

Statutory Public Meeting & Recommendation Report

Application for a Temporary Use By-law

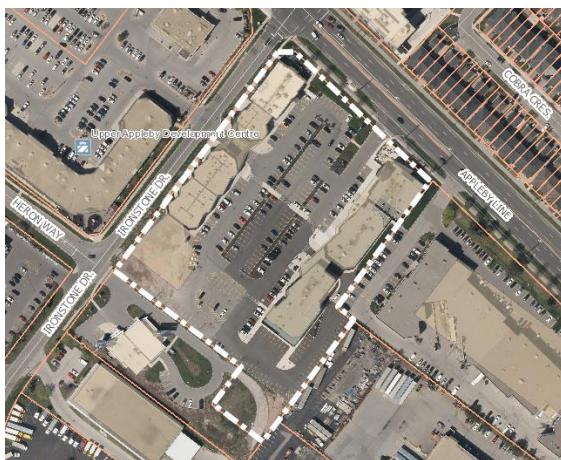
Applicant: ICP Developers Inc.

Address: 1860, 1890, & 1900 Appleby Line

Date: May 14, 2019



Overview of Subject Lands



Site Area: 2.2 hectares

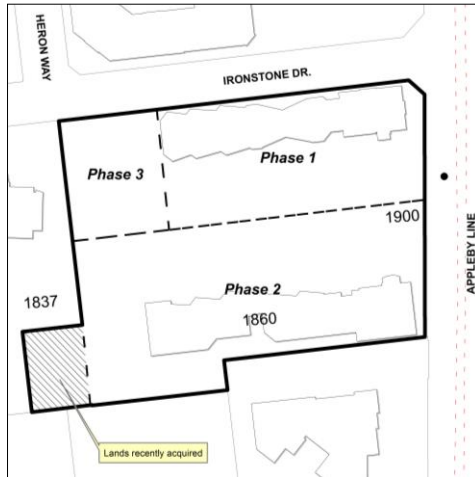
Uptown Burlington

Developed with a mixed-use commercial plaza

Surrounding uses include:
mixed-use plaza (north and south), retirement residence with ground floor commercial, townhouses (east), fire station and general employment (west)

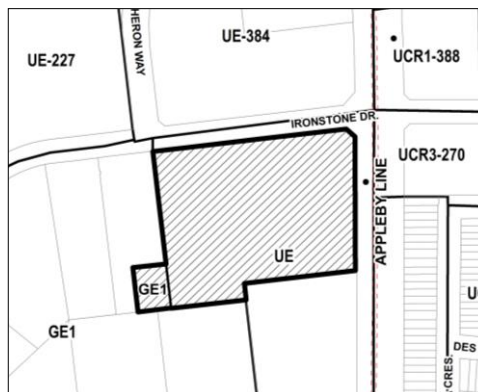


Overview of Subject Lands



- Planned to be developed in 3 phases
- Phases 1 & 2 (existing) developed with units for office, medical office, retail, service commercial, training and tutoring, recreational uses, as well as fast food restaurants and standard restaurants
- Phase 3 was intended to be developed with 4-storey office building
- Phase 3 has not been constructed
- Lands to the south-west recently acquired – no development

Burlington Official Plan & Zoning By-law



Existing Official Plan Land

Use Designation:

Uptown Mixed Use Centre –
Uptown Employment

Existing Zoning:

Uptown Employment (UE)

Small area of Uptown General
Employment (OP), GE1 zone





The Application

- Conditions of minor variance approval from 2014 lapsed in March 2019
- Temporary Use By-law to allow time to consider how the site will develop in the future
- Recognize the percentage of existing floor area of retail and service commercial uses on the property (74%)
- Limit the expansion of retail and service commercial uses on the property



Public Consultation

- Public Notice circulated in February 2019 to approx. 604 residents within 120m
- Public Notice sign posted in March 2019
- 7 public comments received
- Themes:
 - Would like existing uses to continue
 - Development phasing
 - Parking lot is busy at times
 - Auto-oriented plaza
 - Improve pedestrian and cycling infrastructure



Recommendation

- Proposed Temporary Use By-law is consistent with Provincial, Regional, and Local policy frameworks
- Recommend approval of the Temporary Use By-law, as detailed in Appendix D to Report PB-30-19
- Recommend that Capital Works be instructed to use previously collected securities for the development to complete the missing municipal sidewalk connection on Ironstone Drive, if not completed by the applicant by October 31, 2019



For more information:

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Visit the City's website:

www.Burlington.ca/1900Appleby

