

# **Public Meeting & Recommendation Report Application to amend Zoning By-law**

**Applicant:** WEBB Planning Consultants  
**Owner:** Appleby 407 Limited Partnership  
**Addresses:** 3402 & 3416 Appleby Line  
**File:** 520-02/23  
**Date:** January 9, 2024  
**Report:** PL-06-24

# Overview of Development Site



Site Area: 6.73 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)
- City of Burlington Zoning By-law 2020

# The Application



SUBJECT PROPERTY

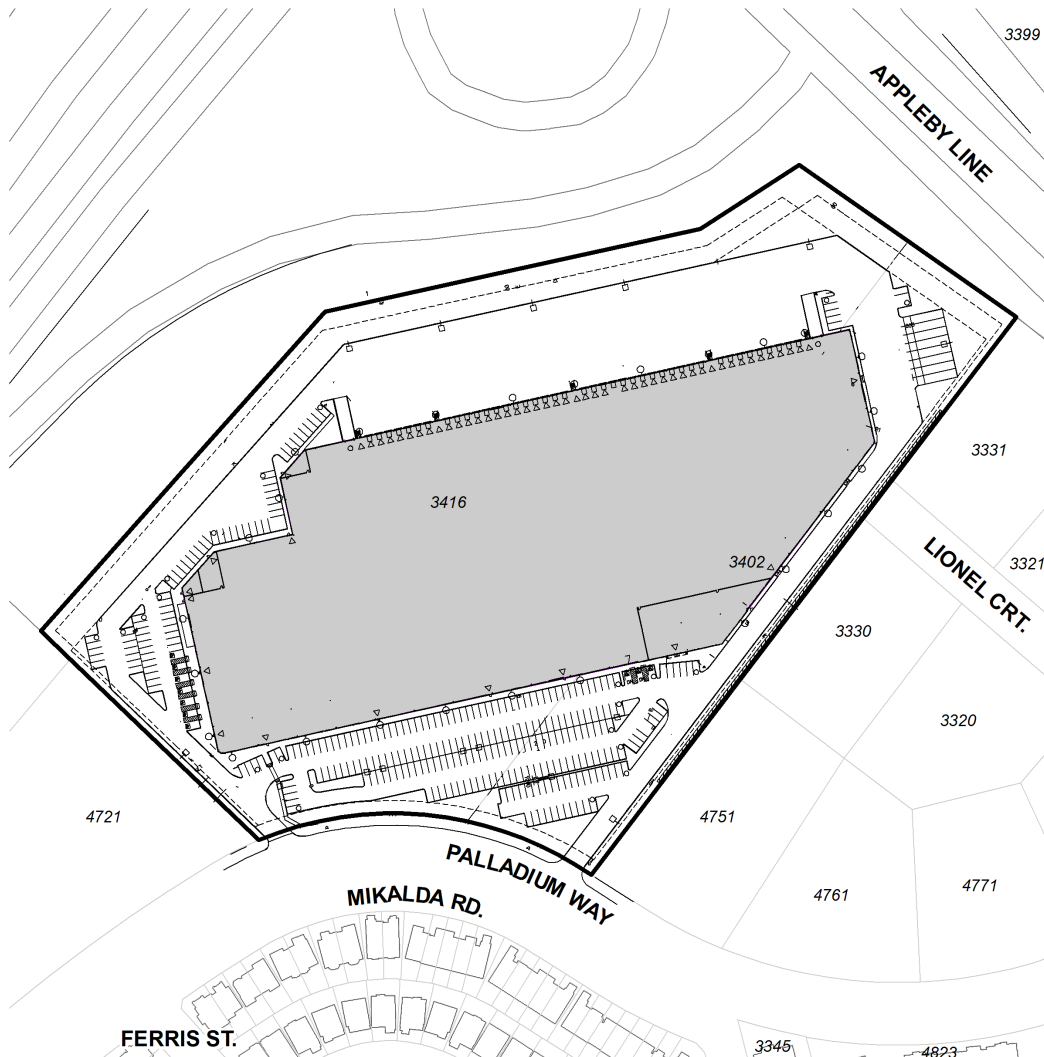


Bus Route



Bus Stop
















File No. 520-02/23

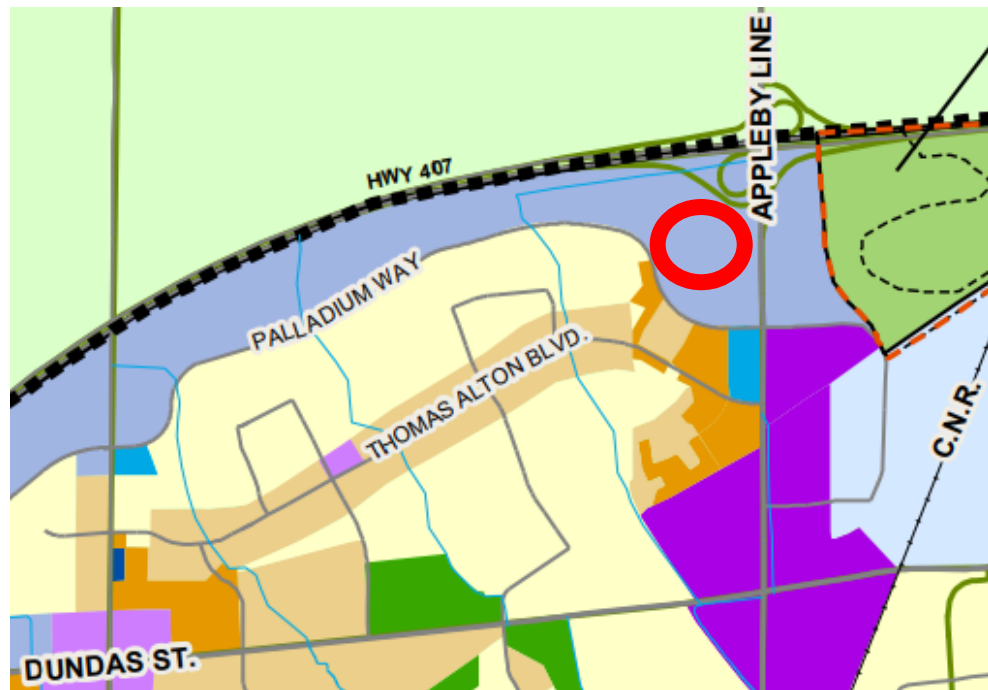


- one (1) storey industrial building for warehousing and logistics uses with accessory office uses.
- Total gross floor area of approximately 30,224 m<sup>2</sup>
- 312 vehicle parking spaces (including 10 for accessible parking)
- 44 loading docks
- 14 bicycle parking spaces.
- 2 access points on Palladium Way.

# Burlington Official Plan (1997, as amended)

## Current Official Plan Designation: Business Corridor

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment
	Greenlands
	Major Parks and Open Space



 Subject Lands



# Burlington New Official Plan (2020)

## New Official Plan Designation:

### Business Corridor

#### 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

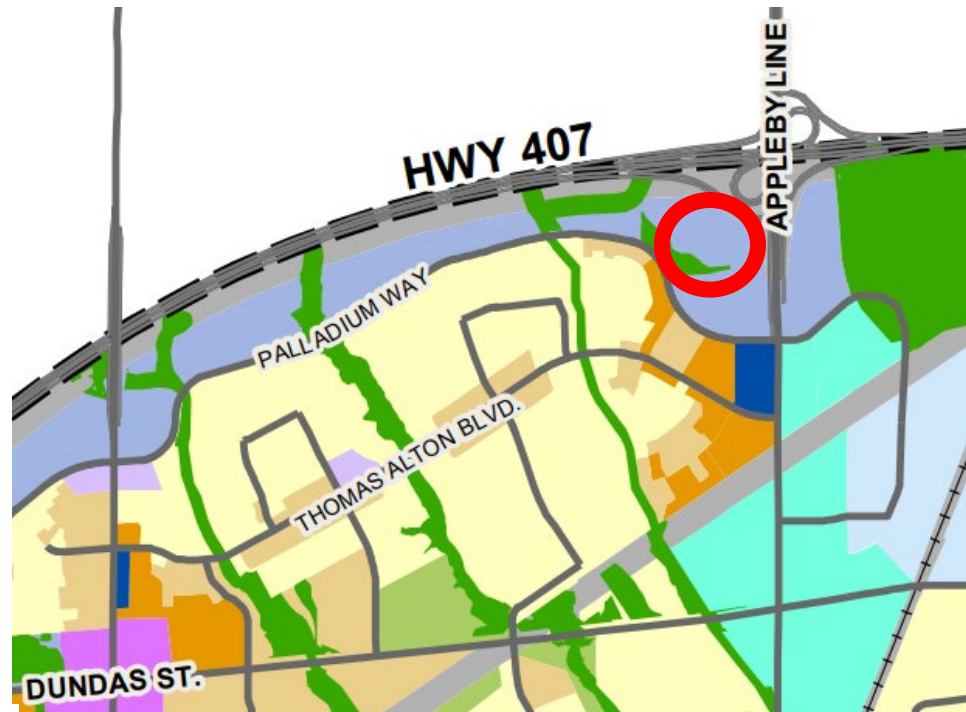
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

#### EMPLOYMENT LANDS

- General Employment
- Business Corridor

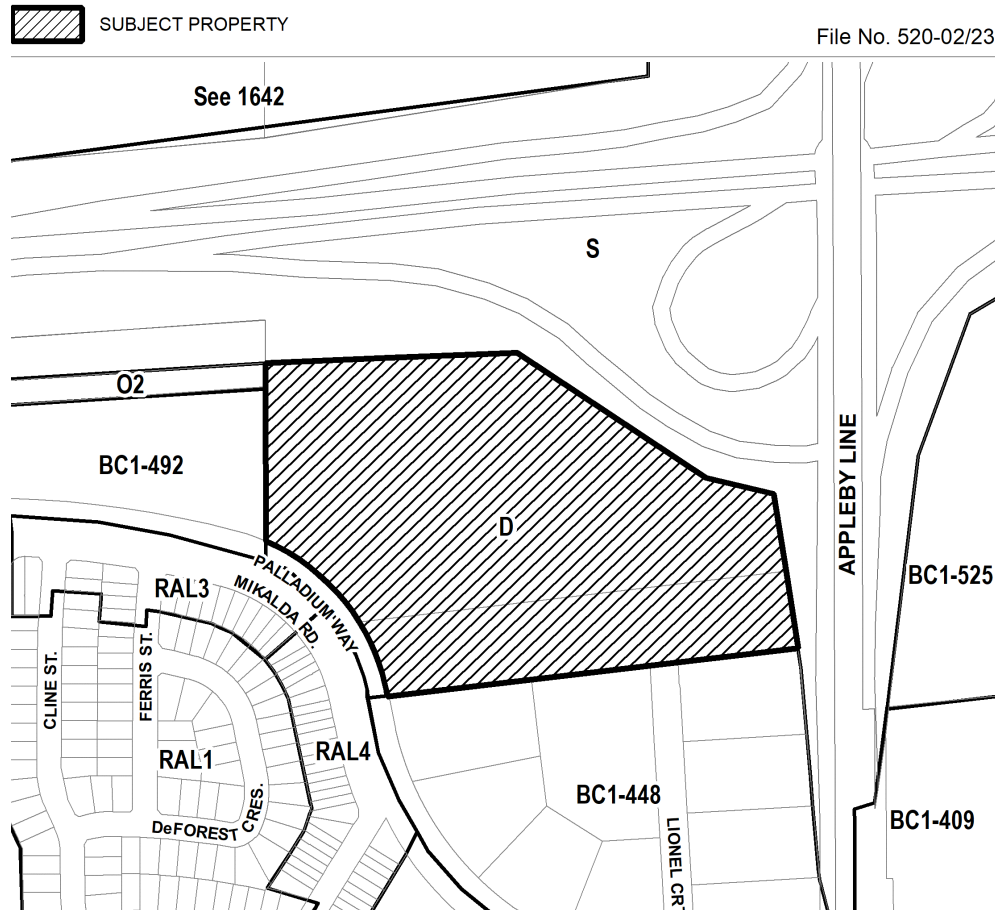
#### NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

- City's Natural Heritage System
- Major Parks and Open Space



Subject Lands

# Burlington Zoning By-law



## Existing zoning:

Development (D) zone permits:

- Detached Dwelling
- Limited range of other uses, as set out in Part 1, section 2.21 “Uses Permitted in All Zones”.

# Burlington Zoning By-law

## Base Zoning: BC1

- |              |   |
|--------------|---|
| Regulations: | <ul style="list-style-type: none"><li>• Vehicle parking spaces required: 471</li><li>• Exterior building walls facing a residential zone maximum length: 36 m</li><li>• parking areas shall contain a maximum of 150 parking spaces and shall be separated from adjoining parking areas by a 3 m landscape area</li></ul> |
|--------------|---|

## Requested Zoning: BC1-528 (as will be amended)

- |              |  |
|--------------|--|
| Regulations: | <ul style="list-style-type: none"><li>• Reduced vehicle parking: 312 spaces</li><li>• Southern exterior building wall length facing the RAL3 and RAL4 zones: 217m</li><li>• Parking Area to not be separated by a landscape area and contain a maximum of 235 vehicle parking spaces</li></ul> |
|--------------|--|



# Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on February 9, 2022.
- 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 properties within 120 of the subject lands which includes 179 members of the public.
- 8 written public comments have been received by staff with respect to the subject application which have been included as part of the report.

# Summary of Public Comments

- Concerns on land use compatibility between the proposed uses and neighbouring land uses
- Concerns on potential noise and air emissions generated by the proposed use and its impact onto neighbouring land uses including sensitive uses and the natural environment
- Concerns on lack of available transportation infrastructure
- Concerns on increased traffic and increased number of traffic access points resulting in unsafe pathways for pedestrians, cyclists, seniors, pets and children from nearby school and residential areas.

# History of Application and Recommendation

- July 10, 2023 – Statutory Public Meeting
  - Recommendation to continue to process the submitted applications
- Technical comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies.
- Staff recommends approval of the application.

## For more information:

**Contact: Mariana Da Silva, Planner**

**E: [mariana.dasilva@burlington.ca](mailto:mariana.dasilva@burlington.ca)**

**Visit the City's website:**

**[www.burlington.ca/3416appleby](http://www.burlington.ca/3416appleby)**