

# **Statutory Public Meeting**

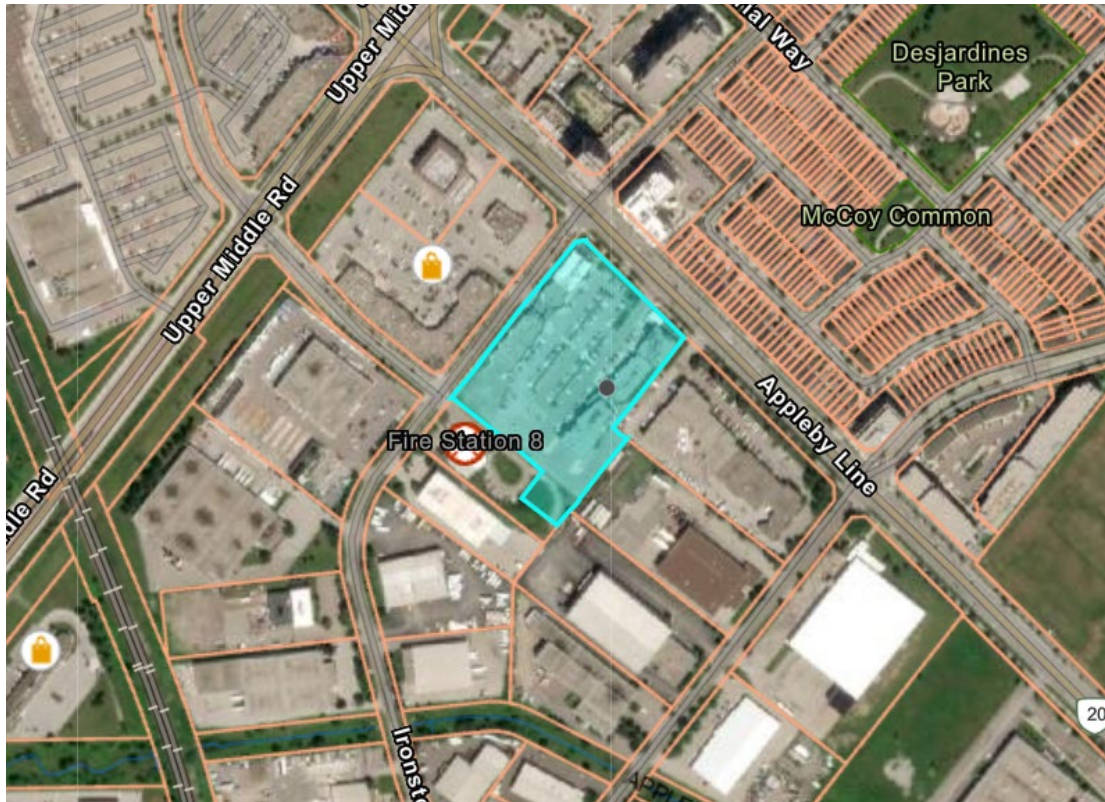
## **Applications to amend the Official Plan and Zoning By-law**

**Applicant: ICP Developers Inc.**

**Addresses: 1860-1900 Appleby Line**

**Date: April 5, 2022**

# Overview of Development Site



Site Area: 2.2 hectares

# Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan
- City of Burlington Zoning By-law 2020

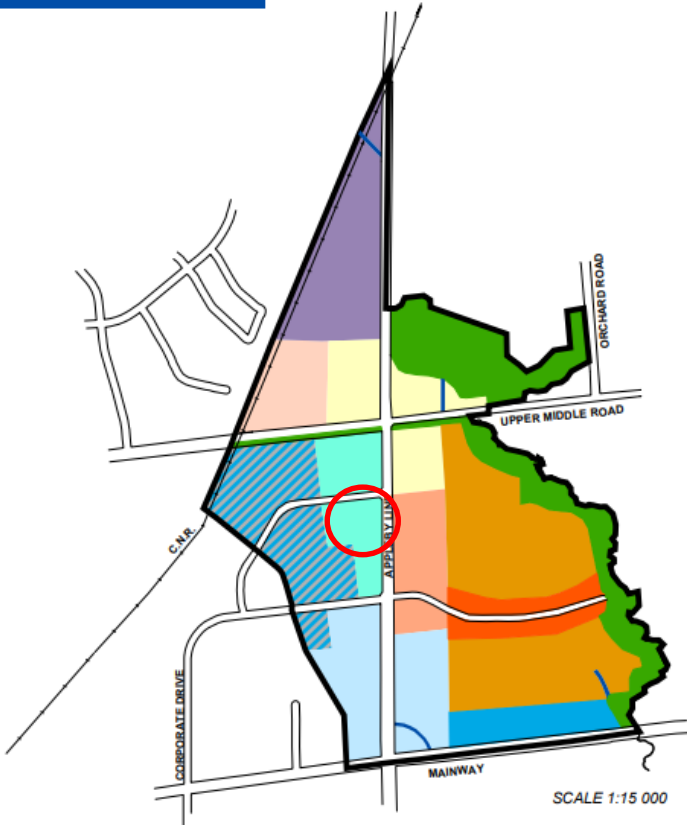
# The Application




- One 18 storey building and two 16 storey buildings;
- 560 residential units, 1,581 m<sup>2</sup> of retail uses, 1,820 m<sup>2</sup> of office uses;
- To be developed in three phases;
- First phase proposed at northwest corner of site in vacant area.

# Burlington Official Plan

SCHEDULE F  
UPTOWN MIXED USE CENTRE  
Land Use Plan



 Uptown Employment

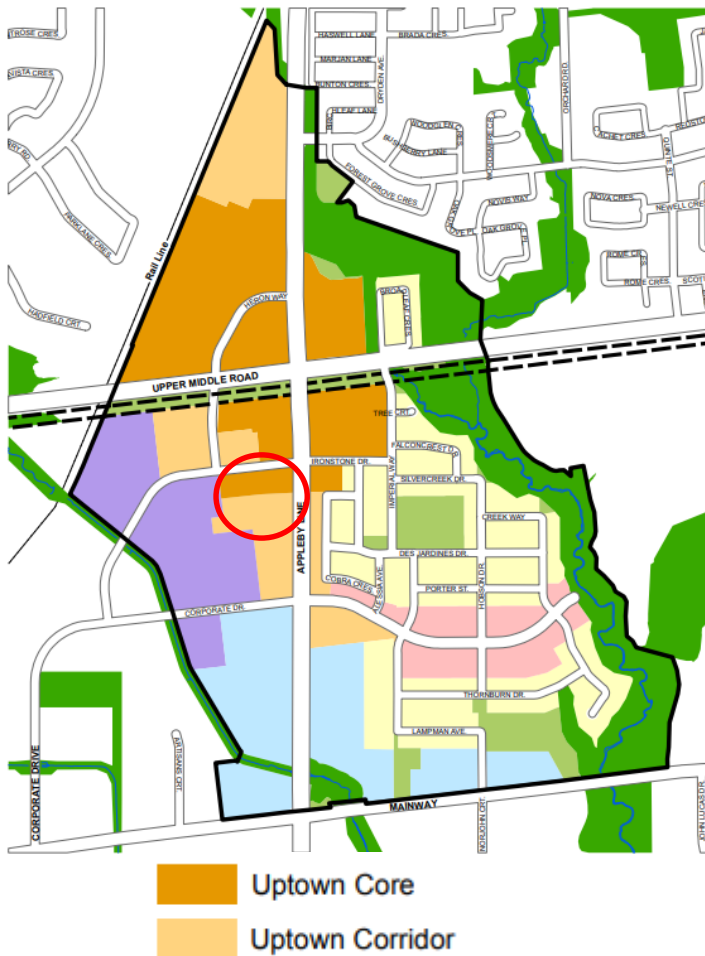
## Current Official Plan Designation:

Uptown Mixed Use Centre –  
Uptown Employment (Schedule F –  
Uptown Mixed Use Centre – Land  
Use Plan)



# Burlington New Official Plan

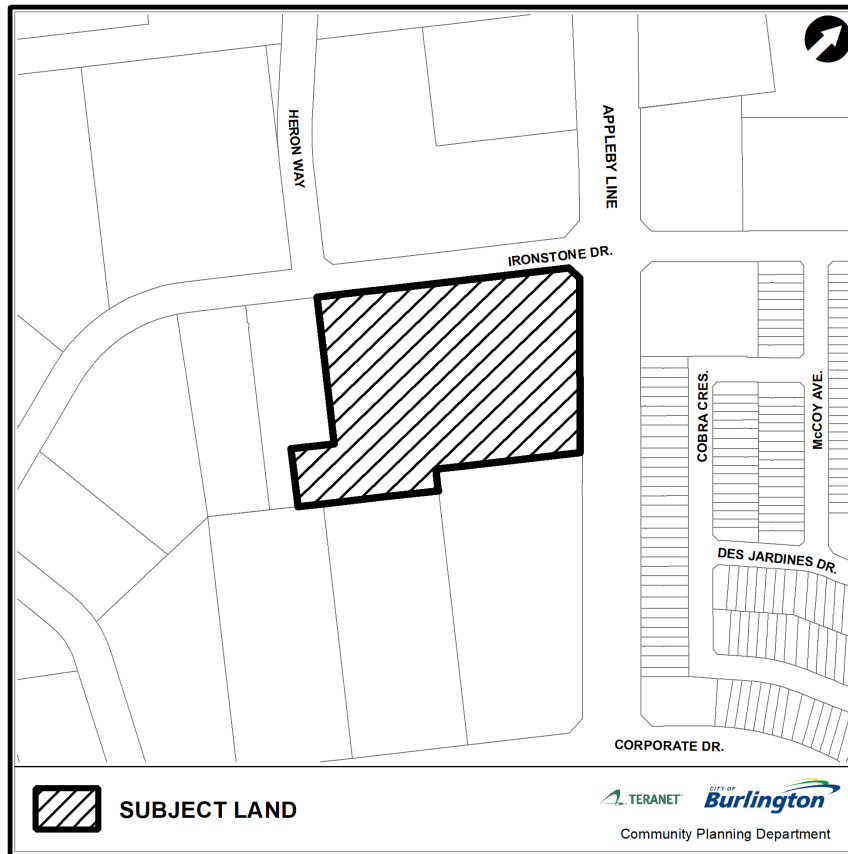
**SCHEDULE E**  
Land Use - Uptown Urban Centre  
City of Burlington



## New Official Plan Designation:

- Primary Growth Area (Schedule B-1 – Growth Framework)
- Portion of lands proposed to be developed: Uptown Core (Schedule E Land Use – Uptown Urban Centre)

# Burlington Zoning By-law



**Existing zoning:** Uptown Employment with a site specific exception (UE-496)

**Proposed zoning:** Uptown Commercial with a site specific exception (UCR1-XXX)

# Public Consultation

- A neighbourhood information meeting to present the original proposal was held June 17, 2021;
- A Burlington Urban Design (BUD) Advisory Panel Meeting was held for the subject application on August 19, 2021;
- Public comments attached as Appendix D to Report PL-26-22.



## **Next steps and more information:**

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**Visit the City's website:**

**[www.burlington.ca/1860Appleby](http://www.burlington.ca/1860Appleby)**