

Statutory Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: MHBC Planning

Owner: Halton Standard Condominium
Corporation No. 416

Address: 1026 Cooke Boulevard

Files: 505-03/23 & 520-09/23

Date: March 5, 2024

Report: PL-20-24

Timelines

- An Official Plan Amendment and Zoning By-law Amendment has a 120-day review period.
- The application was submitted December 1, 2023, and deemed complete December 8, 2023.
- 120 days would be March 30, 2024, and the next Council meeting after March 19, 2024, is April 16, 2024.
- The Council meeting is March 19, 2024, which is 110 days after the application was submitted.
- March 5, 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



 Subject Lands

Site Area: 0.32 hectares

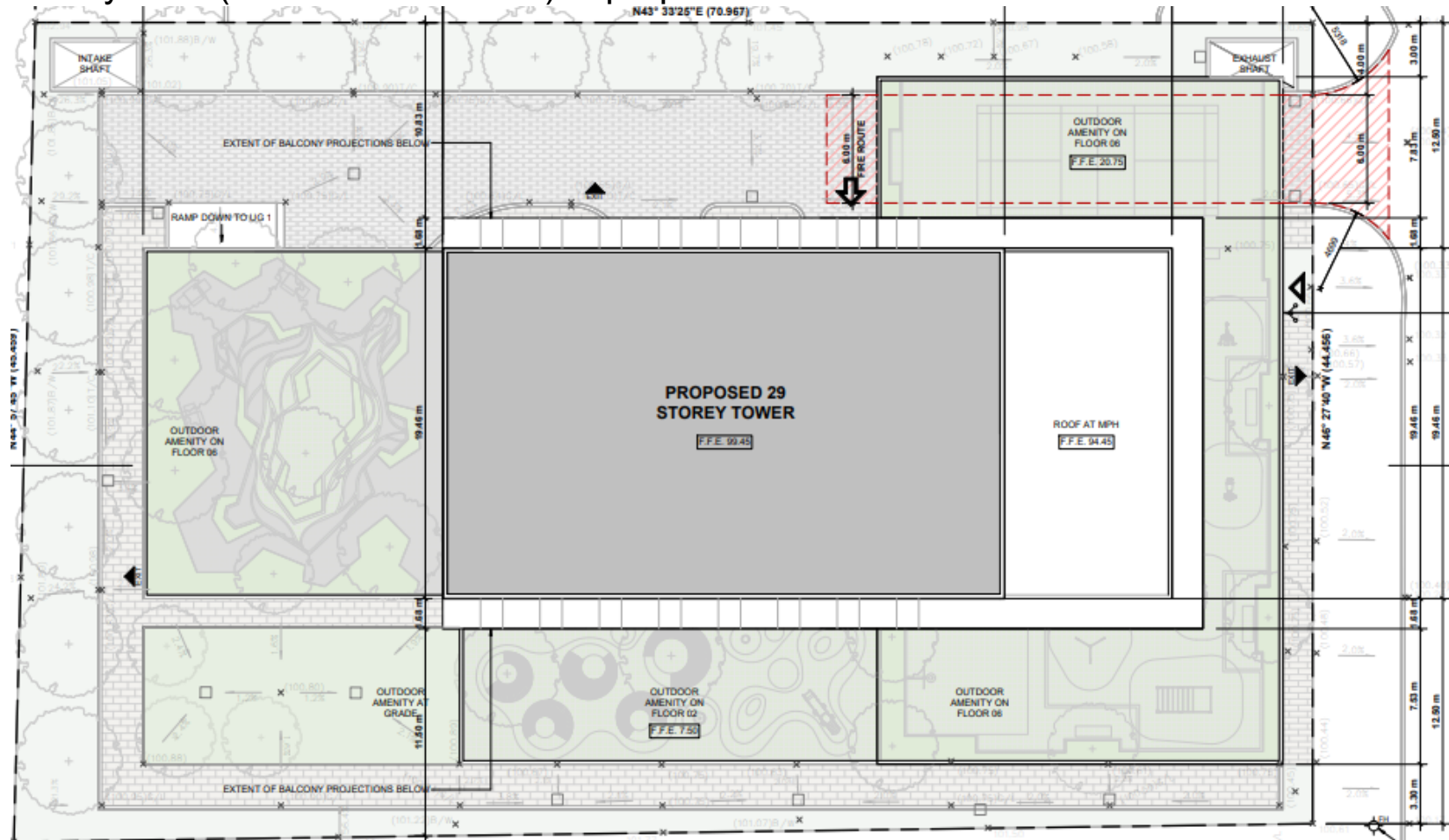
Frontage: 44 metres

Policy Context

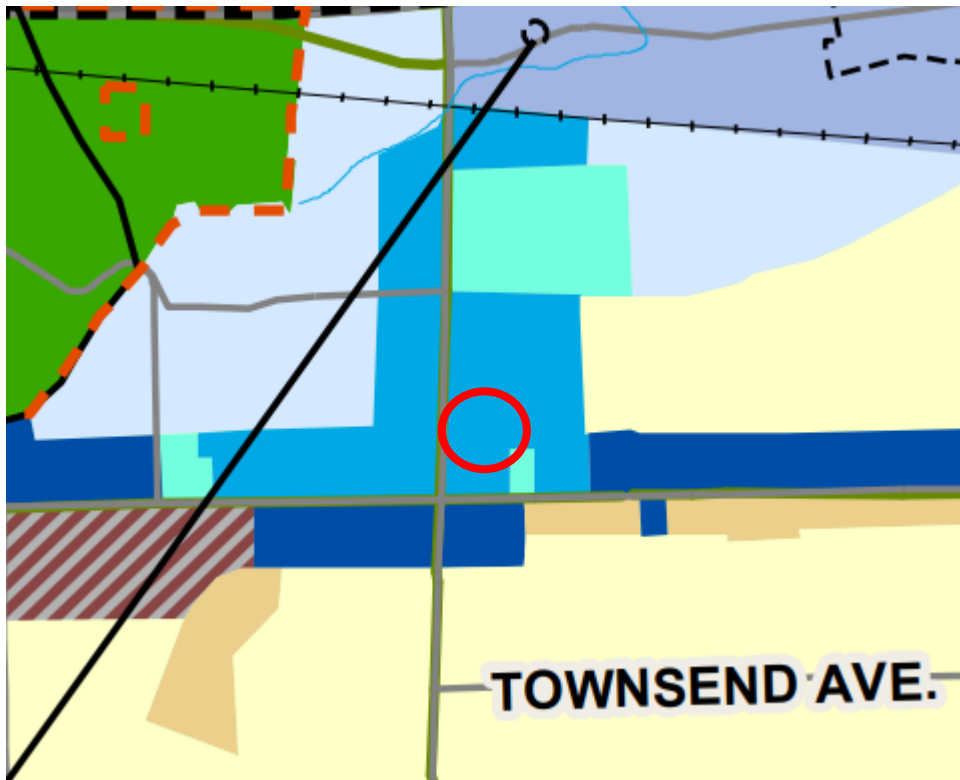
- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application
















- 29-storey mixed use building with 335 residential units and 370 m² of ground floor commercial.
- 318 parking spaces are proposed in four levels of underground parking. A total of 5,918 m² of amenity area (indoor and outdoor) is proposed.



Burlington Official Plan (1997, as amended)

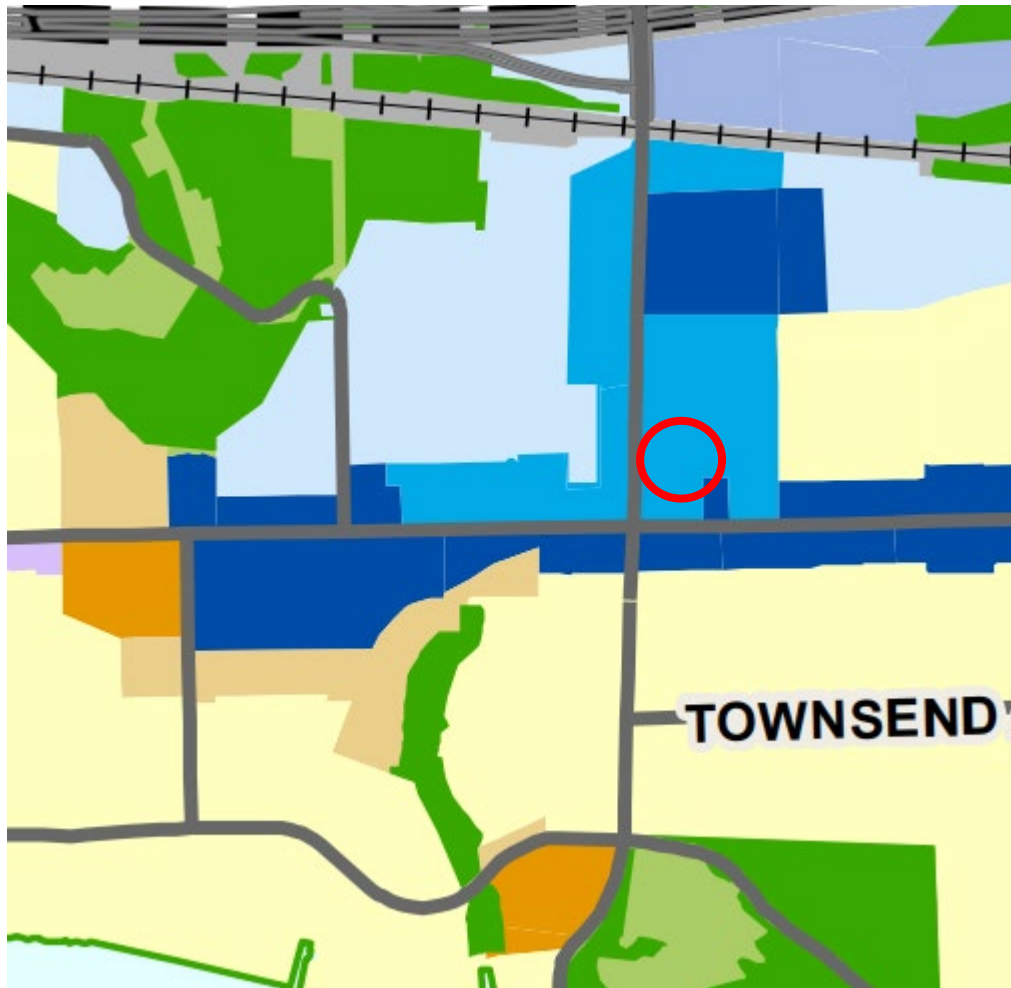


Current Official Plan Designation: Business Corridor

	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

 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

 Subject Lands

Burlington Official Plan (1997, as amended)

Existing Official Plan Requirement

- Residential uses are not permitted
- Maximum building height of 6 storeys

Requested Official Plan Amendment

- To permit:
 - A maximum height of 29 storeys and maximum FAR of 7.4:1

Modified Official Plan Amendment

- To permit:
 - A maximum height of 22 storeys and maximum FAR of 10.5:1

Burlington Zoning By-law

Existing Zoning

- Mixed Use Corridor – Employment (MXE)
 - Does not permit residential uses
 - Maximum building height of 6 storeys

Requested Zoning By-law Amendment

- Mixed Use Corridor – General (MXG-XXX) with site specific exceptions

Modified Zoning By-law Amendment

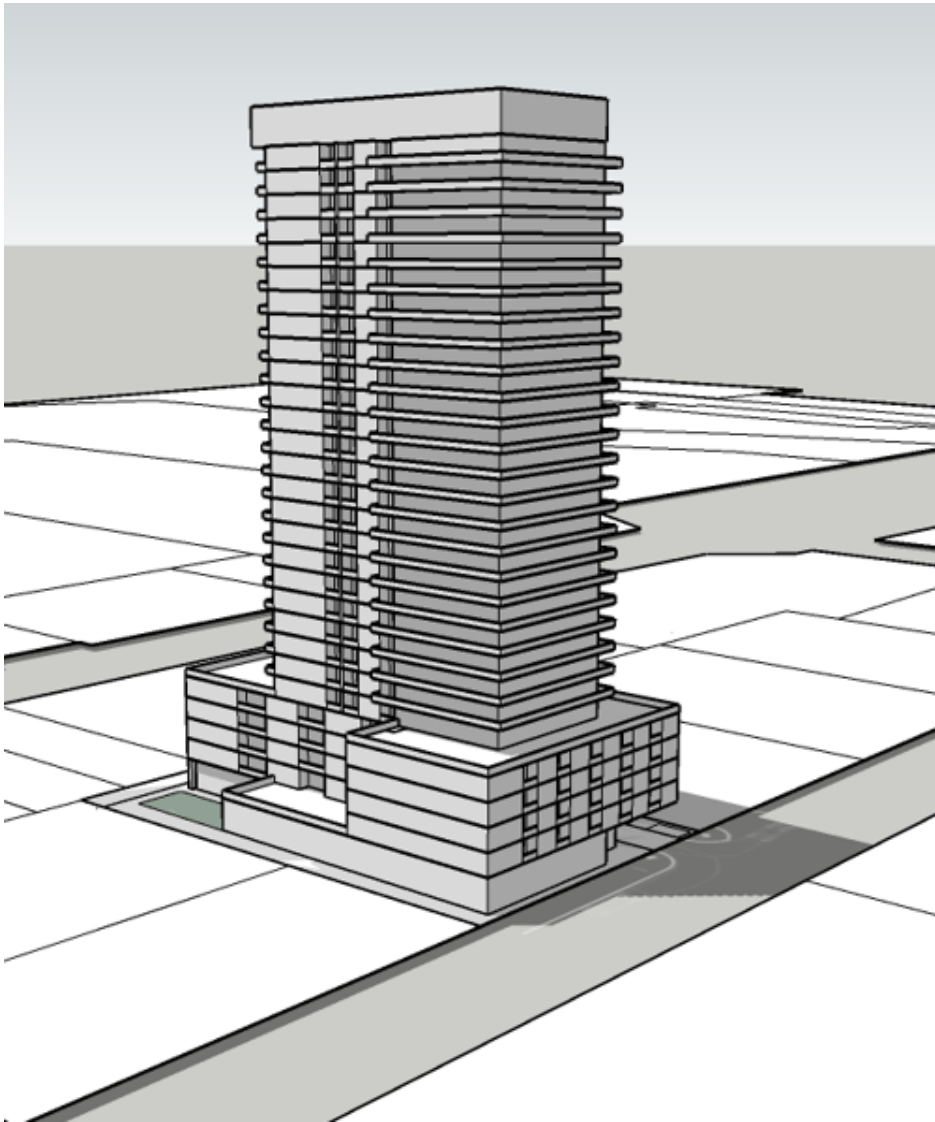
- Mixed Use Corridor – General (H-MXG-534) with site specific exceptions and a holding provision

Proposed Modified Approval

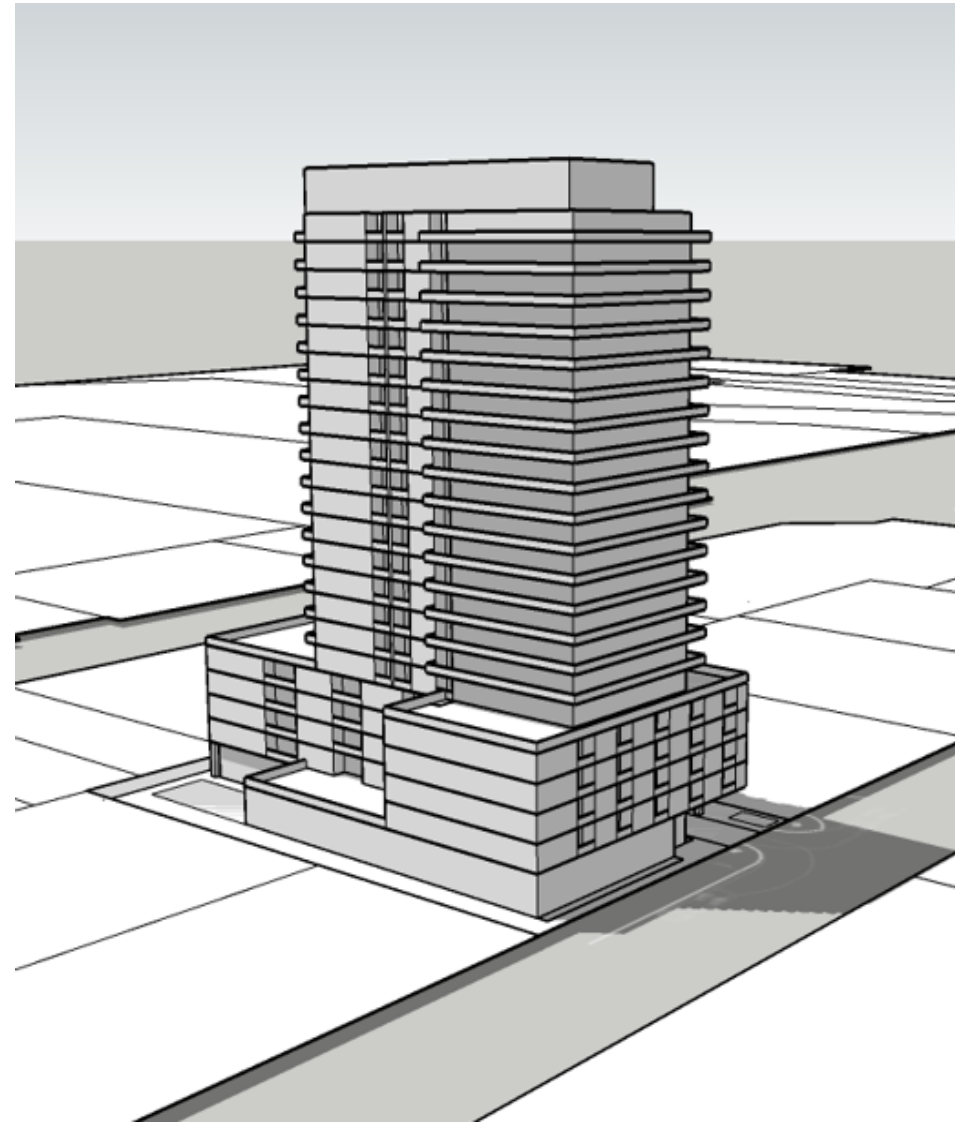
Zoning Regulation	MXE	MXG	Proposed	Modified
Building Height	Industrial/Automotive Uses: 2 storey maximum Other Uses: 6 storey maximum	Industrial/Automotive Uses: 2 storey maximum Other Uses: 6 storey maximum	Maximum 30-storey building height including mechanical penthouse	Maximum 22 storey building height including mechanical penthouse and rooftop amenity area
Minimum Non-Residential GFA	N/A	N/A	370 m2	770 m2
FAR	Entertainment or Recreation Buildings: 0.5:1 Industrial Buildings: 0.5:1 Other Buildings: 1.0:1	Entertainment or Recreation Buildings: 0.5:1 Industrial Buildings: N/A Other Buildings: 1.5:1	7.4:1 maximum (note – staff believe the correct FAR being proposed is closer to 11:1.)	10.5:1
Zoning Regulation	Part 1, Table 1.2.6	Proposed		Modified
Parking Rate	Apartment Building: 1.25 spaces per unit, including visitor parking Non-Residential: 3.5 spaces/100m2 of Gross Floor Area	<u>Apartment Building:</u> Resident: 0.71 per unit Visitor: 0.24 spaces per unit <u>Non-Residential Parking:</u> 3.5 spaces/100m ² of Gross Floor Area only (can be shared with visitor parking including designated accessible spaces).		No modifications proposed

The proposed modifications can be found on pages 36 to 43 of Staff Report PL-20-24

3D Massing Models



Proposed 29 Storey Mixed Use Building



Modified 22 Storey Mixed Use Building

Holding Zone

- Staff are recommending that a holding zone be implemented on the property. Staff will require the following materials to be submitted and approved before the Holding Zone can be removed from the property:
 - A Record of Site Condition
 - Letter of Reliance
 - Development Agreement, Site Servicing Agreement or Financial Agreement
 - Noise Study
 - Land Use Compatibility Study
 - Sun Shadow Study including Sun Access Factor Calculations

Public Consultation

- Virtual Pre-Application Community Meeting – October 11, 2023
- Notice of Complete Application – December 7, 2023
- Notice Sign - December 20, 2023
- Notice of Statutory Public Meeting and Recommendation Report – February 2, 2024 (sent to 142 members of the public)
- One written public comment was received by staff with respect to the subject application.
 - Themes: parking and electric vehicle parking spaces

Technical Comments

- Technical comments have been received and addressed through the modified approval and holding zone. Comments received pertaining to detailed design will be addressed at the Site Plan stage.

Summary of Staff Recommendation:

- Approve the Official Plan Amendment and Zoning By-law Amendment applications, as modified by staff for 1026 Cooke Boulevard;
- Approve Official Plan Amendment 143;
- Approve Zoning By-law Amendment 2020.470.
- Detailed recommendation in report PL-20-24