

Recommendation Report

Applications for Official Plan and Zoning By-law Amendments

Applicant: Infinity Development Group
(c/o Bousfields Inc.)

Address: 1029-1933 Waterdown Rd.

File: 505-09/21 & 520-10/21

Date: April 5, 2022

Overview of Development Site



Site Area:
0.26 hectares

Existing Land Use Designation:

- Mixed-Use Corridor – Employment (OP, 1997)
- Urban Corridor – Employment (OP, 2020)

Existing zoning:

- Mixed-Use Corridor Employment Oriented ('MXE') Zone

The Application



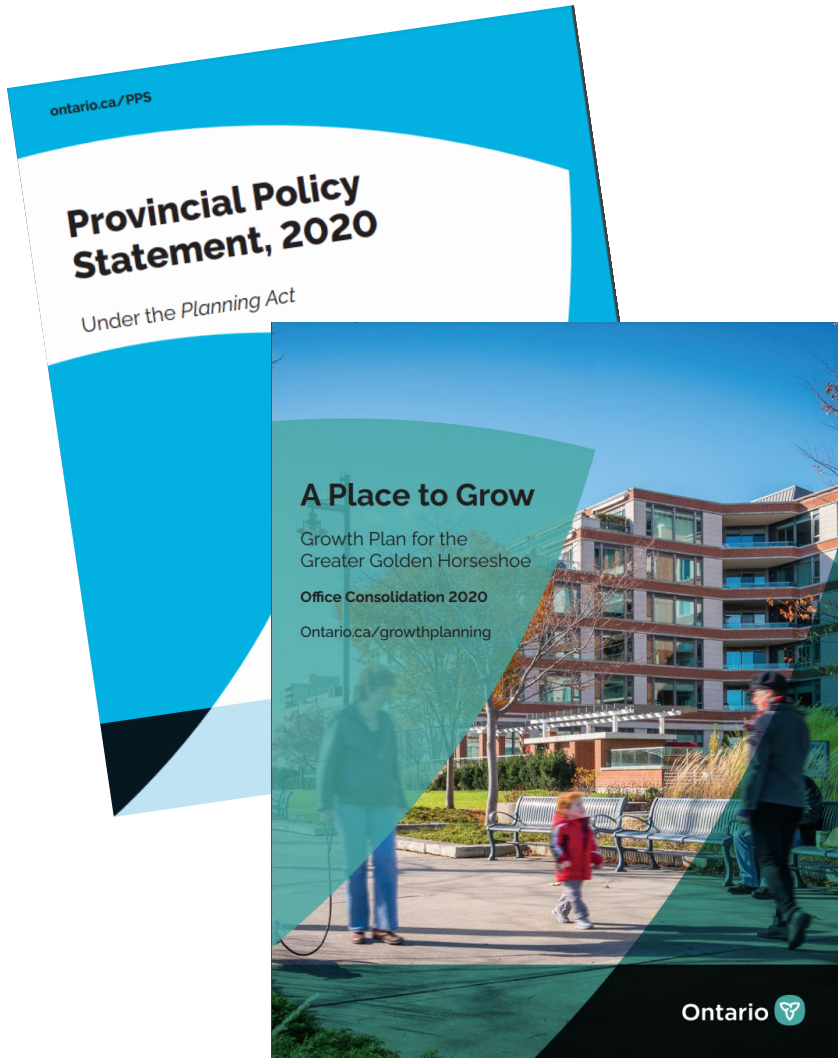
- 29 storey mixed-use building;
- 295 residential units; 77% one-bedroom, 23% two-bedroom;
- 189 sq.m. retail space at grade;
- Private amenity space at grade;
- 2 storeys of parking below grade;
- 3.5 storeys parking above grade.

Amendments:

- To amend the Official Plan, 1997, to allow the proposed use, height and density*;
- To amend the Zoning By-law to permit the proposed height and density, reduce setbacks, amenity area and parking requirements*.

*among other matters

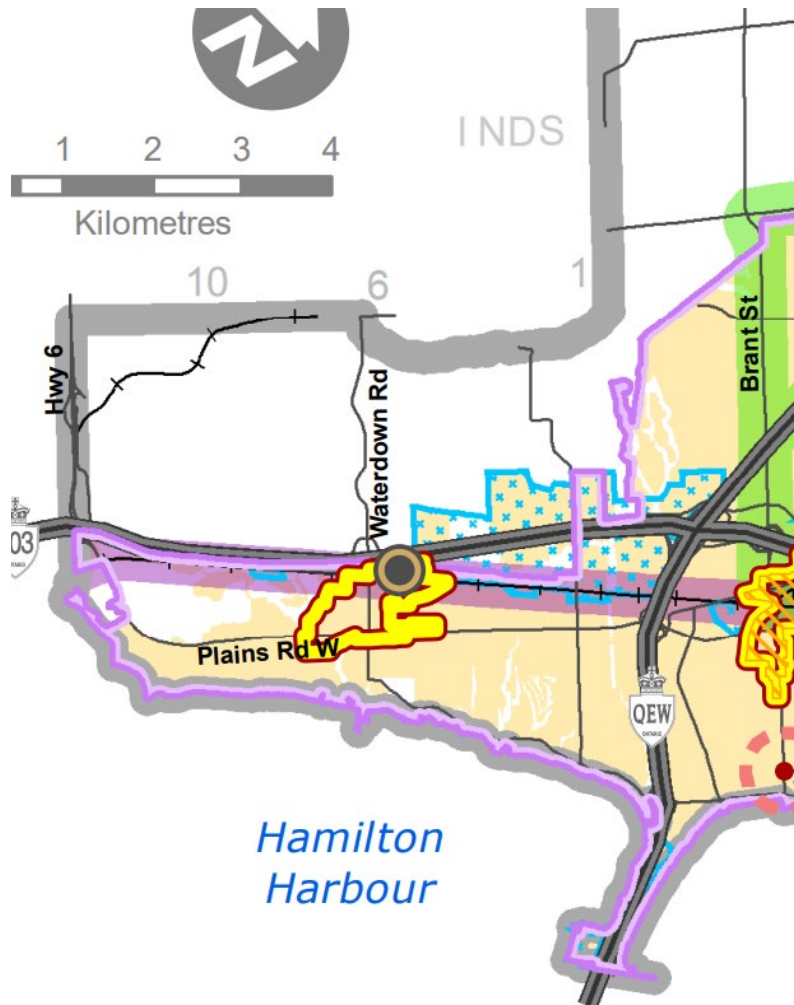
Overview of Provincial Legislation



Provincial Policy Statement (PPS) & A Place to Grow (Growth Plan):

- Consistent with respect to:
 - Efficient, transit-supportive land use.
- **Not** consistent with respect to:
 - Providing a range of housing;
 - Providing employment opportunity;
 - Matters of complete communities, compatibility and transition;
 - Alignment with local and regional planned intensification.

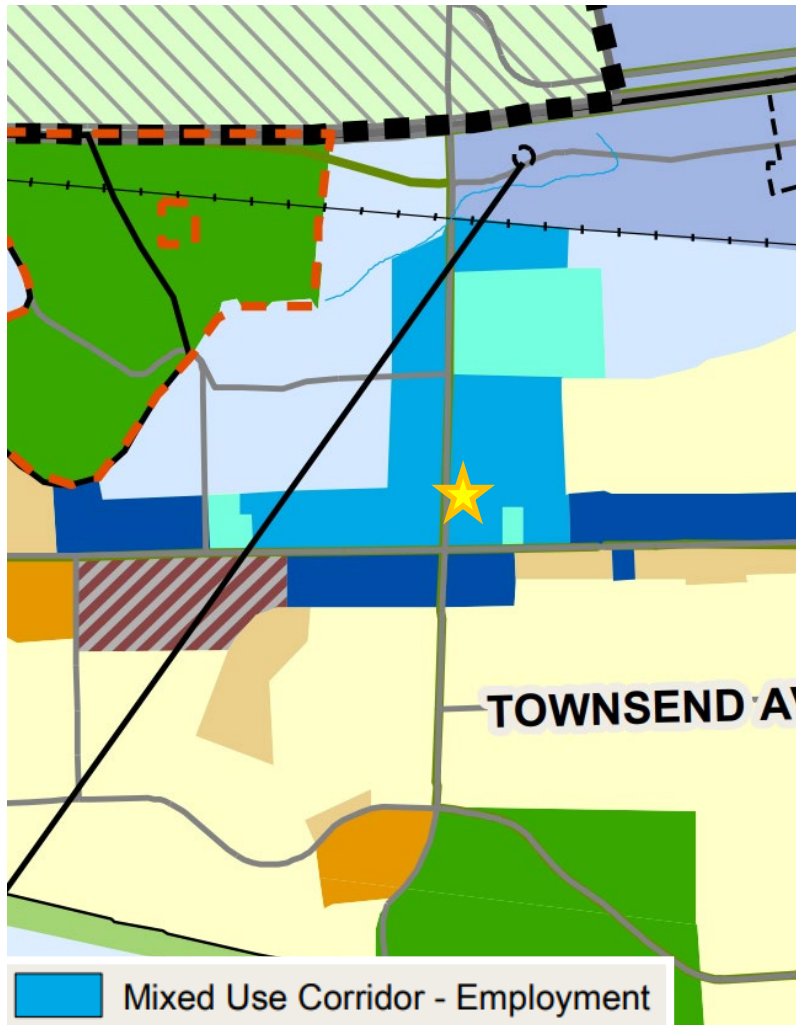
Overview of Halton Region Official Plan



Regional Official Plan + ROPA 48:

- Consistent with respect to:
 - Efficient, transit-supportive land use.
- Does **not** comply with respect to:
 - Prematurity in light of necessary MTSA comprehensive planning by the City;
 - Providing a range of housing;
 - Providing for measures contributing to complete streets;
 - Addressing the Healthy Communities Guidelines;
 - Providing employment opportunity.

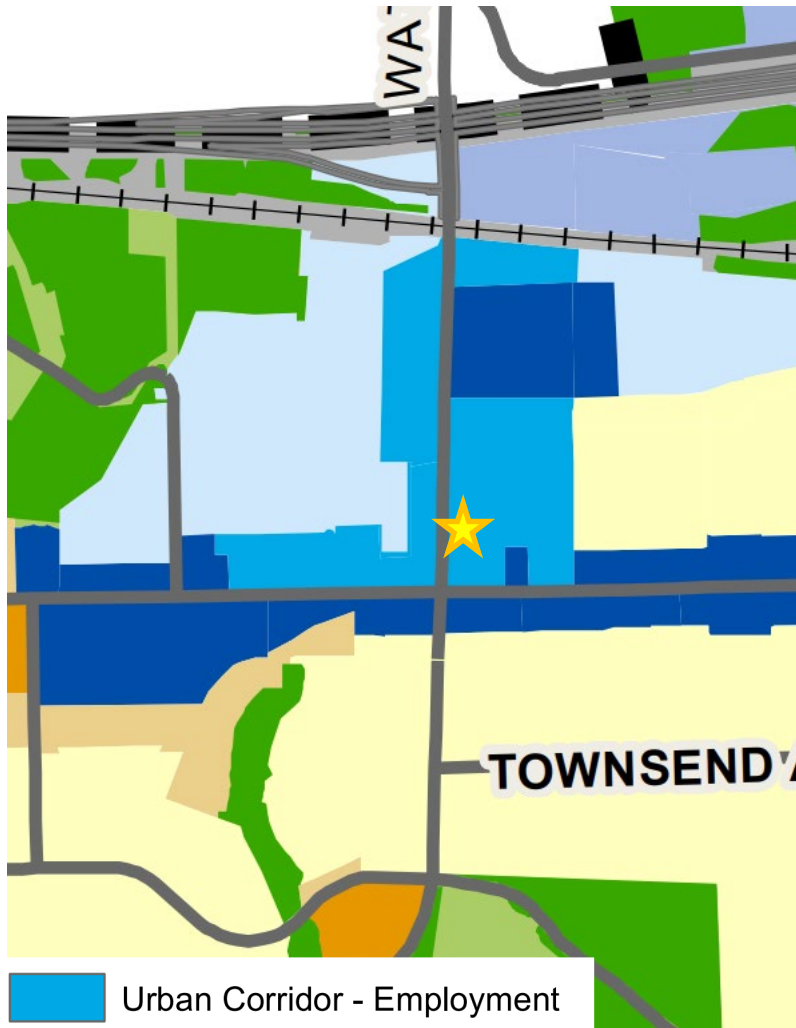
Overview of Burlington Official Plan



Burlington OP, 1997:

- Supportive with respect to:
 - Targeting intensification within primary growth area;
 - Transit supportive density.
- Is **not** supportive with respect to:
 - Employment Conversion criteria;
 - Premature in light of:
 - Lack of comprehensively planned contiguous lands;
 - Ongoing MTSA work;
 - Employment uses, Compatibility and transition;
 - Impacts to multi-modal streetscape;
 - Various Design Guideline requirements.

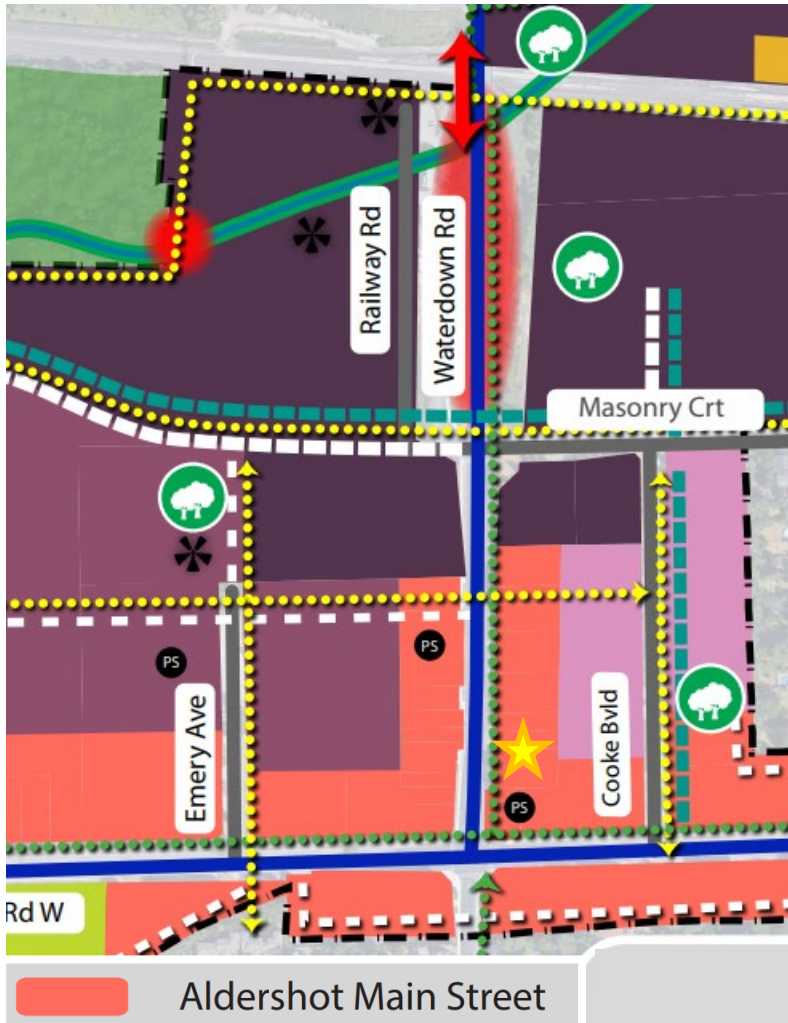
Overview of Burlington Official Plan



Burlington OP, 2020:

- Supportive with respect to:
 - Targeting intensification within primary growth area;
 - Transit supportive density.
- Is **not** supportive with respect to:
 - Premature in light of:
 - OP 2020 Applicant appeals;
 - Lack of comprehensively planned contiguous lands;
 - Ongoing MTSA work;
 - Providing a range of housing;
 - Employment uses, Compatibility and transition;
 - Multi-modal streetscape impact;
 - Various Design Guideline requirements.

Overview of Aldershot MTSA-ASP



Aldershot Major Transit Station Area – Area Specific Plan:

- Endorsed in principle by Council Jan 11, 2022;
- Recommended preferred precincts consistent with 2018 Mobility Hub precinct.

Consideration:

- Is **not** in alignment with respect to:
 - Mid-rise, providing transition to surrounding community;
 - Main street experience;
 - Providing employment opportunity.

Public Consultation

Public comments are attached as Appendix F to report PL-35-22. General themes include:

- Compatibility of proposed building heights with other existing development in the immediate area and impacts of the heights of new development within Aldershot;
- Proposed level of residential intensification and its conformity with existing City policy documents and lack of public benefit/amenity included with proposal;
- Lack of green space and negative environmental impacts; and,
- Impacts of potential increase in traffic generation and ability for existing street network to accommodate additional capacity and anticipated parking needs.

Recommendations

- Applications are not consistent with Provincial, Regional and City policy frameworks:
 - Premature in light of:
 - Lack of comprehensive planning of contiguous lands;
 - OP 2020 Applicant appeals;
 - Ongoing MTSA work by the City;
 - Does not provide sufficient range of housing;
 - Does not providing sufficient employment opportunity;
 - Does not contribute to matters of complete communities, compatibility and transition;
 - Is not supportive of multi-modal infrastructure in the public right of way.
- Staff recommends refusal of the applications.