

# Recommendation Report

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

**Applicant:** Better Life Retirement Residence  
**Addresses:** 441 Maple Avenue  
**Date:** February 28, 2023

# Overview of Development Site



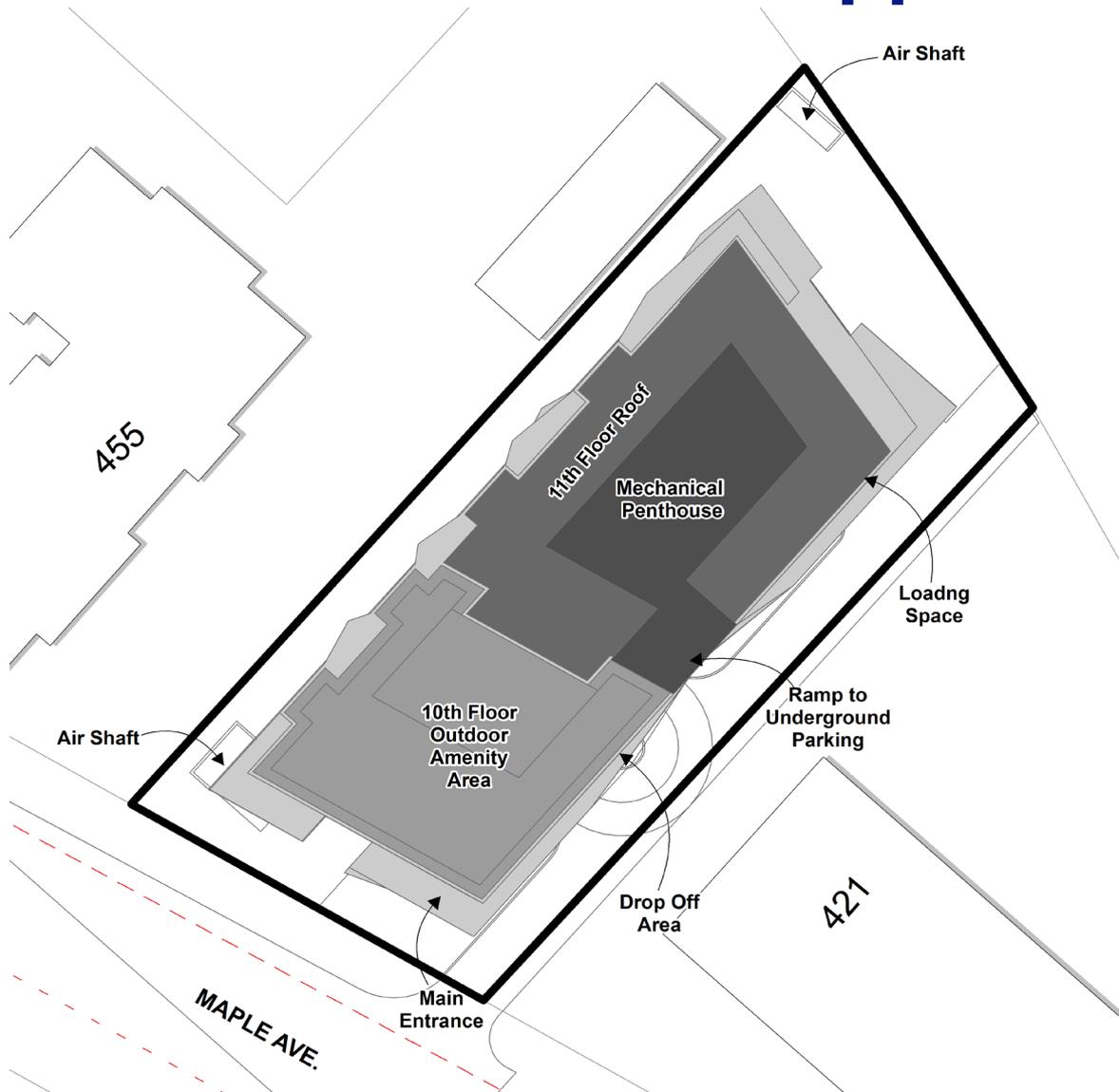
Site Area: 0.28 hectares

Located on the east side  
of Maple Avenue, north  
of Lakeshore Road

# 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
- City of Burlington Zoning By-law 2020

# The Application



- The applicant has proposed an 11-storey residential building comprised of 140 units and 3 levels of underground parking.
- The development would have access from Maple Avenue.

# Burlington Official Plan



## Current Official Plan Designation:

Downtown Residential – Medium and/or High Density Precinct to ‘Schedule ‘E’ – Downtown Mixed Use Centre’ of the City of Burlington Official Plan

-  Downtown Residential - Medium and/or High Density Precincts
-  Waterfront West / Public Lands Precinct
-  Subject lands

# Burlington New Official Plan



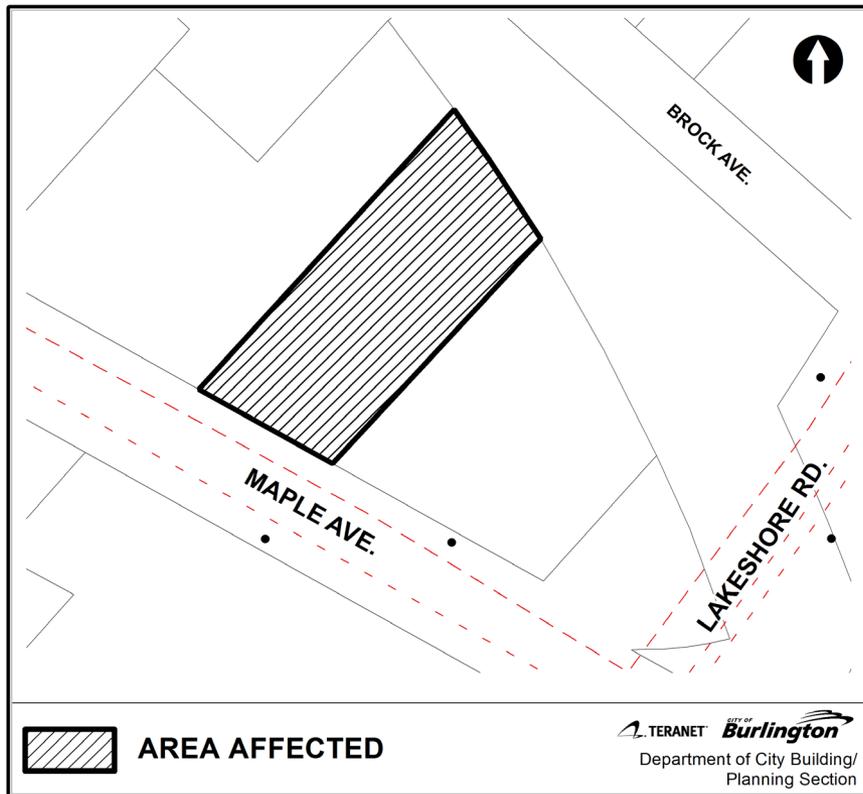
-  Apartment Neighbourhoods Precinct
-  Subject lands

## New Official Plan Designation:

- Primary Growth Area (Schedule B-1 – Growth Framework)
- Apartment Neighbourhoods Precinct to ‘Schedule D – Land Use – Downtown Urban Centre’

# Burlington Zoning By-law

**Existing zoning:** Downtown Residential High-Density (DRH)



# Public Consultation

- A Burlington Urban Design (BUD) Advisory Panel Meeting was held for the subject application on September 18, 2018;
- A neighbourhood information meeting to present the original proposal was held November 14, 2018;
- Public comments attached as Appendix E to Report PL-12-23.

# Recommendation

- Proposed development has been reviewed in accordance with the applicable policy framework and feedback from technical agencies and the public have been considered.
- Planning staff recommend approval of the subject application in accordance with the recommendations contained in report PL-12-23.

**For more information:**

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**Visit the City's website:**

**[www.burlington.ca/441Maple](http://www.burlington.ca/441Maple)**