

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



# STATUTORY PUBLIC MEETING

PROPOSED DEVELOPMENT AT 1989 APPLEBY LINE  
SEPTEMBER 13, 2022



**LATCH**  
DEVELOPMENTS



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PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# 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

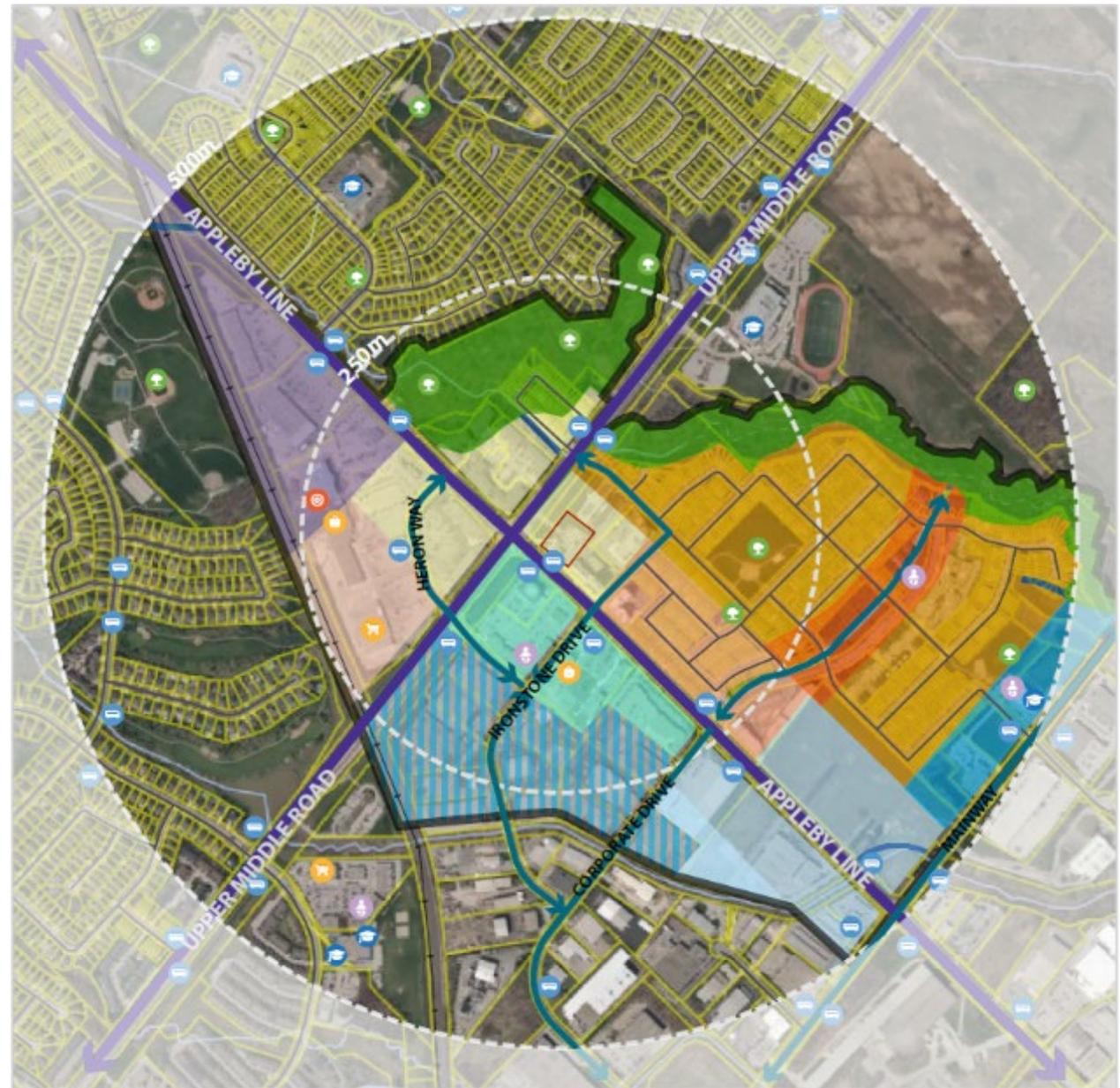


# COMMUNITY CONTEXT

- 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

	Mixed Use Centre Planning Area		Uptown Mixed Use Corridor Employment		School
	Uptown Commercial / Residential I		Open Space		Shopping Mall
	Uptown Commercial / Residential II		Major Arterial Road		Grocery
	Uptown Commercial / Residential III		Subject Lands		Park
	Uptown Medium Density Residential				Community/ Recreation Centers
	Uptown High Density Residential				Transit Station
	Uptown Commercial				Childcare Centre
	Uptown Employment				
	Uptown General Employment				
	Uptown Office Business Park				



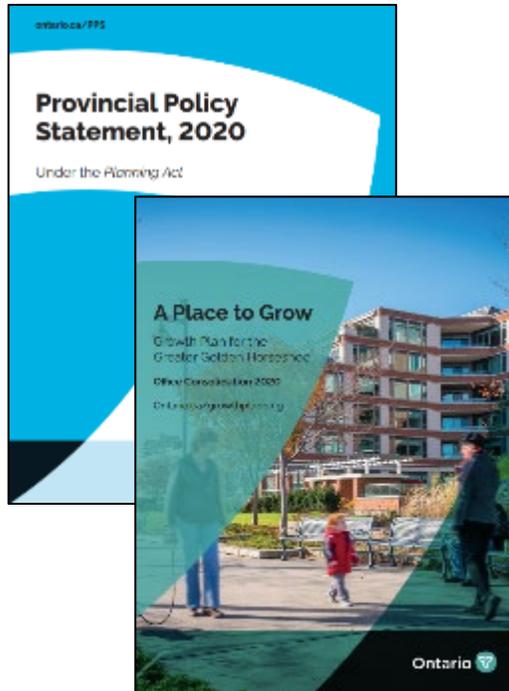
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# POLICY & REGULATORY CONTEXT

## 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)

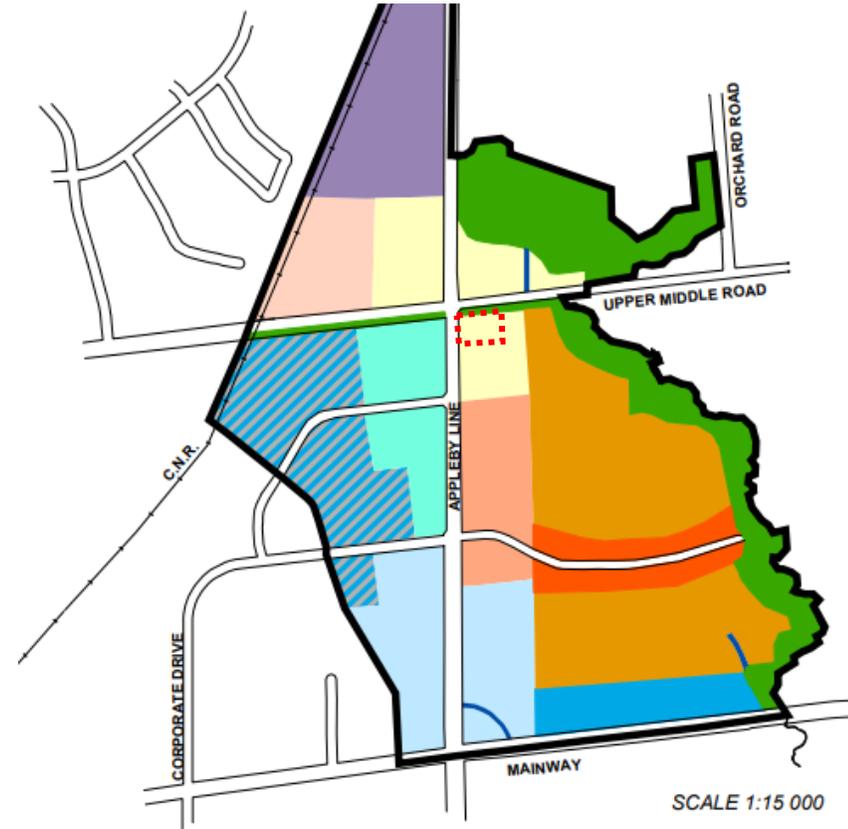
# POLICY & REGULATORY CONTEXT

## City of Burlington CURRENT Official Plan



### Schedule B – Urban Planning Area

- Within Urban Planning Area Boundary
- Mixed Use Centre

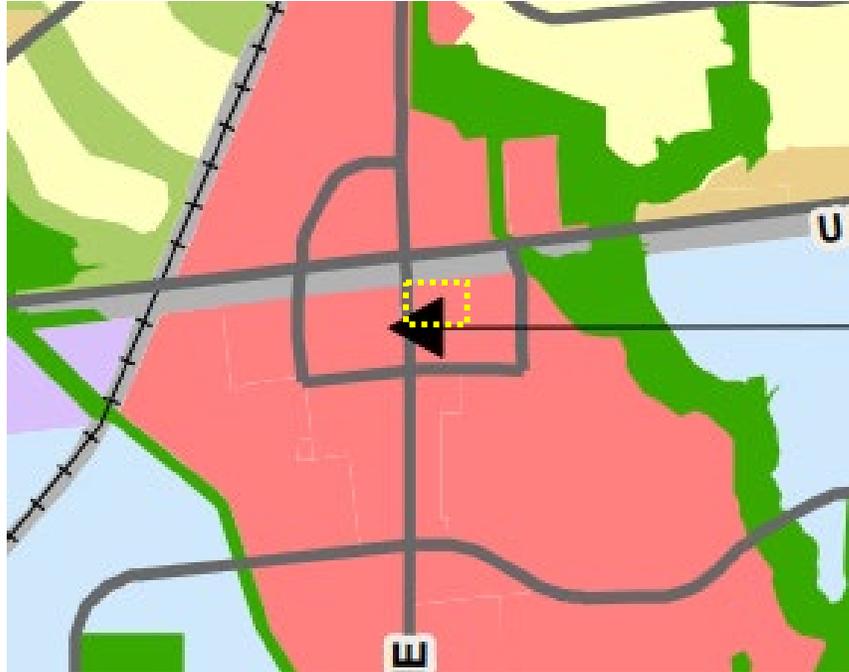


### Schedule F – Uptown Mixed Use Centre

- Designated Uptown Commercial/Residential I

# 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



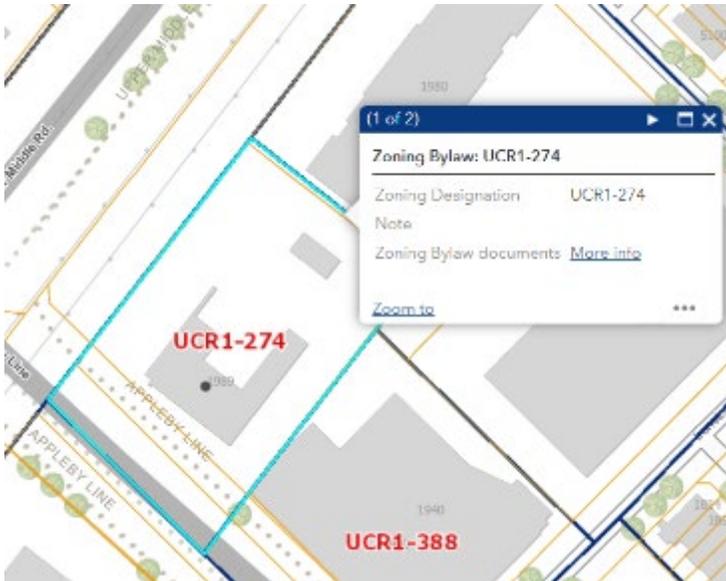
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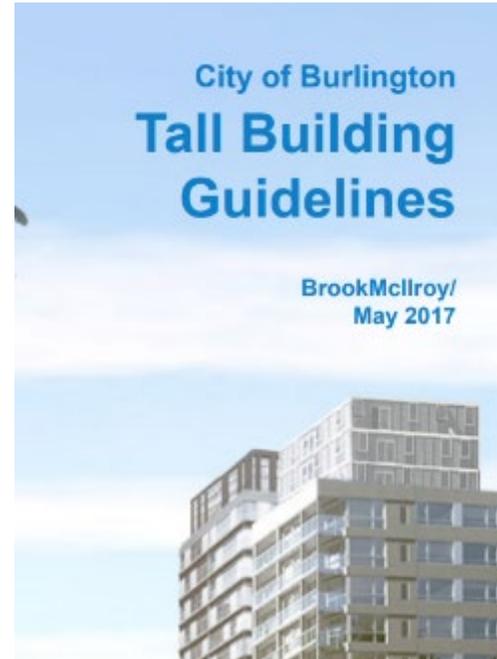
# POLICY & REGULATORY CONTEXT

## Burlington Zoning By-law 2020



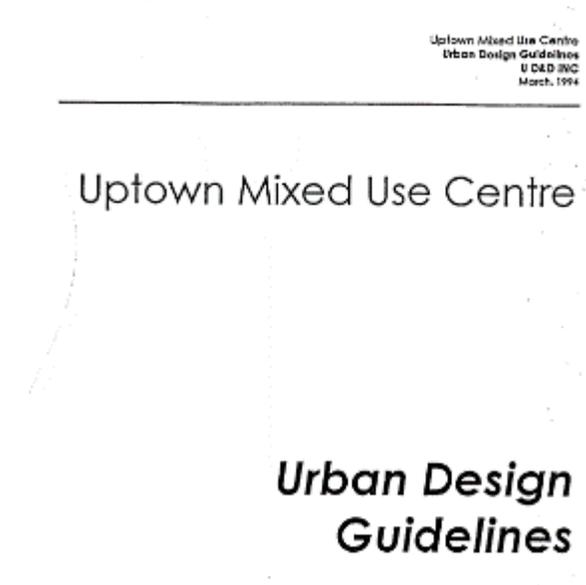
- Uptown Commercial Residential with Special Exception 274 (UCR1-274)

## 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



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# 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 m<sup>2</sup> per unit to 9.03 m<sup>2</sup> 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"> <li>o Planning Justification Report, Conceptual Site Plan Layout &amp; 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 &amp; Mobility Management Plan, Waste Management Report, Title Agreement, Draft OPA, and Draft Zoning By-law Amendment.</li> </ul>	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 m<sup>2</sup>
- Parking:
  - 502 vehicle parking
  - 304 bicycle parking
- Perimeter landscaping



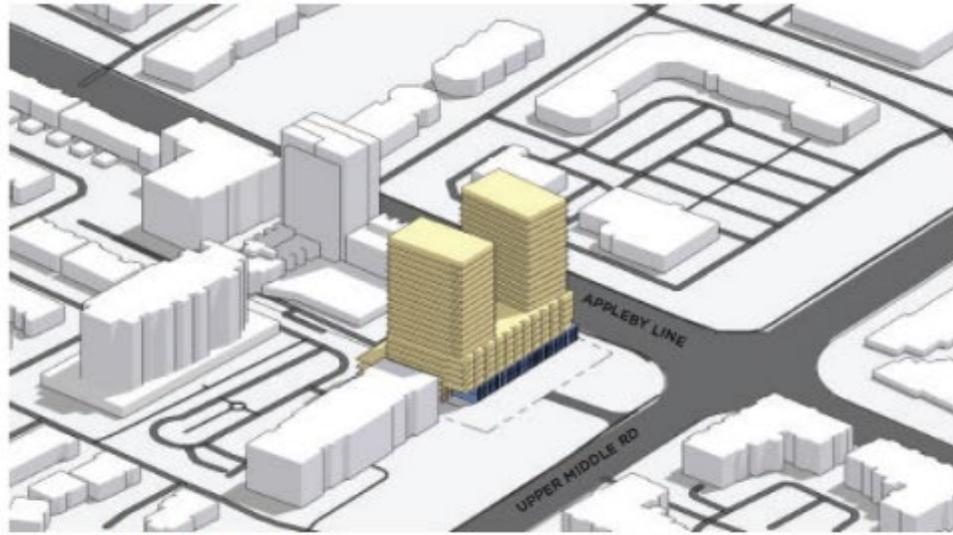
# PROPOSAL Aerial Views



East Aerial View



West Aerial View



North Aerial View



South Aerial View



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# PROPOSAL

Street View Looking East



# PROPOSAL

Street View Looking South



# PROPOSAL

Entrance Street View





# QUESTIONS & COMMENTS