CITY OF Burlington

Recommendation Report

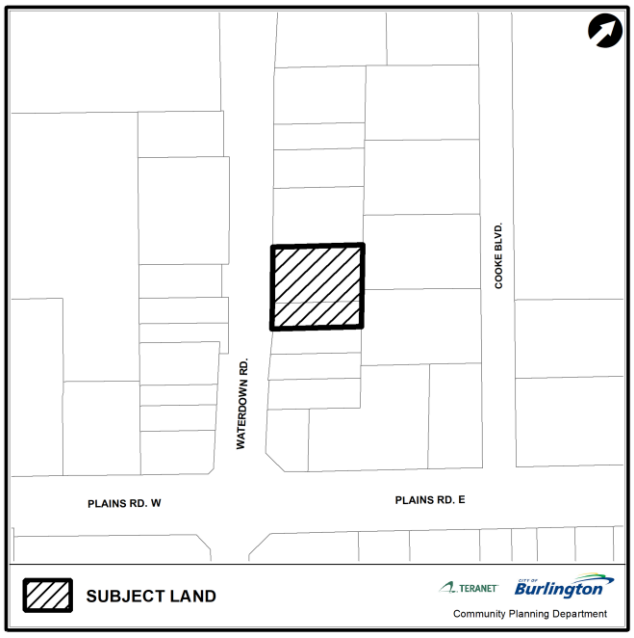
Planning Application submitted by:
Infinity Development Group

Site Address - Ward 1
1029 & 1033 Waterdown Road

Planner on File
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Files: 505-09/21 & 520-10/21

www.burlington.ca/1029waterdown



What is Proposed?

Infinity Development Group has made application to amend the Official Plan designation and Zoning for the lands located at 1029 & 1033 Waterdown Road.

The application contemplates 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). A 4-storey podium is proposed as part of the building design and will incorporate ground floor retail and amenity area, with the remainder to be comprised of a parking structure. Proposed parking includes 295 resident parking spaces (combination of two (2) levels of underground and 3.5 levels of above-grade parking) with an additional 25 visitor parking spaces proposed. A total of 60 bicycle parking spaces are also proposed. The proposed gross floor area of the development is 21,439.0 m^2 (8.2:1 FAR).

The subject lands are currently designated 'Mixed Use Corridor – Employment' in the City of Burlington Official Plan (1997), as amended and 'Urban Corridor - Employment' in the New Official Plan.

The applicable zoning of the subject lands is Mixed Use Corridor Employment Oriented ('MXE') Zone. A site-specific Mixed Use Corridor – General Exception ('MXG-XX') Zone has been proposed, with amendments which include, but may not be limited to, permitted use; building height and density (FAR); required yards; required landscape buffer and amenity areas; and, required parking.

Public Meeting Information

You are invited to attend a Public Meeting to consider the recommendation report concerning the above mentioned applications.

City staff have reviewed the applications along with the comments from the public and technical agencies received to-date. Staff will be recommending **refusal** of the amendments to the City's Community Planning, Regulation and Mobility Committee.

Due to COVID-19, this Statutory Public Meeting will be conducted virtually. Only the Chair of the meeting, along with a clerk and audio/visual technician, will be in Council Chambers, with all other staff, members of Council and delegations participating in the meeting remotely. This meeting will take place on:

Meeting Date – April 5, 2022

Time: 9:30 A.M.
Location: Virtual Meeting held Online
(See next page for Access Instructions)

Options for Participating in the Public Meeting

How to Obtain the Staff Report:

The staff recommendation report which contains a discussion and review of the applications, will be available for public review on Friday, April 1, 2022. The purpose of the report is to update all members of Council about the development proposal and recommend that Council **refuse** the applications. The report will be available on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. If you require a hard-copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Virtual Public Meeting (Delegation):

To speak at the virtual Public Meeting, there are two options:

1. Pre-register to speak by completing the online delegation request form at www.burlington.ca/delegation; or,
2. Register during the course of the virtual Public Meeting, by emailing clerks@burlington.ca to request to speak as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.

Instructions on how to view the live stream are noted below on this Notice. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

If you have presentation materials, they must be submitted to Jo-Anne Rudy, Committee Clerk (jo-anne.rudy@burlington.ca) no later than 12:00 Noon one (1) business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered to be public and will be posted to the City's website.

To View the Virtual Public Meeting Online:

To view the live stream webcast of the virtual Public Meeting, please follow the steps below:

1. Visit the City of Burlington website at **www.burlington.ca**.
2. Click on the 'live stream' button LIVE Stream
3. By clicking on the 'live stream' button, you will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the column of the page.
4. Click on the link to view the virtual Public Meeting in progress at the designated time indicated on this Notice.

The live webcast can also be accessed on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Looking for more information?

You can access the City of Burlington's website for more information about the application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process.

To access the webpage for this application please go to: **burlington.ca/1029waterdown.**

To learn more about the planning process visit: **burlington.ca/planningprocess**

If you wish to be notified of the decision on the proposed Official Plan Amendment and/or proposed Zoning By-law amendment, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at **burlington.ca/newop**

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at **burlington.ca/zoning**

Legal Notices: Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an Appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record.

The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Land Tribunal Hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body is not entitled to appeal the decision.

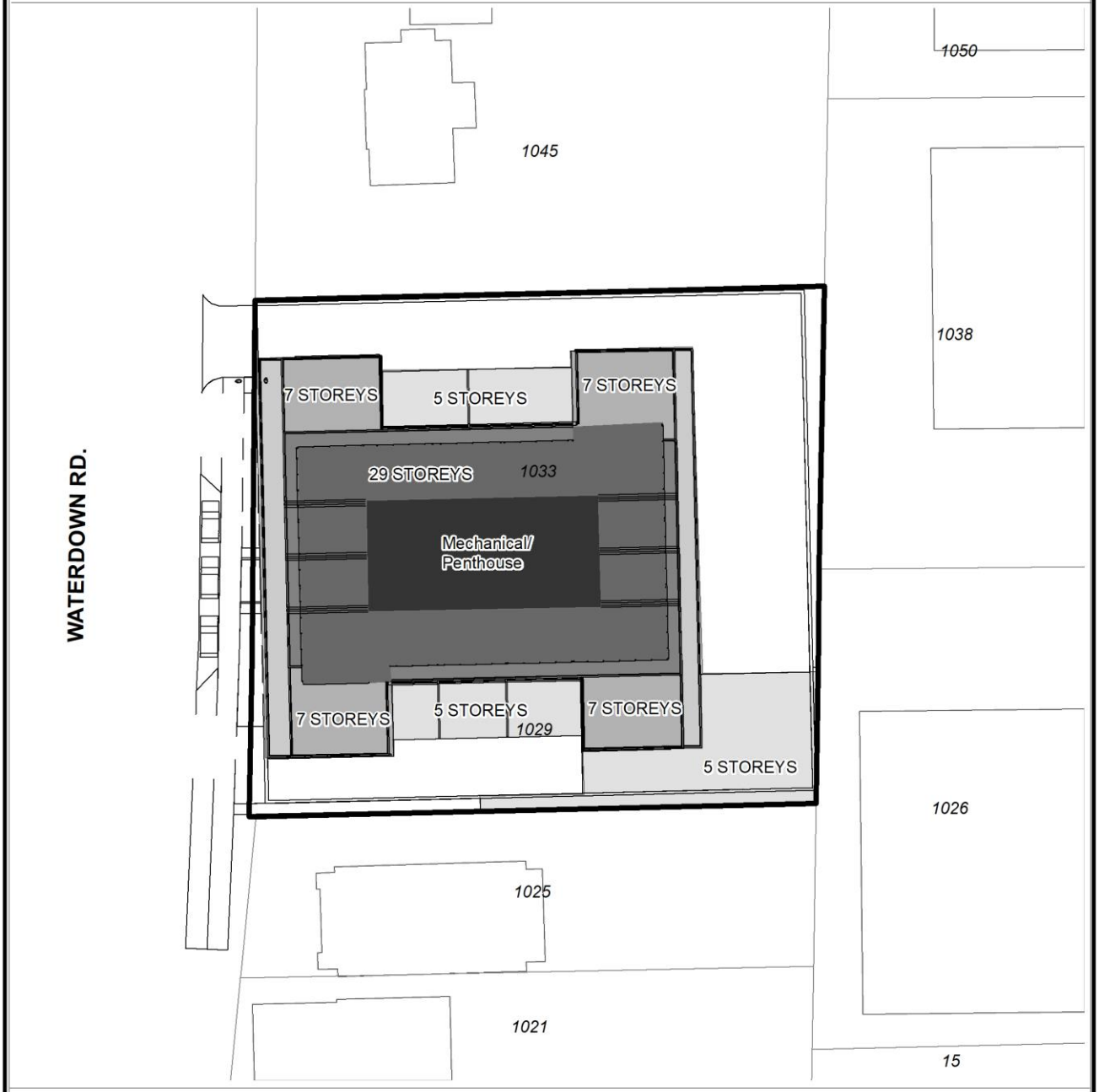
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

TERANET City of Burlington