

CPRM September 13, 2022
PL-66-22
Delegation material from Dana
Anderson

STATUTORY PUBLIC MEETING

PROPOSED DEVELOPMENT AT 1989 APPLEBY LINE
SEPTEMBER 13, 2022



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OVERVIEW

- Site Location and Area Context
- Policy and Regulatory Context
- Overview of the Proposal and Process to Date
- Questions

SITE LOCATION

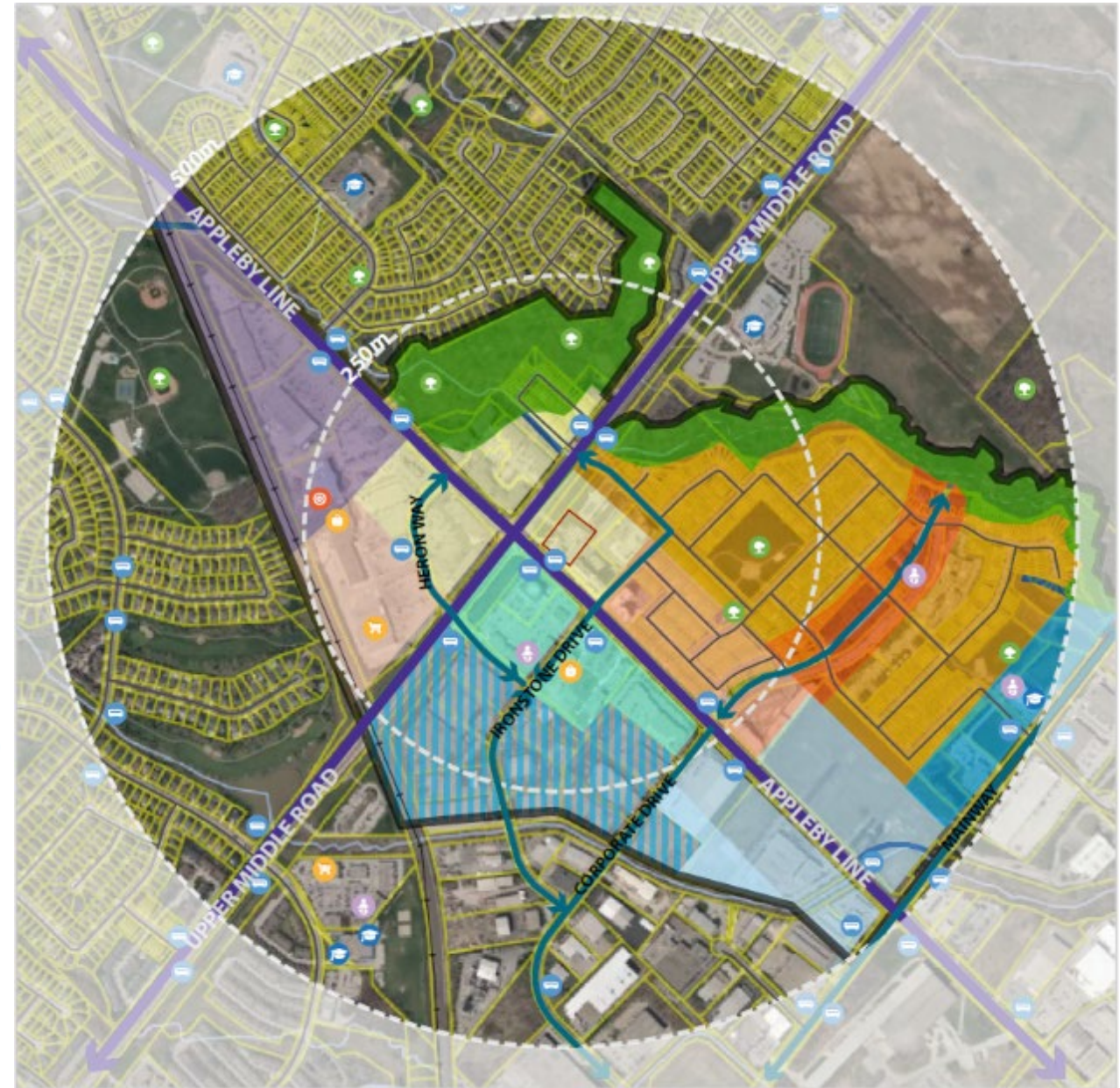
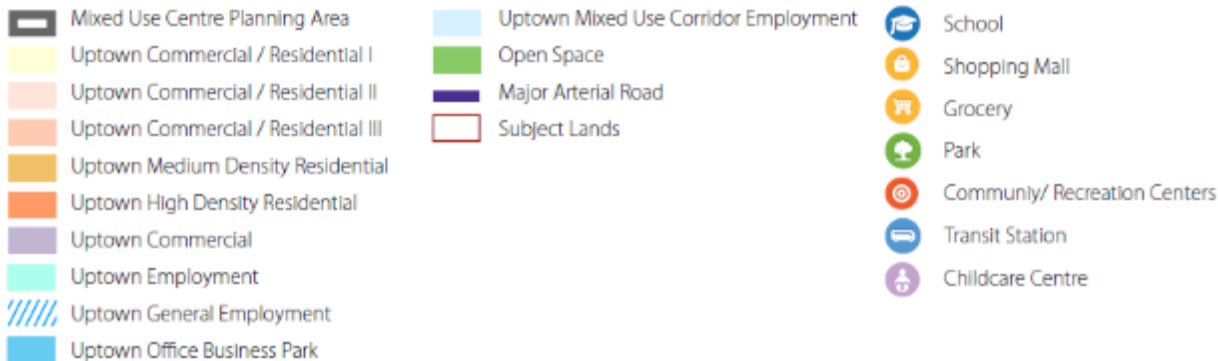
- 1989 Appleby Line
- Site area approx. 0.6 hectares
- Occupied by one-storey convenience store, gas station with a car wash facility and surface parking
- Adjacent to hydro electric transmission corridor along Upper Middle Road
- Accessed by two driveways



COMMUNITY CONTEXT

- Located within Uptown Mixed Use Centre
- Located close to transit, commercial areas and community facilities
- Large employment area west of Appleby and further south
- Area designated for growth and intensification

Legend



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POLICY & REGULATORY CONTEXT

Provincial Policy



- Built-Up Area
- Prioritize Intensification

Region of Halton Official Plan



- Within Primary Regional Node
(Secondary Regional Node – ROPA 49)
- Along Higher Order Transit Corridor
- Along Regional Intensification Corridor
(ROPA 49)



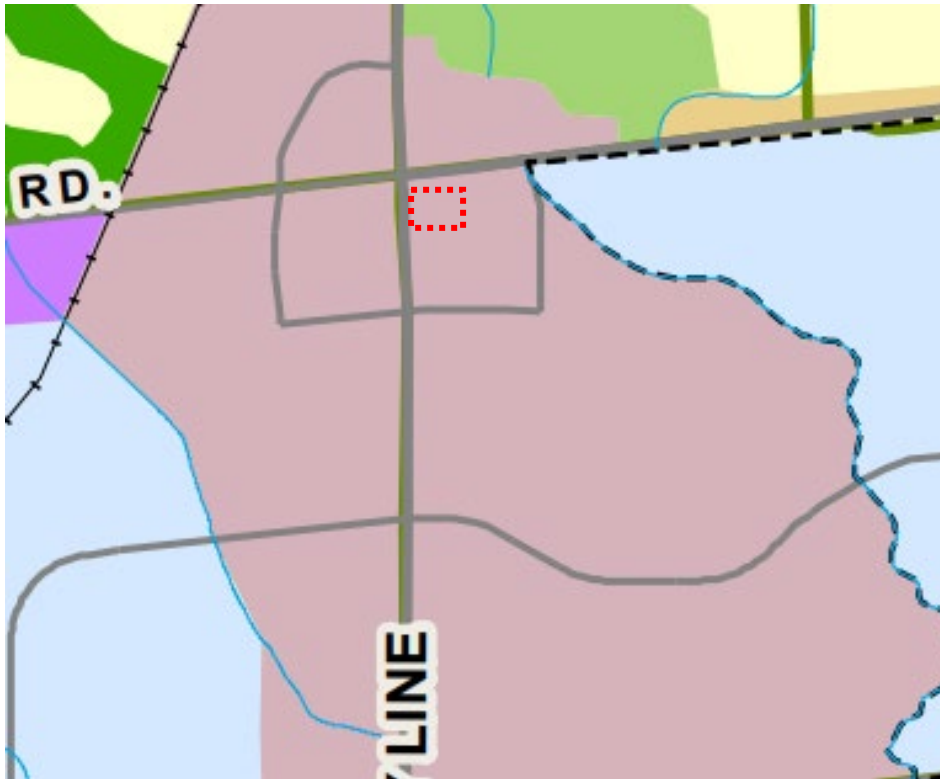
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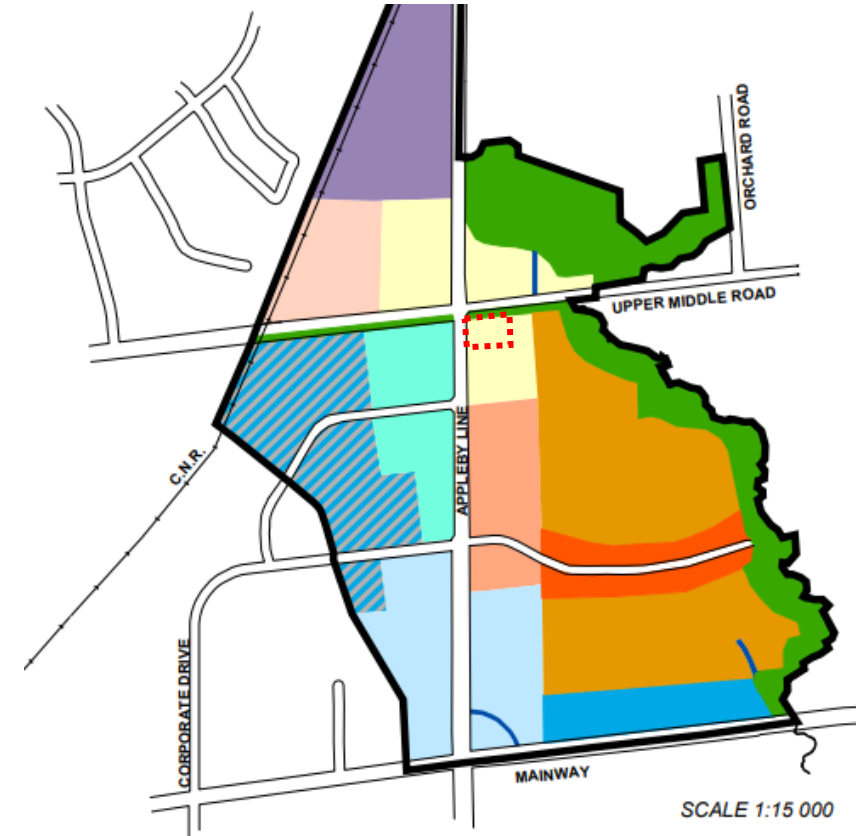
POLICY & REGULATORY CONTEXT

City of Burlington CURRENT Official Plan



Schedule B – Urban Planning Area

- Within Urban Planning Area Boundary
- Mixed Use Centre



Schedule F – Uptown Mixed Use Centre

- Designated Uptown Commercial/Residential I



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POLICY & REGULATORY CONTEXT

City of Burlington NEW Official Plan, Pending - Under Appeal



Schedule C – Urban Area

- Primary Growth Area
- Mixed Use Intensification Area - Urban Centre

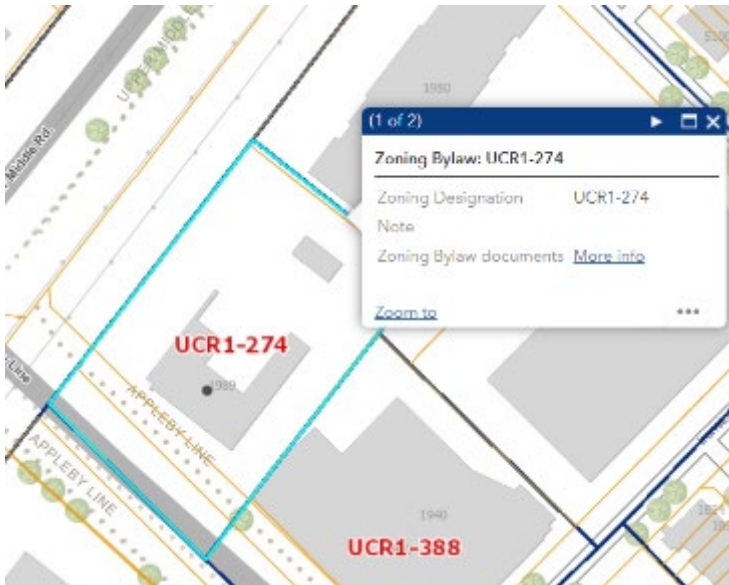


Schedule E – Uptown Urban Centre

- Designated Uptown Core

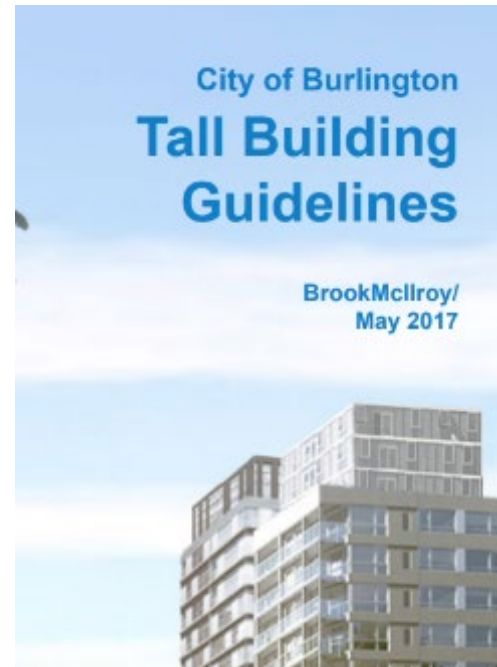
POLICY & REGULATORY CONTEXT

Burlington Zoning By-law 2020



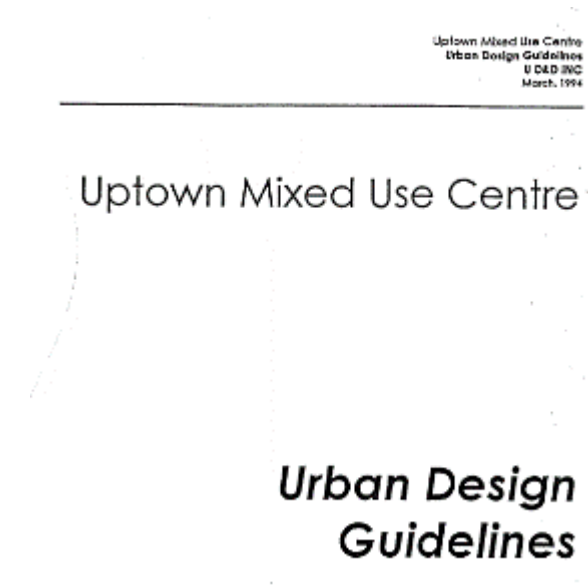
- Uptown Commercial Residential with Special Exception 274 (UCR1-274)

Tall Building Guidelines



- Direction for building design and streetscape
- Direction for massing, transition and building articulation

Uptown Mixed-use Centre Urban Design Guidelines



- Direction for Urban Space locations
- Direction for building orientation, access, vehicular access and parking

PROPOSED AMENDMENTS

Official Plan Amendment

- Amend current in-force Official Plan to increase building height from 35 m to 65 m and to increase FAR from 2.5 to 5.6
- Should the new Council-adopted (appealed) Official Plan come into force, and OPA would no longer be required

Zoning By-law Amendment

- Maintain existing Uptown Commercial Residential 1 (UCR1) parent zone
- Site specific modifications to:
 - Reduce required yard abutting a pipeline easement from 7 m to 0 m;
 - Increase density from 185 units per hectare to 800 units per hectare;
 - Increase maximum Floor Area Ratio from 2.5:1 to 5.7:1;
 - Increase maximum building height from 35 m to 70.5 m;
 - Reduce maximum amenity area from 20 m² per unit to 9.03 m² per unit
 - Reduce parking from scaled per-bedroom rate to flat rate of 0.96 per unit for occupants and 0.1 per unit for visitors (shared with commercial uses)
 - Reduce below-grade parking setback from 3 m to 0.1 m (front yard) and 2.7 m (rear and side yard)

PROCESS TO DATE

Milestones	Date Completed
Pre-Consultation Meeting	February 2, 2022
Pre-Submission Community Meeting	April 4, 2022
Urban Design Review Panel	April 21, 2022
Revisions to the Proposal	
Application Submission <ul style="list-style-type: none"> Planning Justification Report, Conceptual Site Plan Layout & Site Survey, Land Use Compatibility Study, Retail and Service Commercial Needs Assessment, Housing Impact Statement, Architectural Plans, Functional Servicing Report, Stormwater Management Report, Hydrogeology Study, Traffic Impact Study, Noise Feasibility Study, Shadow Analysis, Quantitative Wind Impact Study, Angular Plan Study, Arborist's Report/Tree Inventory and Preservation Plan, Environmental Site Screening Checklist, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, RSC, Height Survey of Adjacent Buildings, Burlington Urban Design Advisory Panel Comments and Meeting Minutes, Landscape Concept Plan, Sustainable Building and Development Guidelines Checklist, Urban Design Brief, Grading, Drainage and Servicing Plans, Geotechnical Report, Construction & Mobility Management Plan, Waste Management Report, Title Agreement, Draft OPA, and Draft Zoning By-law Amendment. 	June 3, 2022
Application Deemed Complete	July 7, 2022
Application Circulation	July 2022
Statutory Public Meeting	September 12, 2022

PROPOSAL

Site Plan

- Two 20-storey residential condominium buildings connected by a 6-storey podium with at-grade retail.
- Number of Units:
 - 475 units
- At-grade retail space:
 - 871 m²
- Parking:
 - 502 vehicle parking
 - 304 bicycle parking
- Perimeter landscaping



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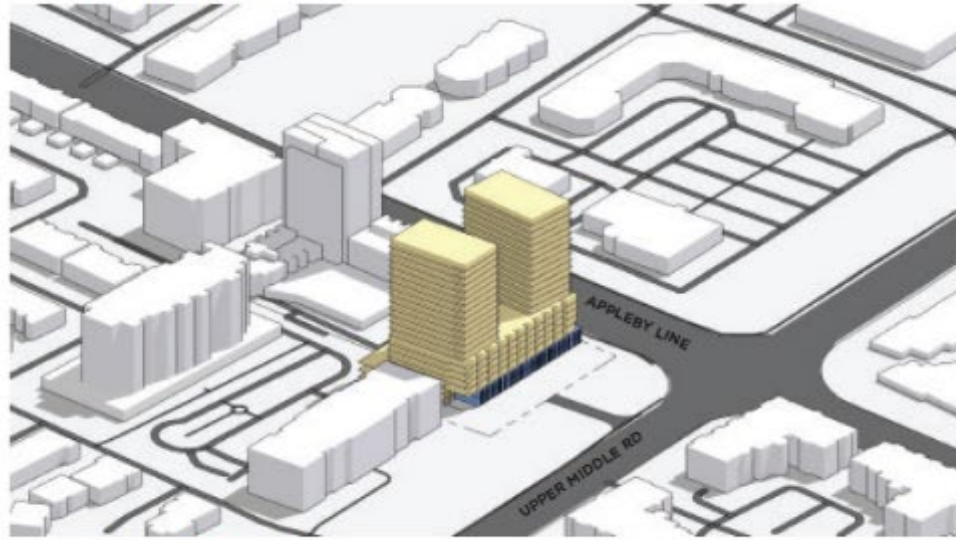
PROPOSAL Aerial Views



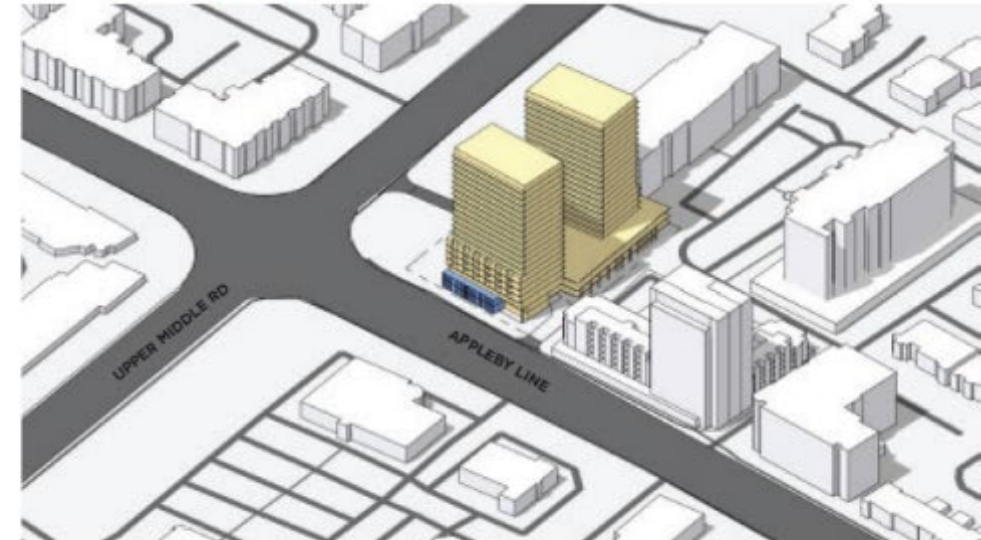
East Aerial View



West Aerial View



North Aerial View



South Aerial View



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Street View Looking East



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Street View Looking South



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Entrance Street View



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QUESTIONS & COMMENTS