

# **Statutory Public Meeting**

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

**Applicant:.** Camarro Developments Inc.  
**Addresses:** 1062-1074 Cooke Blvd  
**Files:** 505-08/22 & 520-09/22  
**Date:** February 28, 2023  
**Report:** PL-07-23

# Overview of Development Site

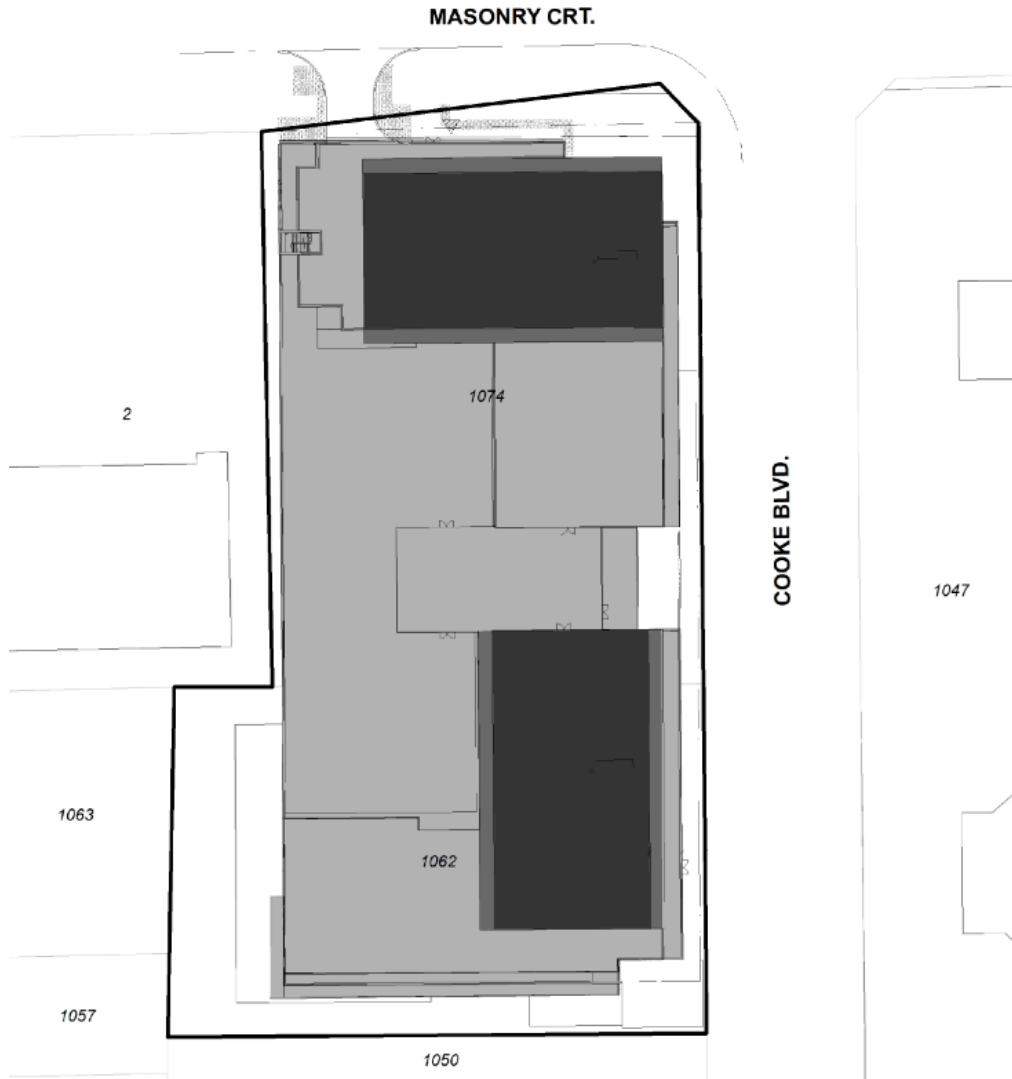


Site Area: 0.70 hectares

# 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 (1997, as amended)
- City of Burlington New Official Plan (2020)
- Aldershot Go MTSA
- City of Burlington Zoning By-law 2020

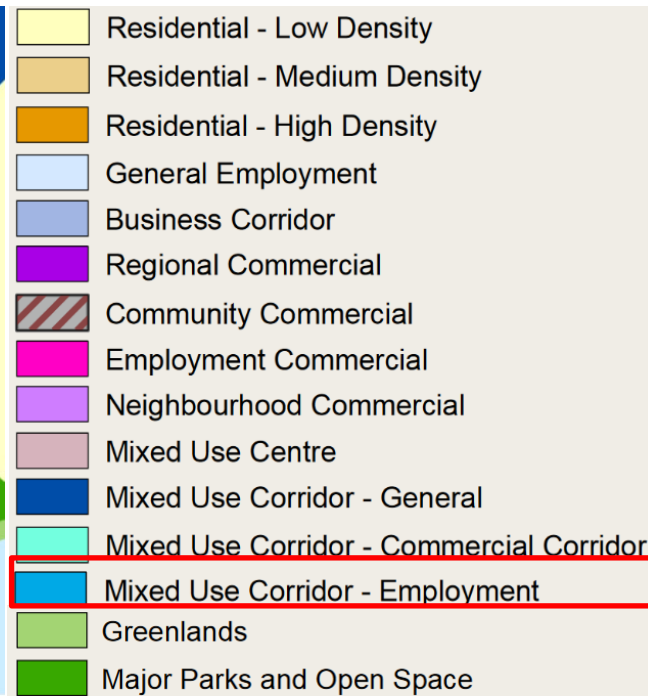
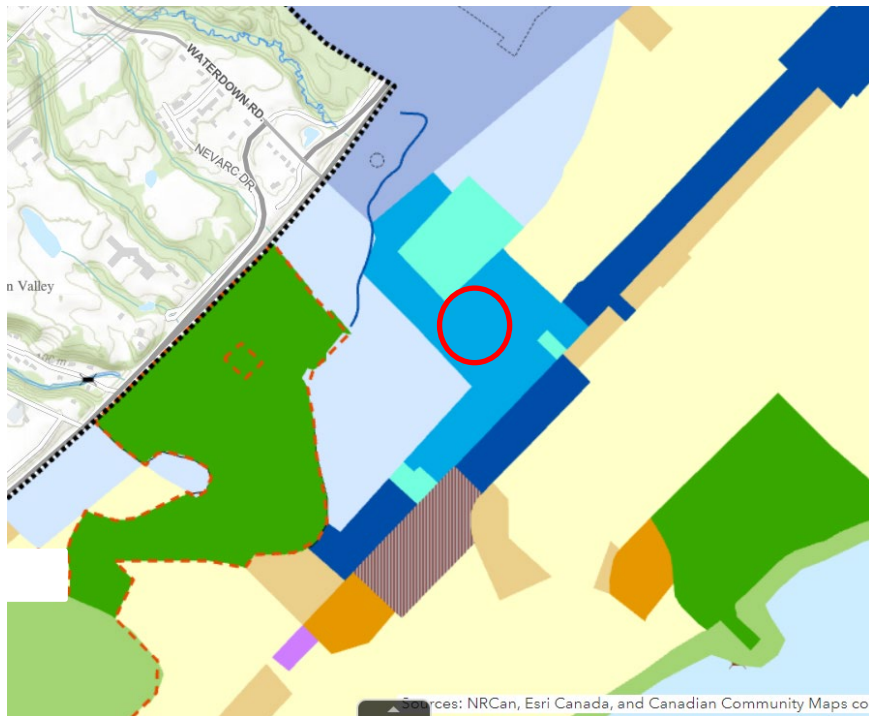
# The Application



- The proposal contemplates the development of two towers with heights of 30 and 32 storeys, connected by a shared six-storey podium fronting Cooke Boulevard and Masonry Court and three storeys to the rear. The residential units are located on floors 2 to 32 and included a total of 809 residential units ranging from studio to three-bedroom.

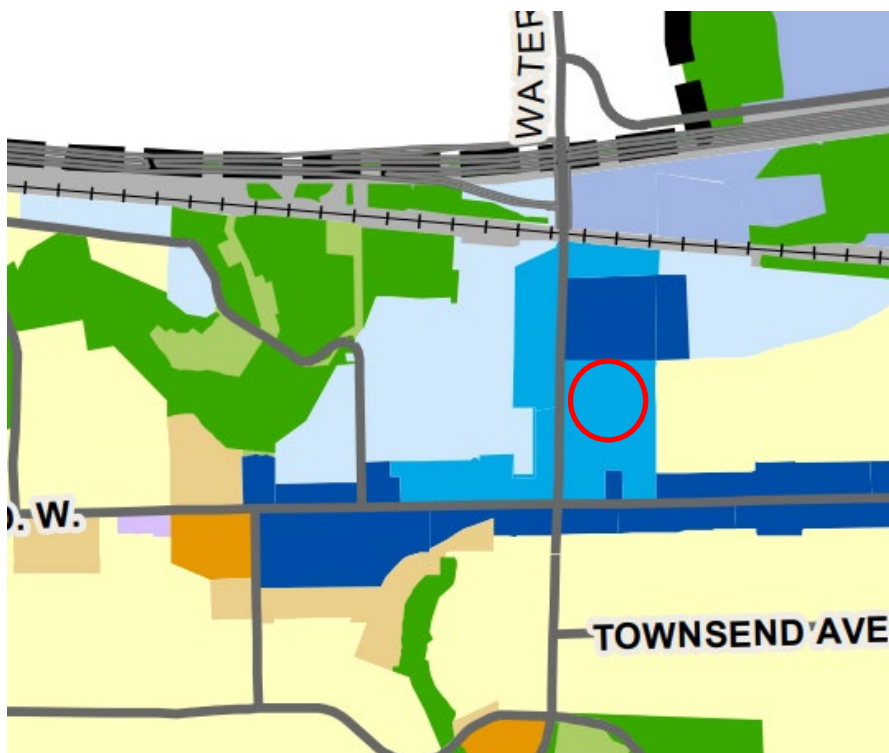
# Burlington Official Plan (1997, as amended)

## Current Official Plan Designation: Mixed Use Corridor - Employment



# Burlington New Official Plan (2020)

## New Official Plan Designation: Urban Corridor - Employment



### MIXED USE INTENSIFICATION AREAS

Urban Centres

#### Mixed Use Nodes and Intensification Corridors

Mixed Use Commercial Centre

Neighbourhood Centre

Local Centre

Employment Commercial Centre

Urban Corridor

Urban Corridor - Employment

### RESIDENTIAL NEIGHBOURHOOD AREAS

Residential - Low Density

Residential - Medium Density

Residential - High Density

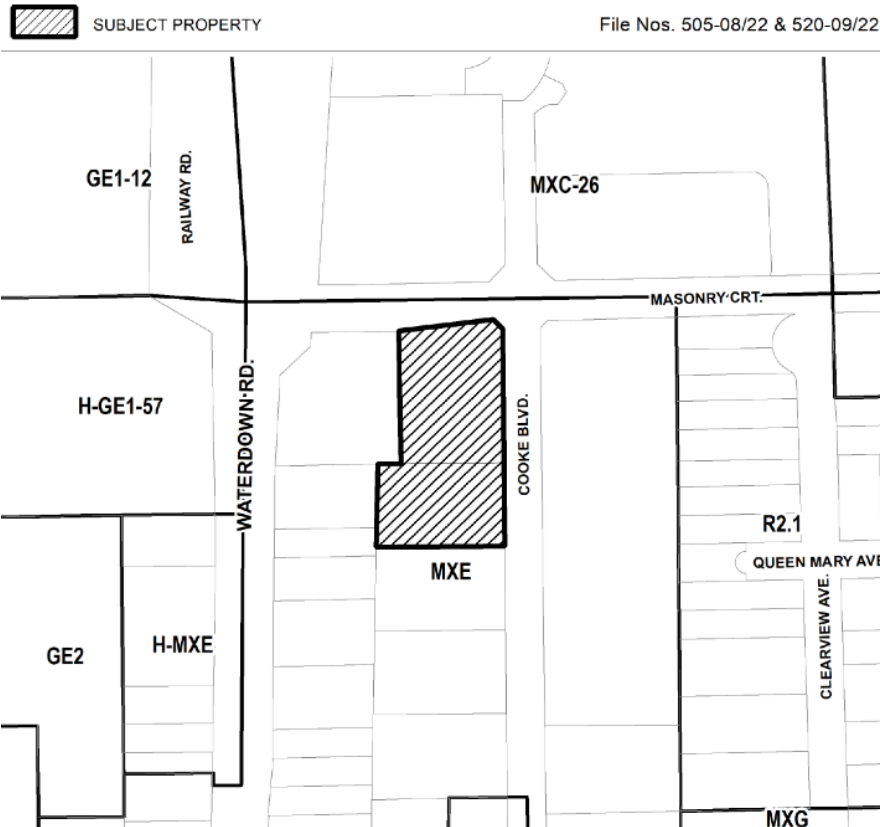
### EMPLOYMENT LANDS

General Employment

Business Corridor



# Burlington Zoning By-law



## Existing zoning:

Mixed Use Corridor Employment (MXE)

- Proposing to re-zone from MXE zoning to a site-specific Mixed-Use Corridor General (MXG) to facilitate the redevelopment of the land with two towers with heights of 30 and 32 storeys.

# Public Consultation

- A Burlington Urban Design (BUD) Advisory Panel Meeting was held on September 16, 2021
- A virtual Pre-Application Community Meeting to present the proposal was held on October 21, 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 261 members of the public.
- Seven letters of concern from residences were received.



# Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

## For more information:

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**Visit the City's website:**

**[www.burlington.ca/1062cooke](http://www.burlington.ca/1062cooke)**