

## Recommendation Report

### Application for Official Plan Amendment & Zoning By-law Amendment

**Applicant:** MHBC Planning Ltd. on behalf of  
LIV Communities  
**Address:** 1085 Clearview Ave., and  
1082, 1086, & 1090 St. Matthew's Ave.  
**File:** 505-01/19 & 520-02/19  
**Date:** July 9, 2019



### Overview of Development Site



Site Area: 0.63 hectares

Located between Clearview  
Ave., St. Matthew's Ave. and  
Masonry Court

Currently developed with a  
place of worship use and 3  
detached dwellings

North: Aldershot GO Station,  
high density residential  
South, East, West: low  
density residential  
Further west: Employment



## Burlington Official Plan & Zoning By-law

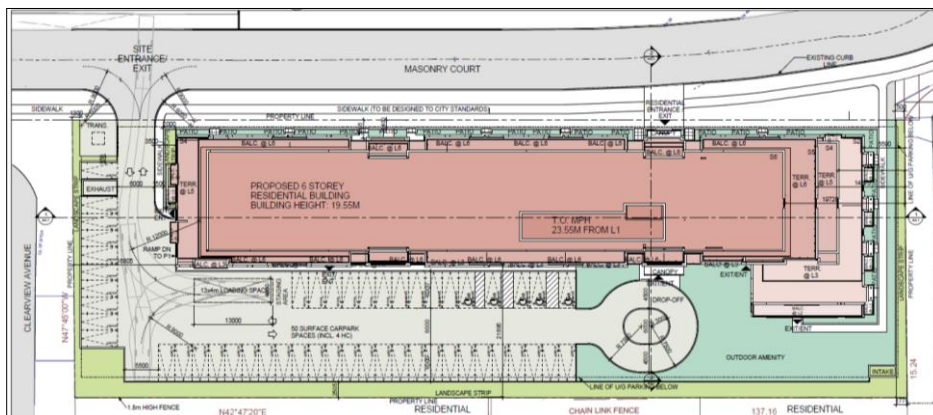


**Existing Official Plan Designation:**  
Residential – Low Density

**Existing Zoning:**  
Residential Low Density (R2.1)



## Revised Application – May 27, 2019



- 1 driveway entrance from Masonry Court
- 162 residential units (258 uph)
- 204 parking spaces
- Amenity area moved to east side of property
- 2.5m landscape buffer to R2.1 zone
- East building form of 2-storeys, wrapping to back
- 5<sup>th</sup> floor terrace on west
- Building length of 113 metres

## Revised Application



Applicant's rendering – elevation along Masonry Court (from west side of property)



Applicant's rendering – rear building elevation



Applicant's rendering – elevation of rear of building from west side of property



## Public Consultation

- Neighbourhood Open House Meeting was held on October 29, 2018 at Aldershot Arena
- Public Notice and Request for Comments was circulated in February 2019
- Statutory Public Meeting – April 2, 2019
- Sustainable Development Committee comments are attached as Appendix D to planning report PB-31-19
- Public Comments are attached as Appendix E to planning report PB-31-19



## Planning Concerns

- Overall building length and resulting massing and scale
- Reduced landscape areas along all property lines
- Setbacks of underground parking structure
- Surface parking and hardscaped amenity area
- Reduction to required amenity area
- Relationship of building height to Clearview Ave. built form
- Setback of building and at-grade patios proposed along Masonry Court.
- Public realm impact on Masonry Court



## Recommendation

- Development application proposes intensification near transit which is generally consistent with and conforms to provincial policy (PPS, 2014 and Growth Plan, 2019)
- Proposed development has been reviewed against Ontario's Transit Supportive Guidelines and does not meet building and site design guidelines with regard to the public realm
- Proposed built form and site design do not satisfy key housing intensification evaluation criteria policy in Burlington's Official Plan
- Proposed built form and site design do not achieve the intent of the City's Guidelines for Mixed-Use and Mid-Rise Residential Buildings
- Planning Staff are recommending refusal of this application



## For more information:

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