



**SUBJECT:** Statutory public meeting for official plan and zoning by-law amendments for 407 Martha Street

**TO:** Community Planning, Regulation & Mobility Cttee.-PM

**FROM:** Community Planning Department

Report Number: PL-41-21

Wards Affected: 2

File Numbers: 505-01/21 & 520-01/21

Date to Committee: September 14, 2021

Date to Council: September 21, 2021

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### **Recommendation:**

Receive and file community planning department report PL-41-21 regarding Official Plan amendment and Zoning By-law amendment applications for 407 Martha Street.

### **PURPOSE:**

The purpose of this report is to provide background information to the Committee and the public for a Statutory Public Meeting required under the Planning Act for Official Plan and Zoning By-law amendment applications. The report provides an overview of the proposed applications, an outline of the applicable policies and regulations and a summary of technical and public comments received to date.

### **Vision to Focus Alignment:**

The subject application relates to the following focus areas of the 2018-2022 Burlington's Plan: From Vision to Focus:

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

**Executive Summary:**

<b>RECOMMENDATION:</b>		Receive and file	<b>Ward:</b>	2
<b>Application Details</b>	<b>APPLICANT:</b>	<i>Bousfields Inc.</i>		
	<b>OWNER:</b>	<i>2413350 Ontario Inc.</i>		
	<b>FILE NUMBERS:</b>	<i>505-01/21 and 520-01/21</i>		
	<b>TYPE OF APPLICATION:</b>	<i>Official Plan and Zoning By-law Amendment</i>		
	<b>PROPOSED USE:</b>	<i>11-Storey Residential Building</i>		
<b>Property Details</b>	<b>PROPERTY LOCATION:</b>	<i>East side of Martha Street between New Street and Lakeshore Road</i>		
	<b>MUNICIPAL ADDRESSES:</b>	<i>407 Martha Street</i>		
	<b>PROPERTY AREA:</b>	<i>0.32 hectares</i>		
	<b>EXISTING USE:</b>	<i>Vacant, single detached residential</i>		
	<b>OFFICIAL PLAN Existing:</b>	<i>Downtown Residential Medium and/or High Density Precincts, watercourse</i>		
<b>Documents</b>	<b>OFFICIAL PLAN Proposed:</b>	<i>Downtown Urban Centre – Village Square Precinct</i>		
	<b>ZONING Existing:</b>	<i>Downtown Residential High Density (DRH)</i>		
	<b>ZONING Proposed:</b>	<i>Downtown Residential High Density (DRH-XXX)</i>		
	<b>APPLICATION RECEIVED:</b>	<i>April 19, 2021</i>		
<b>Processing Details</b>	<b>STATUTORY DEADLINE:</b>	<i>August 17, 2021 (120 days)</i>		
	<b>NEIGHBOURHOOD MEETING:</b>	<i>November 2018</i>		
	<b>PUBLIC COMMENTS:</b>	<i>Number of Notices Sent: 836</i>		
		<i>36 pieces of written correspondence as of the time of writing of this report</i>		

## Background and Discussion:

### Site Description:

The subject lands are located on the east side of Martha Street between New Street and Lakeshore Road and are approximately 0.32 hectares in size. The lands are surrounded by the Centennial trail to the north, Rambo Creek to the east, a 12-storey residential apartment building to the south and 3-storey townhouse units to the west.



### Description of Application

The City of Burlington is in receipt of the following applications:

- 505-01/21 – Official Plan Amendment to facilitate the development of an 11-storey residential building comprised of 130 units.
- 520-01/21 – Zoning By-law Amendment application to remove a Holding (H) Provision and add a site-specific exception to the 'Downtown Residential High-Density' zone.

The applicant has submitted applications to amend the Official Plan and Zoning By-law for the subject lands in order to permit the development of an 11-storey residential building

comprised of 130 units. The development proposes a density of 407 units per hectare with 167 vehicle parking spaces and four levels of underground parking. Access to the site is proposed from Martha Street. In order to permit the proposed development, the applicant is seeking to add a site-specific zoning exception to the existing 'Downtown Residential High-Density (DRH)' Zone and remove a Holding Zone provision which was placed on the original properties (401-417 Martha Street) for the purpose of future land consolidation.

The following technical reports and studies have been submitted as part of the application:

- Planning & Urban Design Rationale (Job number 2019, prepared by Bousfields Inc., dated September 2020);
- Site Plan (Drawing No. A1.1, prepared by srm Architects Inc., dated December 15, 2020);
- Elevations and Sections (Drawing Nos. A3.1 and 3.2, prepared by srm Architects Inc., dated December 15, 2020);
- Arborist Report and Tree Preservation Plan (Prepared by Shayne Plowman, dated May 6, 2020);
- Landscape Plan and Details (Drawing Nos. L1, L2, L3, prepared by GSP Group, dated November 5, 2020);
- Environmental Impact Assessment (Prepared by Myler Ecological Consulting, dated September 2020);
- Pedestrian Wind Assessment (Project No. 241.17185.A0000, prepared by SLR, dated May 28, 2020);
- Stage 1 and 2 Archaeological Assessment (Prepared by Irvin Heritage Inc., dated September 24, 2020);
- Phase I Environmental Site Assessment (Project No. E-16-32-1, prepared by Hallex Environmental Ltd., dated August 18, 2016);
- Addendum to 2016 Phase I Environmental Site Assessment (Project No. E-19-03-1, prepared by Hallex Environmental Ltd.);
- Letter of Reliance – Phase I Environmental Site Assessment and Addendum (Prepared by Hallex Environmental Ltd., dated February 7, 2019);
- Functional Servicing Report (Project No. TPB163165, prepared by Wood., dated January 4, 2021);
- Functional Stormwater Management Report (Drawing No. TPB163165, prepared by Wood., dated January 4, 2021);
- Hydraulic Assessment (Project No. TPB163165, prepared by Wood., dated January 4, 2021);
- Hydrogeological Assessment (Project No. TPB163165, prepared by Wood., dated January 4, 2021);

- Geotechnical Investigation (Project No. SM 166905-G, prepared by Soil-Mat Engineers & Consultants Ltd., dated September 29, 2016);
- Supplemental Geotechnical Comments (Project No. SM 166905-G, prepared by Soil-Mat Engineers & Consultants Ltd., dated March 8, 2019);
- Slope Profile and Borehole Location Plan (Drawing No. 1, prepared by Soil-Mat Engineers & Consultants Ltd., dated March 2019);
- Supplemental Geotechnical Investigation (Project No. SM 166905-G, prepared by Soil-Mat Engineers & Consultants Ltd., dated March 24, 2017);
- Flow Testing Report (Prepared by Jackson Waterworks, dated June 18, 2018);
- Transportation Study (Project No. 200116, prepared by Paradigm Transportation Solutions Limited, dated March 2020);
- Construction Management Plan (Drawing No. A1.3, prepared by srm Architects Inc., dated January 13, 2021);
- Noise Control Feasibility Study (Report No. WA17-061-R4, prepared by SS Wilson Associates, dated December 23, 2020);
- Waste Management Plan (Drawing No. A1.4, srm Architects Inc., dated January 13, 2021);
- Shadow Impact Analysis (Project No. 17032, prepared by srm Architects Inc., dated December 15, 2020); and,
- Environmental Site Screening Questionnaire.

All of the supporting documents have been published on the City's website for the subject application, [www.burlington.ca/407Martha](http://www.burlington.ca/407Martha).

## **Policy Framework**

The application for an Official Plan and Zoning By-law Amendment is subject to the Provincial Policy Statement (2020), A Place to Grow: the Growth Plan for the Greater Golden Horseshoe (2020), the Regional Official Plan, the City of Burlington Official Plan (1997, as amended), the New City of Burlington Official Plan (2020) and the City of Burlington Zoning By-law 2020, as summarized below. A policy analysis will be provided in a future recommendation report to Council to demonstrate whether the proposal is in keeping with the applicable framework.

### **Provincial Policy Statement (PPS), 2020**

The (PPS) came into effect on May 1, 2020 as an update to the previous PPS (2014) and provides broad policy direction on matters related to land use and development that are of provincial interest. Local Official Plans are recognized through the PPS as the most important instrument for implementation of the land use policies stated by the PPS.

Decisions affecting planning matters made on or after May 1, 2020 are required to be consistent with the PPS.

The PPS requires that settlement areas shall be the focus of growth and development and the subject lands are located within the settlement area of the City of Burlington.

Within settlement areas, the PPS encourages densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, infrastructure and public service facilities; minimize negative impacts to air quality and climate change and promote energy efficiency; support active transportation; are transit-supportive, where transit is planned, exists or may be developed, and are freight-supportive (Subsection 1.1.3.2). Planning authorities are directed by the PPS to identify appropriate locations for intensification and redevelopment and to provide development standards which facilitate this intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety (Subsections 1.1.3.3, 1.1.3.4).

The PPS requires that new development in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, a mix of uses and densities that allow for an efficient use of land, infrastructure and public service facilities (Subsection 1.1.3.6).

The PPS provides housing policies which direct planning authorities to provide an appropriate range and mix of housing types and densities to meet projected demands of current and future residents of the regional market area (Subsection 1.4.3).

Although the PPS promotes intensification and redevelopment of settlement areas where it can be accommodated, it is important to identify and protect natural features and to direct development outside of hazards. Part 3.1 Natural hazards directs development outside of flooding and erosion hazards associated with rivers and streams.

The PPS recognizes that the province of Ontario is diverse, and that local context is important. The policies of the PPS represent minimum standards, and planning authorities and decision makers may go beyond these minimum standards to address matters of importance to a specific community provided provincial interests are upheld (PPS, Part III).

Policy 4.7 of the PPS identifies that the Official Plans are the most important mechanism for the implementation of provincial policy and shall establish appropriate land use designations and policies that direct development to suitable areas. The City of Burlington's Official Plan contains development standards to facilitate housing intensification through specific evaluation criteria. The development standards from the City's Official Plan are integrated in the City's Zoning By-law 2020 in the form of regulations to inform appropriate development.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):**

The Growth Plan for the Greater Golden Horseshoe came into effect on May 16, 2019 as an update to the previous provincial growth plan. Amendment No. 1 to the Growth Plan was subsequently approved and came into effect on August 28, 2020. The Growth Plan provides specific growth management policy direction for the Greater Toronto and Hamilton Area (GTHA) and focuses development in the existing urban areas through intensification. The guiding principles of the Growth Plan include building complete communities that are vibrant and compact, and utilizing existing and planned infrastructure in order to support growth in an efficient and well-designed form.

The Growth Plan specifies that municipalities, in planning to achieve their mandated minimum intensification targets, are to develop and implement urban design and site design policies within their Official Plan and supporting documents that will direct the development of a high-quality public realm and compact built form (Section, 5.2.5.6).

### **Halton Region Official Plan (ROP):**

The subject lands are designated as “Urban Area” in accordance with the ROP and are within the Urban Growth Centre (UGC) in accordance with Map 1 of the ROP. The Urban Area objectives promote growth that is compact and transit-supportive, and the development of vibrant and healthy mixed use communities which afford choices for residence, work or leisure. Section 81 of the ROP provides policy direction with respect to UGCs wherein these defined areas are to serve as a focal point for intensification and development. The ROP directs that UGCs are to achieve a minimum density target of 200 residents and jobs combined per hectare by 2031. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws, and that all development shall be subject to the policies of the ROP (Section 76).

### **Regional Official Plan Amendment (ROPA) No. 48:**

ROPA 48 was adopted by Regional Council on July 7, 2021 and is the first amendment to be advanced as part of the Regional Official Plan Review under Section 26 of the Planning Act. The amendment defines specific elements of a Regional Urban Structure including strategic growth areas and the delineation of Urban Growth Centres and Major Transit Station Areas. ROPA 48 also includes a limited number of Employment Area conversions, establishes targets for strategic growth areas and updates the population and employment allocations assigned to Halton Region 2051 by the Growth Plan, 2019.

The Ministry of Municipal Affairs and Housing is the approval authority of ROPA 48 and has not yet issued a decision.

### **Regional Natural Heritage System (RNHS)**

The policies of the PPS and ROP support the identification and long-term protection of natural features and areas. The Regional Natural Heritage System (RNHS) implements this policy direction of the PPS. The subject lands appear to contain Key Features that form part of the RNHS. The lands also contain or are adjacent to:

- Features identified as Key Features as illustrated on Map 1G of the ROP
  - Candidate significant woodlands;
  - Potential habitat of endangered or threatened species;
  - Potential significant wildlife habitat; and,
  - Potential fish habitat
- Slope hazard, watercourse and floodplain regulated by Conservation Halton (CH);
- Significant Groundwater Recharge Areas identified within the April 2015 Halton-Hamilton Source Protection Region Assessment Report.

Section 118(3) of the ROP requires that an Environmental Impact Assessment (EIA) be submitted as part of the application in order to demonstrate that the proposed development will result in no negative impacts to that portion of the Regional Natural Heritage System or that proper impact avoidance, mitigation measures or opportunities for enhancement are implemented into the proposal. This document was submitted by the applicant and is under review by staff.

**City of Burlington Official Plan (1997, as amended):**

The subject lands are currently designated as *Downtown Residential Medium and/or High-Density Precincts* within the City's Official Plan (1997, as amended). This designation permits ground or non-ground oriented housing units ranging between 26 and 185 units per hectare. The objective of this designation, Part III, subsection 5.5.5 a), is to *recognize the variety of the existing residential medium and/or high density that currently exists within these precincts and to provide for future medium or high density residential development or redevelopment which is compatible with the existing development*. This designation requires that all development be compatible with its surroundings with respect to such matters as height, setbacks, massing, design and community features.

A portion of the lands are designated as *Watercourse*. Part III, subsection 5.5.11 b) prohibits development within lands designated *Watercourse*. Policy 5.5.11 c) states that the limits of this designation shall be determined by the City, in conjunction with Conservation Halton. According to Policy 5.5.11 d), as part of the development or redevelopment approval process, the City may require rehabilitation of degraded watercourse areas and seek opportunities for provision of improved public access to the watercourse area.



### **City of Burlington New Official Plan (2020)**

On November 30, 2020, the Region of Halton issued a Notice of Decision approving the new Burlington Official Plan. The new Official Plan has been developed to reflect the opportunities and challenges facing the City as it continues to evolve.

Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal- that date being December 22, 2020 for the new Burlington Official Plan.

The appeal record submitted to the Local Planning Appeal Tribunal (LPAT) by the Region of Halton indicates that a total of 48 appeals to various parts of the new Burlington Official Plan were received during the appeal period.

Although the City is preparing a working version of the new Official Plan, it is the Ontario Land Tribunal (OLT – formerly LPAT) that will issue Orders throughout the appeal process to establish and confirm which portions of the Plan remain subject to appeal, and which portions are in effect. The City anticipates that these Orders will be issued by the OLT following the case management conferences in this matter. At the appropriate time, City staff will also bring forward a repeal by-law(s) for the former Burlington Official Plan (1997, as amended).

While sections of the new Official Plan are likely under appeal, the new Official Plan reflects Council's vision and as such will be considered in staff's evaluation and recommendation on the applications.

The New Official Plan identifies the lands as being within the *Mixed Use Intensification Areas* in accordance with Schedule B: Urban Structure of the New Official Plan. These lands are intended to *provide locations where a range and intensity of employment, shopping, public service facilities, residential uses and complementary uses such as open space and parks, institutional, and cultural uses will be developed with transit supportive densities in compact built form.*

The lands are located within the *Downtown Urban Centre* in accordance with *Schedule C – Land Use-Urban Area* and are further designated *Village Square Precinct* in accordance with *Schedule D - Land Use-Downtown Urban Centre* of the City's Official Plan. Permitted uses within this designation include residential uses with the exception of single detached dwellings and semi-detached dwellings. A site specific policy for the subject properties permits a maximum building height within this designation of 22 metres and requires a built form transition to Martha Street and the Centennial Pathway.

The lands include a *Downtown Watercourse* designation on the east side of the subject lands. These lands have been identified as *Watercourse* to reflect that hazardous lands and/or other elements of the Natural Heritage System are associated with these watercourses but the boundaries are not mapped. Section 8.1.1(3.16.1) c) of the new

Official Plan states that *the precise limits of the Downtown Watercourse and Natural Heritage System designation including required buffers/setbacks/allowances shall be determined by the City, in consultation with Conservation Halton, at the time of a development application.*

### **Interim Control By-law**

On March 5, 2019, Burlington City Council voted in favour of a staff report recommending an Interim Control By-law (ICBL). The ICBL temporarily restricted the development of lands within the study area for a period of one year. During this freeze, the City completed a land-use study to:

- Assess the role and function of the downtown bus terminal and the Burlington GO station on Fairview Street as Major Transit Station Areas;
- Examine the planning structure, land use mix and intensity for the lands identified in the study area; and,
- Update the Official Plan and Zoning By-law regulations as needed for the lands identified in the study area.

At the January 30, 2020 Special Council Meeting, Council approved the revised recommendations from the findings of the ICBL Land Use Study, including approval of the proposed Official Plan Amendment 119 and proposed Zoning By-law Amendment 2020.418 resulting from the ICBL Land Use Study.

As a result of appeals, the Interim Control Bylaw (ICBL) remains in effect. The ICBL will remain in effect until the Local Planning Appeal Tribunal has issued a final decision on each appeal of Zoning By-law Amendment 2020.418.

### **Zoning By-law 2020**

The property is zoned *Downtown Residential High-Density with a Holding Provision (H-DRH)* in accordance with Zoning By-law 2020. The purpose of the Holding Provision is to ensure the lands formerly known as 401-417 Martha Street are consolidated, which has been completed. The DRH Zone permits apartments, retirement homes or offices on the ground floor of a building.

The applicant is seeking permission to remove the Holding Provision and add a site specific zoning exception to the DRH Zone (DRH-XXX). In order to permit the proposed development, the applicant would require a number of site-specific permissions including setbacks, height, amenity area and parking.

The current and proposed zoning regulations are shown in the chart below. It should be noted that throughout the review process for the subject application, additional zoning deficiencies may be identified.

<b>Regulation</b>	<b>Current DRH Requirement</b>	<b>Proposed DRH Provisions</b>	<b>Complies (Yes/No)</b>
<b>Permitted Uses</b>	Apartment Buildings are Permitted Use	Apartment Building	Yes
<b>Front Yard</b>	6 m	3 m	No
<b>Rear Yard</b>	7.5 m	6 m	No
<b>Side Yard</b>	6 m	North: 1.4 m South: 3 m	No
<b>Building Setback Abutting a Creek Block (East)</b>	7.5 m, 4.5 m if block includes a 3 m buffer	11.9 m	Yes
<b>Setbacks to Underground Parking Structure</b>	May encroach into a required yard but shall not encroach into a required landscape buffer, provided that a minimum 3 m setback shall be maintained from a street line or property line	North: 1.4 m East: 12 m South: 3 m West: 0 m	No
<b>Density</b>	50 units per ha minimum, 185 units per ha maximum	407 units per hectare	No
<b>Height</b>	22 m maximum	11 storeys, 39.7 m	No
<b>Amenity Area</b>	20 m <sup>2</sup> per unit = 2600 m <sup>2</sup>	163 m <sup>2</sup> indoor plus terrace and balconies (to be confirmed)	No
<b>Landscape Areas and Buffers</b>	<b>Landscape Area</b> Abutting a street having a deemed width up to 26 m: 3 m Abutting a street having a deemed width greater than 26 m: 4.5 m	To be confirmed	To be confirmed

Regulation	Current DRH Requirement	Proposed DRH Provisions	Complies (Yes/No)
	Abutting a street or O2/O3 Zone: 3 m  <b>Landscape Buffer</b> Abutting R1, R2, R3, DRL Residential zones: 6 m Abutting other residential zones: 3 m		
<b>Parking</b>	1.25 spaces per unit inclusive of visitor parking = 163 spaces	167 spaces	Yes

### Technical Comments

The subject applications were circulated to internal staff and external agencies for review. It should be noted that at the time of writing of this report, comments have been received by City Transportation, City Engineering, City Fire, Halton Region, Canada Post, Enbridge, the Halton District School Board and the Halton Catholic District School Board. Fire, Canada Post, Enbridge and both school boards have provided no objections and future considerations for the Site Plan stage. Other comments have been summarized below.

#### Transportation

The City's Transportation section has commented on the proposal with respect to the Construction and Mobility Management Plan (CMMP). More information is required to be provided in this regard. The Transportation section also commented on the proposed parking and noted that while the parking supply complies with the Zoning By-law, wider parking spaces or setbacks to parking spaces may be required when underground parking is limited by a wall or column.

#### Engineering

The City's Engineering section reviewed the proposed development. Staff provided comments on the plans provided and noted that more information would be required prior to further evaluate the proposal.

### Halton Region

The Region of Halton reviewed the submitted Environmental Impact Assessment (EIA) and have outstanding concerns. It was noted that a Scoped Environmental Impact Study identified that there were significant woodlands on the subject lands in accordance with the Regional Official Plan and that the woodlands had been removed. An EIA must therefore demonstrate that the tree removals resulted in no negative impact to the entirety of the remaining woodland feature. The Region will comment further on the proposal once more information has been provided.

City staff are unable to provide a recommendation on the subject applications within the 120-day timeframe prescribed by the *Planning Act*. Consequently, staff respectfully request additional time to continue to review the application.

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### **Financial Matters:**

In accordance with the Development Application Fee Schedule, all fees determined have been received.

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### **Climate Implications**

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the city's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The plan identifies seven implementation programs, including programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; electrify city, personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion. A discussion of the climate implications of the proposed development will be provided in the future recommendation report.

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### **Engagement Matters:**

#### **Public Circulation/Notification:**

The applicant posted a public notice sign on the property. All of the technical studies and supporting materials for this development were posted on the City's website at [www.burlington.ca/407Martha](http://www.burlington.ca/407Martha). The application was subject to the standard circulation requirements for Zoning By-law Amendment applications.

### **Pre-application Consultation:**

The applicant attended a pre-consultation meeting on May 30, 2018 and conducted a pre-application neighbourhood meeting for the proposal in November of 2018. Following that meeting, the applicant submitted Official Plan and Zoning By-law Amendment applications to the City in December 2018. In January of 2019, the City deemed the applications incomplete and they were subsequently returned to the proponents.

On April 8 2020, another pre-consultation meeting was held. Given that the proposal had not changed substantially, the applicant was not required to hold a second pre-application community meeting.

A public notice with a request for comments was circulated to surrounding property owners in May 2021 following the receipt of the applications. Since the development applications were submitted on April 19, 2021, Planning Staff has received 36 written comments with regard to these applications which have been included as Appendix D to this report. The following provides a summary of all public comments that were received:

- Size and Scale of Proposed Development
  - Concerns with proposed building height;
  - Building design is not compatible with surrounding area;
  - Concerns with loss of vegetation and greenspace;
  - Too many tall buildings exist in the area;
  - Existing infrastructure may not have ability to support this development;
  - The existing streetscape will change.
- Transportation and Parking
  - Proposed development will bring traffic to an area that already has too much traffic;
  - Development would be disruptive to parking and exacerbate existing parking concerns;
  - Safety concerns resulting from proposed traffic;
  - There should be a focus on pedestrians rather than automobiles.
- Privacy and Disruption to Area
  - Shadows will be cast on neighbouring properties;
  - Concerns about future construction and associated noise and disruption;
  - Wildlife in the area will be disrupted;
  - The proposed development may take away from the quietness of the existing neighbourhood; and,
  - The water table may not be able to support the proposed underground parking.

Staff will continue to consider feedback from the public with respect to this application.

### **Burlington Urban Design (BUD) Panel Advisory Meeting:**

The applicant attended a BUD meeting on May 19, 2020. At the meeting, staff and the applicant sought feedback from the panel with respect to Urban Design. BUD noted that the building has the feeling of a tall building rather than a mid-rise building and offered advice for the applicant with respect to providing a development that has appropriate transitions to adjacent uses and is compatible with the surrounding area.

While BUD appreciates the landscape area at the back of the site, recommendations were provided to the applicant regarding the design of this area including incorporating Rambo Creek as an amenity to the site and the suggestion of a rear path connection to the south of the building. Other comments were provided by BUD which are addressed in the Planning Justification Report submitted by the applicant and posted on the City's webpage.

The applicant responded to BUD comments by staggering setbacks at grade, adding glazing to the building to create a lighter visual appearance and adding landscape design elements to the rear of the site in order to improve the proposal's interface with Rambo Creek.

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### **Conclusion:**

This report provides a description of the development applications, an update on the technical review that is underway and a summary of public comments that have been received to date.

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Respectfully submitted,

Melissa Morgan, MCIP RPP

Planner II – Development Planning

Melissa.morgan@burlington.ca

**Appendices:**

- A. Location/Detail Sketch
- B. Zoning Sketch
- C. Building Elevations
- D. Public Comments

**Notifications:**

David Falletta, Bousfields Inc.

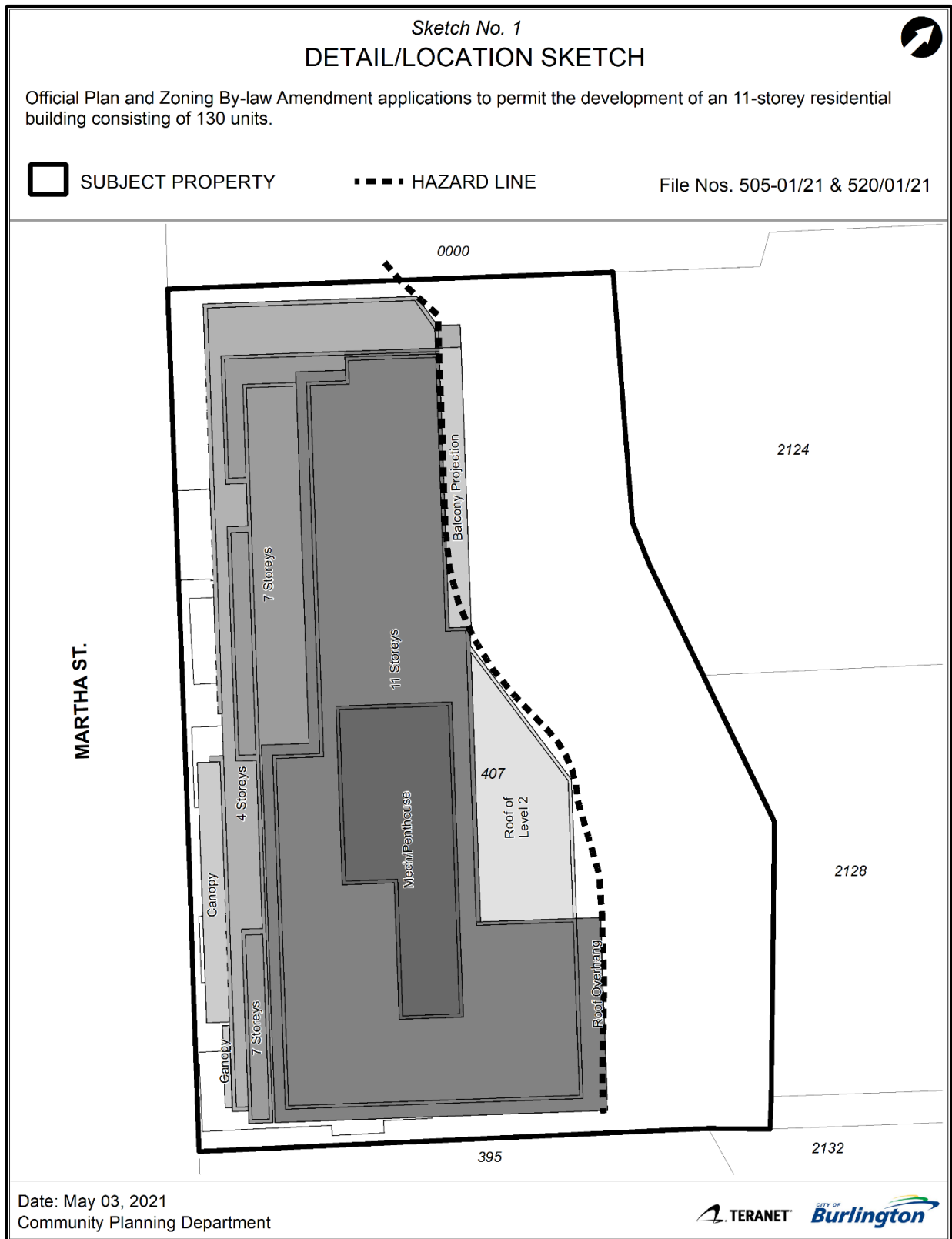
[dfalletta@bousfields.ca](mailto:dfalletta@bousfields.ca)

**Report Approval:**

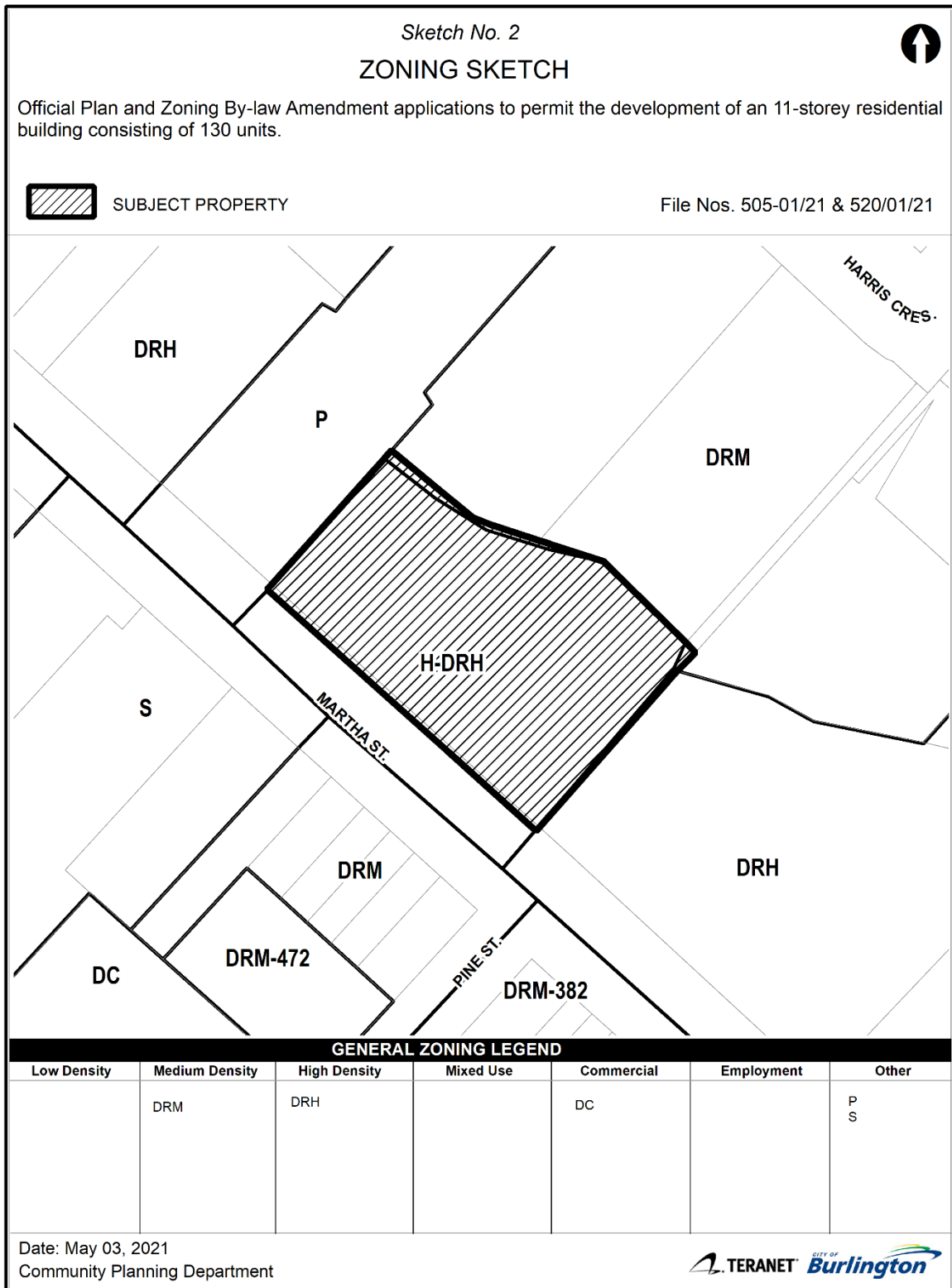
All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.



## APPENDIX A



## APPENDIX B

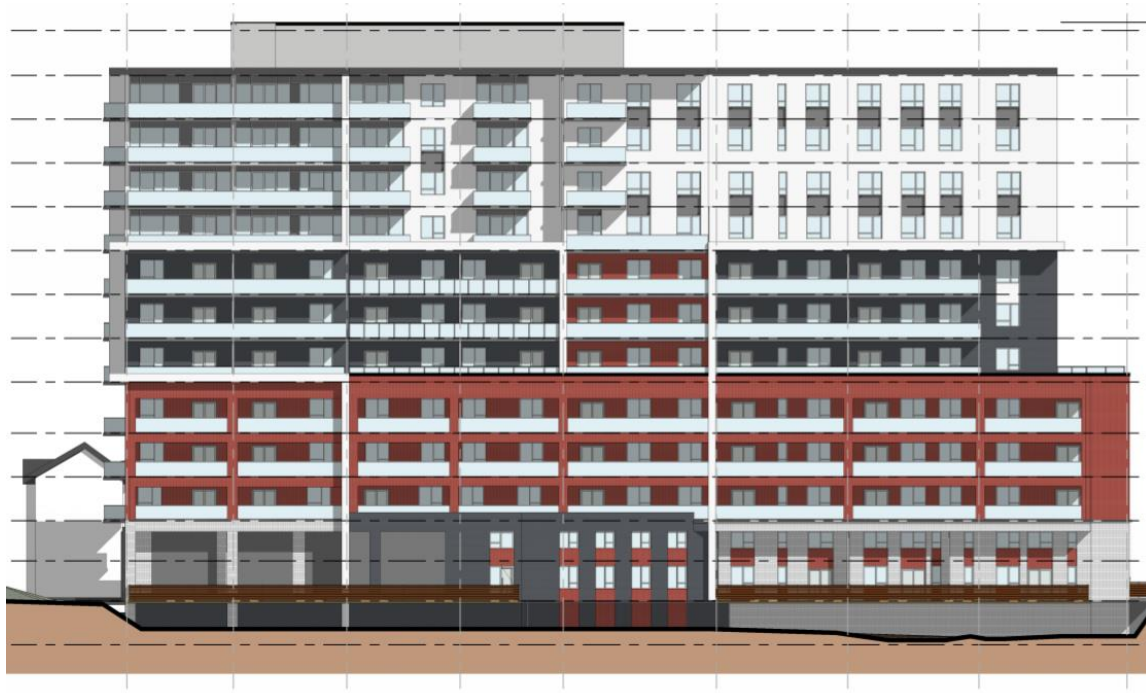


## APPENDIX C

### North Elevation



### East Elevation



### South Elevation



### West Elevation

