

# **Statutory Meeting and Recommendation Report**

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

<b>Applicant:</b>	<b>Weston Consulting</b>
<b>Owner:</b>	<b>Traditions Seniors Housing Ltd.</b>
<b>Addresses:</b>	<b>454-462 Cumberland Ave. &amp; 3255, 3259, and 3265 New St.</b>
<b>Files:</b>	<b>505-02/23 &amp; 520-06/23</b>
<b>Date:</b>	<b>January 9, 2024</b>
<b>Report:</b>	<b>PL-02-24</b>

# Timelines

- An Official Plan Amendment and Zoning By-law Amendment has a 120-day review period.
- The application was submitted September 19, 2023 and deemed complete October 2, 2023.
- The Council meeting is January 16, 2024, which is 119 days after the application was submitted.
- 120 days would be January 17, 2024, and the next Council meeting after January 17<sup>th</sup> is February 13<sup>th</sup>.
- January 9, 2024: Staff are making a recommendation for a modified approval with a holding zone to meet the Planning Act timelines and address any outstanding issues.

# Overview of Development Site

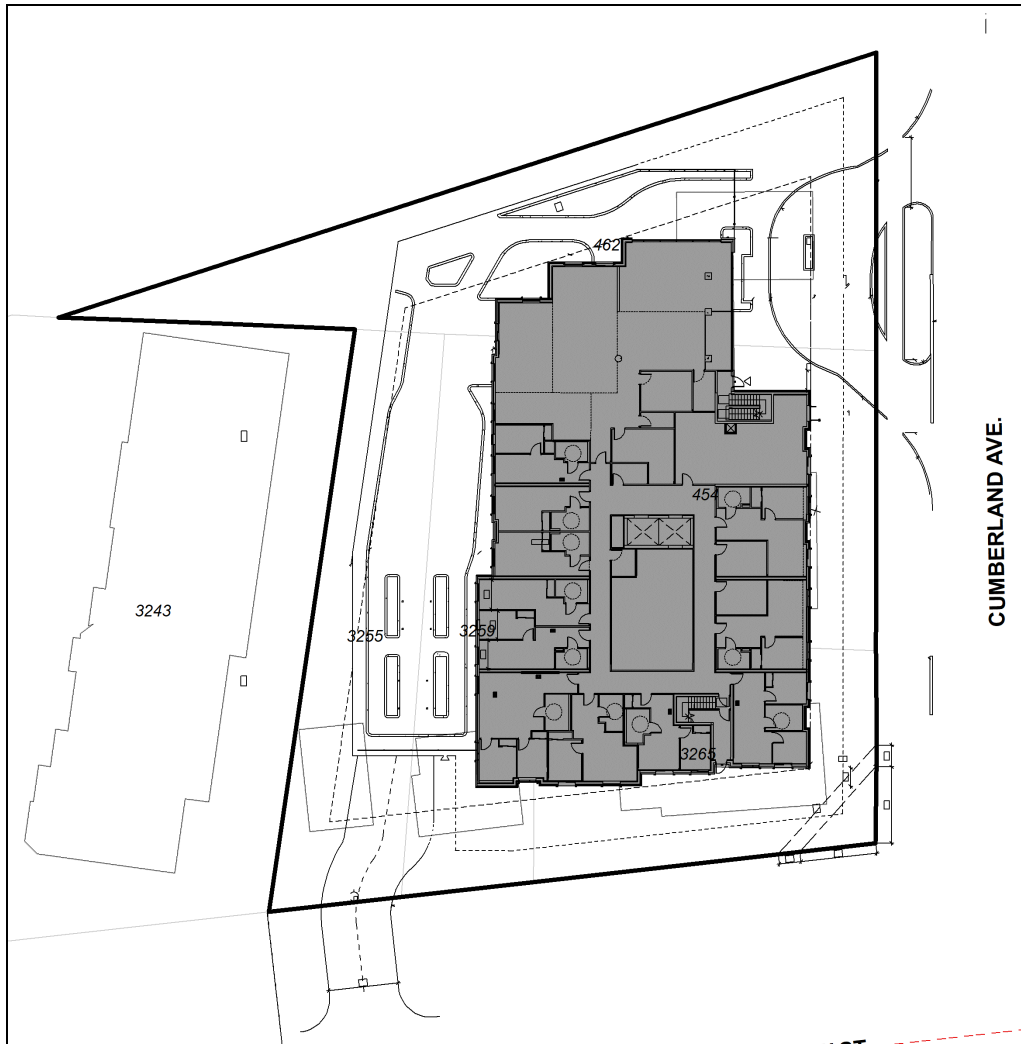


Site Area: 0.36 hectares

# Policy Context

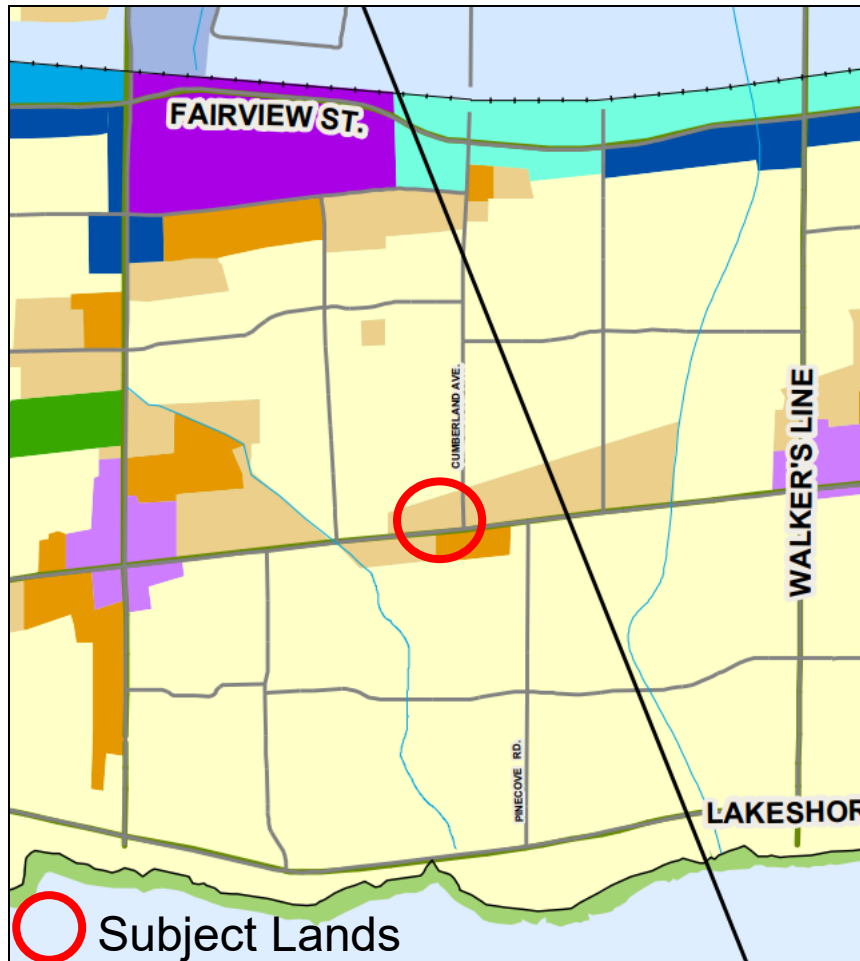
- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

# The Application



- A 7-storey retirement home for memory care with one level of underground parking. A total of 124 units including 20 two-bedroom units, 29 one-bedroom units, and 75 studio suites. A total of 44 parking spaces are proposed in the one level of underground. A total of 2,060 square metres of amenity area (indoor and outdoor) is proposed.

# Burlington Official Plan (1997, as amended)

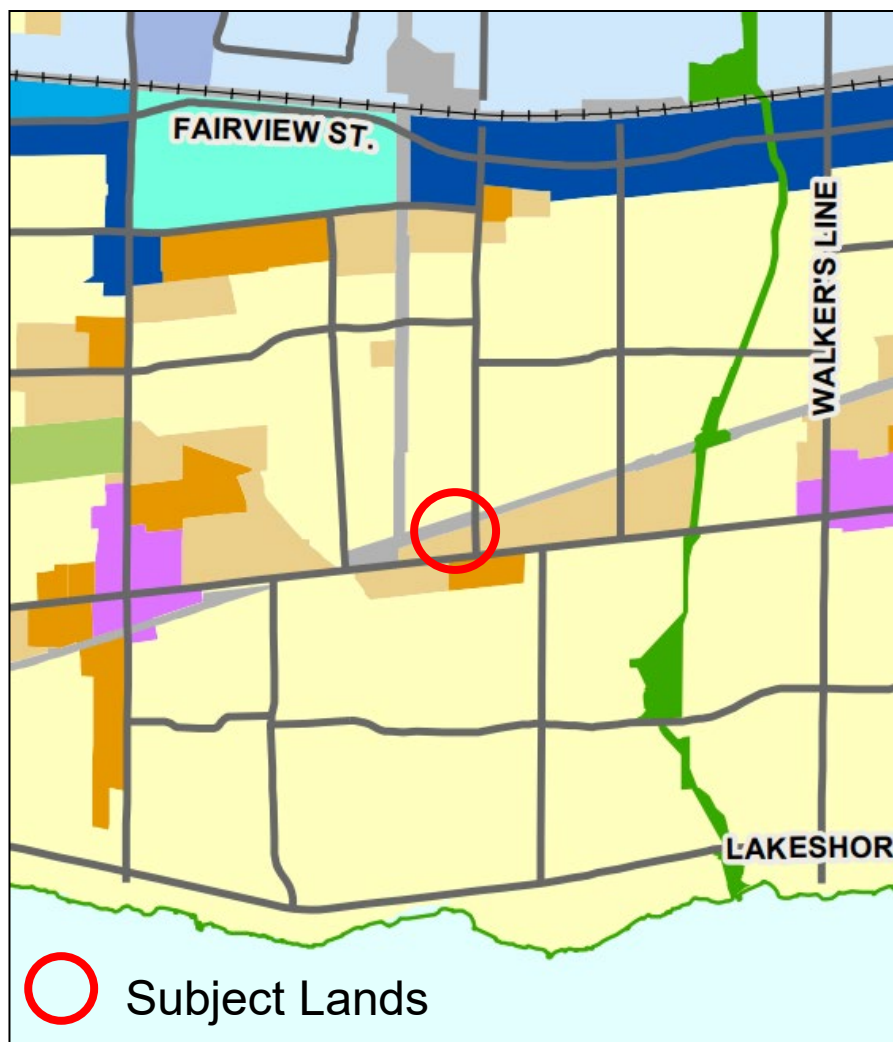


## Current Official Plan Designation: Business Corridor

	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



# 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

# **Burlington Official Plan (1997, as amended)**

## **Existing Official Plan Requirement**

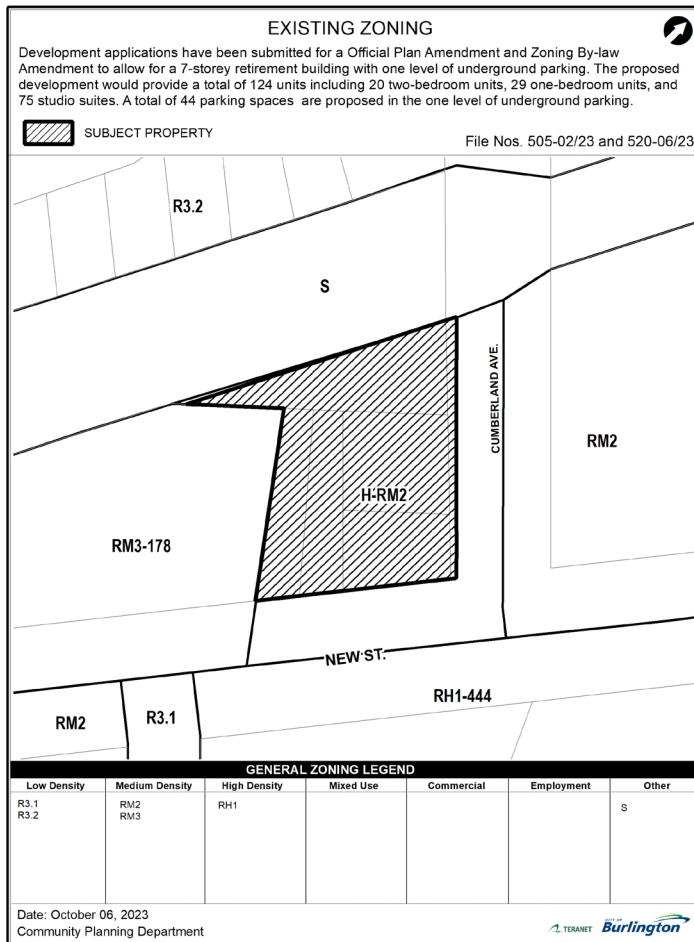
- A maximum density of 50 units per net hectare

## **Requested Official Plan Amendment**

- To permit:
  - A maximum density of 346 units per net hectare



# Burlington Zoning By-law



## Existing zoning:

### Residential Medium Density (H-RM2)

- A maximum building height of 4-storeys and a maximum Floor Area Ratio of 1.25:1 is permitted.

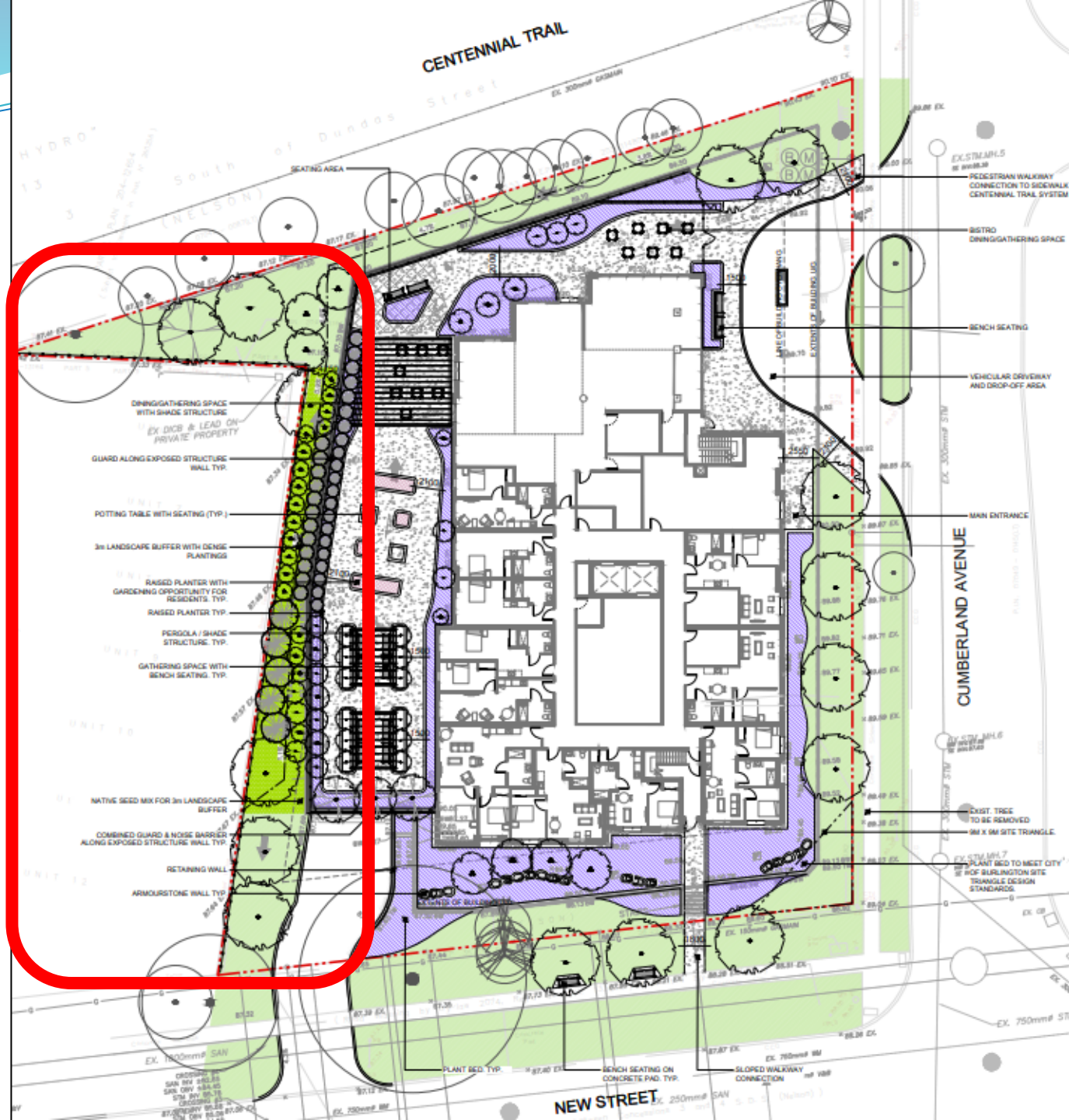
## Proposed Zoning:

### Residential High Density (H-RH1-530) with site specific exceptions

- Increased height
- Increased floor area ratio
- Reduced setbacks
- Reduced parking

# Holding Zone

- Staff are also proposing a holding zone be placed on the property that shall be removed from the zone designation by way of an amending zoning by-law following:
  - A Residential Development Agreement is registered on title to the satisfaction of the Director of Community Planning;
  - The owner submits an Arborist Report and Tree Preservation Plan to consider the preservation of trees and provide justification, when necessary, for the removal of trees to the satisfaction of the Director of Engineering Services; and
  - The owner completes the consolidation of land ownership to the satisfaction of the City.



# Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on June 7, 2023
- Notice signs have been posted on the subject lands
- A public notice of the Official Plan Amendment and Zoning By-law amendment applications and today's meeting details have been mailed to properties within 120m of the subject lands which includes 210 members of the public.
- 13 written public comments have been received by staff with respect to the subject application.
  - Themes: height, density, traffic, parking, flooding, shadow, construction, long term care home, property value, and character

# Technical Comments

- Technical comments have been received and addressed through the modified approval and holding zone. Comments received dealing with detailed design will be addressed at the Site Plan stage.
- Staff are recommending approval with modifications and a holding zone as outlined in PL-02-24.

# Recommendations:

Approve Official Plan Amendment No. 140 to the City of Burlington Official Plan, as provided in Appendix D of Report PL-02-24, to re-designate the lands located at 454-462 Cumberland Avenue and 3255, 3259, and 3265 New Street from “Residential Medium Density” to modify the “Residential High Density” policies to include site specific policies for the subject lands; and,

Deem that Section 17(21) of The Planning Act has been met; and,

Instruct the City Clerk to prepare the necessary by-law adopting Official Plan Amendment No. 140 as contained in Appendix D of Report PL-02-24 to be presented for approval at the same time as the associated by-law to amend Zoning By-law 2020, as amended, for the development proposal (505-02/23); and,

Approve Zoning By-law 2020.466, attached as Appendix E of Report PL-02-24, to rezone the lands located at 454-462 Cumberland Avenue and 3255, 3259, and 3265 New Street from “Residential Medium Density (H-RM2)” to a site specific “Residential High Density (H-RH1-530)” with a Holding “H” prefix and subject to a Residential Development Agreement with conditions as provided in Appendix E to Report PL-02-24 (File: 520-06/23); and

Deem that the amending zoning by-law will conform to the Official Plan for the City of Burlington once Official Plan Amendment No. 140 is adopted; and

State that the amending zoning by-law will not come into effect until Official Plan Amendment No. 140 is adopted.