

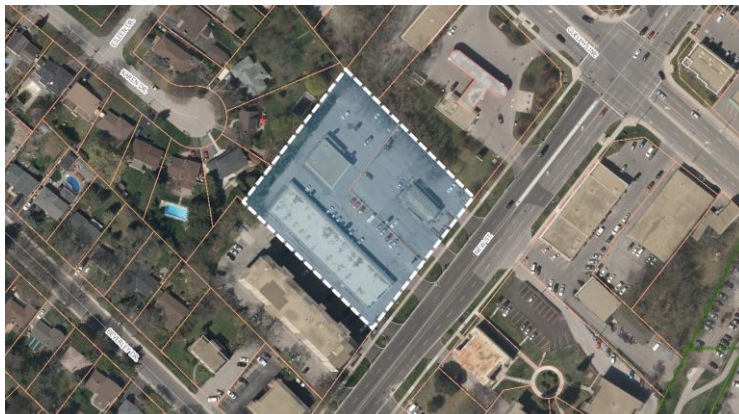
## Statutory Public Meeting

### Application to amend the Official Plan and Zoning By-law

**Applicant:** TRG (New-Guelph) Inc.  
**Addresses:** 2421 – 2431 New Street  
**Date:** January 15, 2019



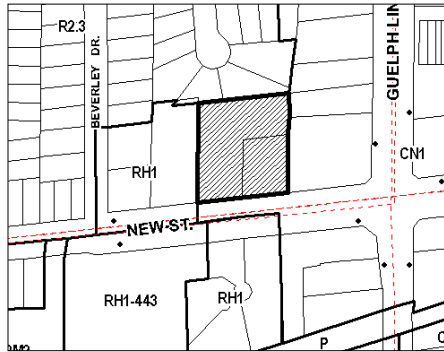
### Overview of Development Site



Site Area: 0.7 hectares



## Burlington Official Plan & Zoning By-law

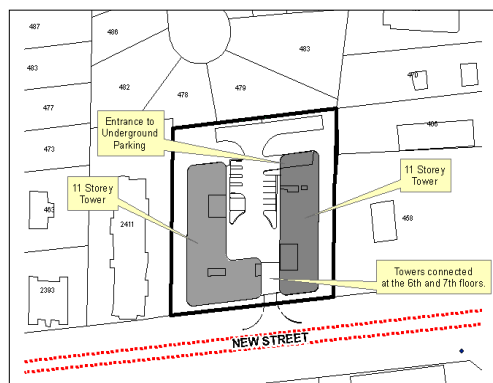


**Existing Official Plan Land Use Designation:**  
Neighbourhood Commercial

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



## The Application



- To change the Official Plan designation to Residential – High Density and amend the Zoning By-law 2020 to High Density Residential RH4 to permit two, joined 11-storey buildings with a 223 seniors units and 139 apartment units
- The 11 storey buildings are terraced down to 6 storeys at the rear, and the buildings are joined at the 6<sup>th</sup> and 7<sup>th</sup> storeys
- 309 parking spaces proposed in 2 levels of underground parking, 10 surface parking spaces proposed



## Public Consultation

- Public Notice and Request for Comments was circulated in February 2018
- Neighbourhood Meeting was held on May 16, 2018
- Public Comments are attached as Appendix D to Report PB-05-19



## Public Consultation

- General themes:
  - Traffic – safety of seniors, congestion, turning
  - Parking – guest parking, overflow onto streets
  - Compatibility with adjacent residential – privacy, sun shadow, infrastructure capacity, waste collection area, noise
  - Site contamination – mitigation
  - Development – front yard setback, height, timelines for existing leases in commercial buildings
  - Loss of neighbourhood commercial spaces



## Next Steps

- Applicant to submit revised materials to the City
- Review of resubmission
- Final Recommendation Report and presentation to Planning and Development Committee



## For more information:

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Visit the City's website:

[www.burlington.ca/2421NewStreet](http://www.burlington.ca/2421NewStreet)