



**WESTON
CONSULTING**

planning + urban design

Clerks Department
426 Brant Street
Burlington, Ontario
L7R 3Z6

April 5, 2017
File 7692

Attn: Ms. Angela Morgan, City Clerk

Dear Ms. Morgan

**Re: 800 Lasalle Park Road
Response to Draft Official Plan, April 2017**

Weston Consulting is the Planning Consultant for the owner of the above referenced property. This letter is in response to the new draft 2017 Official Plan that is being presented to the Committee of the Whole on April 6, 2017.

The subject site is located at the southwest corner of the Lasalle Park Road and Oaklands Park Court. It is over 3 acres in size and represents one of the last large remaining underutilized parcels in the Aldershot community. The landowner is seeking to redevelop the subject lands with a high-rise residential apartment that takes full advantage of various recreational amenities that can support high-density development:

- Lasalle Park: this 57 acre full-service park includes a playground, splash pad, washrooms, picnic area, baseball diamonds, passive recreational lands, and a portion of the Waterfront Trail; and
- Lasalle Marina: the only public docking facility within the City of Burlington who are seeking a multi-million dollar expansion which includes a new permanent break wall and increase of boat slips from 219 to 349.

Proposed Residential- High Density Modifications

The subject lands are designated *Residential- Low Density* in the current in-force Official Plan as well as in the draft 2017 OP. During Staff's preparation of the draft OP, First Urban Inc. submitted a letter to the Policy Planning department to request that the subject lands be redesignated to *Residential- High Density*. Given the context of the subject lands we believe it is appropriate to permit high-rise uses. New draft policies have been included in the new OP, specifically Section 2.5 Development Criteria, to address redevelopment seeking increases in height and density:

Section 2.5.2 b) The following additional criteria shall be satisfied when considering a Zoning By-law Amendment or an Official Plan Amendment related to height, and or density/intensity:

- (i) the proposal maintains the land use vision of this plan and the intent of the Urban Structure element within which the proposed development is located;*
- (ii) adequate infrastructure and public service facilities are available to accommodate the increased demands, including, but not limited to such services as water, wastewater, stormwater, school accommodation and parklands;*
- (iii) the proposal is in close proximity to existing or planned transit facilities including the justified frequent transit network, higher order transit, bus routes and/or transit shelters;*
- (iv) the proposal complements and connects with the public realm;*

It is our opinion that high-rise uses comply with the above draft policies:

- The vision of the Official Plan is to create complete communities while new redevelopment projects are to be compatible with the existing community. The subject lands are surrounded by recreational uses to the east (Lasalle Park, Lasalle Marina), existing high-rise development which is designated *Residential- High Density* to the north (15 storey La Salle Tower) and low-rise residential to the west separated by a 16 m wide boating channel.
- Lasalle Park provides for passive and active recreational uses while Lasalle Marina offers additional recreational activities. Primary infrastructure review confirms that there are adequate services to support increased density. Further, extensive shoreline assessment has been conducted in consultation with the Conservation Authority to establish the development limit along the west and south property boundaries to ensure future development is protected from the Burlington Bay.
- The subject lands are located approximately 1 km south (10 mins walking distance) of Plains Road East, which is identified as a *Primary Mobility Hub Connector* and *Justified Frequent Transit Network* corridor on Schedule B-2 Growth Framework and Frequent Transit Network. Further, less than 2 km south of the Aldershot GO Station and is less than 1 km from the Aldershot Mobility Hub Study Area.
- Although detailed design of the redevelopment plan has not been finalized, the proposal will include a building that is situated on the east side of the 3 acre parcel to further separate the future development from the existing low-rise residential dwellings and will complement La Salle Tower to the north. Future development will utilize a small building footprint to maximize separation and preserve the park-like fee

of the subject lands. Connections to local amenity features will be provided given their proximity.

Section 2.5 Development Criteria continues and states:

Section 2.5.2. c) proposals for residential intensification in the form of non-ground oriented buildings shall be permitted only at the periphery of existing neighbourhoods and only where:

- (i) the subject property is abutting, and has direct vehicular access to, a Major Arterial or Multi-Purpose Arterial Street, Urban Avenue or Main Street as defined in Schedule P-1, Classification of Transportation Facilities – Urban Area, of this Plan;*

It is our opinion that that subject lands are at the edge of the surrounding neighbourhood which we define as Burlington Bay to the south, Lasalle Park Rd. to the east, North Shore Blvd. to the north and the end of Oaklands Park Ct. the west. This boundary generally follows zoning limits and existing lotting patterns.

Further, we request that *Section 2.5.2. c)* be revised to read “*the subject property is abutting, and has direct vehicular access, or is close, to ...*” to accommodate redevelopment in special circumstances that meet the objectives of Section 2.5 Development Criteria, but are not adjacent to Major Arterial or Multi-Purpose Arterial Streets, Urban Avenue or Main Streets. The subject lands are 1km from a *Multi-Purpose Arterial* road (Plains Rd).

Should Planning Staff and Council not see the merit in the propose development which efficiently utilizes the various features and context, we also seek modifications to the proposed policies in the *Residential- Low Density designation*.

Proposed Residential- Low Density Modifications

It is recognized that the majority of the existing policies in the in-force Official Plan have been duplicated in the new draft 2017 OP. However, additional policies have been added, specifically related to height:

Section 8.3.2.1 d) On lands designated Residential – Low Density, the maximum height of development shall be established through the implementing Zoning By-Law.

Section 8.3.2.1 e) For development, re-development or infill developments on lands designated Residential- Low Density, the following additional criterion shall be considered when evaluating minor variance applications for increased height:

- (i) *the maximum building height should be comparable to the average height of the highest points of the rooflines of existing residential buildings on the immediately adjoining properties sharing lot lines with the lands under application.*

It is our opinion that these polices are too prescriptive and redundant. Section 8.3.2.1 b) requires that other ground orientated dwellings, not including single and semi- detached housing types, *be compatible with the scale, urban design and community features of the neighbourhood.* Compatibility is a defined term in the draft OP: *development or redevelopment which may or may not be the same as or similar to existing development, but can co-exist with the surrounding areas without unacceptable impacts.* This approach to determine maximum height is appropriate as it does not limit redevelopment to existing by-laws or lands immediately around any property. It is also reinforced through Section 2.5.1 a) Development Criteria Objectives and Section 2.5.1 a).i Development Criteria Polices of the new draft Official Plan.

In conclusion, we request that Committee direct staff to reevaluate the merits of high-rise residential uses and redesignate the subject lands *Residential- High Density*, and revise the wording of Section 2.5.2 c) to permit the proposed high-rise residential. We ask request that staff to remove the additional height polices as the intent is captured in other sections of the new draft Official Plan.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Associate

c. T. Perruzza, First Urban Inc.