

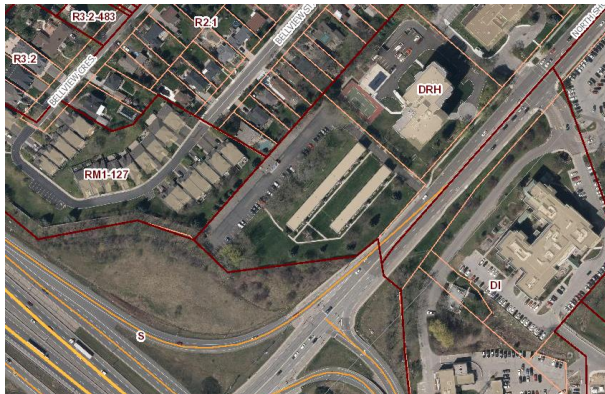
# Statutory Public Meeting

## Application to amend the Official Plan and Zoning Bylaw

**Applicant:** Amico Properties Inc.  
**Addresses:** 1157-1171 North Shore Blvd E.  
**Date:** February 5, 2019



## Overview of Development Site



Site Area: 1.22 ha



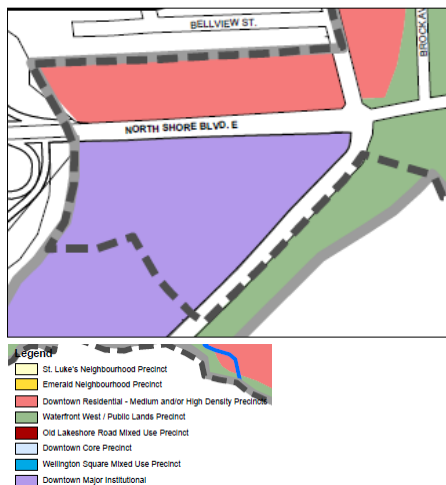
## Current Development Proposal



- Official Plan & Zoning By-law amendments to permit a senior’s living campus with building heights up to 17 storeys (approx. 65 m). The development proposes to contain 475 suites of varying levels of care.
- A total of 220 parking spaces (145 staff and visitor spaces and 75 resident parking spaces) are proposed to be provided underground



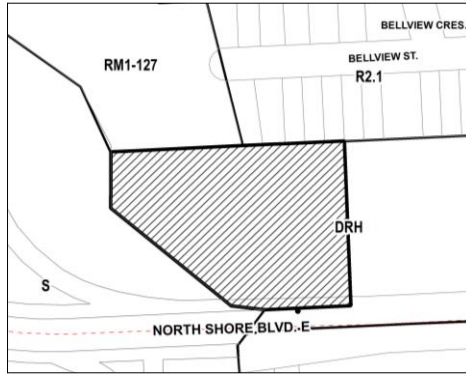
## Official Plan Designation



- Designated “**Downtown Residential- Medium and/or High Density**”
- Official Plan Amendment is proposing to:
  - permit site specific amendments for the subject site to increase density.



## Zoning



- **‘Downtown Residential – High Density’**
- Application is proposing to rezone to include site specific exceptions to accommodate the proposed development:
  - Increase density.
  - Increase height.
  - Reduce number of parking spaces.



## Public Consultation

- **A neighbourhood meeting to present the proposal meeting was held on January 9, 2019.**
- **43 emails and two letters have been received. Public comments are attached as Appendix C to report PB-11-19**
- **General Themes:**
  - Concern over increased traffic
  - Concern over increased height and density
  - Lack of on-site parking



## Technical Review

- **Technical Review Commenced in November 2018.**
  
- **Outstanding technical issues identified to date:**
  - Additional transportation information required for MTO review.
  
  - More information required on the employment numbers provided.
  
  - More information required relating groundwater conditions on the site.
  
  - Updated noise studies required to ensure that noise levels in on-site amenity areas are acceptable and to determine if there are any off-site noise impacts due to loading, venting, etc.
  
  - Design:
    - More efficient pedestrian connections should be provided.
    - Additional landscape plans to be updated to ensure that there is sufficient room to buffer surrounding properties from potential noise and light.



## For more information:

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**Visit the City's website:**

**[www.burlington.ca/1157NorthShore](http://www.burlington.ca/1157NorthShore)**