



Planning and Development Committee - Public

Minutes

Date: May 14, 2018

Time: 6:30 pm

Location: Council Chambers Level 2, City Hall

Members Present: Rick Craven (Chair), John Taylor, Marianne Meed Ward, Jack Dennison, Paul Sharman, Mayor Rick Goldring

Member Regrets: Blair Lancaster

Staff Present: Mary Lou Tanner, Bill Janssen, David Thompson (Audio/Video Specialist), Jo-Anne Rudy (Clerk)

1. Declarations of Interest:

None

2. Statutory Public Meetings:

- 2.1 Recommendation report regarding official plan and zoning by-law amendments for 452 and 454 Locust Street, 1437 and 1445 Elgin Street (PB-45-18)

The Planning and Development Committee, in accordance with Section 34 of the Planning Act, as amended, held Public Meeting No. 9-18 on May 14, 2018 to approve the proposed official plan and zoning by-law amendments for 452 and 454 Locust Street, 1437 and 1445 Elgin Street. Having considered the oral and written comments received from staff and delegations, the Planning and Development Committee approved PB-45-18.

Moved by Councillor Meed Ward

Approve a modified version of the application submitted by Saxony Developments Inc. to amend the Official Plan and Zoning By-law to permit a seven storey mixed-use development consisting of ground floor commercial, 60 residential units and mechanical penthouse and rooftop amenity on the seventh storey on the basis that it conforms to the

Provincial Policy Statement, the Places to Grow Act and the Regional Official Plan; and,

Approve Amendment No. 112 to the City of Burlington Official Plan, as contained in Appendix B of department of city building report PB-45-18, to designate the subject lands “Downtown Mixed Use Centre with site specific policy”, to permit a seven storey mixed-use development consisting of ground floor commercial and 60 residential units; and,

Deem that Section 17(21) of The Planning Act has been met; and,

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 112 as contained in Appendix B of department of city building report PB-45-18; and,

Approve Zoning By-law 2020.393, attached as Appendix C of department of city building report PB-45-18, rezoning the lands at 452 and 454 Locust Street, 1437 and 1445 Elgin Street from “DC-348” to “DC-481”.

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 112 is adopted; and,

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 112 is adopted.

CARRIED

- a. Staff presentation regarding official plan and zoning by-law amendments for 452 and 454 Locust Street, 1437 and 1445 Elgin Street (PB-45-18)
- b. Greg Poole, Greg Poole & Associates Inc., representing Saxony Developments Inc., provided information on the proposed official plan and zoning by-law amendments for 452 and 454 Locust Street, 1437 and 1445 Elgin Street. (PB-45-18)

3. Delegation(s):

None

4. Consent Items:

None

5. Regular Items:

5.1 Recommendation report regarding official plan and zoning by-law amendments for 490-492 Brock Avenue, 1298 Ontario Street (PB-16-18)

Moved by Mayor Goldring

Approve the revised application submitted by The Molinaro Group (490, 492 Brock Avenue and 1298 Ontario Street) to amend the City of Burlington Official Plan to modify the policies of “Downtown Mixed Use Centre – Downtown Residential Medium and/or High Density Precincts” on a site specific basis to permit a 22 storey building that includes 1 storey of rooftop amenity space and ground floor commercial/retail uses on the basis that it is consistent with the Provincial Policy Statement, conforms to all applicable Provincial Plans, The Region of Halton Official Plan and the City of Burlington Official Plan, has regard for matters of Provincial interest and represents good planning for the reasons set out in department of city building report PB-16-18; and

Deem that Section 17(21) of The Planning Act has been met; and

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 108, as contained in Appendix A of department of city building report PB-16-18; and

Approve the revised application submitted by The Molinaro Group to amend the City of Burlington Zoning By-law to site specifically rezone the lands at 490-492 Brock Avenue, 1298 Ontario Street to permit the construction of a mixed use building with a height of up to 22 storeys including 1 storey of rooftop amenity space and ground floor commercial/retail uses on the basis that it is consistent with the Provincial Policy Statement, conforms to all applicable Provincial Plans, The Region of Halton Official Plan and the City of Burlington Official Plan, has regard for matters of Provincial interest and represents good planning for the reasons set out in department of city building report PB-16-18, subject to the conditions contained in Appendix B and Section 37 negotiations; and

Direct staff to hold discussions with the applicant to secure community benefits in accordance with Section 37 of the Planning Act and to return to Council with a report outlining the recommended community benefits; and

Instruct planning staff to prepare the by-law to amend Zoning By-law 2020, as amended, rezoning the lands at 490-492 Brock Avenue, 1298 Ontario Street from “H-DRH” to “DC-476” substantially in accordance with the draft regulations contained in Appendix C of department of city building report PB-16-18 and direct that the amending zoning by-law will not be enacted until completion by the applicant of the following:

- i) Execution of a Residential Development Agreement including the conditions listed in Appendix B of Report PB-16-18; and
- ii) Execution of a Section 37 Agreement, in accordance with Section 37 of the Planning Act and Part VI, Section 2.3 of the City's Official Plan, as they relate to the request for increased density on the subject properties; and

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 108 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 108 is adopted; and

Approve the proposal by The Molinaro Group to remove one (1) city-owned tree from the Ontario Street right-of-way in front of the properties at 490-492 Brock Avenue, 1298 Ontario and identified on Sketch No.2 in Appendix D of department of city building report PB-16/18, subject to the following:

1. The Owner shall compensate the City of Burlington for the tree removal by providing compensation (replanting or cash-in-lieu, where opportunity for replanting is not available, in the amount of \$7,150); and

All associated costs with respect to the removal of the trees will be the responsibility of the Owner and the contractor hired to remove the trees will be approved to the satisfaction of the Executive Director of Capital Works.

CARRIED

6. Confidential Items:

None

7. Procedural Motions:

None

8. Information Items:

Moved by Councillor Taylor

Receive and file the following two items, having been given due consideration by the Planning and Development Committee.

CARRIED

8.1 Staff presentation regarding official plan and zoning by-law amendments for 490-492 Brock Avenue, 1298 Ontario Street (PB-16-18)

8.2 Correspondence from Dick and Dorothy McIlroy regarding official plan and zoning by-law amendments for 490-492 Brock Avenue, 1298 Ontario Street (PB-16-18)

9. Staff Remarks:

10. Committee Remarks:

11. Adjournment:

Chair adjourned the meeting at 7:18 p.m.