

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

**Applicant: Bousfields Inc. for Infinity
Development Group**

Addresses: 1396 Guelph Line

Date: September 13, 2022

Report: PL-65-22

File no.: 505-03/22, 520-04/22

Overview of Development Site



1396 Guelph Line
Site Area: **0.4 hectares**
Frontage on Guelph
Line: 76 m

Proposed Development



- 11-storey midrise, residential building
- 236 dwelling units
- Proposed density: 566 units per hectare
- Proposed Floor Area Ratio: 4.02:1
- Parking: 236 vehicle parking spaces

Policy Context

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

Burlington Official Plan

Current Official Plan (1997 as amended)

Designation:	Residential – Medium Density
Permits:	Housing with a density between 26 and 50 units per hectare Subject to intensification criteria

New Official Plan (2020) (subject to appeals)

Designation:	Infrastructure and Transportation Corridors
Permits:	Infrastructure, transportation Other uses subject to compatibility

Requested Official Plan Amendment

Designation:	Residential – High Density, with site-specific policy
Permits:	Housing with maximum density of 570 units per hectare

Burlington Zoning By-law

Zoning By-law

Zone: S (Utility Services)

Permits: Transportation, communication, and utility uses
(Does not permit residential uses)

Requested Zoning By-law Amendment

Zone: RH5-XXX (Residential – High Density with site-specific exception)

Permits: Maximum Density: 570 units per hectare
Reduced parking rate
Reduced parking space dimensions
Reduced amenity area
Reduced yards, setbacks, landscape area

Public Consultation

- March 23, 2022: Pre-Application Community Meeting
- Spring 2022:
 - Complete application submitted
 - Notice sign on property
 - Notice mailed to neighbours
 - Notice in Burlington Post
 - Webpage created: www.burlington.ca/1396guelph
- Sept. 13, 2022: Statutory Public Meeting
- Public comments attached as Appendix B to Report PL-65-22

Recommendation:

Receive and file report PL-65-22

For more information:

Visit www.burlington.ca/1396guelph

Contact:

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