

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: 1989 Appleby Latch GP Inc.

Addresses: 1989 Appleby Line

Date: September 13, 2022

Report: PL-66-22

File no.: 505-05/22, 520-06/22

Overview of Development Site



1989 Appleby Line
Site Area: **0.6 hectares**
Frontage on Appleby
Line: 70 m

Proposed Development



- Mixed-use, tall building
- Two 20-storey towers with shared 6-storey podium
- 871 m² retail uses at grade
- 475 dwelling units
- Proposed Floor Area Ratio: 5.7:1
- Indoor and outdoor amenity space on 7th storey
- Parking: 502 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: Uptown Commercial/Residential I

Permits: Maximum height: 35 m
Maximum Floor Area Ratio: 2.5:1

New Official Plan (2020) (subject to appeals)

Designation: Uptown Core + within Primary Growth Area

Permits: Maximum height: 20 storeys
Maximum Floor Area Ratio: 3.5:1

Requested Official Plan Amendment

Designation: Uptown Commercial/Residential I with site-specific policy

Permits: Maximum height: 70.5 m (20 storeys)
Maximum Floor Area Ratio: 5.7:1

Burlington Zoning By-law

Zoning By-law

Zone: UCR1-274 (Uptown Commercial/Residential)

Permits: Maximum height: 35 m
Maximum Floor Area Ratio: 2.5:1
Maximum density: 185 units per hectare

Requested Zoning By-law Amendment

Zone: UCR1-XXX (Residential – High Density with site-specific exception)

Permits: Maximum height: 70.5 m
Maximum Floor Area Ratio: 5.7:1
Maximum density: 570 units per hectare
Reduced amenity area
Reduced parking supply
Reduced yards and setbacks

Public Consultation

- April 4, 2022: Pre-Application Community Meeting
- Summer 2022:
 - Complete application submitted
 - Notice sign on property
 - Notice mailed to neighbours
 - Notice in Burlington Post
 - Webpage created: www.burlington.ca/1989appleby
- Sept. 13, 2022: Statutory Public Meeting
- Public comments attached as Appendix B to Report PL-66-22

Recommendation:

Direct staff to continue to process the applications

For more information:

Visit www.burlington.ca/1989appleby

Contact:

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