

APPENDIX D – Public Comment

**From:** ■■■■■■■■

**Sent:** Monday, February 08, 2016 3:18 PM

**To:** Stern, Lisa

**Subject:** 4880 Valera Road Development - Burlington

**Importance:** High

Dear Lisa,

I am writing to request the status of the application on file for this project? Last I checked a few months ago the project was still in the early planning stages.

Also, ultimately I am interested in the construction aspect of this project and with that in mind, would you be able to provide me with the contact name/email address of the applicant on file, so that I may contact him/her in the future with regard to upcoming construction tender schedules.

I thank you kindly for any information you may have for me at this time, and I look forward to hearing from you soon.

Kind Regards,

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**APPENDIX E – Proposed Official Plan Amendment**  
**AMENDMENT NO. 102 TO THE OFFICIAL PLAN**  
**OF THE BURLINGTON PLANNING AREA**

**CONSTITUTIONAL STATEMENT**

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. 102 to the Official Plan of the Burlington Planning Area, as amended.

**PART A – PREAMBLE**

**1. PURPOSE OF THE AMENDMENT**

The purpose of this Amendment is to redesignate the lands at 4880 Valera Road from “Neighbourhood Commercial” to “Residential – High Density” with a site specific policy to require at grade commercial along Thomas Alton Blvd and policies providing for appropriate transition from the residential to the west. The redesignation of this property will permit high density residential development with a commercial component along Thomas Alton Blvd.

**2. SITE AND LOCATION**

The subject properties are located on the south side of Thomas Alton Blvd, west of Appleby Line. The 2.24ha subject site is currently vacant with the exception of a temporary sales trailer. North of the subject lands, north of Thomas Alton Blvd, is developed with a two storey office commercial development.

West and southwest of the subject lands are designated for High Density Residential and Medium Density Residential uses and are with a mix of single detached residential and townhouse dwellings. Southeast of the subject lands is a hydro transmission corridor, beyond which is developed with a variety of retail uses. Lands east of Appleby are developed with a variety of retail uses including a large home improvement and garden centre.

**3. BASIS FOR THE AMENDMENT**

- a) The subject application proposes intensification that is consistent with the Provincial Policy Statement (PPS). The PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of public transit.

- b) Directing intensification to areas in proximity to transit and intensification corridors and providing policies that identify the appropriate type and scale of development assist the City in achieving its intensification targets and meet the intent of the Provincial Places to Grow Growth Plan and the Region of Halton Official Plan.
- c) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities so satisfies Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.
- d) The proposed high density designation satisfies Official Plan policies to encourage integration of a wide range of housing types.
- e) The applicant submitted technical studies with the application that provide adequate and appropriate information to support the development.
- f) The City of Burlington Commercial Market Analysis, undertaken as part of the current Official Plan Review, has determined that the lands currently designated for retail uses will be sufficient to meet the City's need until 2031. Recent planning approvals related to new commercial development in the immediate area have increased the range of commercial uses available in the market and have challenged the viability of this site for neighbourhood commercial purposes. The approval of high density residential uses on this site with a limited amount of at-grade commercial uses will not impair the City's ability to meet its future retail needs.
- g) The development will provide access on an arterial road that can accommodate the traffic and will have minimal impacts on the local road.
- h) High density residential and commercial development is appropriate and compatible at this location, and can co-exist with existing development without adverse impact. Built form details and site design will be subject to further review with the City of Burlington through rezoning and site plan approval applications.

## **PART B – THE AMENDMENT**

### **1. DETAILS OF THE AMENDMENT**

#### **Map Change:**

“Comprehensive Land Use Plan – Urban Planning Area,” being Schedule B of the Official Plan of the Burlington Planning Area, as amended, is modified by the attached Schedule B1.

Schedule B1 indicates the lands to be redesignated from “Neighbourhood Commercial to “Residential – High Density.”

**Text Change:**

The text of the Official Plan of the Burlington Planning Area, as amended, is hereby amended as follows:

By adding the following policy n) at the end of Part III, Land Use Policies – Urban Planning Area, Section 2 Residential, Subsection 2.2.3, Site Specific Policies:

4880 Valera Road n)	Notwithstanding the policies of Part III, Subsection 2.2.2 a) of this Plan, commercial land uses in the form of mixed use or stand alone buildings shall be provided fronting on Thomas Alton Boulevard. Residential building height shall be transitioned to provide for a lower height fronting Valera Road and existing residential development to the south.
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**2. INTERPRETATION**

This Official Plan Amendment shall be interpreted in accordance with the “Interpretation” policies of Part VI, Implementation, Section 3.0, Interpretation, of the Official Plan of the Burlington Planning Area.

**3. IMPLEMENTATION**

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the Burlington Planning Area.

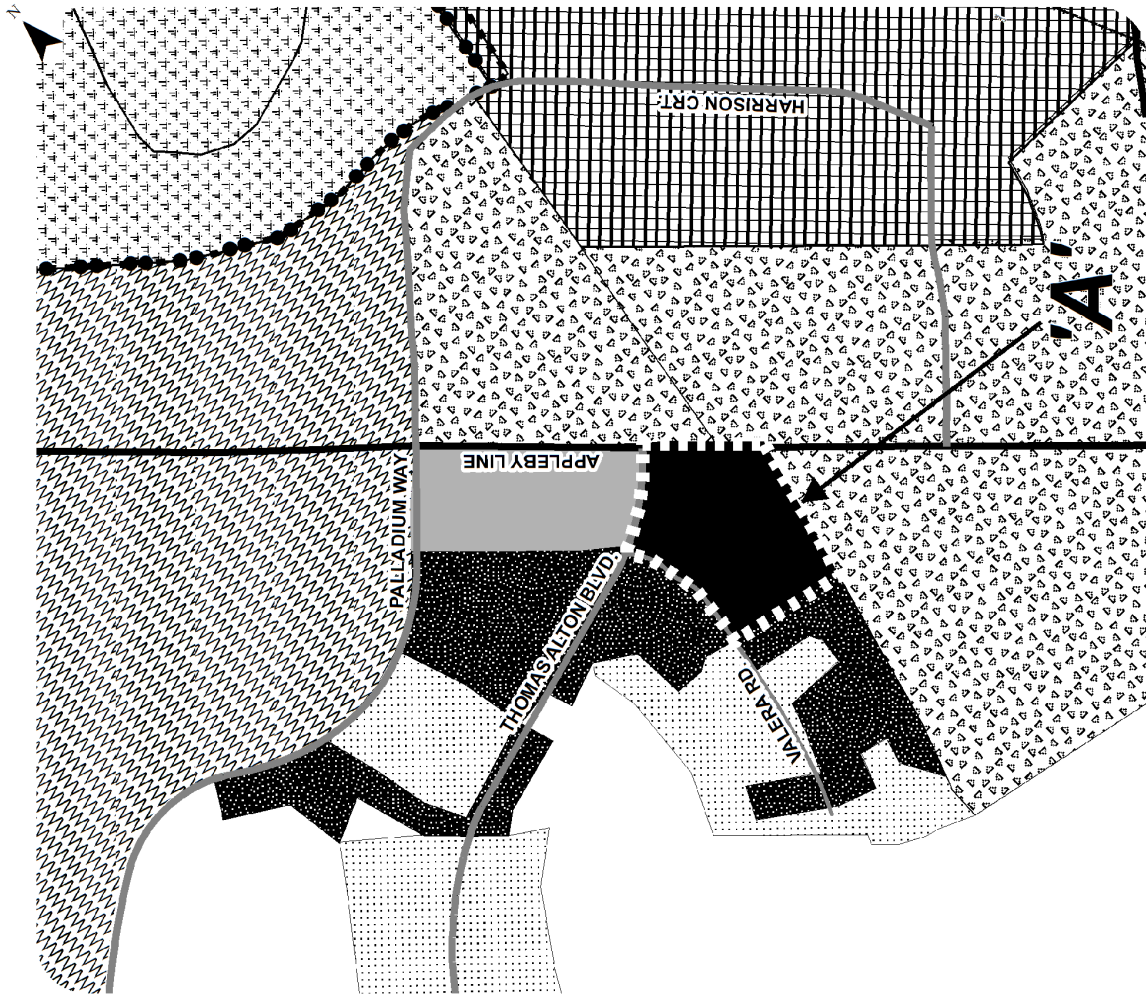
**AMENDMENT No. 102 TO THE OFFICIAL PLAN  
OF THE BURLINGTON PLANNING AREA**

File No. 505-03/15

**SCHEDULE B  
COMPREHENSIVE LAND USE PLAN-  
URBAN PLANNING AREA**

**Legend**

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Neighbourhood Commercial
- Greenlands
- Environmentally Sensitive Area



Area 'A' to be re-designated from 'Neighbourhood Commercial' to 'Residential - High Density'

DATE: AUGUST 8, 2016