SUBJECT: Statutory Public Meeting and Recommendation Report for Official Plan and Zoning By-law Amendment for 1134 and 1167 Plains Road East

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-39-21

Wards Affected: 1 and 2

File Numbers: 505-05/21 and 520-06/21

Date to Committee: September 7, 2021

Date to Council: September 21, 2021

Recommendation:

Direct staff to continue to process the submitted Official Plan and Zoning By-law Amendment for 1134 and 1167 Plains Road East, including evaluating and incorporating any/all comments received by the 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 for a Statutory Public Meeting and to seek direction from Council to continue processing the applications in an effort to bring forward a subsequent recommendation report.

Vision to Focus Alignment:

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

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

Executive Summary:

RECOMMENDATION:		Proceed with processing application	***Ward:***	1 and 2
Application Details	***APPLICANT:***	*Fothergill Planning and Development Inc.*		
	OWNER:	*Molinaro Group*		
	FILE NUMBERS:	*505-05/21 and 520-06/21*		
	TYPE OF APPLICATION:	*Official Plan Amendment and Zoning By-law Amendment*		
	PROPOSED USE:	*Mixed-Use Buildings*		
Property Details	***PROPERTY LOCATION:***	*Northwest corner of Plains Road East and Fairview Street, east side of QEW*		
	MUNICIPAL ADDRESSES:	*1134 and 1167 Plains Road East*		
	PROPERTY AREA:	*1.56 hectares*		
	EXISTING USE:	*Non-designated heritage building, addition used for office purposes*		
Documents	***OFFICIAL PLAN Existing:***	*Mixed Use Corridor – Employment, Mixed Use Corridor – Commercial Corridor*		
	OFFICIAL PLAN Proposed:	*Mixed Use Corridor – Employment, Mixed Use Corridor – Commercial Corridor with site specific policy*		
	ZONING Existing:	*Mixed Use Commercial with Holding Provision and site specific exception (H-MXC-423), Mixed Use Corridor – Employment (MXE)*		
	ZONING Proposed:	*Mixed-Use General with site specific exception (MXG-XXX)*		
Processing Details	***APPLICATION RECEIVED:***	*May 19, 2021*		
	STATUTORY DEADLINE:	*September 16, 2021 (120 days)*		
	NEIGHBOURHOOD MEETING:	*October 1, 2020*		
	PUBLIC COMMENTS:	*Number of Notices Sent: 201* *2 pieces of written correspondence as of the time of writing of this report*		

Background and Discussion:

Site Description:

The subject lands consist of 1134 and 1167 Plains Road East and have a total site area of approximately 1.56 hectares. 1167 Plains Road is currently vacant. 1134 Plains Road contains a heritage dwelling which is listed on the Municipal Heritage Register but is not designated. The subject lands are surrounded by the following:

North: Rail line, hydro corridor

East: Employment and commercial uses; storage facility

South: Queen Elizabeth Way (QEW) Ramp/Fairview Street, Mapleview Mall

West: QEW, large commercial uses such as Ikea



Description of Applications

The applicant has submitted Official Plan and Zoning By-law applications for the subject lands in order to permit the development of four (4) mixed-use towers (ranging in height between 22 and 35 storeys) with a total of 1,049 residential units and approximately 998 m^2 of retail uses.

The proposal is intended to be developed in two phases. The first phase is proposed for the lands known as 1167 Plains Road East (current vacant property to the north) and includes two mixed-use towers connected by a podium having heights of 30 and 35 storeys. This phase would include 791 square metres of retail floor area, a density of 734 units per hectare and a Floor Area Ratio of 5.33:1. The second phase would be comprised of the lands known as 1134 Plains Road East and proposes two mixed-use towers connected by a podium having a height of 22 and 25 storeys. It would include 462 units with 207 square metres of retail floor area. The proposed density is 608 units per hectare and the proposed Floor Area Ratio is 4.57:1.This property contains a heritage building that is listed on the Municipal Heritage Register but not designated. The applicant is proposing to preserve the existing heritage dwelling and relocated it elsewhere within the site (as shown on Appendix A).

The development would result in a combined density of 673 units per hectare and a Floor Area Ratio of 4.9:1. The proposal includes 1,219 parking spaces for residential occupant, residential visitor and retail uses within 5 levels of underground parking as well as 3 levels above ground. The location of the subject lands is illustrated on Appendix A.

The following is a list of technical studies, plans and reports that were received with the applications for Official Plan Amendment and Zoning By-law Amendment. Digital copies of these submission materials are available on the City of Burlington Development Projects webpage for this proposed development at www.burlington.ca/1134Plains.

- Planning Justification Report and Appendices (Prepared by Fothergill Planning & Development Inc., dated May 12, 2021);
- Architectural Set of Plans (prepared by Graziani + Corazza Architects, dated May 7, 2021);
- Arborist Report (Prepared by Terrastory Environmental Consulting Inc., dated May 2021);
- Heritage Impact Assessment (Prepared by McCallumSather, dated April 2021);
- Landscape Drawings (Prepared by Seferian, dated May 17, 2021);
- Phase One Environmental Site Assessment for each parcel (Prepared by Landtek Limited, dated October 2020);
- Phase Two Environmental Site Assessment (Prepared by Landtek Limited, dated October 2020);
- Transportation Impact Study (Prepared by Paradigm Transportation Solutions Limited, dated May 18, 2021);

- Functional Servicing Report (Prepared by S. Llewellyn & Associates Limited Consulting Engineers, dated May 2021);
- Floodplain Analysis (Prepared by S. Llewellyn & Associates Limited Consulting Engineers, dated March 23, 2021);
- Urban Design Brief (Prepared by Graziani and Corazza Architects, dated May 2021);
- Land Use Compatibility Assessment (Project Number 2004217, prepared by RWDI, dated May 13, 2021);
- Noise and Vibration Feasibility Study (Project Number 02000534, prepared by HGC Engineering, dated May 6, 2021);
- Sun Shadow Study (Project Number 2004217, prepared by RWDI, dated May 5, 2021);
- Air Quality Assessment (Project Number 2004217, prepared by RWDI, dated May 13, 2021);
- Geotechnical Investigation (1134 Plains Road East) (Project Number 20256-B, prepared by Landtek Limited Consulting Engineers, dated April 27, 2021);
- Geotechnical Investigation (1167 Plains Road East) (Project Number 20256-A, prepared by Landtek Limited Consulting Engineers, dated April 27, 2021);
- Hydrogeological Investigation (1167 Plains Road East) (Project Number 20258-A, dated May 7, 2021);
- Hydrogeological Investigation (1134 Plains Road East) (Project Number 20258-B, dated May 7, 2021);
- Topographic Survey (Prepared by A.T. McLaren Limited, dated January 4, 2021);
- Waste Management Plan (Prepared by Graziani + Corazza Architects Inc., dated May 7, 2021);
- Pedestrian Level Wind Assessment (Project 2004217, prepared by RWDI, dated May 5, 2021);
- Environmental Site Screening Questionnaire.

Policy Framework

The applications for Official Plan Amendment and Zoning By-law Amendments are subject to the Provincial Policy Statement (2020); A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Regional Official Plan, the City of Burlington Official Plan (1997, as amended), the New City of Burlington Official Plan (2020) and the City of Burlington Zoning By-law 2020, as summarized below. A policy analysis will be

provided in a future recommendation report to Council to demonstrate whether the proposal is in keeping with the applicable framework.

Provincial Policy Statement (PPS), 2020

The (PPS) came into effect on May 1, 2020 as an update to the previous PPS (2014) and provides broad policy direction on matters related to land use and development that are of provincial interest. Decisions affecting planning matters made on or after May 1, 2020 are required to be consistent with the PPS.

The PPS requires that settlement areas shall be the focus of growth and development and the subject lands are located within the settlement area of the City of Burlington.

Within settlement areas, the PPS encourages densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, infrastructure and public service facilities; minimize negative impacts to air quality and climate change and promote energy efficiency; support active transportation; are transit-supportive, where transit is planned, exists or may be developed, and are freight-supportive (Subsection 1.1.3.2). Planning authorities are directed by the PPS to identify appropriate locations for intensification and redevelopment and to provide development standards which facilitate this intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety (Subsections 1.1.3.3, 1.1.3.4).

The PPS requires that new development in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, a mix of uses and densities that allow for an efficient use of land, infrastructure and public service facilities (Subsection 1.1.3.6).

The PPS provides housing policies which direct planning authorities to provide an appropriate range and mix of housing types and densities to meet projected demands of current and future residents of the regional market area (Subsection 1.4.3).

The PPS recognizes that the province of Ontario is diverse, and that local context is important. The policies of the PPS represent minimum standards, and planning authorities and decision makers may go beyond these minimum standards to address matters of importance to a specific community provided provincial interests are upheld (PPS, Part III).

Policy 4.7 of the PPS identifies that the official plans are the most important mechanism for the implementation of provincial policy and shall establish appropriate land use designations and policies that direct development to suitable areas. The City of Burlington's Official Plan contains development standards to facilitate housing intensification through specific evaluation criteria. The development standards from the City's Official Plan are integrated in the City's Zoning By-law 2020 in the form of regulations to inform appropriate development.

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

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) came into effect on May 16, 2019 as an update to the previous provincial growth plan. Amendment No. 1 to the Growth Plan was subsequently approved and came into effect on August 28, 2020. The Growth Plan provides specific growth management policy direction for the Greater Toronto and Hamilton Area (GTHA) and focuses development in the existing urban areas through intensification. The guiding principles of the Growth Plan include building complete communities that are vibrant and compact, and utilizing existing and planned infrastructure in order to support growth in an efficient and well-designed form.

Section 2.2.1.4 a) of the Growth Plan states that the policies of this Plan will support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities.

The Growth Plan specifies that municipalities, in planning to achieve their mandated minimum intensification targets, are to develop and implement urban design and site design policies within their Official Plan and supporting documents that will direct the development of a high-quality public realm and compact built form (Section, 5.2.5.6).

Halton Region Official Plan (ROP):

The subject lands are designated as “Urban Area” in accordance with the ROP. The Urban Area objectives promote growth that is compact and transit supportive. The subject lands are not located within a Regionally mapped or identified *Intensification Area*; however, the policies of the ROP support opportunities for live/work relationships, achieving higher densities and a mix of uses as prescribed by the City’s Official Plan. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws, and that all development shall be subject to the policies of the ROP (Section 76).

The Region notes that the proposed Official Plan Amendment application would result in the conversion of employment lands to permit non-employment uses. In keeping with the direction of the PPS, a robust analysis of Provincial and Regional Employment Area policies must be undertaken.

Section 89 of the ROP requires that all new approvals for development within the Urban Area be on the basis of connection to Halton’s municipal water and wastewater systems.

City of Burlington Official Plan (1997, as amended):

1134 Plains Road East is designated both *Mixed Use Corridor – Employment* and *Mixed Use Corridor – Commercial Corridor.* 1167 Plains Road East is designated *Mixed Use Corridor – Employment.* 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.

Section 5.3.1 of the City of Burlington Official Plan states that among the objectives of the Mixed Use Corridor designation includes the provisions of locations along multi-purpose arterial or major arterial roads that will serve as areas of concentration for mixed use developments with high density residential, retail, service commercial, office, entertainment, community facilities and institutions, and open space uses.

Employment use is defined as 'the use of lands within a designated Employment, Employment Commercial or Mixed Use Corridor-Employment Area for business and economic activities, including, but not limited to, manufacturing, warehousing, offices and accessory retail and ancillary facilities, but does not include retail and service commercial uses unless they are accessory to employment uses.'

Section 5.3.4(d) (Prohibited Uses) of the City of Burlington Official Plan states that in Mixed Use Corridor – Employment locations, residential uses shall be prohibited. In addition, individual retail and service commercial uses shall be limited to a maximum size as set out in the Zoning By-law.

Section 5.3.4(k) (Re-designation from Mixed Use – Employment) of the City of Burlington Official Plan states that proposals for the re-designation of lands designated Mixed Use – Employment to allow non-employment uses, or to add a range of uses to the Mixed Use Corridor – Employment designation that are primarily permitted in a non-employment designation, shall be evaluated based on meeting the following criteria:

(i) The proposal shall only be considered in conjunction with the Comprehensive Review provisions identified in conjunction with the Comprehensive Review provisions identified in the Provincial Policy Statement and the policies of Provincial Plans;
(ii) The proposal shall not detrimentally affect the short and long-term employment land needs of the City;
(iii) The intensity and characteristics of the proposed non-employment uses shall not detrimentally impact the viability, desirability, or the proper servicing of existing and future surrounding land uses;
(iv) The site's physical and natural characteristics, development constraints and location shall justify the consideration of non-employment uses at the subject location;
(v) Re-designation of lands abutting major transportation corridors including railways, highways and major arterial roads shall be discouraged;
(vi) Support studies as identified in Part VI, Section 5.3, Other Studies Policies of the Plan are prepared;
(vii) In addition to (i) through (vi) above, the re-designation shall also meet at least two of the following conditions:

    i. The amount of land affected is minor in area based on the projected land requirements within the planning horizon of the Plan;

ii. The development of the site is not feasible for employment uses within the planning horizon of the Plan;
iii. There are no alternative sites, designated and approved for the proposed use elsewhere in the City;
iv. The proposal will have a beneficial impact on the surrounding uses and the broader community;
v. The development of the land for non-employment uses will meet a public need identified by City Council resolution.

Section 5.3.3.2 (c) states that the Mixed-Use Corridor – Commercial Corridor designation is intended to provide for the retail needs of the residents and businesses within the City and from adjacent areas and it is not the intent of this Plan that clusters of retail facilities that may be proposed through applications to re-designate lands to Mixed Use Corridor – Commercial Corridor designation, approach the size or significance of the Regional or Community Commercial designations.

Applications for housing intensification within established neighbourhoods are evaluated based on a framework of criteria provided in Part III, Section 2.5.2 (a) of the City's Official Plan. The City's Official Plan housing intensification evaluation criteria will be reviewed by Planning Staff with respect to this proposal.

City of Burlington New Official Plan (2020)

On November 30, 2020, the Region of Halton issued a Notice of Decision approving the new Burlington Official Plan. 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. The appeal record submitted to the Local Planning Appeal Tribunal (LPAT) by the Region of Halton indicates that a total of 48 appeals to various parts of the new Burlington Official Plan were received during the appeal period.

Recognizing that some sections of the new Official Plan are subject to appeal and may not yet be in force and effect, the new Official Plan reflects Council's vision and as such will be considered in staff's evaluation and recommendation on the applications.

The subject lands are designated 'Urban Corridor' in accordance with Schedule 'C' (Land Use – Urban Area) of the City of Burlington New Official Plan.

Section 8.1.3(7.1)(a) of the City of Burlington New Official Plan states that 'Urban Corridor' Lands are intended to provide locations in the city along key Major Arterial or Multi-Purpose Arterial Streets that will serve as areas of concentration for mixed use development in a compact built form, with residential, retail, service commercial, office, entertainment, public service facilities and institutional uses, and open space uses.

Section 8.1.3(7.2)(c) of the City of Burlington New Official Plan states that the following uses may be permitted on lands designated 'Urban Corridor' Lands:

(i) Retail and service commercial uses;
(ii) Automotive commercial uses, including large-scale motor vehicle dealerships existing on the date this Plan comes into effect;
(iii) Residential uses with the exception of single-detached and semi-detached dwellings;
(iv) Office uses;
(v) Entertainment uses; and
(vi) Recreation uses.

Zoning By-law 2020

The subject lands are zoned "*Mixed Use Commercial with Holding Provision and site specific exception ('H-MXC-423)"* (1134 Plains Road East) and *"Mixed Use Corridor – Employment ('MXE')"* Zone (1167 Plains Road East) in accordance with City of Burlington Zoning By-law 2020. The Holding Provision is to be removed at such time as a noise and vibration study has been completed to the satisfaction of the City and Halton Region. The applicant is seeking permission to add a site specific zoning exception to the 'Mixed Use – General (MXG)' Zone. If approved, the amendment would facilitate increases in height and Floor Area Ratio and reductions in landscape areas, parking spaces and amenity area among other development standards which will be determined throughout the review process.

The current and proposed zoning regulations are shown in the chart below. It should be noted that throughout the review process for the subject application, additional zoning deficiencies may be identified.

Regulation	CURRENT MXG REQUIREMENT	Proposed MXG Provisions	Complies (Yes/No)
Permitted Uses	Residential uses permitted with retail or service	Residential with ground floor retail	Yes

Regulation	CURRENT MXG REQUIREMENT	Proposed MXG Provisions	Complies (Yes/No)
	commercial uses permitted on the ground floor only		
Yard Abutting a Street	3 m minimum, 4.5 m maximum	Phase I: North (railway): 45 m East (street): 7 m South (includes street): 3 m West (street): 17 m Phase II: North: 8.65 m East (street): 0.6 m South (street): 32 m West (street): 16 m	Yes
Side Yard	No minimum		
Rear Yard	3 m		
Separation Distance from a Railway Right-of-Way	30 m for land uses sensitive to Railway rights of way		
Setbacks to Underground Parking Structure	May encroach into a required yard but shall not encroach into a required landscape buffer, provided that a minimum 3 m setback shall be maintained from a street line or property line	Phase I: North: 15.8 m East: 0 m South: 0 m West: 17 m Phase II: North: 6 m East: 0 m South: 0 m West: 16 m	No
Floor Area/Density	Gross Floor Area Not Applicable Commercial floor area: 1800 m2 maximum Residential Density: 30 units/ha	Floor Area Ratio: Phase I: 5.32:1 Phase II: 4.6:1 Commercial Floor Area: 998 m2 Residential Density: 673 units/ha	No

Regulation	CURRENT MXG REQUIREMENT	Proposed MXG Provisions	Complies (Yes/No)
Height	2 storeys minimum, 6 storeys maximum	Four towers ranging in height from 22-35 storeys	No
Amenity Area	15 m2 per efficiency dwellings unit 20 m2 per one bedroom dwelling unit 35 m2 per two or more bedroom dwelling unit Total: 28,225 m2	20 m2/unit	No
Landscape Areas and Buffers	**Landscape Area** Abutting a street: 3 m **Landscape Buffer** Abutting a residential zone: 6 m	To be confirmed	To be confirmed
Parking	**Residential:** 1.25 spaces per unit inclusive of visitor parking **Retail:** 3.5 spaces per 100 m2 gross floor area Total: 1,347	Residential Occupant: 1 space per unit Retail: 0.2 spaces per unit, to be shared with Visitor Total: 1,219	No

It should be noted that given the location of the lands in proximity to the Queen Elizabeth Way, a 14 metre setback must be applied and all features essential to the site must be located outside of this setback. The Ministry of Transportation of Ontario (MTO) has been circulated on the application but has not yet provided comments. Staff will look to MTO for confirmation with respect to the 14 metre setback and will apply zoning regulations accordingly.

Technical Comments

The subject applications were circulated to internal staff and external agencies for review. It should be noted that at the time of writing of this report, comments have been received by CN, City Finance, Halton District School Board, Halton Catholic District School Board, Rogers, Conseil scolaire Viamonde, Canada Post, Enbridge, Halton Police and City Zoning. All other comments are still forthcoming. Without having all technical comments, City staff are unable to provide a recommendation on the subject applications within the 120-day non-decision timeframe prescribed by the *Planning Act*. Consequently, staff respectfully request additional time to continue to review the application.

Financial Matters:

In accordance with the Development Application Fee Schedule, 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 the future recommendation report.

Engagement Matters:

Public Circulation/Notification:

The applicant posted a public notice sign on the property to reflect their submission on July 15, 2021. All of the technical studies and supporting materials for this development were posted on the City's website at www.burlington.ca/1134Plains. The application was subject to the standard circulation requirements for Official Plan and Zoning By-law Amendment applications. A public notice with a request for comments was circulated to surrounding property owners in July 2021.

To date, the City has received one letter in support of the application. The City has also received comments from Heritage Burlington who were generally in support of the proposed relocation of the heritage dwelling but recommend that the dwelling be designated.

Burlington Urban Design (BUD) Advisory Panel Meeting:

The BUD Advisory Panel is an independent advisory body comprised of design professionals that provides urban design advice to the Community Planning Department on all tall and mid-rise buildings (5 storeys or greater) and all public development projects, studies, and policy initiatives.

A BUD Advisory Panel Meeting for this item was held on October 20, 2020. The following are some of the notable concerns from BUD; however the minutes of the BUD meeting in its entirety have been included as part of the submission of the application. BUD had concerns with the location of the site and its distance from walkable amenities. The panel noted that the site should include more outdoor amenity space, and that perhaps this could be achieved by reducing the size of the buildings. It was also noted that the linear space could include amenities or programming that could encourage residents to use it. The panel also encouraged parking within the podium and associated overhead doors to be screened from the street view.

The applicant has made some changes in response to these comments. One such change was that the overall development was reduced in size by approximately 5000 square metres at the ground level. Parking has been removed from the ground floor and replaced with an additional 4949 square metres of outdoor amenity area. The applicant has also committed to providing programming and design elements within the linear amenity area space. These and other changes are summarized in the Planning Justification Report submitted by the applicant and included on the City's webpage.

Pre-application Consultation:

A Pre-consultation Meeting for the proposal was held on June 19, 2020. The applicant also conducted a virtual pre-application neighbourhood open house for the proposal on October 1, 2020. In response to feedback received as a result of these meetings, the applicant made some changes to the proposal prior to submission of the applications. Some of the changes have been summarized below; however the remainder can be found in the Planning Justification Report submitted by the applicant and posted on the City's webpage dedicated to the subject application.

<u>Phase I:</u>

- Opportunities for non-residential uses introduced at the ground level (791 square metres) and residential units have been removed from the ground floor;
- Number of residential uses reduced from 649 to 587;
- Parking garage moved further from property lines, increased landscaping when this is not possible;
- Development size smaller in order to accommodate increased amenity area (432 square metres added to the ground floor);

- Parking configuration changed from 3 levels of above ground and 2 levels of underground to 5 levels of underground parking;
- Podium decreased from 3 and 6 storeys to 2 storeys;
- In lieu of providing parkland dedication, public access is proposed to be granted through amenity spaces which are to remain within private ownership.

Phase 2:

- Opportunities for non-residential uses introduced at the ground level (207 square metres) and residential units have been removed from the ground floor;
- Number of residential untis increased from 418-462;
- Parking garage moved further from property lines, increased landscaping when this is not possible;
- Development size smaller in order to accommodate increased amenity area (432 square metres added to the ground floor);
- Parking configuration changed from 3 levels of above ground and 2 levels of underground to 5 levels of underground parking and 9 retail spaces above grade;
- Podium decreased from 3 and 6 storeys to 2 storeys.

Conclusion:

This report provides a description of the development application, an update on the technical review that is underway and a summary of public comments that have been received to date. Planning staff recommend that Council direct staff to continue to process the submitted Official Plan and Zoning By-law Amendment for 1134 and 1167 Plains Road East in an effort to bring forward a subsequent recommendation report.

Respectfully submitted,

Melissa Morgan, MCIP RPP

Planner II – Development Planning

Melissa.morgan@burlington.ca

Appendices:

A. Location/Detail Sketch
B. Zoning Sketch
C. Building Elevations
D. Public Comments

Notifications:

Ed Fothergill, Fothergill Planning & Development Inc.
edf@nas.net

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.

APPENDIX A

Sketch No. 1

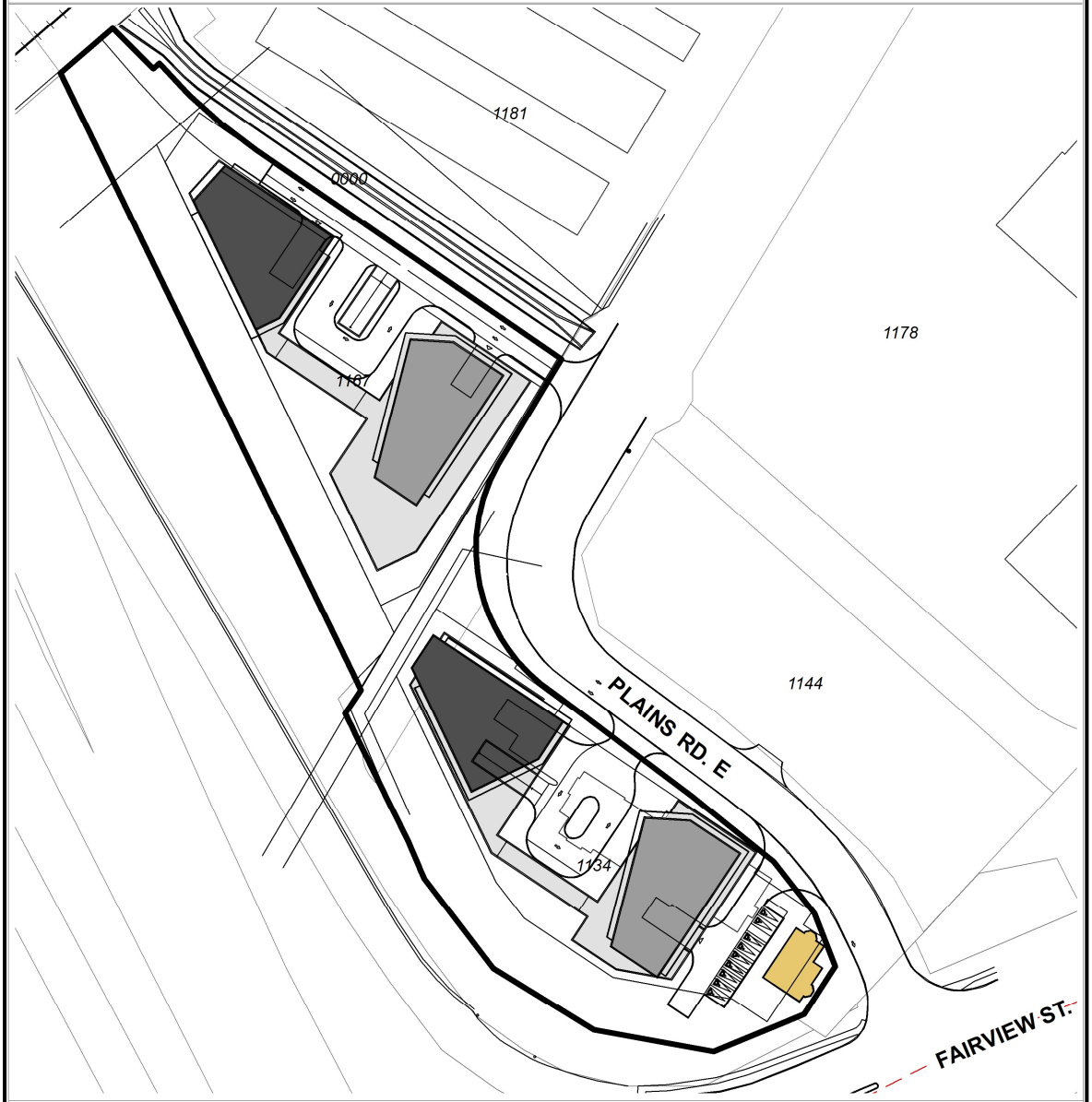
DETAIL/LOCATION SKETCH

Applications to amend the Official Plan and Zoning By-law to facilitate the development of four mixed-use towers ranging in height from 22 to 35 storeys. The proposal includes commercial uses at the ground level, 1,049 residential units and a density of 673 units per hectare.

SUBJECT PROPERTY

2 Storeys
30 Storeys
35 Storeys
Heritage Relocation

File Nos. 505-05/21
& 520-06/21



Date: July 05, 2021
Community Planning Department

TERANET
CITY OF Burlington

APPENDIX B

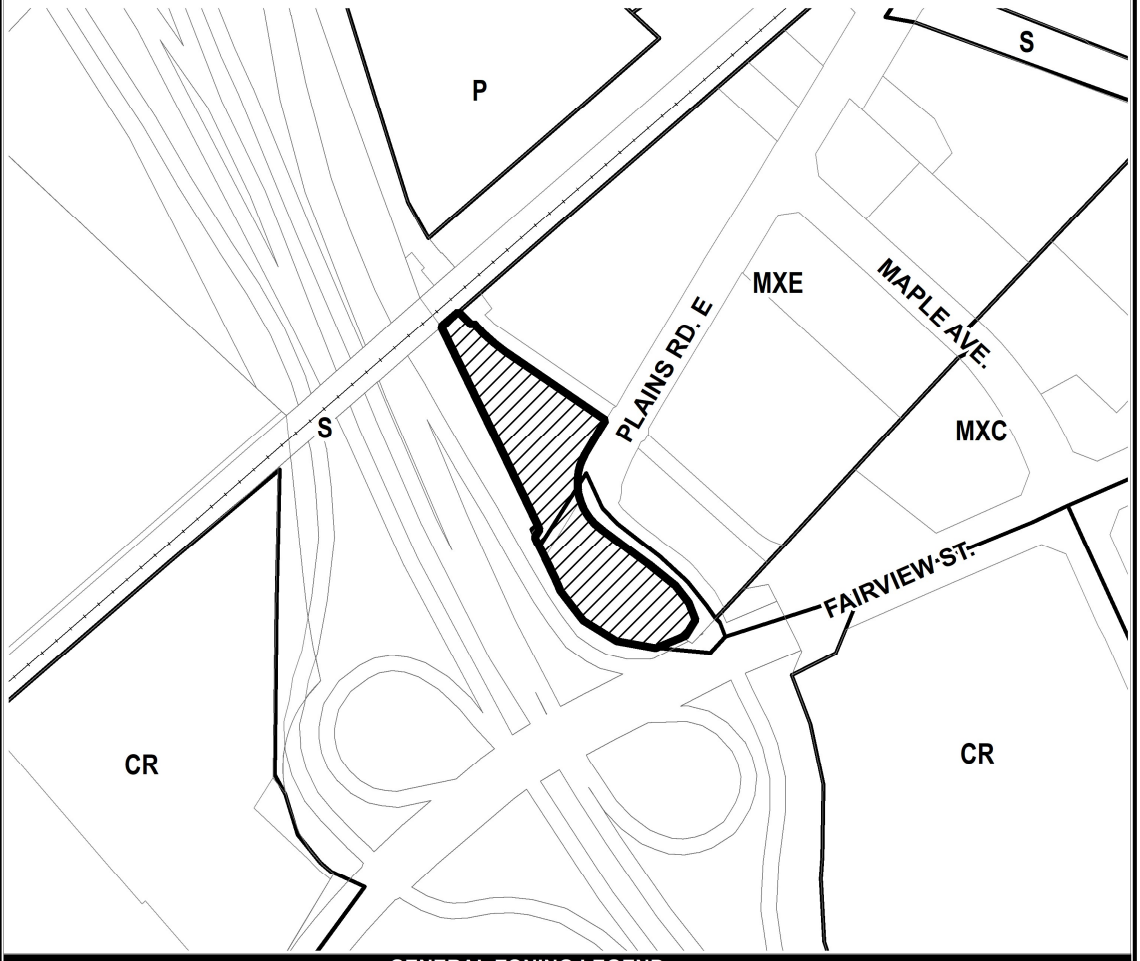
Sketch No. 2

ZONING SKETCH

Applications to amend the Official Plan and Zoning By-law to facilitate the development of four mixed-use towers ranging in height from 22 to 35 storeys. The proposal includes commercial uses at the ground level, 1,049 residential units and a density of 673 units per hectare.

SUBJECT PROPERTY

File Nos. 505-05/21 & 520-06/21



GENERAL ZONING LEGEND						
Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
			MXC MXE	CR		P S

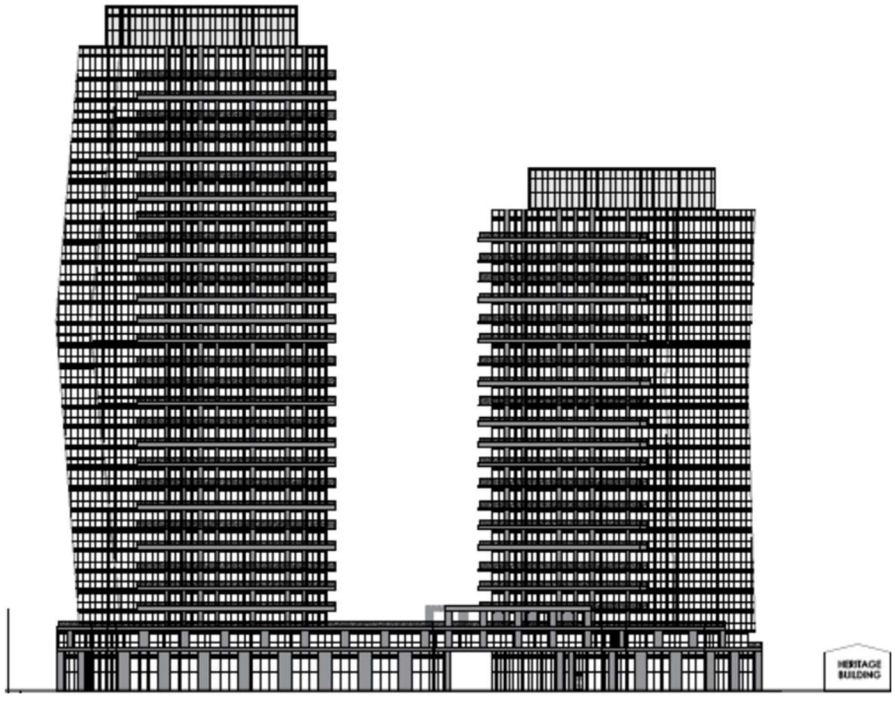
Date: July 05, 2021
Community Planning Department

TERANET CITY OF Burlington

APPENDIX C



Phase I



Phase II

APPENDIX D

G.C. Duke
EQUIPMENT LTD.
SERVING THE INDUSTRY SINCE 1948
1184 PLAINS ROAD EAST, BURLINGTON, ONTARIO L7S 1W6
Burlington Area 905-637-5216 - Toll Free 800-883-0761 - Fax: 905-637-2009
www.gcduke.com

July 8, 2021

City of Burlington
Department of Community Planning
PO Box 5013
426 Brant St.
Burlington, ON L7R 3Z6

Attention: Melissa Morgan

RE: PLANNING APPLICATION – MOLINARO GROUP

Reference your files 505-05/21 and 520-06/21, regarding the proposed re-zoning for 1134 and 1167 Plains Rd. East.

We have been requested to provide feedback on the above application for proposed re-zoning of the above addresses.

Our firm occupies 1184 and 1178 Plains Rd. E. across from the application sites. We have no objection and, in fact, wholeheartedly endorse the proposed re-zoning.

Yours truly

G.C. DUKE EQUIPMENT LTD.
OWZAC PROPERTIES INC.

Nolan Duke
President

ND:ra

Form Rev.16 1116

905-335-7600 ext. 7413
905-335-7675
jo-anne.rudy@burlington.ca

July 19, 2021

Melissa Morgan, Planner
Community Planning Department
City of Burlington

SUBJECT: Development Application for 1134-1167 Plains Road East

Dear Melissa,

On behalf of the Heritage Burlington Advisory Committee, we appreciate the actions that the Planner, Architects and the Developer have detailed in the Heritage Impact Assessment for 1134 Plains Road East, dated April 2021, to preserve the original C.G. Davis House also known as Woodland Terrace.

While one member of the Committee felt it might be worthwhile to explore relocating the residence to a different property where it might be more visible, there was a broad consensus from the other members that the heritage attributes would be best conserved by leaving the building on the subject property as proposed in the drawings and plans provided.

We would like to see the Developer/Owner of the subject property commit to allowing the City to designate the Davis House as soon as it has been moved in Phase 2 of the development. If the property on which the relocated Davis House is sold or ownership transferred before designation is completed, any new owner(s) must covenant to allow the designation.

The proposal to install signage and an illustrative plaque providing information on the property and area was also well received by the Committee.

Conditional on permission to designate, as described above, and the proposed installation of signage and plaque, the Heritage Burlington Advisory Committee supports this development application. Our support is based on exactly what is proposed in McCallum Sather's Heritage Impact Assessment – 1134 Plains Road East, dated April 2021 – and the developer's intention to execute exactly as described with respect to the heritage property. If a change of direction is considered afterwards, the altered proposals must be brought back to the Heritage Burlington Committee for further review.

Sincerely,

Michele Camacho
Chair, Heritage Burlington

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