

Statutory Public Meeting

Official Plan Amendment & Zoning By-law Amendment Application

Applicant: Branthaven Development Corporation

Addresses: 720, 735, 740 Oval Court and
5135 & 5155 Fairview Street

Date: November 9, 2021



Presentation Outline

1. Site Location and Context
2. Development Proposal
3. Public Consultation
4. Next Steps

Site Location & Context



Site Statistics

Site Area: 4.5 ha (11.12 ac)

Lot Frontage: approx. 200 metres (Fairview Street)

Existing Uses: Office and Industrial Buildings (2 and 3 storeys)
(i.e. manufacturing, packaging, warehousing)

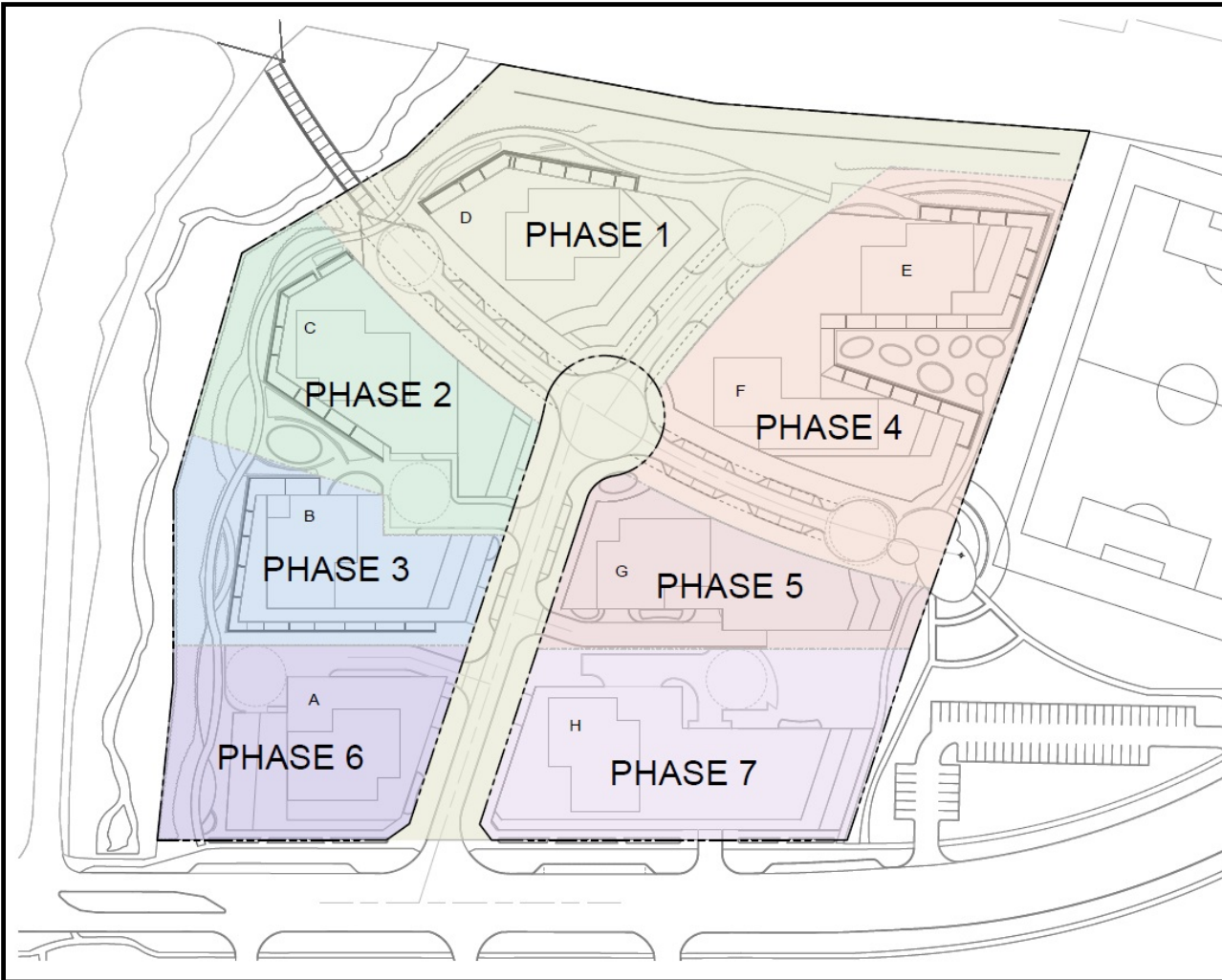
Adjacent Uses: Appleby GO, Industrial/Commercial Uses,
Low-Density Residential Uses, Sherwood Forest Park, CN Rail

Development Proposal



- Eight (8) mixed-use towers (ranging in height between 11 and 30 storeys)
- Proposed as a phased, mixed-use, transit-supportive development

Development Proposal – Land Use



Phased Development

PHASE 1

30 storey tower

PHASE 2

30 storey tower

PHASE 3

19 storey tower
(assisted living units proposed)

PHASE 4

30 storey tower
11 storey tower

PHASE 5

19 storey tower

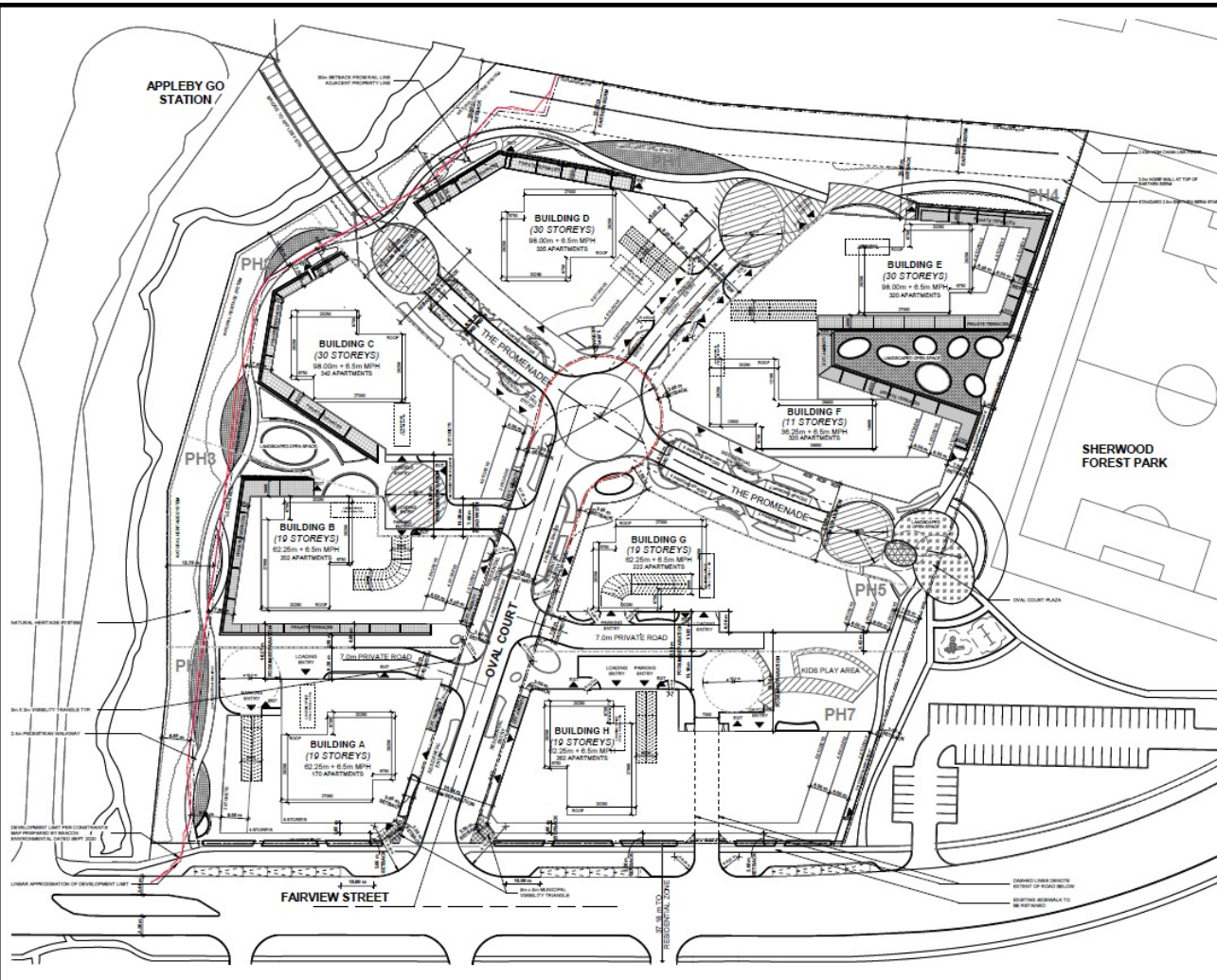
PHASE 6

19 storey tower

PHASE 7

19 storey tower

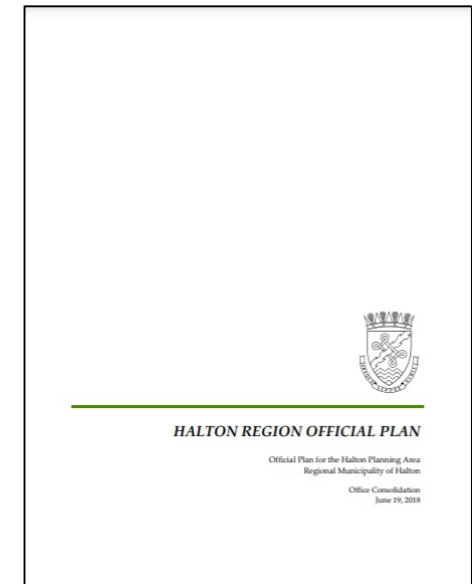
Development Proposal – Land Use



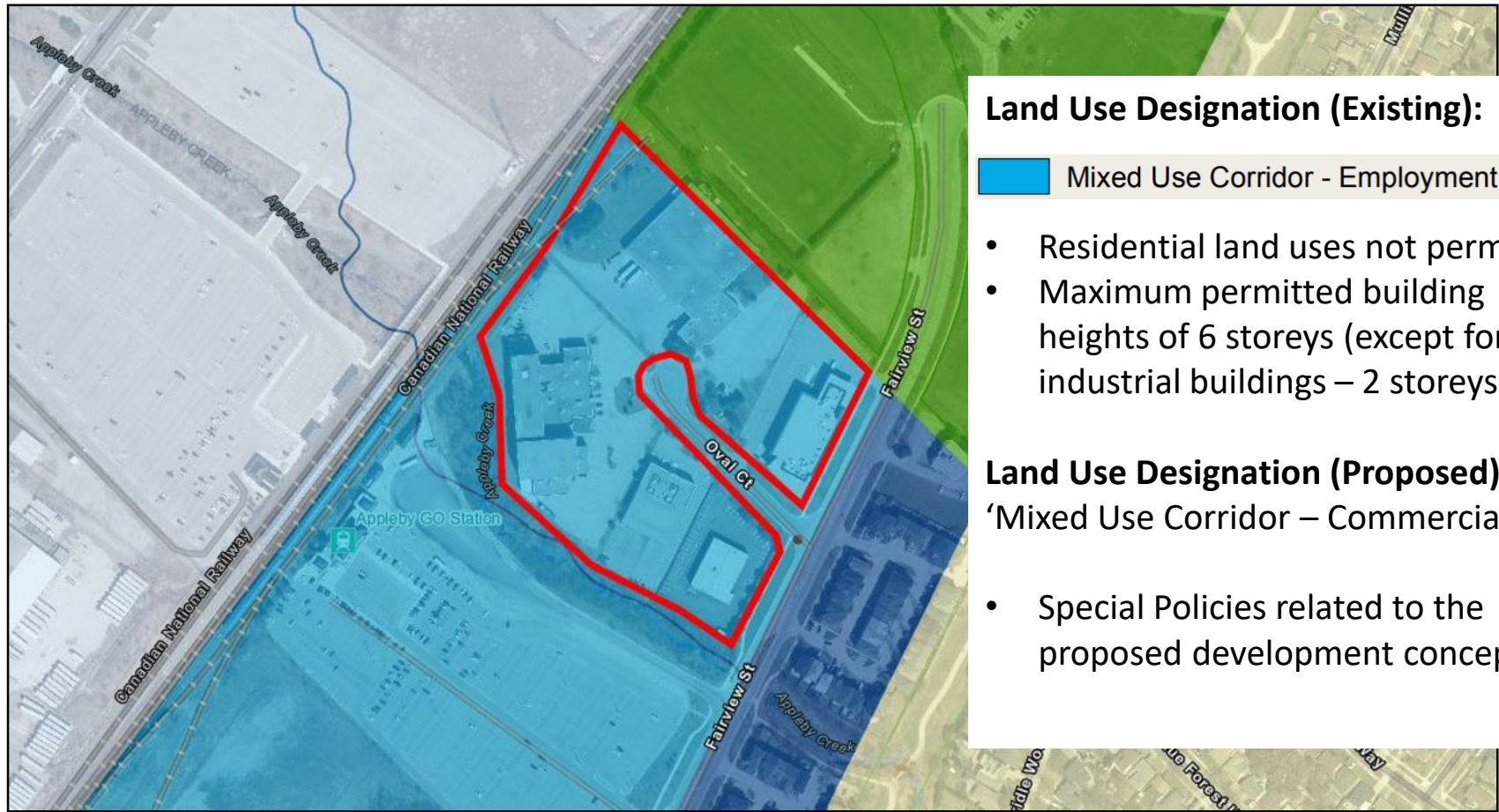
- 1,996 Residential Units
(1-bedroom; 1-bedroom + den; 2-bedroom; 2-bedroom + den models)
- 6,431.14 m² Office
- 2,337.69 m² Retail
- Library and Daycare Proposed
- 2,422 parking spaces (combined) in underground parking structure

Total Development Gross Floor Area
= 183,304.12 m²

Provincial & Regional Policy Context



City of Burlington Official Plan (1997)



Land Use Designation (Existing):

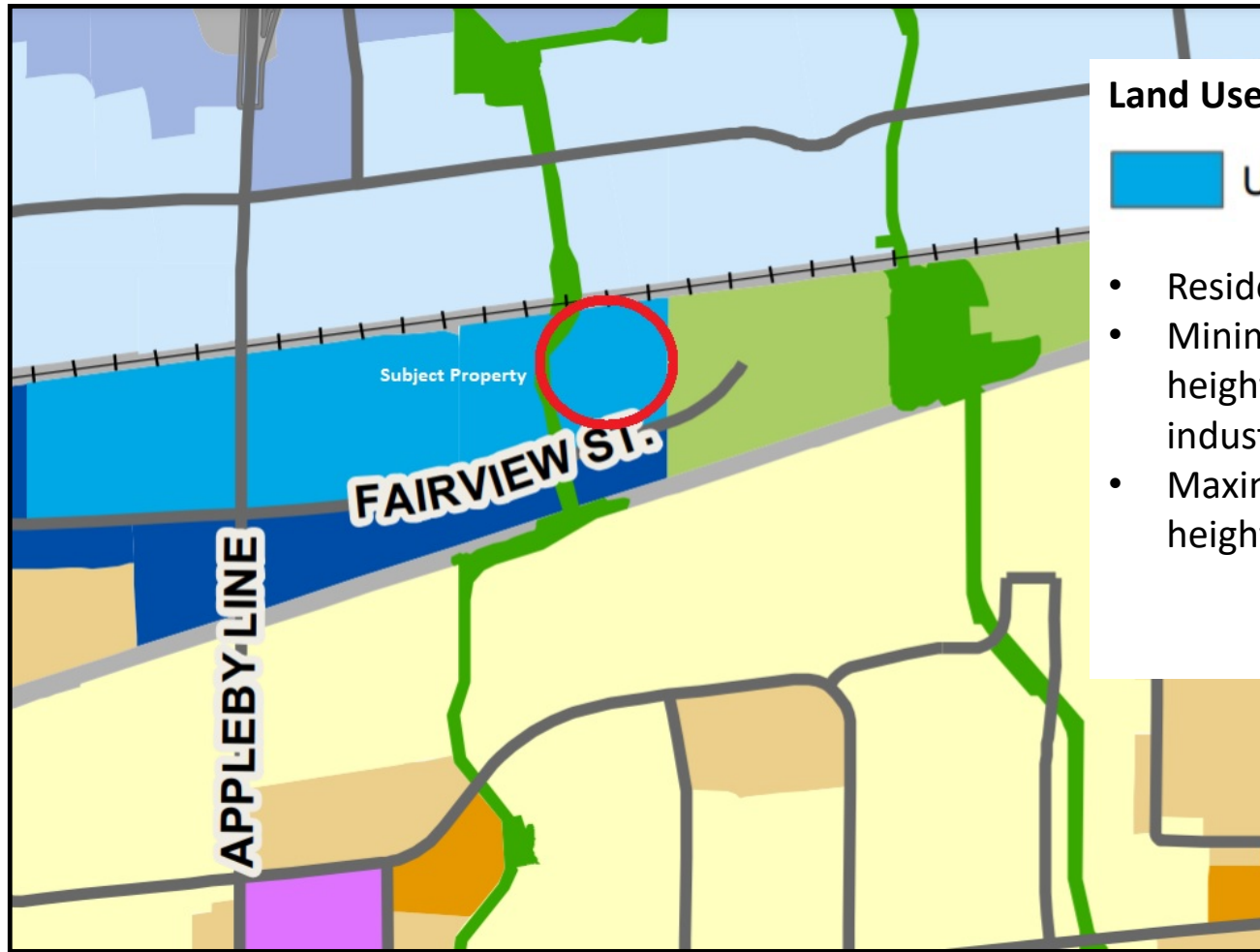
Mixed Use Corridor - Employment

- Residential land uses not permitted
- Maximum permitted building heights of 6 storeys (except for industrial buildings – 2 storeys)


Land Use Designation (Proposed): 'Mixed Use Corridor – Commercial'

- Special Policies related to the proposed development concept

City of Burlington New Official Plan (2020)

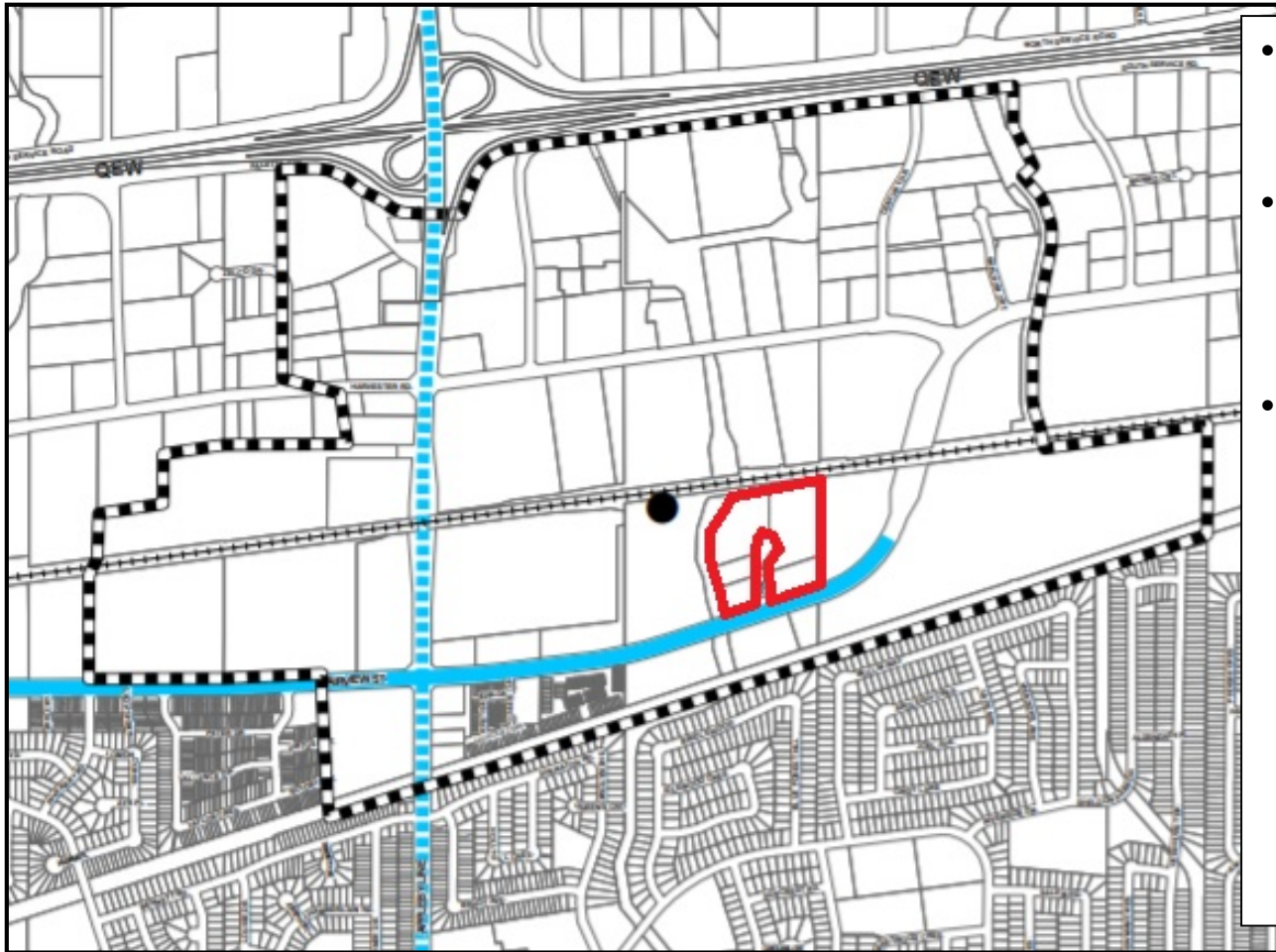


Land Use Designation:

 Urban Corridor - Employment

- Residential land uses not permitted
- Minimum permitted building heights of 2 storeys (except for industrial buildings)
- Maximum permitted building heights of 6 storeys

City of Burlington New Official Plan (2020)

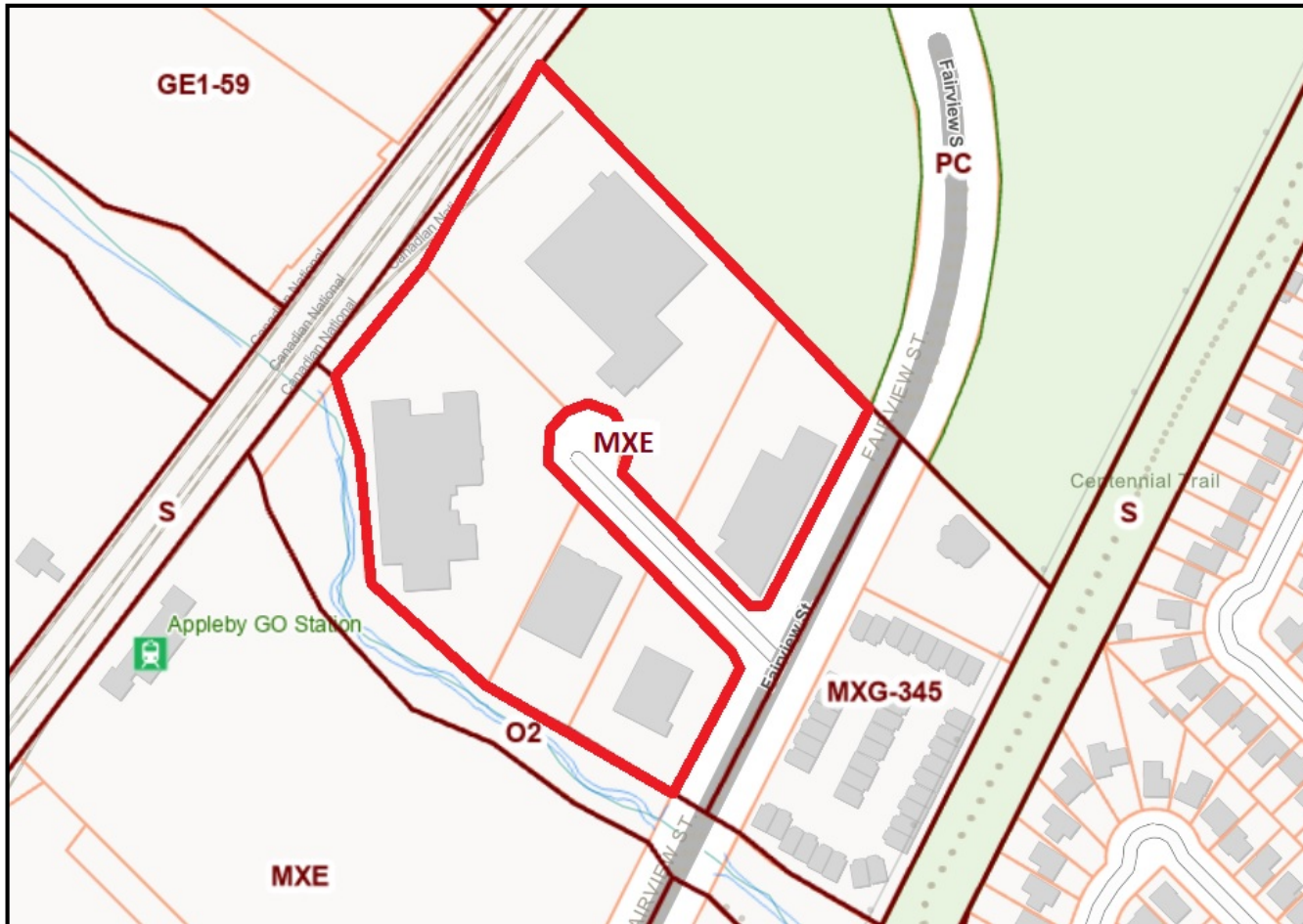


- Appleby GO Major Transit Station Area (MTSA)
- Policies to be established through development of Area Specific Plans (ASPs).
- ASPs to identify appropriate land uses, heights and intensities of development.
 - Mixed-use, transit-supportive development, including employment uses
 - Compatibility with surrounding uses



MTSA Special Planning Area

City of Burlington Zoning By-law 2020



Existing Zoning:

Mixed Use Corridor
Employment Oriented
(‘MXE’) Zone

Proposed Zoning:

Regional Commercial
Exception (‘CR-XX’) Zone

- ‘Apartment building’ & other site-specific permitted uses
- Density
- Setbacks
- Parking

Public Consultation

- Public comments are attached as Appendix 'B' to Report PL-53-21 and provided in the Additional Information Package. General themes to comments received include:
 - Compatibility of proposed building heights and uses, size/scale, massing with other nearby development;
 - Loss of existing low(er) density residential and neighbourhood character;
 - Impact of traffic (i.e. volume/congestion, noise, safety) and access; capacity issues;
 - Quality of life – rising costs (and need for housing affordability and a wide range of unit types/sizes), health/safety (potential for rising crime rates, insurance rates) and impact on property values;
 - Impacts of development pressures on existing infrastructure, including roads, schools, transit, trails and recreational facilities (including Sherwood Forest Park), health care services and policing;
 - Impacts of noise/dust and other environmental considerations during construction phase (including loss of green space (or need for additional green space));
 - Climate change impacts.



Next Steps

- Due to the complexity and scale of the application, not all comments have been received and a fulsome technical review has not yet been completed at this time.
- Community Planning Department staff recommend that Council direct staff to continue to proceed with the processing of the application, including evaluating and incorporating any/all comments received from Committee and Public today, and comments received from agency partners and internal departments in the ongoing technical review of the application.
- A Recommendation Report to be prepared for consideration by Council upon the complete assessment of the application.

For more information:

Contact: Gordon Dickson, Senior Planner, MCIP, RPP

T: (905) 335-7600 Ext. 7809

E: gordon.dickson@burlington.ca

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