



**1085 CLEARVIEW AVENUE AND 1082, 1086 & 1090
ST. MATTHEWS AVENUE**

RECOMMENDATION REPORT ITEM 5.4

JULY 9, 2019



PLANNING PROCESS

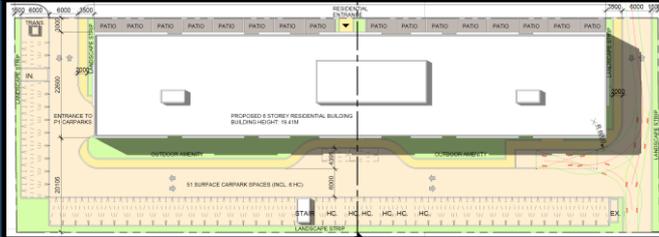
- 1st formal pre-consultation meeting with staff: January 2017
- Additional lands acquired and proposal revised: 2017 / 2018
- 2nd formal pre-consultation meeting with staff: May 2018
- Burlington Urban Design Advisory Panel review: September 2018
- Community open house: October 2018
- Application submission: December 2018
- Application deemed completed: January 2019
- Statutory Public Meeting: April 2019
- Submission 1 Comments Received: March – May 2019
- Submission 2 Filed: May 10, 2019
- Submission 2 Partial Comments Received: May 2019
- Submission 3 Filed: May 27, 2019
- Submission 4 Filed: July 5, 2019

PLANNING ASSESSMENT

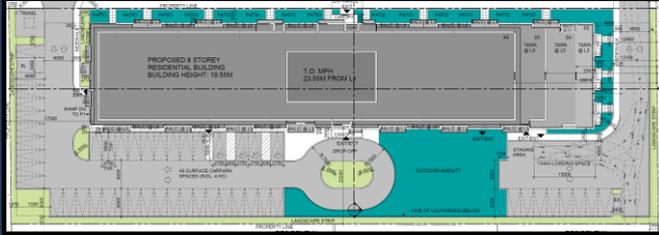
- Physical Context
- Policy Context
 - Provincial Policy Statement (2014)
 - Growth Plan for the Greater Golden Horseshoe (2019)
 - Region of Halton Official Plan
 - City of Burlington Official Plan

SITE PLAN REVISIONS

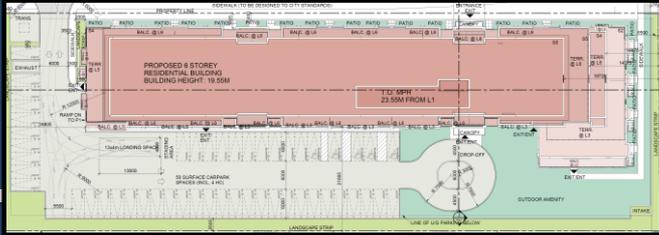
PRE-SUBMISSION (FALL 2018)



SUBMISSION (DEC. 2018)



REVISION (MAY 2019)



ELEVATIONS: FRONT AND EAST

SUBMISSION



REVISED



SUBMISSION



REVISED



CONCLUSION

- The policies and regulation of the Official Plan and Zoning By-law currently applicable to the Subject Lands are not consistent with the PPS, do not conform to the Growth Plan and do not conform with the ROP;
- The proposed OPA and ZBA bring the OP policies applicable to the Subject Lands into consistency and conformity with PPS, Growth Plan and ROP;
- The proposed development is consistent and conforms with PPS, Growth Plan and ROP;
- The proposed development conforms with the in-force City of Burlington Official Plan, except for those sections proposed to be amended which, once amended, provide consistency and conformity with provincial policies and plans;
- The proposal can be adequately serviced and does not create any impacts to municipal servicing;
- The proposal is well-served by existing community infrastructure including public transit, bike lanes, parks, schools, places of worship and an arena;
- The proposal enhances the pedestrian environment within the site and along the exterior street frontages; and,
- The proposal is compatible with the existing neighbourhood and does not create adverse impacts.

