as prepared by zedd Architecture, August 2021;
- Landscape Concept Plan, as prepared by Adesso Design Inc. Landscape Architecture, December 2, 2021;
- 3D Building Models (digital);
- Building Height Map;
- Planning & Urban Design Rationale, as prepared by Bousfields Inc., December 2021;
- Land Use Compatibility & D-Series Guidelines Review, as prepared by Bousfields Inc., December 17, 2021;
- Shadow Study, as prepared by zedd Architecture, August 24, 2021;
- Pedestrian Wind Study, as prepared by RWDI, December 7, 2021;
- Functional Servicing Report, as prepared by S. Llewellyn & Associates Limited, November 2021;
- Preliminary Site Servicing and Grading Plans (and General Notes & Details), as prepared by S. Llewellyn & Associates Limited, November 25, 2021;
- Hydrogeological Investigation, as prepared by Fisher Engineering, August 9, 2021 (Updated November 24, 2021);
- Geotechnical Investigation Report, as prepared Fisher Engineering, July 26, 2021;
- Transportation Impact Study, as prepared by C.F. Crozier & Associates Inc., December 2021;
- Environmental Noise Impact Study, as prepared by DBA Acoustical Consultants Inc., November 2021;
- Phase One Environmental Site Assessment, as prepared by Pinchin Ltd., December 7, 2021;
- Waste Management Plan, as prepared by zedd Architecture, August 24, 2021;
- Construction Management Report, November 29, 2021;
- Construction Management Plan;
- Topographical Survey, as prepared by Ashenhurst Nouwens & Associates Inc., and,
- Draft Reference Plan, as prepared by Ashenhurst Nouwens & Associates Inc.

All of these supporting documents have been published on the City's Development Projects webpage related to this application at www.burlington.ca/1029waterdown.

Policy Framework

The Official Plan Amendment and Zoning By-law Amendment, as proposed by the application, are subject to review for conformity and consistency with the applicable land use framework as set out by Provincial, Regional and City policy documents and standards/guidelines.

A preliminary review of the application with respect to the Provincial Policy Statement (2020); A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020); Region of Halton Official Plan; City of Burlington Official Plan (1997), as amended; City of Burlington New Official Plan (OP 2020); and, City of Burlington Zoning By-law 2020 is included in report sections below.

A detailed policy analysis will be provided in a future recommendation report to Council to evaluate whether the proposal is in keeping with these policies.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. Section 3(5) of the *Planning Act* states that where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" the policy statements issued under the *Act* and shall conform with the provincial plans that are in effect on that date, or shall not conflict with them.

Provincial policy promotes development and land use patterns, including the development of compact communities within settlement areas, with an emphasis on the efficient use of existing infrastructure and public service facilities, while maintaining appropriate levels of public health and safety, protection of the natural environment and significant built heritage resources.

Land use patterns in settlement areas are also to be based on densities and a mix of land uses which efficiently use land, resources, prepare for the impacts of a changing climate, and support active transportation and transit.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

All planning applications are required to conform with the Growth Plan.

The Growth Plan provides a policy framework for implementing the provincial vision for 'complete communities' that feature a diverse range of land uses and densities; a range of housing options; provide for a more compact built form and vibrant public realm; and,

encourage the use of transit and active transportation options, while mitigating and adapting to climate change.

The Growth Plan framework directs long-term growth and development to Settlement Areas, with a focus on strategic growth areas, including Urban Growth Centres to promote the sustainability of development within the region.

Region of Halton Official Plan ('ROP')

The subject lands are designated 'Urban Area' to Map No. 1 (Regional Structure) of the Region of Halton Official Plan (ROP) and are in close proximity to Aldershot GO Station (Major Transit Station). Major Transit Station Areas (MTSAs) are defined as Regional 'Intensification Areas'.

The range of permitted uses in the 'Urban Area' designation are in accordance with Local Official Plans (i.e. City of Burlington), and subject to the policies of the Regional Official Plan. A stated objective of the 'Urban Area' designation is "to support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy."

The policies of the ROP promote increased densities and intensification, where appropriate (i.e. identification of 'Intensification Areas' within the urban structure) and new development on the basis of connecting to Region of Halton municipal and wastewater systems (unless otherwise exempt from the policies of the Plan).

All proposed development within Intensification Areas is subject to the policies of the Region of Halton Official Plan. Objectives of Intensification Areas include:

- to provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private automobile, promotes active transportation, and is environmentally more sustainable;
- to provide opportunities for more cost-efficient and innovative urban design;
- to provide a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit;
- to provide a diverse and compatible mix of land uses, including residential and employment uses to support neighbourhoods;
- to create a vibrant, diverse and pedestrian-oriented urban environment;

- to cumulatively attract a significant portion of population and employment growth;
- to provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places;
- to support transit and active transportation for everyday activities;
- to generally achieve higher densities than the surrounding areas;
- to achieve an appropriate transition of built form to adjacent areas;
- For Major Transit Station Areas and Intensification Corridors:
    - To achieve increased residential and employment densities in order to ensure the viability of existing and planned transit infrastructure and service.
    - To achieve a mix of residential, office, institutional, commercial development, where appropriate.
    - For Major Transit Station Areas, to provide access from various transportation modes to the transit facility, including consideration of, but not limited to, pedestrians, bicycle routes and bicycle parking, commuter pick-up/drop-off areas, carpool parking, car share vehicles, and parking/recharging stations for electric vehicles.
    - For Intensification Corridors, to accommodate local services, including recreational, cultural and entertainment uses.

The Region of Halton has been circulated the application and will review the proposed development in the context of applicable Regional policy.

The recent approval by the Province of Regional Official Plan Amendment (ROPA No. 48) resulted in the establishment of new policies as they pertain to strategic growth areas (i.e. Urban Growth Centres (UGC), Major Transit Station Areas (MTSA), Regional Nodes and Employment Areas) and related performance targets for the strategic growth of these areas in terms of employment and population over the planning horizon, as has been previously allocated to the Region of Halton in the Growth Plan.

City of Burlington Official Plan (1997), as amended

The subject lands are designated ‘Mixed Use Corridor – Employment’ to Schedule ‘B’ (Comprehensive Land Use Plan – Urban Planning Area) of the City of Burlington Official Plan (1997), as amended.

Part III, Section 5.3.4(b) (Permitted Uses) of the City of Burlington Official Plan (1997), as amended, states that the following uses may be permitted within Mixed Use Corridor – Employment locations:

- industrial uses;
- a broad range of office uses;
- a limited range of retail, service commercial and personal service uses which serve the day to day needs of employees;
- financial institutions and services;
- entertainment, recreation and other community facilities, such as libraries and day care centres; and,
- motor vehicle dealerships.

The maximum permitted building height contemplated on lands designated 'Mixed Use Corridor – Employment' is six storeys (except for industrial uses, where the maximum building height shall be two storeys) with a maximum permitted floor area ratio (FAR) of 1.0:1 (except industrial uses, where the maximum FAR shall be 0.5:1).

The residential density contemplated by the proposed building is 1,131 units per hectare with a maximum FAR of 8.2:1 within a 29 storey (plus mechanical), 295 residential unit, mixed-use building.

The proposed amendments to the Official Plan include a site-specific 'Mixed Use Corridor – General' designation that would include Special Policies related to increases in the maximum permitted building height, residential density and floor area ratio.

City of Burlington New Official Plan (OP 2020)

On November 30, 2020, the Region of Halton issued a Notice of Decision approving OP 2020. The new Official Plan has been developed to reflect the opportunities and challenges facing the City as it continues to evolve.

Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal - that date being December 22, 2020 for the new Burlington Official Plan. At this time, no determination has been made as to the appeal status of the relevant sections of OP 2020.

The subject lands are designated 'Urban Corridor - Employment' to Schedule 'C' (Land Use – Urban Area) of OP 2020 and are located within a 'Primary Growth Area' (Schedule 'B-1' – Growth Framework). The subject lands are located within the

Aldershot GO Major Transit Station Area (MTSA) Special Planning Area (Schedule 'G' – Aldershot GO MTSA Special Planning Area) and located on a MTSA Primary Connector (i.e. Waterdown Road).

Uses permitted within the 'Urban Corridor – Employment' designation may include:

- industrial uses;
- office uses;
- accessory retail and service commercial uses which serve the day to day needs of employees;
- home improvement and home décor sales;
- automotive commercial uses, including large-scale motor vehicle dealerships existing on the date the Plan comes into effect;
- entertainment uses; and,
- recreation uses.

Section 8.1.3(8.2)(f) (Policies) of OP 2020 states that a maximum floor area ratio of 2.0:1 is an appropriate built form in Urban Corridor-Employment lands. An increase to this floor area ratio may occur through a site-specific zoning by-law amendment or minor variance application, without the need for an amendment to the Plan, provided that the objectives of the Urban Corridor-Employment designation are maintained.

Section 8.1.3(8.2)(g) (Policies) of OP 2020 states that the minimum building height shall be two (2) storeys, except for industrial uses where no minimum height is required; and the maximum building height shall not exceed six (6) storeys. Where required to ensure compatibility, four (4) to six (6) storey buildings may be required to be terraced back from adjacent residential areas and/or the street.

City of Burlington Zoning By-law 2020

The subject lands are zoned Mixed Use Corridor Employment Oriented ('MXE') Zone to Map No. 3 of the City of Burlington Zoning By-law 2020.

A comparison between the current and proposed zoning performance standards (and the applicable site-specific regulations) is illustrated on Table 1 (Zone Comparison), below.

Table 1: Zone Comparison (Current & Site-Specific Zone Proposed)

City-Wide Parking Standards

Zone Regulation	Zone Requirement		
	'MXE' Zone (Section 4.0) (Existing)	**'MXG' Zone**	**'MXG-XX' Zone (Proposed)**
Building Height	**Industrial/Automotive Uses:** 2 storey maximum **Other Uses:** 6 storey maximum	**Automotive Uses:** 2 storey maximum **Other Uses:** 2 storey minimum; 6 storey maximum In MXG, MXC and MXT zones, the floor area of the second, third and fourth storeys of a building containing more than one storey must be at least 50% of the floor area of the first storey	29 storeys (plus mechanical) and 32.20 metres
Maximum Floor Area Ratio	**Entertainment or Recreation Buildings:** 0.5:1 **Industrial Buildings:** 0.5:1 **Other Buildings:** 1.0:1	**Entertainment or Recreation Buildings:** 0.5:1 **Industrial Buildings:** N/A **Other Buildings:** 1.5:1	8.2:1
Yard Abutting Other Street	3.0 metres minimum; 4.5 metres maximum	3.0 metres minimum; 4.5 metres maximum	0.0 metres
Rear Yard	3.0 metres (minimum)	3.0 metres (minimum)	0.0 metres (minimum)

Landscape Area and Buffer	**Abutting a Street:** 3.0 metres (minimum)	**Abutting a Street:** 3.0 metres (minimum)	**Abutting a Street:** 0.0 metres (minimum)

Zone Regulation	**Zone Requirement**		
Amenity Area	15 m^2 per efficiency dwelling unit 20 m^2 per one bedroom unit 35 m^2 per two or more bedroom dwelling unit Back to Back Townhouse: 25 m^2 per dwelling unit	15 m^2 per efficiency dwelling unit 20 m^2 per one bedroom unit 35 m^2 per two or more bedroom dwelling unit Back to Back Townhouse: 25 m^2 per dwelling unit	17.0 m^2 of combined indoor and outdoor amenity area per dwelling unit
Parking	N/A	1.25 spaces per unit inclusive of visitor parking for an apartment building	**Apartment Dwelling Unit** 1.0 space per unit Visitor Parking: 0.08 spaces per Apartment Dwelling Unit
General Parking Provisions (Parking Space Size & Accessibility)	Each parking space shall have a minimum width of 2.75 metres and a minimum area of 16.5 m^2		Parking Space Minimum: 2.6 metres X 5.6 metres

The subject application will be reviewed pursuant to the updated parking standards, as approved by OLT, through Case No. PL190525 on May 21, 2021, which requires a minimum of 1.25 parking spaces per unit (inclusive of visitor parking) for an 'apartment building' within a Primary Growth Area (Schedule 'B-1') of OP 2020.

The application includes a request to reduce minimum required parking from 1.25 parking spaces per unit (inclusive of visitor parking) to 1.0 parking space per apartment unit and 0.08 parking spaces per apartment unit (visitor parking). There are no parking spaces proposed for retail/commercial uses.

Technical Comments

The circulation of the application for technical comment to Internal Departments and External Agencies occurred on January 19, 2022 to assist in the review.

MTO and Halton Regional Police Service have expressed no comment/concern with the proposed development.

At the time of writing this report, comments are still forthcoming from Internal Departments (i.e. Site Engineering, Parks Design and Construction, Zoning, Accessibility, Transit) and External Agencies (i.e. Region of Halton, Conservation Halton, Halton Catholic District School Board, Canada Post, CN Rail, CP Rail, Metrolinx) and utilities (i.e. Burlington Hydro, Bell Canada, Rogers, Sun-Canadian Pipe Line Co. Ltd., Imperial Oil Pipelines).

These comments will be required prior to the preparation of a recommendation report by Community Planning Department staff. The following is a summary of comments received to date:

Fire Department – comments included impacts of increased traffic in the area slowing response times, both during construction and after, as well as impact to the Fire Department building during construction (due to the age of the building and proximity to proposed development site).

Tax Billing and Collections – Property taxes must be paid, including all installments levied.

Ontario Parks – No anticipated impacts to Ontario Parks, however wish to remain on the mailing list in the event the scope of the project changes.

Halton District School Board - no objection to the proposed application, as submitted. HDSB has requested future circulation of notification of adoption/passing of the proposed amendment(s) and future applications (i.e. Site Plan Control Approval). HDSB provided standard conditions of approval of development to be incorporated into future agreements (i.e. clauses of purchase and sale, submission of a phasing plan, posting of signage advising prospective purchasers that pupils may be directed to schools outside of the area, copy of approved sidewalk plan, and the submission of a lot/block plan as determined by a draft M-Plan. Educational Development Charges pursuant to the Education Development Charge By-law are payable.

Trans-Northern Pipelines Inc. (TNPI) – TNPI has no infrastructure in the area.

Niagara Escarpment Commission (NEC) – The subject lands are located outside of the Niagara Escarpment Plan Area and area of Development Control.

Enbridge Gas Distribution Inc. – Enbridge has existing gas mains on the east and west side of Waterdown Road (in front of this property). System capacity would be

confirmed upon receipt of total gas load. There appears to be limited space between the property line and edge of the underground parking garage for meter/regulating station(s).

Financial Matters:

In accordance with the City of Burlington Development Application Fee Schedule (2021), all fees determined have been received.

Climate Implications

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including, programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; electrify City, personal and commercial vehicles and other currently gas-powered equipment; and, support waste reduction and diversion.

A discussion of the climate implications of the proposed development will be provided in greater detail as part of a future recommendation report to Council.

Engagement Matters:

A Burlington Urban Design (BUD) Advisory Panel Meeting was held on October 21, 2021 to review the design aspects of the proposed development, with particular focus on the responsiveness to context (existing and planned) (i.e. compatibility and building transitions/interface, scale, massing and design); architectural design features (i.e. building articulation, building placement and orientation, rooftop treatment and materiality); and, site design/sustainable design (i.e. design treatment of private vs. public realms, pedestrian and transit connectivity, sustainable design strategies).

The applicant hosted a Virtual Pre-Application Community Meeting on November 17, 2021. A Notice of the Pre-Application Community Meeting was circulated to approximately 90 residents and landowners in accordance with City Guidelines and posted on the City's website. Meeting attendees also included Mayor Meed Ward, Ward 1 Councillor Galbraith and City Community Planning Department staff.

The purpose of the meeting was to provide the proponent an opportunity to present details about the proposed redevelopment and to gather feedback from the community at an early stage in the process. Community Planning Department staff prepared a presentation outlining the development planning review process and next steps upon receipt of development application(s).

A section of the applicant's Planning & Urban Design Rationale Report has been dedicated to summarizing the comments received at the Virtual Pre-Application Community Meeting in November 2021.

A Current Development Projects webpage (burlington.ca/1029waterdown) has been created to update the public on the proposal and the subject application, including date(s) of public meetings, links to submitted technical reports, studies and plans, and recent staff reports and correspondence. Contact information for the applicant's representative and Community Planning Department staff are also available.

There is a 'subscribe' button included on the webpage which provides an option to receive automatic email notifications any time there is an update on the proposal, including revised technical reports, studies, plans; tracking the status of the applications; and, the scheduling of future Committee and Council Meetings.

Public Comments

A total of two (2) public comments have been received in response to the circulation of the application. Approximately 90 area residents/property owners were circulated for input.

A summary of the general theme areas of comments is provided below; copies of which are included as Appendix 'B'.

- Compatibility of proposed building heights with other existing development in the immediate area and impacts of the heights of new development within Aldershot;
- Proposed level of residential intensification and its conformity with existing City policy documents and lack of public benefit/amenity included with proposal; and,
- Impacts of potential increase in traffic generation and ability for existing street network to accommodate additional capacity and anticipated parking needs.

Conclusion:

This report provides an overview of the application, as well as previous and recent public consultation and engagement that has occurred in advance of and throughout the circulation of this development planning application.

Community Planning Department staff recommends that the processing of the application continues and that comments received through the ongoing technical review, including, comments/concerns raised at the statutory Public Meeting, be evaluated as part of a detailed planning analysis, and be incorporated into a future recommendation report for consideration by Council.

Respectfully submitted,

Gordon Dickson, MCIP, RPP
Coordinator of Site Plan Review
Community Planning Department
905-335-7600 Ext. 7693

Appendices:

Appendix 'A' – Report Attachments & Schedules

Attachment No. 1 – Location Plan (Aerial)
Attachment No. 2 – Existing Zoning
Attachment No. 3 – Concept Plan & Site Plan
Attachment No. 4 – Conceptual Building Renderings

Appendix 'B' – Public Comments

Notifications:

David Falletta, Partner
Bousfields Inc.
Suite 200 – 1 Main Street East
Hamilton, ON L8N 1E7

dfalletta@bousfields.ca

Arjun Anand & Arun Anand
Infinity Development Group
2275 Upper Middle Road East
Oakville, ON L6H 0C3
arjun.anand@infinitydevelopment.ca

Report Approval:

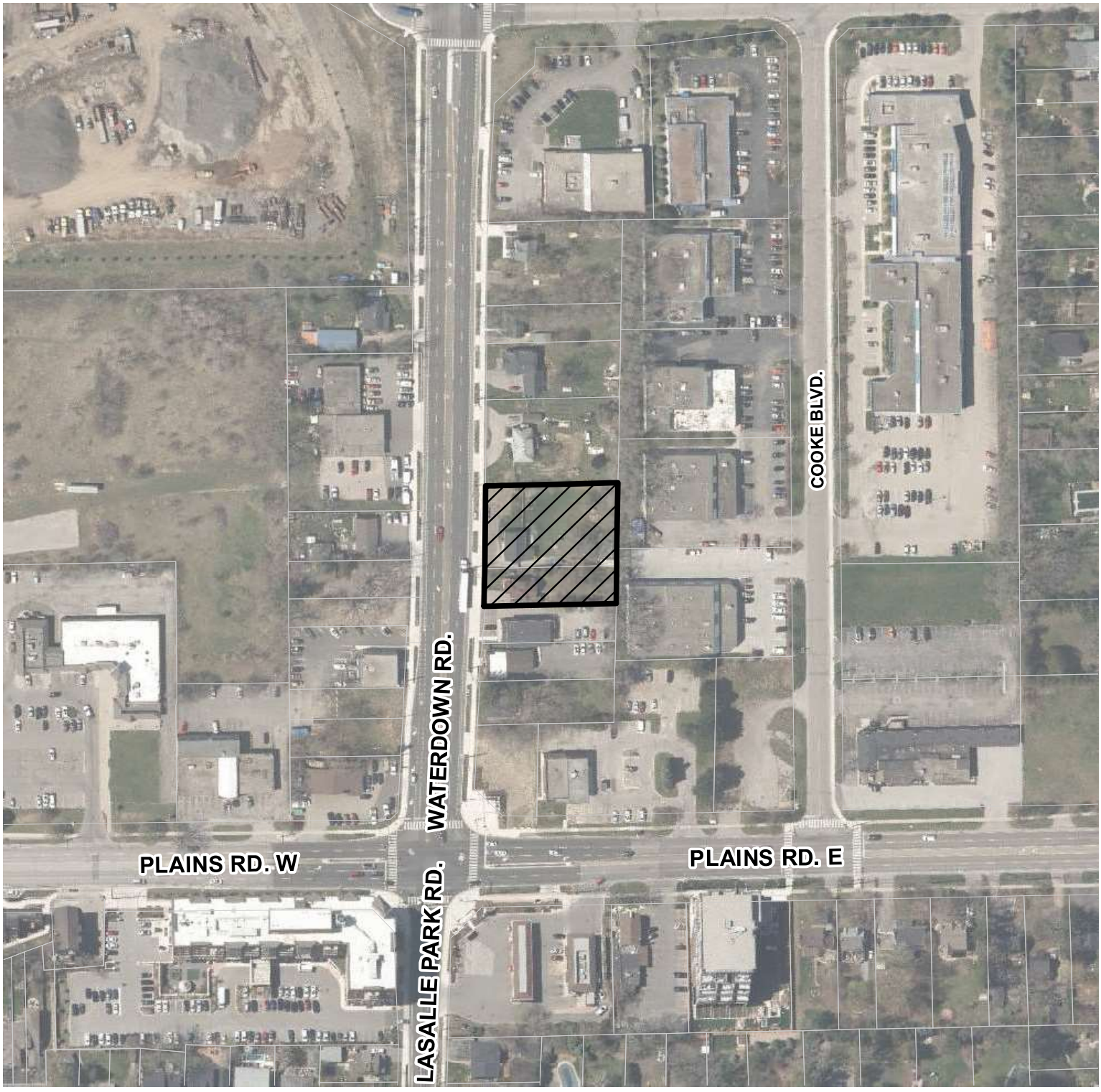
All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

LOCATION PLAN

Application to permit the development of a 29-storey, 295 unit mixed-use building (1-bedroom and 2-bedroom models) with an overall proposed building height of 107.10 metres (including mechanical penthouse). The proposed building design includes a 4-storey podium that incorporates ground floor retail and amenity area, with the remainder to be comprised of a parking structure. 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor and 60 bicycle parking spaces are proposed. The proposed gross floor area of the development is 21,439.0 m2 (8.2:1 FAR).

SUBJECT PROPERTY

File Nos. 505-09/21 & 520-10/21



Date: January 11, 2022
Community Planning Department

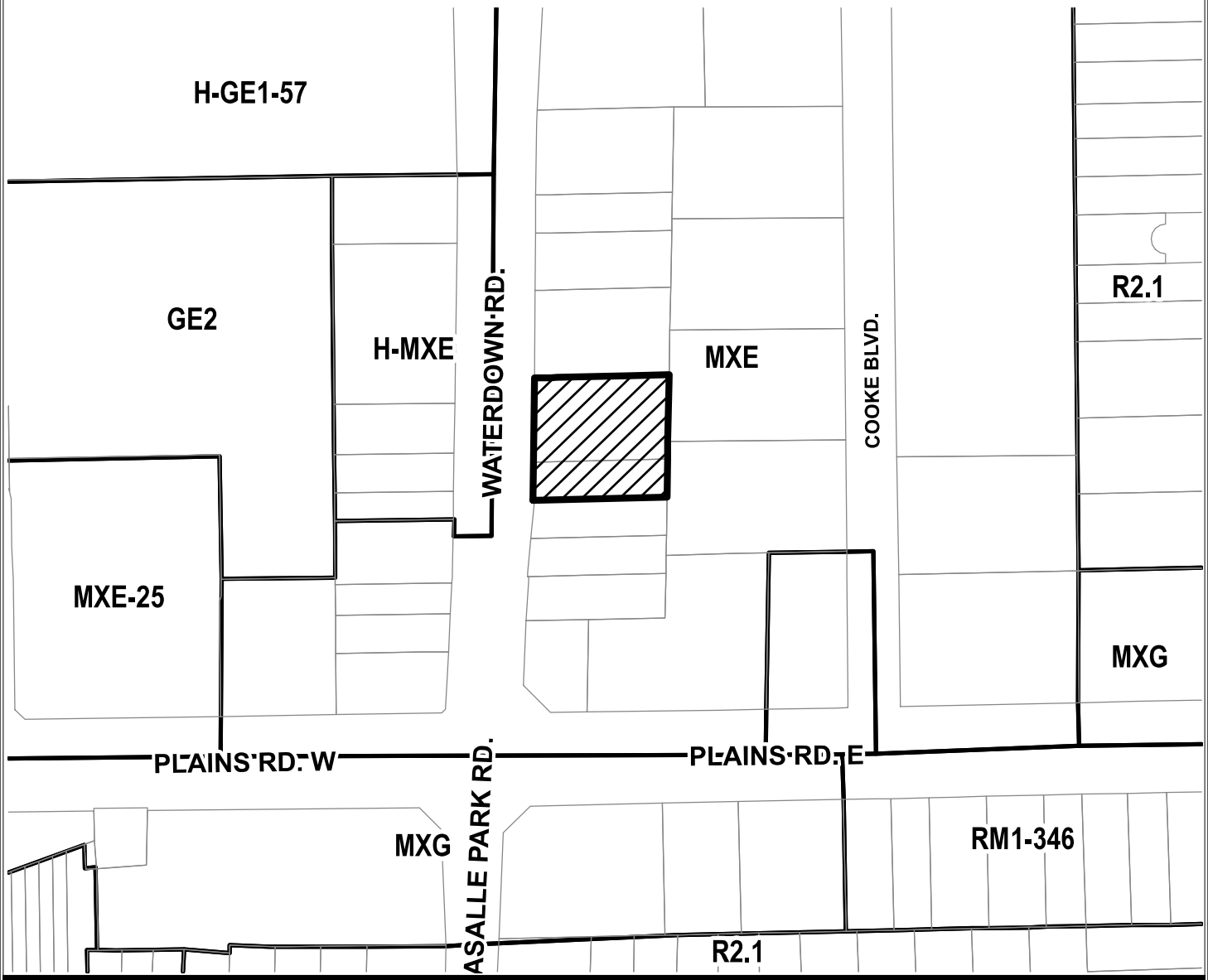
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EXISTING ZONING

Application to permit the development of a 29-storey, 295 unit mixed-use building (1-bedroom and 2-bedroom models) with an overall proposed building height of 107.10 metres (including mechanical penthouse). The proposed building design includes a 4-storey podium that incorporates ground floor retail and amenity area, with the remainder to be comprised of a parking structure. 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor and 60 bicycle parking spaces are proposed. The proposed gross floor area of the development is 21,439.0 m2 (8.2:1 FAR).

SUBJECT PROPERTY

File Nos. 505-09/21 & 520-10/21



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1	RM1		MXE MXG		GE1 GE2	

Date: January 11, 2022
Community Planning Department

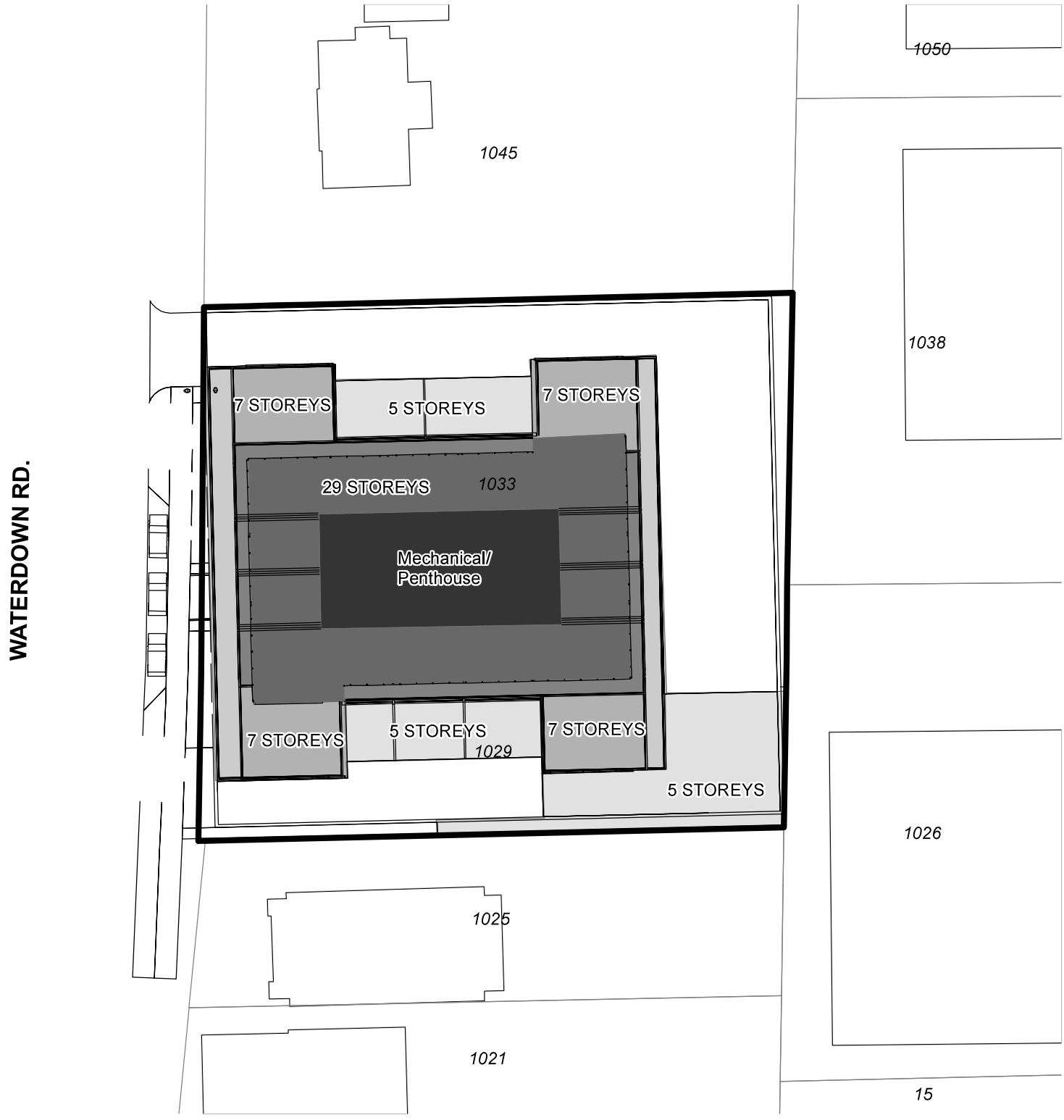
TERANET CITY OF Burlington

CONCEPT PLAN

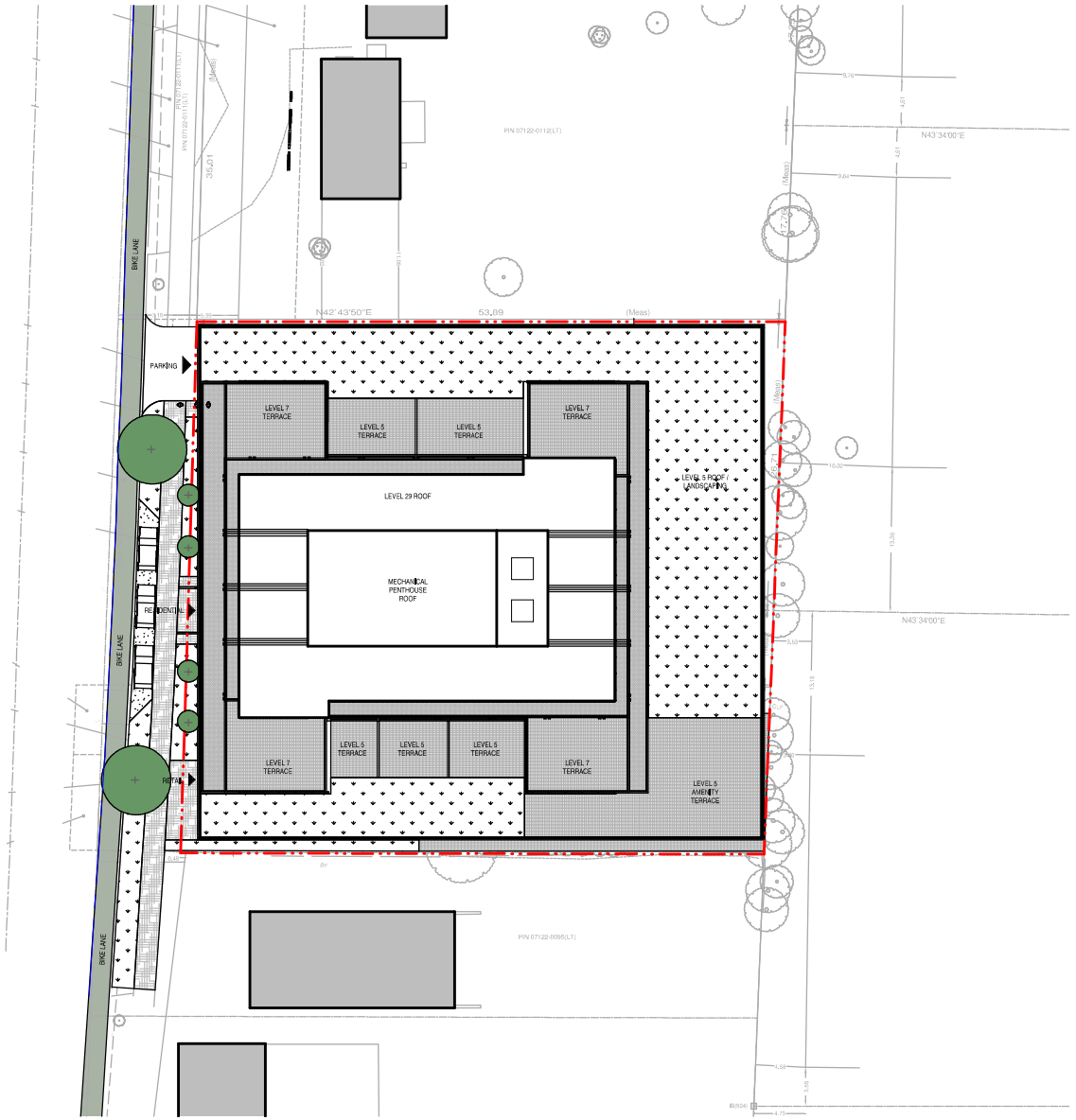
Application to permit the development of a 29-storey, 295 unit mixed-use building (1-bedroom and 2-bedroom models) with an overall proposed building height of 107.10 metres (including mechanical penthouse). The proposed building design includes a 4-storey podium that incorporates ground floor retail and amenity area, with the remainder to be comprised of a parking structure. 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor and 60 bicycle parking spaces are proposed. The proposed gross floor area of the development is 21,439.0 m2 (8.2:1 FAR).

SUBJECT PROPERTY

File Nos. 505-09/21 & 520-10/21



Date: January 11, 2022
Community Planning Department



zedd
ARCHITECTURE

ARCHITECTURE | DESIGN | PLANNING
zedd architecture inc. 2-427 maitland street london ontario
N5Y 2V7 519 518 9333 www.zeddarchitecture.com

INFINITY DEVELOPMENT GROUP

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PROJECT NAME

ZONING PACKAGE
1029-1033 Waterdown Rd.
Burlington, ON

DRAWING TITLE

Site Plan

DRAWING INFO.

Project Number	20-026
Date	2021-08-24
Scale	1 : 200
Drawn by	STF
Checked by	DY

SHEET NO.

SK-02



MATERIAL LEGEND

1	GLASS GUARD - FROSTED
2	METAL PICKET GUARD
3	EXTERNAL ALUMINUM FRAMING
4	GLAZED WINDOW WALL
5	GLAZED DOORS AND WINDOWS
6	TEXTURED AND COLOURED PRECAST
7	STOREFRONT GLAZING
8	BACKPAINTED WINDOW WALL MURAL

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PROJECT NAME

ZONING PACKAGE
1029-1033 Waterdown Rd.
Burlington, ON

DRAWING TITLE

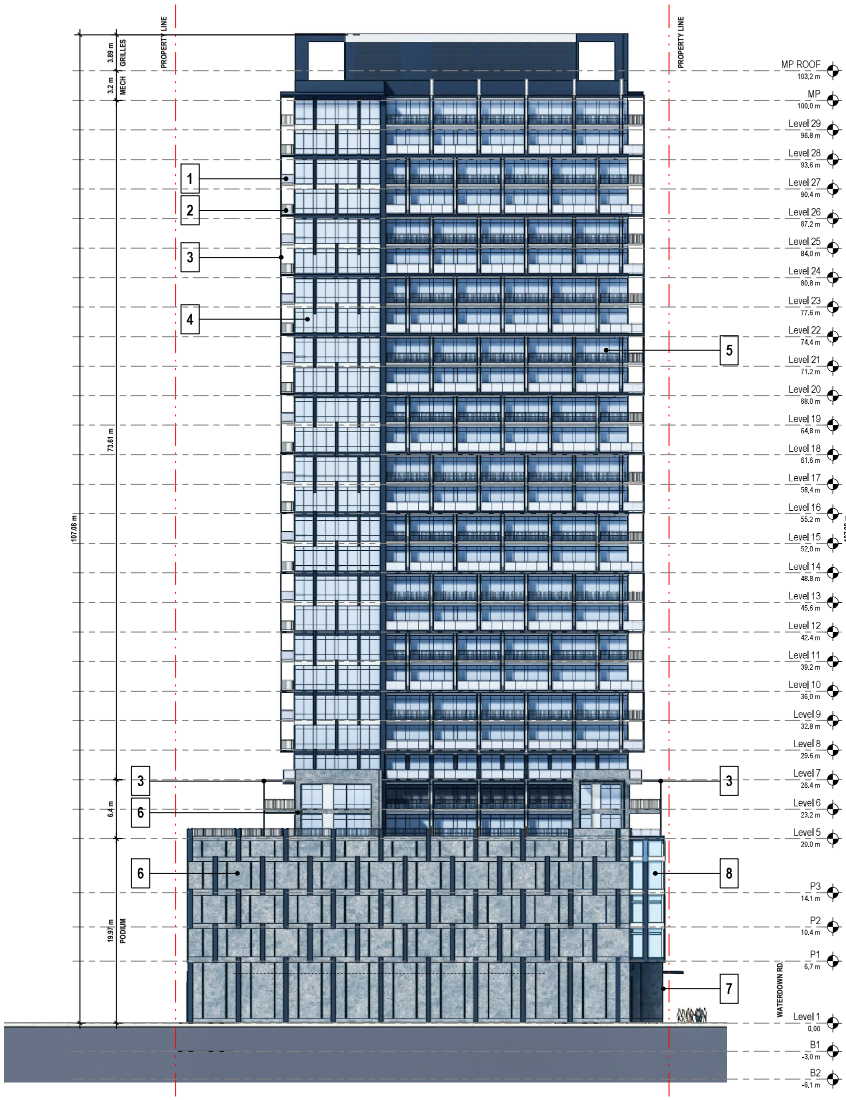
West-South Elevations

DRAWING INFO.

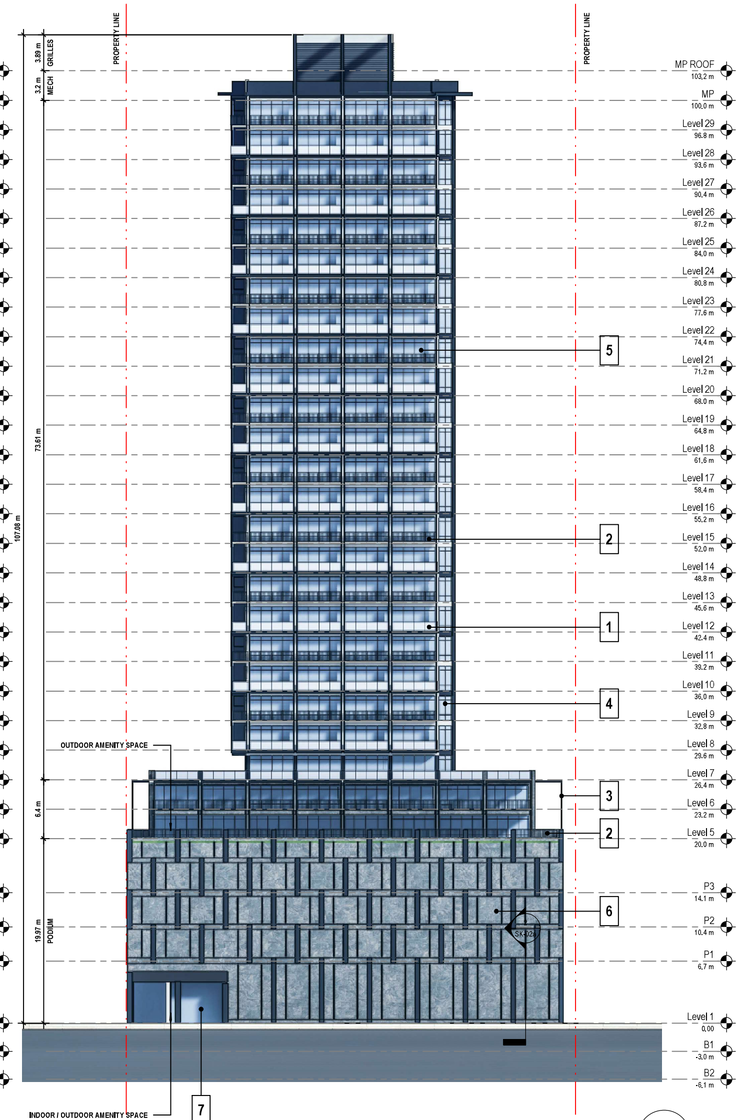
Project Number	20-026
Date	2021-08-24
Scale	As indicated
Drawn by	STF
Checked by	DY

SHEET NO.

SK-09



North Elevation
1 : 250



East Elevation
1 : 250

MATERIAL LEGEND

1. GLASS GUARD - FROSTED
2. METAL PICKET GUARD
3. EXTERNAL ALUMINUM FRAMING
4. GLAZED WINDOW WALL
5. GLAZED DOORS AND WINDOWS
6. TEXTURED AND COLOURED PRECAST
7. STOREFRONT GLAZING
8. BACKPAINTED WINDOW WALL MURAL

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INFINITY DEVELOPMENT GROUP

ISSUE

NO.	DATE	DESCRIPTION

REVISION

NO.	DATE	DESCRIPTION

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PROJECT NAME

ZONING PACKAGE
1029-1033 Waterdown Rd.
Burlington, ON

DRAWING TITLE

North-East Elevations

DRAWING INFO.

Project Number	20-026
Date	2021-08-24
Scale	As indicated
Drawn by	STF
Checked by	DY

SHEET NO.

SK-10

#	Contact Information	Comments	Date Received
1	Louis Battiston [redacted] Easterbrook Avenue Burlington, ON [redacted]	There is ABSOLUTLEY nothing about this Application that I can support. The applicant FAILED to provide ANY answers to any issues that were brought up at the public on line meeting. Issues such as lack of parking, potential traffic issues, existing neighboring building heights etc. were NEVER answered. This is a developer wants build a 19 story building (I would be opposed to this as well) so he applies for a 29 story building and pretends to compromise for a 19 story building. I do not want to live in Mississauga. If either project is allowed to proceed we should rename our community Aldersauga. [redacted]	1/20/2022
2	Nicole Myers [redacted]	I'd like to provide feedback on this application. I'm am a resident of the Aldershot community, but certainly not well versed in city planning and documentation. However, in reading this application, it seems that there is virtually nothing about it that aligns with the current zoning or community planning. I don't understand why the requested changes are even being considered, as none of them seem to be in the best interest of our community. The proposed height of this building is 28 stories, but the current zoning allows only 6. The increased height offers nothing to our community, it would be completely out of character and an eyesore in the proposed location. Also, particularly in light of other large residential projects within the same block or two radius, this size of residence would vastly overwhelm the street capacity for traffic, when added to the existing residents. The other variances also all appear to be to benefit the developer in cost saving at the expense of our community. Reduced landscaping & amenities, insufficient parking. And I assume 'minimum required yards' implies the developer would like to avoid leaving the required amount of space surrounding some/all of this new facilities, which would crowd the street & neighbouring buildings. It seems like the requested variances would be a significant detriment to our community and I can't imagine why they would be considered at all. The developer should only be allowed to build the allotted 6 story building with all the necessary surrounding amenities, space & parking. Thank you for taking the time to consider my feedback as a resident of this area.	1/20/2022