

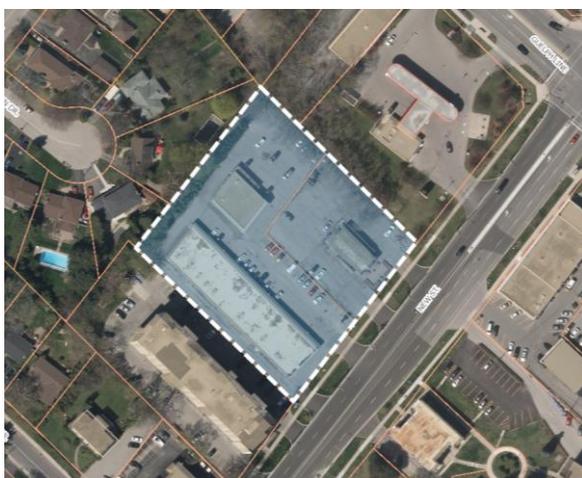
## Recommendation

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

**Applicant:** Weston Consulting on behalf of  
TRG (New-Guelph) Inc.  
**Address:** 2421-2431 New Street  
**Date:** November 12, 2019



## Overview of Subject Lands



Site Area: 0.7 ha (approx.)

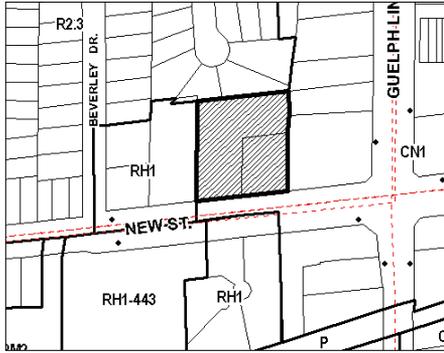
West of Guelph Line and  
New Street intersection

Currently developed with  
retail/commercial plaza

Surrounding uses: low-  
density residential (north);  
4-storey and 11-storey  
apartment buildings  
(south); gas station (east);  
6-storey apartment (west)



## Burlington Official Plan & Zoning By-law



**Existing Official Plan Designation:** Neighbourhood Commercial

**Existing Zoning:** Neighbourhood Commercial (CN1)



## The Application

- Two(2) 11-storey buildings with retirement home units in one building and residential units in second building
- Memory care units for residents with dementia
- Community institution use at grade in one building for seniors programming
- 3 levels of underground parking with 10 spaces at grade
- Official Plan Amendment to Residential - High Density
- Zoning By-law Amendment to site specific RH4 zone

## The Application



Rendering of proposed development concept – June 2019 submission

## Technical Review

- Region of Halton feel the application for intensification is consistent with provincial planning policy; would like Holding “H” applied to zoning until site contamination is addressed to their satisfaction
- Transportation Planning Staff agree with the parking rates for the uses proposed for the site and have specified TDM requirements (bike parking, transit passes)
- Landscaping and Forestry staff have no objection; details regarding landscaping to be addressed at Site Plan
- Site Engineering would like geotechnical study, noise study, and site contamination addressed to their satisfaction through the use of Holding “H” applied to zoning



## Public Consultation

- Neighbourhood meeting – May 2018
- Statutory Public Meeting – January 2019
- Public Comments:
  - Building design (unattractive, too large/tall, piece of art)
  - Front yard setback to New St too small
  - Increased greenspace needed
  - Increased congestion on New St.; cut through traffic on local roads, impact on public transit, seniors traffic will be off peak
  - Too much density for site, prefer townhouses
  - Seniors housing is needed
  - Impact on neighbouring property values
  - Capacity of infrastructure
  - Noise, privacy, sun shadow impacts
  - Loss of commercial space; leases with existing unit holders
  - Site contamination flowing through the site
  - No sidewalk closures during construction



## Recommendation

- Planning Staff recommend additional 3m building setback starting at 6<sup>th</sup> storey at front; 10m building setback to building wall from the 6<sup>th</sup> storey at sides; slight increases to rear yard setback at 6<sup>th</sup> storey; greater percentage of accessible parking for seniors uses; 3m setback for underground parking structure to New Street lot line
- Proposed Official Plan Amendment and Zoning By-law Amendment, as modified by Staff and with the inclusion of a Holding zone, is consistent with and conforms to Provincial policy, as well as Regional, and Local Official Plan policies
- Recommend approval of the OPA and ZBA, as modified by Staff, subject to the conditions of a Residential Development Agreement as detailed in Appendix D to Report PB-32-19
- Section 37 benefits to be negotiated and incorporated into final Zoning By-law to be presented to Council at a later date



**For more information:**

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Visit the City's website:

<https://www.burlington.ca/2421NewStreet>

