

# **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)

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

## New Official Plan (2020) (subject to appeals)

<b>Designation:</b>	<b>Infrastructure and Transportation Corridors</b>
Permits:	Infrastructure, transportation Other uses subject to compatibility

## Requested Official Plan Amendment

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

# Burlington Zoning By-law

## Zoning By-law

<b>Zone:</b>	<b>S (Utility Services)</b>
<b>Permits:</b>	Transportation, communication, and utility uses (Does not permit residential uses)

## Requested Zoning By-law Amendment

<b>Zone:</b>	<b>RH5-XXX (Residential – High Density with site-specific exception)</b>
<b>Permits:</b>	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](http://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](http://www.burlington.ca/1396guelph)

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