

# **Recommendation Report**

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

**Applicant:** Ruth Victor & Associates

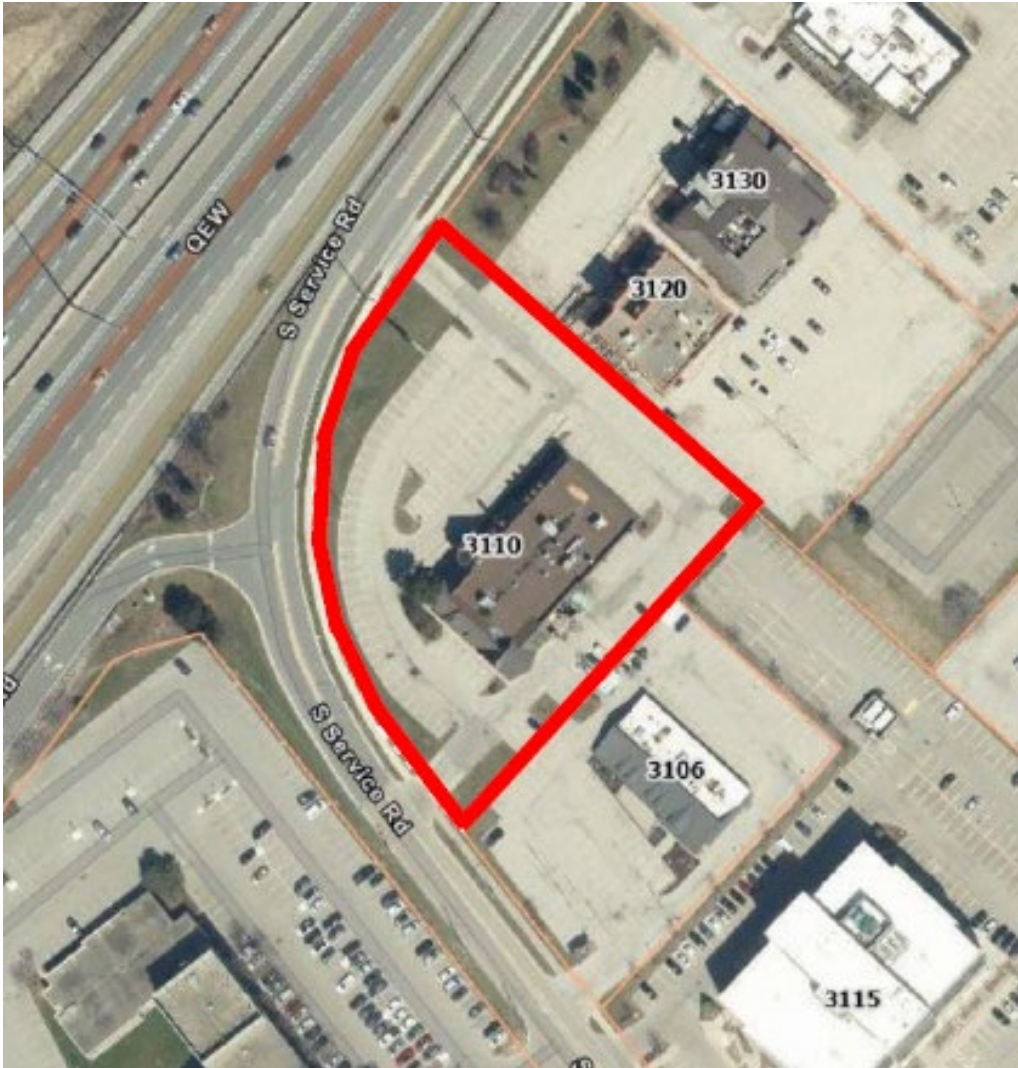
**Addresses:** 3110 South Service Road

**File:** 505-04/22 & 520-05/22

**Date:** December 6, 2022

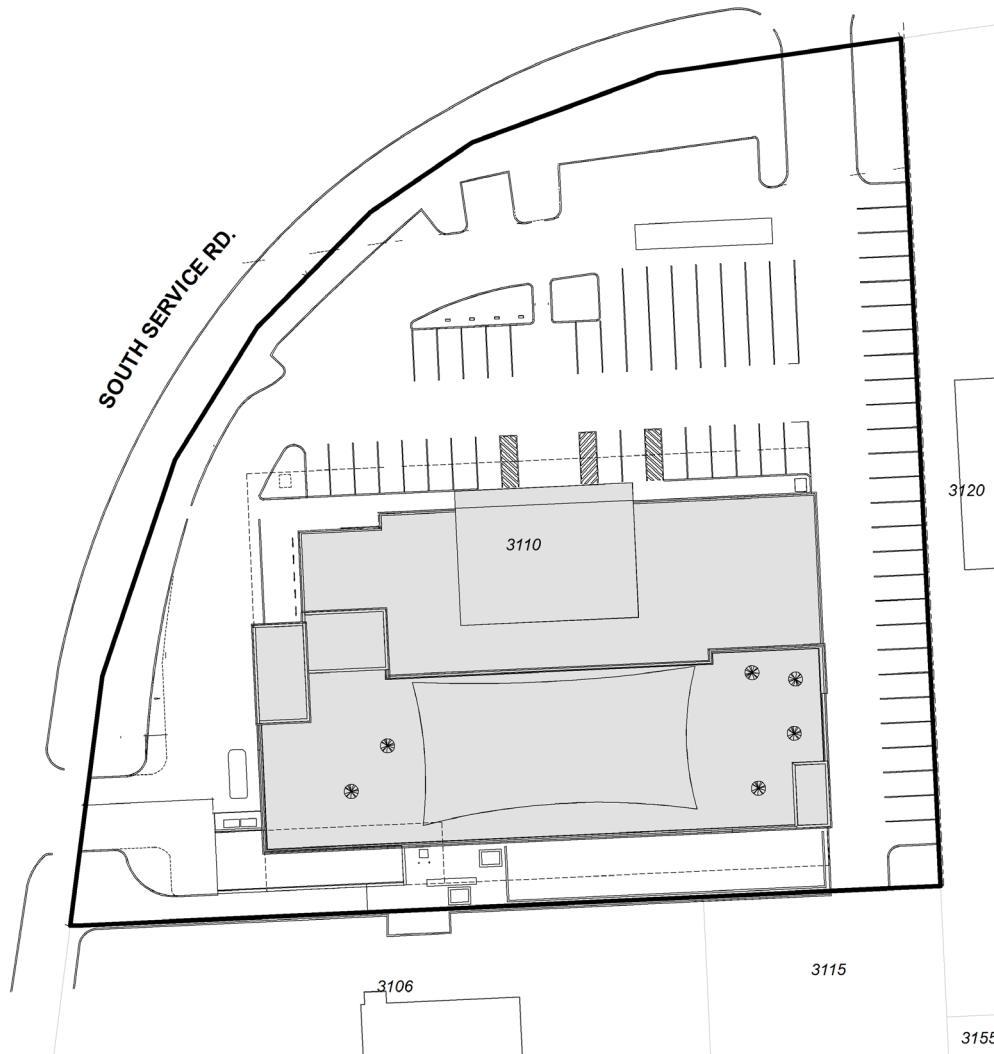
**Report:** PL-74-22

# Overview of Development Site



Site Area: 0.80 hectares

# The Application

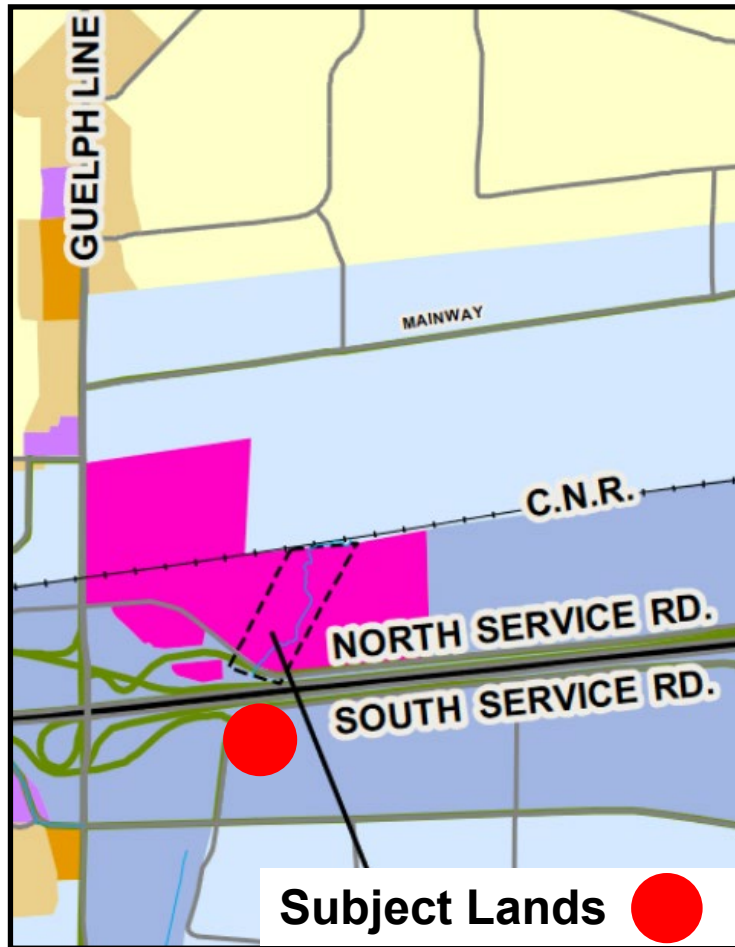


- To permit a three (3) storey office building with a total floor area of 5,045m<sup>2</sup> including training facilities and a veterinary clinic fronting onto South Service Road
- 162 vehicle parking spaces (80 underground and 82 at grade)
- 34 bicycle parking spaces.


# Policy Context

- Planning Act
- 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

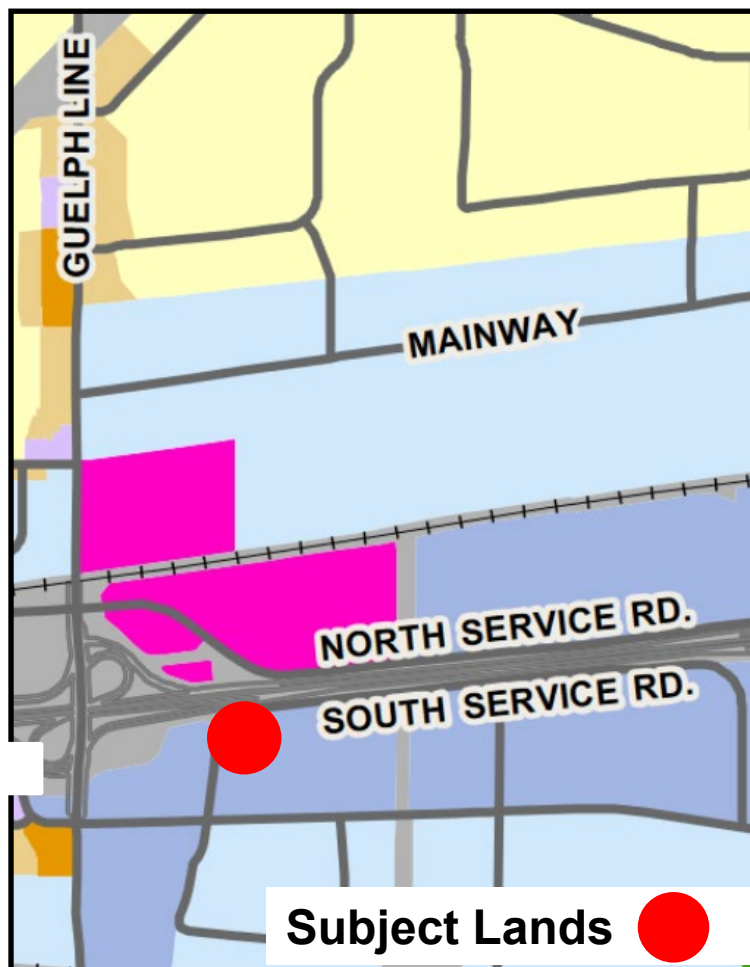
# Burlington Official Plan (1997, as amended)




**Current Official Plan Designation:**  
Business Corridor

 Business Corridor

# Burlington New Official Plan (2020)

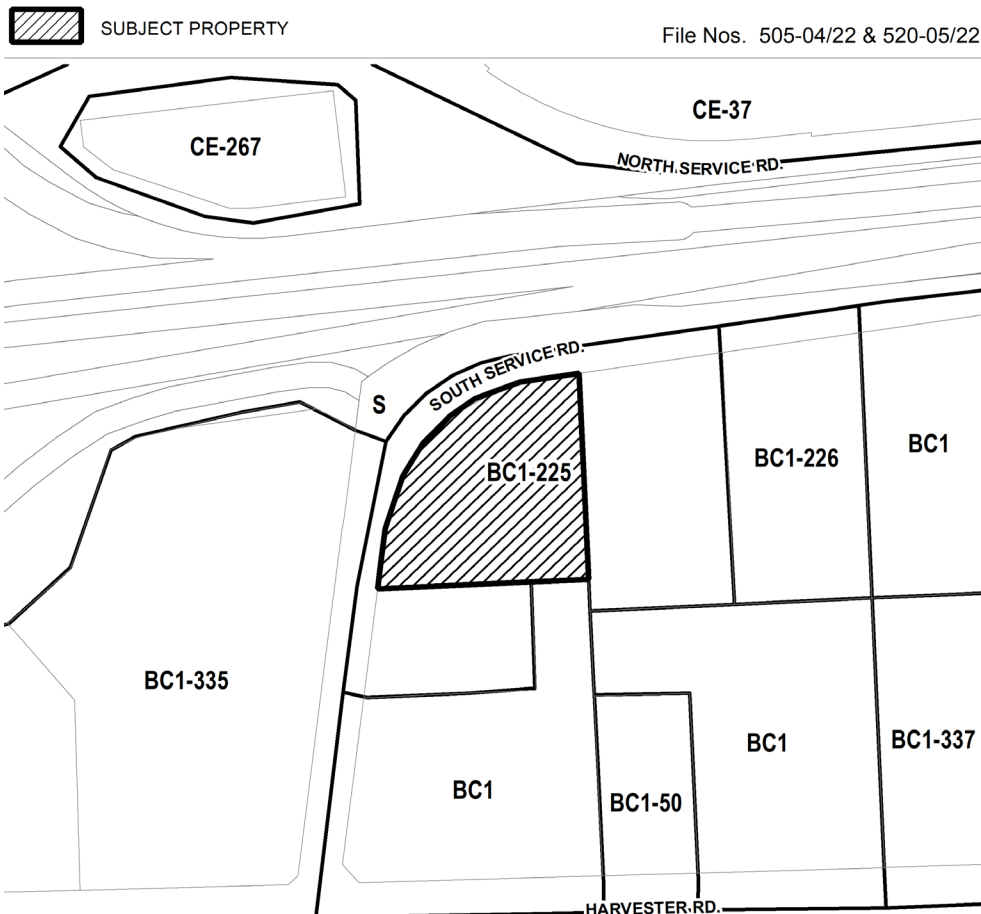


**New Official Plan Designation:**  
Business Corridor

 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.

# **Burlington Official Plan**

## **(1997, as amended)**

### **Requested Official Plan Amendment**

- Increased floor area ratio from 0.5:1 to 0.65:1.
- Increase floor area for the ancillary veterinary clinic employment use from 15% to 30% percent



# Burlington Zoning By-law

## Existing Zoning: BC1-225

- |              |   |
|--------------|---|
| Regulations: | <ul style="list-style-type: none"><li>• Limited Service Commercial / Retail</li><li>• Yard abutting South Service: 30 m</li><li>• Landscape Area abutting South Service: 15 m</li><li>• Loading / Unloading activities and waste containers / garbage enclosures not permitted in a yard abutting South Service</li><li>• If Principal use is an Office Use, Maximum Floor Area Ratio for all uses: 0.5:1</li></ul> |
|--------------|---|

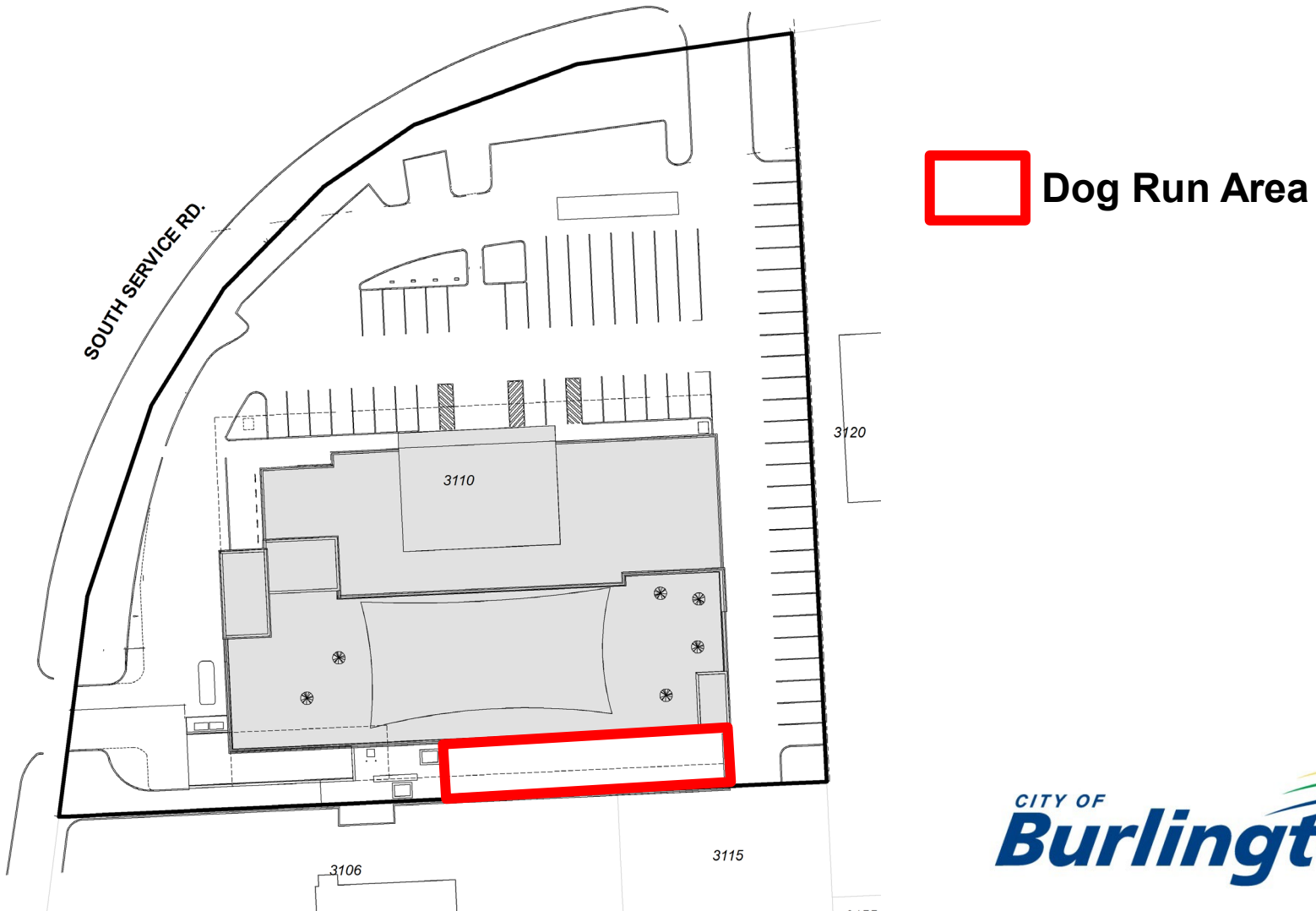
## Requested Zoning: BC1-225 (as will be amended)

- |              |  |
|--------------|--|
| Regulations: | <ul style="list-style-type: none"><li>• Veterinary Services with Training Facility</li><li>• Retail Sales of Pet foods/supplies up to 28 m<sup>2</sup></li><li>• Yard abutting South Service: 14 m</li><li>• Landscape Area abutting South Service: 3 m</li><li>• Loading / Unloading activities and waste containers / garbage enclosures permitted in a yard abutting South Service</li><li>• Floor Area of Veterinary Services with Training Facility: 51% maximum with a minimum 13% of the Floor Area devoted to the Training Facility use.</li><li>• Maximum Floor Area Ratio for all uses: 0.65:1</li></ul> |
|--------------|--|

# 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.

# Summary of Public Comments



# History of Application and Recommendation

- September 13, 2022 – Statutory Public Meeting
  - Recommendation to continue to work with applicant
- Technical and public comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies. Staff therefore recommends approval of the application.