

Statutory Public Meeting and Information Report and Recommendation Report

Applications to amend the Official Plan and Zoning Bylaw

Applicant: Saxony Developments Inc.
Addresses: 452 and 454 Locust Street,
1437 and 1445 Elgin Street
Date: May 14th, 2018



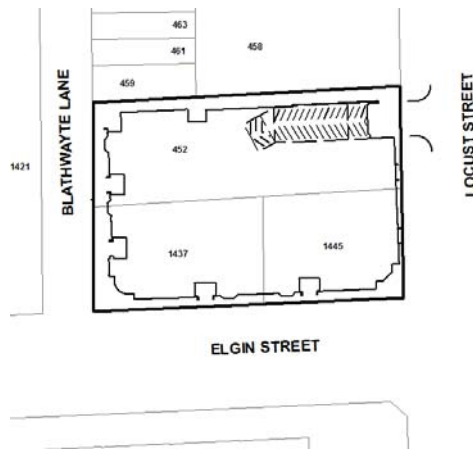
Overview of Development Site



Site Area: 0.25
hectares



The Application



- The applicant has proposed one seven-storey mixed-use building consisting of ground floor office space and 60 residential units and having a density of 240 units per hectare.

Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation: Downtown Mixed-Use Centre

Existing zoning: Downtown Core with Site Specific Exception (DC-348)

Proposed Amendments

- **Official Plan Amendment**
 - Proposal to add a site specific policy to allow an increased Floor Area Ratio, require at-grade commercial along Locust Street and to permit a seven storey building.
- **Zoning By-law Amendment**
 - Proposal requires relief from the Zoning By-law regulations including setbacks, terracing, floor area ratio and height.



Proposed Terracing

North Side/Blathwayte Lane



Before



After

Proposed Terracing

Blathwayte Lane



Before



After

Rooftop Amenity Area/7th Storey

- Applicant is proposing rooftop amenity space, including 85 m² of enclosed area
- Floor Area exceeding 9 m² on the roof of a building is considered to be an additional storey
- Setbacks will be imposed to locate rooftop area to the corner of Elgin Street and Locust Street

Provincial Policy

- The proposed development is in keeping with the Provincial Policy Statement (PPS)
 - Accommodates an appropriate range and mix of housing types to meet long-term needs of community
 - Proposes to use existing infrastructure
- The proposed development is in keeping with the Places to Grow Act
 - Supports a compact and efficient development form and complete community

Public Consultation

- A neighbourhood information meeting to present the original proposal was held January 11, 2018.
 - A second meeting was held on February 1, 2018.
- Public comments are attached as Appendix E to report PB-45-18
- General Themes:
 - Character of the neighbourhood will be altered
 - Concerns about lack of privacy
 - Concerns that construction has started

Recommending Approval

- Modified development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends a modified approval of the applications to amend the Official Plan and Zoning By-law, subject to the conditions outlined in Report PB-45-18.

