SUBJECT: Statutory public meeting and information report regarding official plan and zoning by-law amendments for 5353 Lakeshore Road

TO: Planning and Development Committee - Public

FROM: Department of City Building - Planning Building and Culture

Report Number: PB-09-19

Wards Affected: 5

File Numbers: 505-03/18, 520-03/18

Date to Committee: February 12, 2019

Date to Council: February 25, 2019

Recommendation:

Receive and file department of city building report PB-09-19 regarding proposed official plan and zoning by-law amendments for 5353 Lakeshore Road.

Purpose:

The purpose of this report is to provide background information for the statutory public meeting required under the Planning Act for Official Plan and Zoning By-law amendment applications.

The report provides an overview of the proposed applications, an outline of the applicable policies and regulations and a summary of technical and public comments received to date.

The report relates to the following objectives of the City of Burlington Strategic Plan:

A City that Grows
- Intensification
- Focused Population Growth

A City that Moves
- Increased Transportation Flows and Connectivity

A Healthy and Greener City

- Healthy Lifestyles

An Engaging City

- Good Governance

REPORT FACT SHEET

RECOMMENDATIONS:	*None. For information only*	***Ward No.:***	*5*

Application Details	***APPLICANT:***	*United Burlington Retail Portfolio Inc.*
	OWNER:	*United Burlington Retail Portfolio Inc.*
	FILE NUMBERS:	505-03/18, 520-03/18
	TYPE OF APPLICATION:	*Official Plan and Zoning Bylaw Amendment*
	PROPOSED USE:	*Mixed Use Community comprised of 900 residential, 2700 m² of office space and 11,955 m² of service commercial and retail uses*
Property Details	***PROPERTY LOCATION:***	*North side of Lakeshore Road between Hampton Heath Road and Kenwood Avenue*
	MUNICIPAL ADDRESSES:	*5353 Lakeshore Road*
	PROPERTY AREA:	*3.84 hectares*
	EXISTING USE:	*Commercial Retail Plaza*
Documents	***OFFICIAL PLAN Existing:***	*Neighbourhood Commercial*
	OFFICIAL PLAN Adopted:	*Neighbourhood Centre*
	OFFICIAL PLAN Proposed:	*Neighbourhood Commercial with exception to permit the development*
	ZONING Existing:	*'CN1-63' Neighbourhood Commercial*
	ZONING Proposed:	*Site Specific 'CC1-xx' Community Commercial with exceptions to permit stand alone residential buildings, mixed use buildings up to 18 storeys and reduced standards*
Processing Details	***NEIGHBOURHOOD MEETING:***	*Public Open Houses were held on:* *July 18th, 2018 and August 8th, 2018*
	PUBLIC COMMENTS:	*Staff has received multiple emails and letters.* *Note: Some constituents sent multiple letters*

Background and Discussion:

The purpose of this report is to provide an overview of the proposed applications, an outline of the applicable policies and regulations, and a summary of the technical and public comments received to date. This report is intended as background information for the statutory public meeting. As such, no recommendations on the applications are being made at this time.

Site Description

The lands subject to the applications are located along the north side of Lakeshore Road between Hampton Heath Road and Kenwood Avenue, known municipally as 5353 Lakeshore Road. The subject lands comprise a total area of approximately 3.84 hectares (9.5 acres) with 193 metres of frontage along Lakeshore Road, 152 metres of frontage along Kenwood Avenue and 114 metres of frontage along Hampton Heath Road. Currently, the property contains a one storey commercial retail plaza and surface parking, known as Lakeside Plaza.

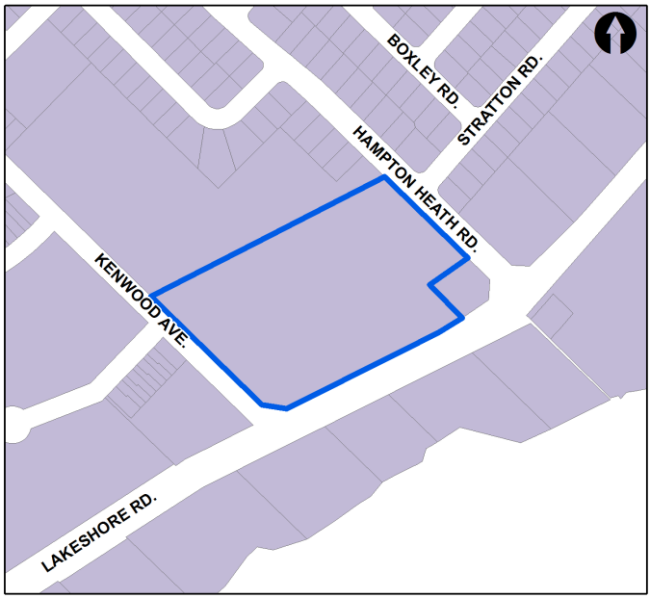


Figure 1: Location Map

The property is surrounded by the following land uses:

- Skyway Arena and Park and low density residential uses are located to the north;
- High density residential uses to the south with apartment buildings ranging between 2-10 storeys with a 19 storey building located further west and Burloak Park further east;
- Neighbourhood commercial uses to the west comprised of a retail plaza and gas station at the corner of Lakeshore Road and Kenwood Avenue and medium-density residential uses (ie. townhouse



Figure 2: Air Photo (2017) showing Subject Lands

units) north of the neighbourhood commercial;
- Neighbourhood commercial and medium and low density residential uses to the east comprised of Scotiabank in the northwest corner of the intersection of Lakeshore Road and Hampton Heath Road, a retirement home and single detached units.

The site is accessed via one driveway on Kenwood Avenue, one driveway from Lakeshore Road and two driveways from Hampton Heath Road.

Description of Applications

On June 6, 2018, the Planning department acknowledged that complete applications had been received for an Official Plan and Zoning By-law amendment for 5353 Lakeside Plaza in order to allow for the proposed development.

The original applications proposed a mixed use development including 900 residential units and 14,655 m² of office and commercial space within a mix of mid-rise and high-rise buildings ranging from 4 storeys to 18 storeys in height. Vehicular access was proposed from Lakeshore Road, Hampton Heath Road and Kenwood Avenue as illustrated in Appendix II – Detail Sketch.

A total of 1350 parking spaces are being proposed for the overall development with 1150 provided within underground parking structures and 200 surface parking spaces.

On July 18, 2018 and August 8, 2018, public open houses were held at Lakeside Plaza to provide an initial opportunity for the public to review the proposed applications, ask questions of consultants and City staff and provide feedback on the applications as proposed.

Technical Reports

The following technical reports and materials were submitted in support of the applications:

- Conceptual Site Plan, prepared by Cynthia Zahoruk Architects, dated April 8, 2017;
- Arborist Report, prepared by MHBC, dated January 3, 2018;
- Site Data, prepared by Cynthia Zahoruk Architects, dated April 19, 2018;
- Landscape and Waste Management Plan, prepared by Cynthia Zahoruk Architects, dated April 10, 2018;
- Tree Inventory, prepared by MHBC, dated January 3, 2018;
- Planning Justification Report, prepared by prepared by MHBC, dated April, 2018;
- Urban Design Brief, prepared by MHBC, dated April, 2018;
- Building Height Survey, prepared by Cynthia Zahoruk Architects, dated April 10, 2018;
- Shadow Study, prepared by Cynthia Zahoruk Architects, dated April 18, 2018;

- Noise Study, prepared by HGC Engineering, dated April 18, 2018;
- Environmental Site Screening Questionnaire;
- Phase I Environmental Site Assessment, prepared by Terraprobe, dated February 28, 2017;
- Parking Justification Study, prepared by Crozier & Associates, dated April, 2018;
- Functional Servicing and Stormwater Management Report, prepared by Crozier & Associates, dated April 2018;
- Pedestrian Wind Assessment, prepared by Novus Environmental, dated April 13, 2018;
- Grading Plan, prepared by Crozier & Associates, dated April 20, 2018;
- Phasing Plan, prepared by Cynthia Zahoruk Architects, dated April 8, 2017;
- Pre-Development Drainage Plan, prepared by Crozier & Associates, dated April 20, 2018;
- Post-Development Drainage Plan, prepared by Crozier & Associates, dated April 20, 2018;
- Traffic Impact Study, prepared by Crozier & Associates, dated April, 2018;
- Geotechnical Investigation Report, prepared by Terraprobe, dated March 23, 2015
- Servicing Plan, prepared by Crozier & Associates, dated April 20, 2018.

The applications along with these materials have been circulated to various departments and agencies for technical review. The applications remain under technical review with revisions requested by various agencies (comments included below in the Technical Review section). The technical reports can also be accessed and reviewed on the City's website at www.burlington.ca/lakesideplaza.

Discussion:

POLICY FRAMEWORK

The proposed Official Plan and Zoning By-law amendment applications are subject to the following policy framework: the Planning Act, Provincial Policy Statement (PPS), 2014; Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2017; Halton Region Official Plan; City of Burlington Official Plan, and the City of Burlington Zoning By-law 2020. The proposed applications are also reviewed for alignment with the Grow Bold: Burlington Official Plan which was adopted in April 2018.

A discussion of conformity with provincial, regional and city documents will be addressed in the subsequent recommendation report.

Planning Act

When dealing with their responsibilities under the *Planning Act*, Municipalities shall have regard to a wide range of matters of provincial interest with respect to matters such as protection of the environmental features and agriculture, efficient use of infrastructure and services, adequate provision of housing, employment and facilities, sustainable and transit supportive development and accessibility for all persons.

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement provides broad policy direction on matters of provincial interest related to land use planning and development that support the building of viable, healthy and strong communities. The PPS focuses growth and development within established settlement areas and promotes efficient development and land use patterns which sustain financial well-being of municipalities over the long term. The PPS policies provide for an appropriate mix and range of housing and employment to meet the needs of current and future residents through opportunities for intensification and redevelopment.

The PPS supports improved land use planning and management based on policies that contribute to the efficient use of land and infrastructure, protection of natural and built resources, creation of healthy, active and transit supportive communities, protection of public health and safety and increased accessibility for all members of the community. It is noted that all decisions affecting planning matters “shall be consistent with” the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe provides a growth management policy direction and framework for implementing the Province’s vision for building stronger, prosperous complete communities by better managing growth within existing urban areas.

The Growth Plan encourages transit supportive densities and a healthy mix of housing, employment growth and access to services in order to achieve compact, vibrant and complete communities. This type of development optimizes investments in infrastructure and public service facilities and accommodates people at all stages of life and includes a mix and range of housing and jobs as well as easy access to stores and services to meet the daily needs of residents.

The Growth Plan contains population and employment forecasts to plan for and manage growth to the horizon of the Growth Plan and requires Municipalities to develop and implement through their official plan policies and strategies for achieving allocated intensification.

Halton Region Official Plan

The Region's Official Plan (ROP) provides goals, objectives and policies to direct physical development and change in Halton Region. The ROP provides population and intensification targets for all of the local municipalities including the City of Burlington.

The subject property is designated "Urban Area" in the Halton Region Official Plan (ROP). Within the Urban Area, the ROP policies support the achievement of densities higher than surrounding areas and mixed uses that support active transportation and ensure the viability of existing and planned transit for everyday activities promoting the development of vibrant and healthy communities. The Urban Area is also where urban services (municipal water and/or wastewater systems) are or will be provided to accommodate existing and future development. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws and subject to other relevant policies of the Regional Official Plan.

City of Burlington Official Plan

The subject lands are located within the urban boundary and are designated as Neighbourhood Commercial on Schedule B of the City's Official Plan. The plan directs population growth towards mixed use centres, mixed use corridors and underutilized or vacant parcels in existing communities. The OP promotes a broader mix of compact housing to meet the needs of the changing population with respect to type, size, cost and ownership. Development is to be served by various modes of transportation and located in closer proximity to jobs, shopping and leisure areas.

The neighbourhood commercial policies provide for small and large scale neighbourhood commercial areas that are intended to provide a limited range of retail and service commercial uses and community facilities that serve the daily and weekly needs of the immediate neighbourhood and surrounding residential community. Large scale neighbourhood commercial areas are up to 5 ha in site area with a maximum building area of 12,500 m^2. Residential uses are permitted on the second and/or third storey of retail/commercial buildings.

The following criteria shall be considered in evaluating applications for expanded neighbourhood commercial sites;

- Demonstrated need for the development in terms of existing and future market conditions;
- Impacts of the proposal on adjacent residential *development* are acceptable with respect to noise, dust, vibration, lighting, odours, security, sun-shadowing, removal of vegetation and privacy, or the proposed

development has the capability to mitigate any impacts to acceptable levels;

- the proposal is *compatible* to the surrounding neighbourhood in terms of height, *massing*, setbacks, and landscape and buffer areas;
- large-scale neighbourhood commercial uses are located at the intersection of minor arterial, multi-purpose arterial or major arterial roads;
- the effects of the proposal on the capacity of the transportation system and existing traffic levels are acceptable;
- on-site parking is adequate to accommodate the level of development proposed and parking areas, loading areas and services areas shall be located to avoid conflict between pedestrian and vehicular traffic, away from adjacent uses and adequately screened and landscaped;
- the site plan promotes safe, convenient and barrier-free pedestrian travel within the site, between the site and adjacent uses, to and from transit stops;
- major entrances to the commercial centre building *shall* be located adjacent to the principal public transit stops or a covered walkway *shall* be provided between the major entrances to the shopping centre building and the principal transit stops;
- the number and location of vehicular access points *shall* be limited to minimize disruption to traffic flows and to minimize the impact on local streets; and
- the site plan promotes public safety.

Grow Bold- City of Burlington Official Plan, adopted April 2018

On April 26, 2018, Council adopted Grow Bold: Burlington Official Plan that sets a clear vision and establishes strategic priorities for sustainable growth, complete communities, environment and sustainability, economic activity, infrastructure, design excellence, land uses and public participation. The vision reflects that the city's growth shifting from building new Greenfield communities and accommodating more residents and jobs within existing areas through intensification targeted to specific areas of the city.

The subject lands are identified as a Secondary Growth Area within the Growth Framework. Secondary Growth Areas are expected to transition over the planning horizon and are anticipated to accommodate growth and support frequent transit corridors. Lakeshore Road is identified as a frequent transit corridor and Hampton Heath is identified as a transit support corridor.

The subject lands are to be designated as Neighbourhood Centre within Mixed Use Nodes and Intensification Corridor. Mixed Use Nodes and Intensification Corridors are intended to be a focus of re-urbanization where mixed commercial, residential and

employment uses are developed in a compact built form that encourages the efficient use of physical resources and municipal infrastructure.

The objective of the Neighbourhood Centre is to provide locations that will serve as areas for mixed use developments in a compact built form, including pedestrian-oriented, small and medium-scale retail and service commercial uses, office uses, residential uses, public service facilities and open spaces. Neighbourhood Centres are to serve as a focal point for community activities within and at the periphery of residential neighbourhoods in locations that meet residents' day-to-day and weekly goods and service needs.

The Neighbourhood Centre designation encourages a minimum building height of two (2) storeys and the maximum building height of six (6) storeys. The policies also provide for taller buildings up to a maximum height of eleven (11) storeys through site-specific Zoning By-law amendment, subject to criteria. One or more tall buildings (greater than 11 storeys) may be considered as part of a comprehensive site development may be considered through an Official Plan Amendment provided the proposal contributes to achieving a vibrant, active and walkable built environment and is consistent with the objectives of the Neighbourhood Centre designation.

City of Burlington Zoning By-law 2020

The subject lands are zoned Neighbourhood Commercial "CN1-63" as shown in Appendix 1 to this report.

The applicant is proposing to change the Neighbourhood Commercial zoning to Community Commercial "CC1-xxx" to allow street townhouse dwelling units (as part of a residential apartment building, an increase in building height, reduced on-site parking and site specific modifications described below in Table 1.

Table 1 summarizes the zoning regulations for the development.

Table 1 – Existing and Proposed Zoning

Regulation	CN1	Proposed CC1	Exception Needed
Lot Width	45m	113.7 m	**No**
Lot Area	1 ha	3.84 ha	**No**
Front Yard	6 m	11.7 m	**No**
Rear Yard	6 m	6 m	**No**
Side Yard	No minimum	10.5m	**No**
Street Side	6 m	6 m	**No**

Regulation	CN1	Proposed CC1	Exception Needed
Yard abutting a residential zone	12 m	12 m	**No**
Yard abutting a PC or P zone	6 m	10.5 m	**No**
Yard abutting a Pipeline Easement	7 m	25-30 m +-	**No**
Maximum Floor Area for non-residential uses	3600 m²/use excluding supermarket/grocery store	TBD	**No**
Amenity Area	20m²/ unit	14m²/unit	**Yes**
Maximum height	3 storeys up to 12 m	18 storeys	**Yes**
Landscape Area abutting a Street	3 m	1 m	**Yes** along Hampton Heath
Landscape Area abutting a Residential Zone	6 m	1 m	**Yes** along rear of Supermarket
Parking, Residential	1.25 space/ one-bedroom unit 1.50 space/ two-bedroom unit 1.75 space/ three- or more bedroom unit Plus 0.35 visitor spaces per unit	1350 includes commercial spaces	**Yes**
Parking – Retail Centre	5.25 spaces per 100m² GFA	Included in the above noted 1350	**Yes**

Technical Review

On June 19, 2018, staff circulated a request for comments to internal and external agencies, including Halton Region and Conservation Halton. Formal comments on the

applications have now been received. Agency comments will be addressed in the subsequent recommendation report.

Burlington Economic Development Corporation (BEDC):

BEDC supports the employment generating activities proposed in the application.

Halton District School Board (HDSB)

HDSB has no objection to the proposed applications, as submitted, and identifies that students from the proposed development are currently within the Mohawk Gardens Public School, Frontenac Public School and Pineland Public School and Nelson High School catchments. According to the Board's projections, students generated from this development are expected to be accommodated within the respective elementary schools. Nelson High School is projected to be above building capacity and students are expected to be accommodated with the addition of portables.

Halton Catholic District School Board (HCDSB)

HCDSB has no objection to the proposed applications, as submitted, and identifies that if the development was to proceed today students from the proposed development would be accommodated at St. Patrick Catholic Elementary School located at 200 Kenwood Avenue and Assumption Catholic Secondary School located at 3230 Woodward Avenue.

Parks and Open Space – Capital Works Department

Capital Works will require the land north of Access lane "A" be conveyed to the City as a component of Parkland Dedication considering the vehicular circulation to and from Skyway Arena.

Capital Works will also require park dedication of approximately 0.5 ha or greater to establish a parkette to provide meaningful public space for passive recreational uses which ideally would be located adjacent a public street. Parks and Open Space staff requires an updated plan addressing comments, prior to providing a recommendation to planning staff.

The balance of the park dedication requirement would be taken as cash-in-lieu of park dedication that will be based on final unit counts.

Site Engineering – Capital Works Department

Site Engineering staff reviewed the submitted documents and require additional information and revisions to the submitted documents addressing their comments, including submission of a Phase 2 Environmental Site Assessment, updates to the Noise Feasibility Study, updates to the stormwater management report, civil and architectural plans. This information is required in order to provide a recommendation to planning staff.

Urban Forestry – Capital Works Department

Urban forestry staff has no objection to the proposed applications at this time, subject to submission of revised plans for review and approval. The required submissions include an updated Tree Inventory, Protection and Removals Plan and Arborist Report and a more fully developed Landscape Concept Plan that addresses the intended uses of the amenity areas, pedestrian connections and crossings to ensure that the safety and function of the pedestrian realm and amenity spaces are considered in the overall site design.

Transportation Department

Transportation Planning reviewed the Transportation Impact Study and Parking Justification Study and require the provision of additional parking spaces in accordance with the rates identified in the Burlington-City Wide Parking Standards Review, improved Transportation Demand Management measures, provision of a required full traffic signal at Lakeshore Road and Hampton Heath Road, submission of additional analysis and updates to the TIS to include additional left turn signal warrants and assessment of access performance on-site and off-site, additional turning moves counts and updates to plans to reflect additional comments provided. Transportation Planning will need to review the additional information prior to being satisfied with the analysis, conclusions and recommendations of the report.

Mobility Hub Team

The subject site is outside of the Mobility Hub boundaries, and as such, the Mobility Hub team do not have any comments.

Burlington Transit

Staff note that the site is located adjacent to two existing bus stops. However, the existing transit stop located on Hampton Heath Road is not identified on the current plans. Transit staff would like the plans updated to reflect the existing Hampton Heath bus stop and the relocation of the Lakeshore Road bus stop to a location that provides safe pedestrian access. Additionally, transit staff would like consideration of transit vehicles being able to cross the site, bidirectional between Hampton Heath Road and Kenwood Avenue.

Conservation Halton

There is no regulated land within the subject property and therefore Conservation Halton will not be providing comments.

Halton Region

Regional staff note that the subject lands form part of the Urban Area designation and are within the Built Boundary. The policies of Urban Area designation support a form of

growth that is compact and supportive of transit, the development of vibrant and healthy mixed use communities which afford maximum choices for residence, work and leisure.

The subject lands are not located within a regionally mapped Intensification Area (i.e. *Urban Growth Centre* or *Major Transit Station Area*), where such a density is generally supported. The proposed development would result in a departure from the in force vision for growth that was not planned for in an integrated, coordinated, and comprehensive manner. Additional information and updates have also been identified that will require review and approval. As such, Regional Staff do not support the application at this time.

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined to date have been received.

Public Engagement Matters:

Public Circulation

The application was subject to the standard circulation requirements. A public notice and request for comments were circulated in June 2018 to surrounding property owners / tenants. Notice signs were also posted on the property, which depicted the proposed development. All technical studies and supporting materials were posted on the City's website at www.burlington.ca/lakesideplaza .

Sustainable Development Committee (SDC)

Overall the SDC agrees that the site is currently underutilized and supports the proposed mixed use development based on the principles and objectives of Sustainable Development.

The SDC included a number of comments for consideration that would further enhance the proposed development. These included issues such as consideration of the inclusion of design elements that encourage the conservation of energy and reduction of GHG emissions; enhancing Transit Demand Management measures to encourage residents to use forms of transportation other than automobiles; provision of additional tree planting to achieve at least 30% tree canopy in 20 years; provision of additional ground oriented outdoor amenity space; enhancing stormwater management through such things as consideration of reuse of stormwater for landscape irrigation and use of green roofs, where appropriate; and incorporation of sustainable building practices and

LEED level components. Additionally, consideration should be given for the provision of affordable and accessible housing.

The SDC comments are attached as Appendix E.

Burlington Urban Design Advisory Panel (BUD)

The applicant presented their proposal to BUD. BUD discussed the overall site design and in particular the pedestrian circulation routes, the interaction of the development with the streetscape, overall parking configuration, the inclusion of additional ground oriented amenity areas and the relationship to Skyway Park.

BUD commented that the development needs to prioritize pedestrian routes that are comfortable to walk along and provide connectivity and scale, such as the provision of sidewalks down both sides of internal streets. Overall, BUD felt the streetscape treatment along Lakeshore Road was appropriate; however, the site should incorporate design features to address the large number of cyclists along Lakeshore Road. A series of smaller parking areas was suggested instead of one large parking area and noted that the smaller parking areas should contemplate and incorporate pedestrian routes. BUD discussed need for the development to provide additional ground oriented amenity areas that will offer usable recreation space for those that live and visit the site. The development of these amenity areas should consider and accommodate all users, such as small children, seniors and pets. These amenity areas should also seamlessly connect to the site's overall pedestrian routes. BUD also provided a number of comments with respect to built form such as increasing separation distances, consideration of building placement and orientation noting that the site acts as a gateway from the east and that design excellence will be paramount as architectural details of the buildings is further developed.

BUD stated that City staff should continue to work with the applicant to maximize the pedestrian amenity and views and the relationship between the park, the development and the proposed arena.

Once all agency and department comments are received, the applicant will provide an additional presentation to BUD outlining more detail and any changes made to the plans to address comments received.

Public Open House

Public Open Houses were held on July 18, 2018 and August 8, 2018 at Lakeside Plaza and was attended by approximately 74 members of the public on July 18, 2018 and approximately 70 members of the public on August 8, 2018, Ward Councillors, City staff, the applicant and various consultants that contributed to the applicant's submission were in attendance to discuss the proposed application, the planning process and listen to comments and concerns.

Comments included the following:

- Support the redevelopment of the plaza
  - Redevelopment is overdue
  - Makes better use of the property
  - Great job with massing and compatibility with surrounding uses
- Traffic & safety;
  - Concern with congestion and increase in traffic volumes on Lakeshore Road, Hampton Heath Road and Kenwood Avenue
  - Concern that neighbourhood streets could be used to avoid congestion on Lakeshore Road;
  - Concern for safety of children playing/crossing the street nearby and the safety of seniors crossing Lakeshore Road
  - Congestion during highway closures is terrible;
  - Already difficult to make left turn from buildings across street
- Inadequate parking spaces;
  - Parking provided is insufficient;
  - More parking needed
- Concern with the height, number of units / density;
  - Proposed development constitutes over-intensification;
  - Buildings heights are excessive;
  - Too dense; too many buildings
  - Concern about impact on schools; closure of Bateman; potential students from this development
  - Need for larger units to accommodate families
  - Proposed buildings too close to road; will create wind tunneling
- Concern with lack of park space;
  - Question as to where children will play?
  - Public square with fountains and public amenities
  - Need more meaningful pedestrian connections
- Concern with flooding and servicing
  - Area experienced major flood
  - Is it capable of handling increase in residents; how will they be addressed
- Concern with shadows from buildings
- Concern with increase pollution
- Need better transit to this area
- Construction/Phasing is too long
- Mix of rental versus ownership
  - Need affordable housing

Public Comments

As a result of the public consultation, several written comments were received from members of the public. Public comments can be found in Appendix D of this report. The comments received highlighted the following themes and areas of concern about the development and are summarized below:

- Support the redevelopment of the plaza

- Traffic & safety;
  - Traffic will be horrible
  - Congestion and increase in traffic volumes on Lakeshore Road, Hampton Heath Road and Kenwood Avenue and that neighbourhood streets could be used to avoid congestion on Lakeshore Road;
  - Safety of children playing/crossing the street nearby;
  - Safety of seniors crossing Lakeshore Road
  - Congestion during highway closures;

- Inadequate parking spaces;
  - Parking provided is insufficient;

- Height and Density;
  - Proposed development constitutes over-intensification;
  - Buildings heights are excessive;
  - Too dense; too many buildings
  - Impact on schools; closure of Bateman; potential students from this development
  - Need for larger units to accommodate families
  - Proposed buildings too close to road; will create wind tunneling

- Lack of park space;
  - Question as to where children will play?

- Flooding and servicing
  - Area experienced major flood
  - How will servicing and flooding be addressed

- Shadows from buildings

- Construction/Phasing is too long

All questions and concerns raised by the public will inform staff's review of the application and will be addressed in a future report.

Next Steps:

Planning staff have met with the consulting team to discuss and review the comments received. Given the importance of this development to the community, Planning staff

will continue to work with the applicant and their consulting team as they undertake the necessary work required to address technical comments received from agencies and comments received from the public. Planning staff anticipate that the results from this additional work will result in significant changes to the overall development; however, at this time it is not known what these changes may entail.

Conclusion:

This report provides a description of the development applications, an update on the technical review of this application and advises that public comments have been received. A subsequent report will provide an analysis of the proposal in terms of applicable planning policies and will provide a recommendation on the proposed applications.

Respectfully submitted,

Lola Emberson, MCIP, RPP

Senior Planner, Development Review

905-335-7600 ext. 7427

Appendices: (if none delete section)

A. Location/Zoning Sketch

B. Detail Sketch

C. Conceptual Renderings

D. Public Comments

E. Sustainable Development Committee Comments

Notifications: (if none delete section)

United Burlington Retail Portfolio Inc. joeeimaieh@gmail.com

Dana Anderson danderson@mhbcplan.com

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

APPENDIX A – Location Sketch

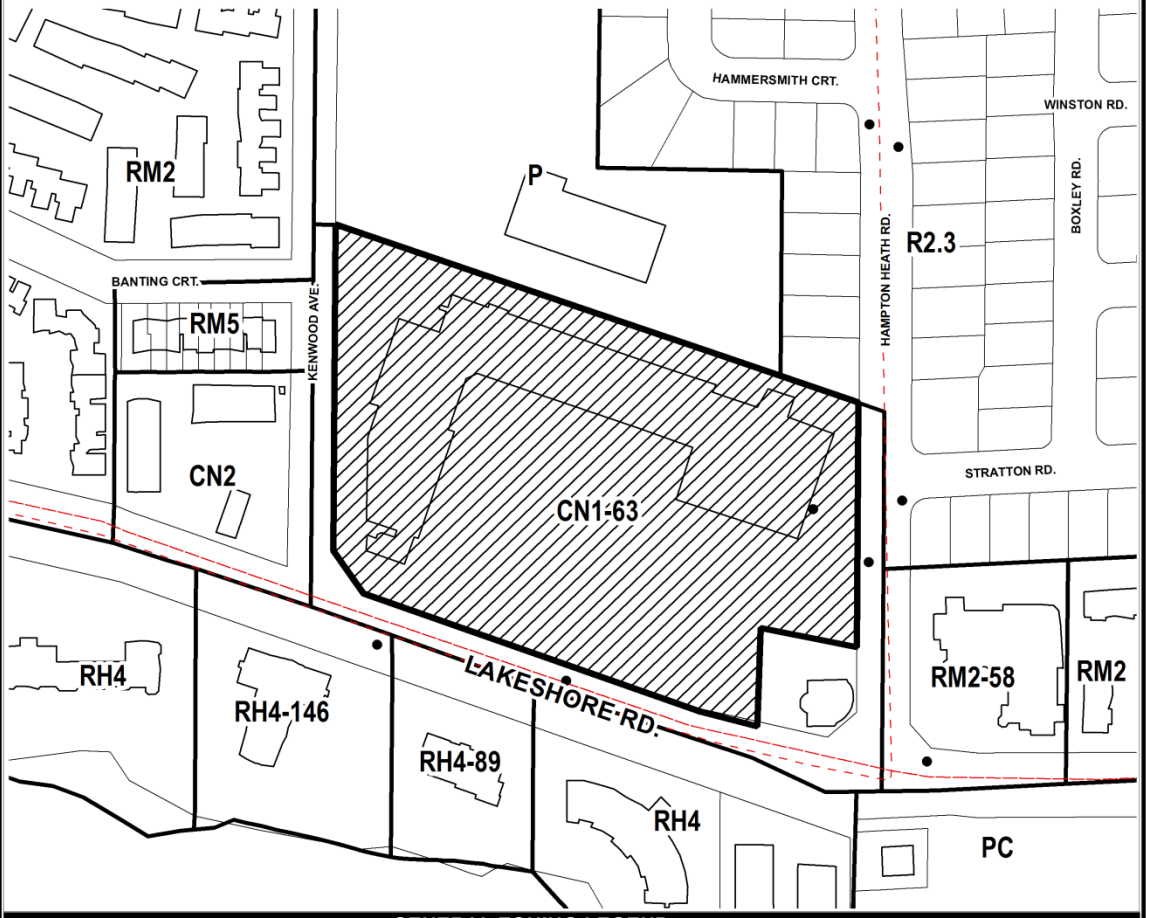
Sketch No. 1

LOCATION / ZONING SKETCH

Official Plan and Zoning By-law Amendment applications to permit a mix of residential, office, service commercial and retail uses, including retention of the existing food store comprised of a mix of single storey, mid-rise and high-rise buildings that will provide 900 residential units and 11, 955 square metres of retail and service commercial and 2700 square metres of office space.

SUBJECT PROPERTY — Bus Routes — Bus Stops

FILE No. 520-03/18
505-03/18



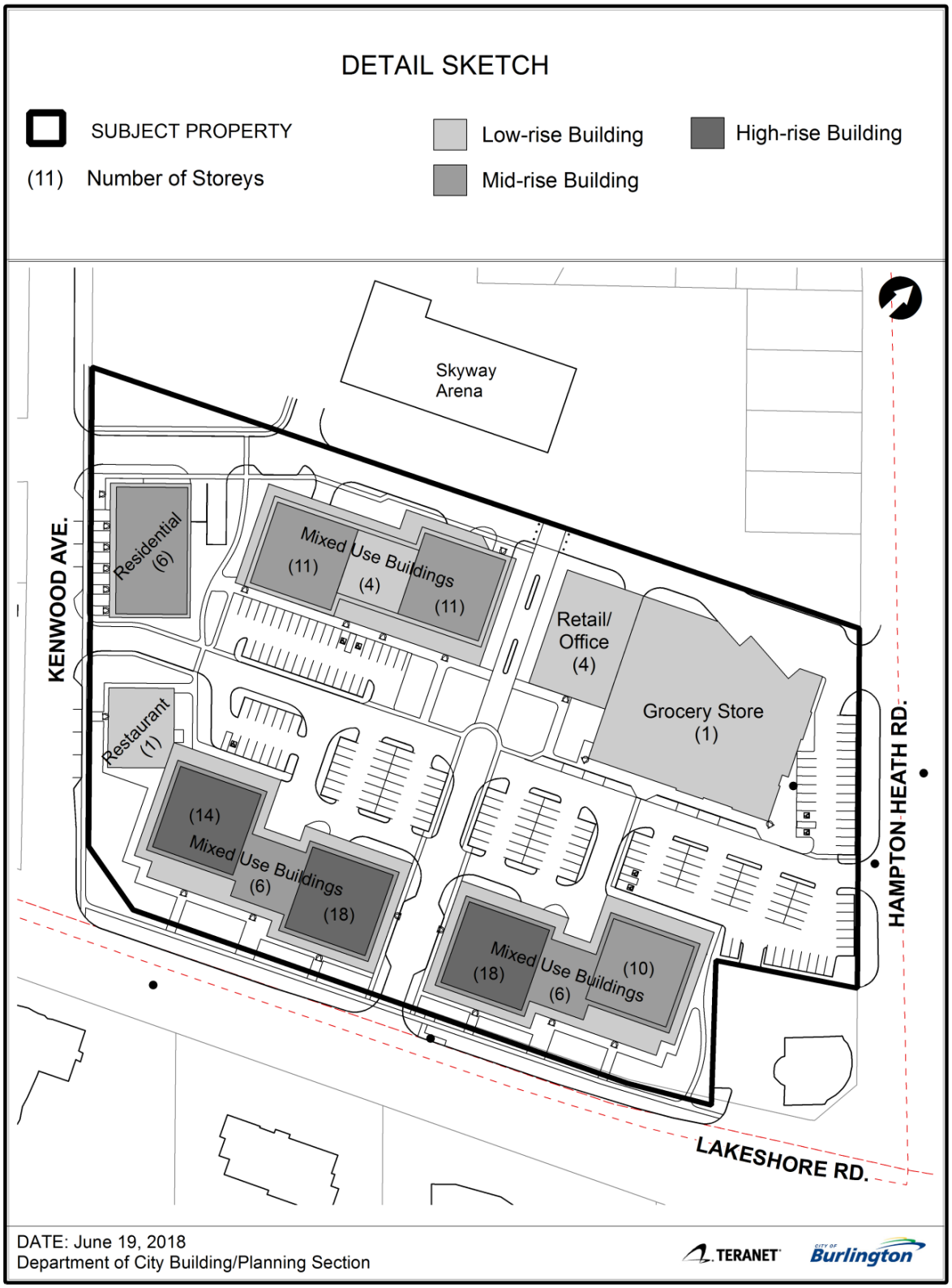
GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.3	RM2 RM5	RH4		CR CN1 CN2		P PC

Date: 05 Jun, 2018
Department of City Building

TERANET — City of Burlington

APPENDIX B – Detail Sketch



APPENDIX C – Conceptual Renderings



