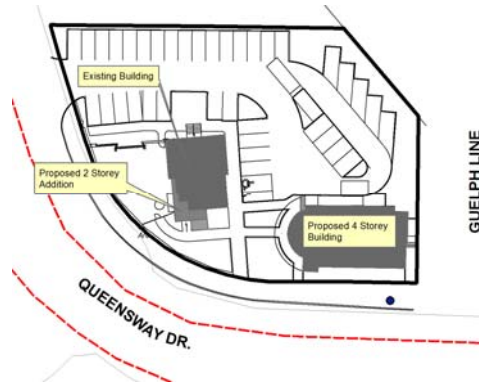
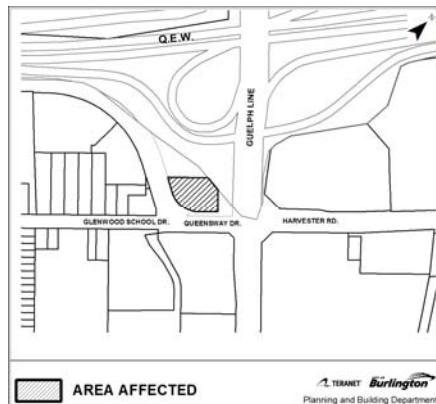


The Application



- The applicant has proposed a new four-storey day care building and an addition to an existing heritage building which is to be used as a day care.

Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation: Business Corridor

Existing zoning: Business Corridor with site specific exception (BC1-266)



Proposed Amendments

- **Zoning By-law Amendment**
 - Add a day care as a permitted use
 - Setbacks
 - Landscape Buffers
 - Parking Reduction

* Staff are recommending modified approval of the application to require a parking ratio of 4 spaces per 100 m² of gross floor area, whereas the applicant is proposing 3 spaces per 100 m² of floor area.



Policy Framework

- The proposed development is in keeping with the Provincial Policy Statement (PPS)
- The proposed development is in keeping with the Places to Grow Act
- The proposed development is in keeping with the Regional and Local Official Plans
- The proposed development is not in keeping with the policies of the New Official Plan (not yet in effect)

Public Consultation

- A neighbourhood information meeting to present the original proposal was held October 18, 2017 and was not attended by any members of the public.
- No public comments were received.

Recommending Modified Approval

- Modified development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends a modified approval of the application to amend the Zoning By-law, subject to the conditions outlined in Report PB-53-18.