

# **Statutory Public Meeting**

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

**Applicant:** Ruth Victor & Associates  
**Addresses:** 3110 South Service Road  
**Files:** 505-04/22 & 520-05/22  
**Date:** September 13, 2022  
**Report:** PL-62-22

# Overview of Development Site




Site Area: 0.80 hectares

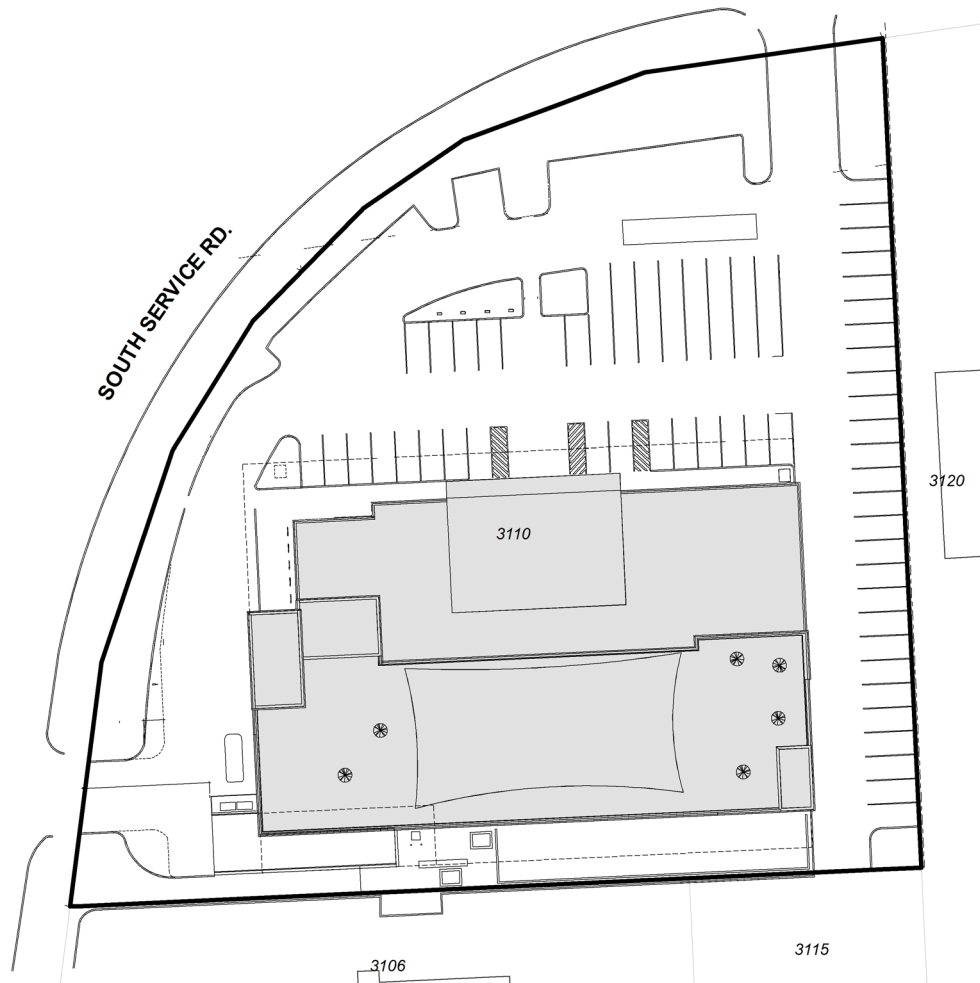
# Policy Context

- 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 (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

# The Application

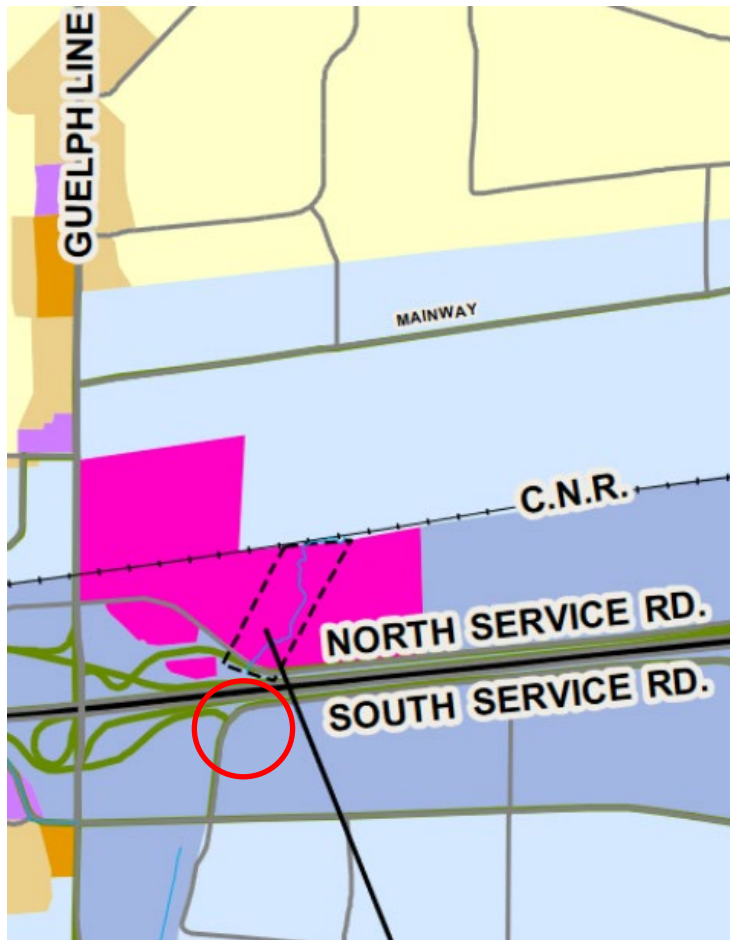
 SUBJECT PROPERTY

File Nos. 505-04/22 & 520-05/22
















- A three (3) storey office building with total floor area of 5045 m<sup>2</sup> including training facilities and an ancillary veterinary clinic fronting onto South Service Road.
- Proposed floor area ratio of 0.65:1 and a floor area for ancillary employment use of 30 percent, a total of 152 vehicle parking spaces and as 34 bicycle parking spaces.

# Burlington Official Plan (1997, as amended)

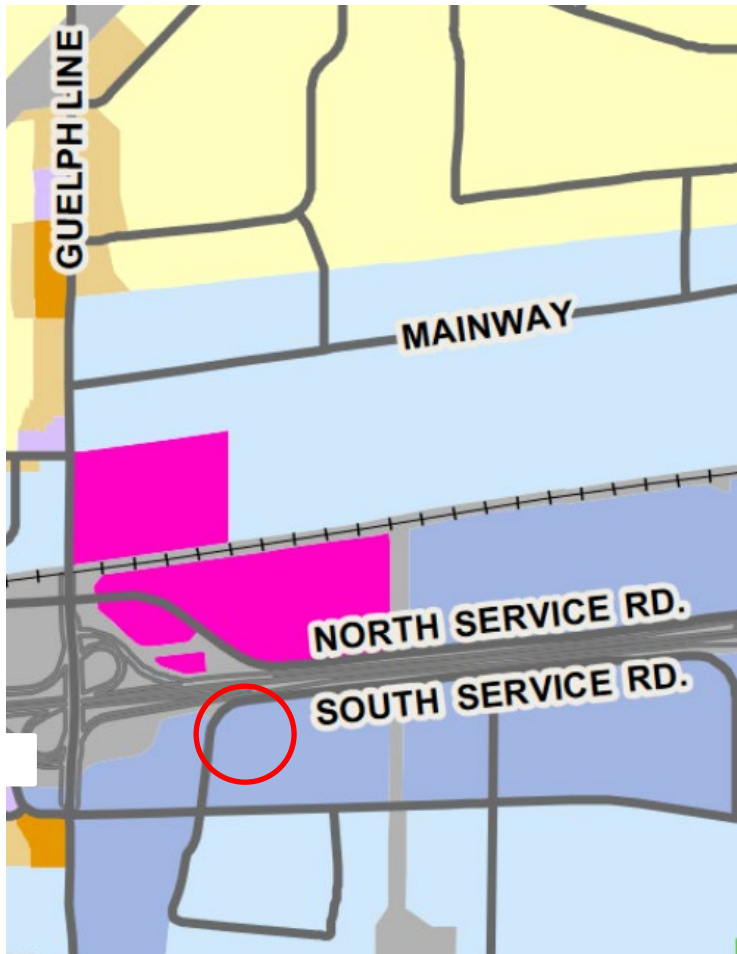


## Current Official Plan Designation: Business Corridor

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	<b>Business Corridor</b>
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment



# Burlington New Official Plan (2020)



## New Official Plan Designation: Business Corridor

### MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors**
  - Mixed Use Commercial Centre
  - Neighbourhood Centre
  - Local Centre
  - Employment Commercial Centre
  - Urban Corridor
  - Urban Corridor - Employment

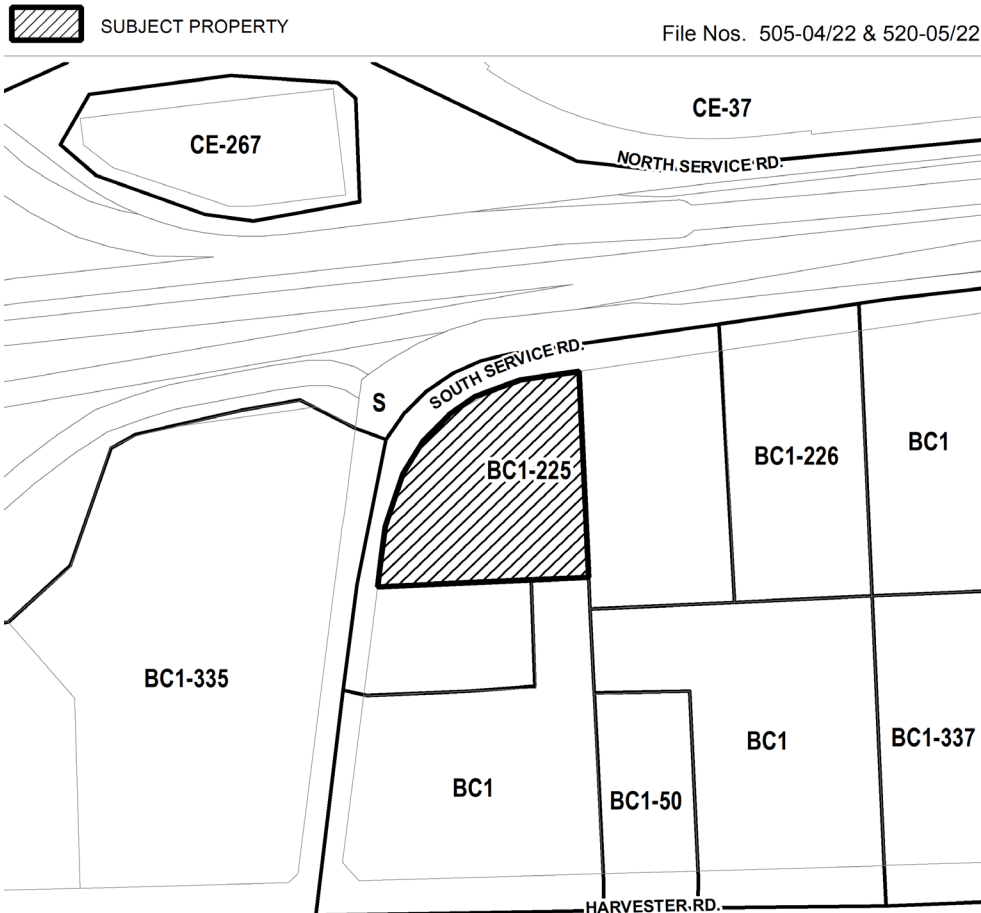
### RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

### EMPLOYMENT LANDS

- General Employment
- Business Corridor

# Burlington Zoning By-law



## Existing zoning:

### Business Corridor (BC1-225)

- Zoning exception number 225 describes that a Night Club is a prohibited use and Footnote (f) to Table 2 of Part 3 – Employment Zones shall not apply to standard restaurants.
- Proposing to amend the BC1-225 zoning of the site to allow for the proposed use.

# Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 7, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 95 members of the public.
- One (1) written public comment has been received by staff with respect to the subject application since the writing of the report. If additional comments are received, these will be included as part of a subsequent report to City Council.



# Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

## For more information:

**Contact: Mariana Da Silva, Planner I**

**E: [mariana.dasilva@burlington.ca](mailto:mariana.dasilva@burlington.ca)**

**Visit the City's website:**

**[www.burlington.ca/3110southservice](http://www.burlington.ca/3110southservice)**