

# **Recommendation Report**

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

**Applicant:** WND Associates Ltd.  
for Adi Development Group

**Address:** 1120 Cooke Blvd

**Ward:** 1

**File:** 505-01/22, 520-01/22

**Date:** March 4, 2024

**Report:** PL-04-24

# Overview of Development Site



1120 Cooke Blvd

Site Area:

0.95 hectares

Existing zoning:

MXC-26

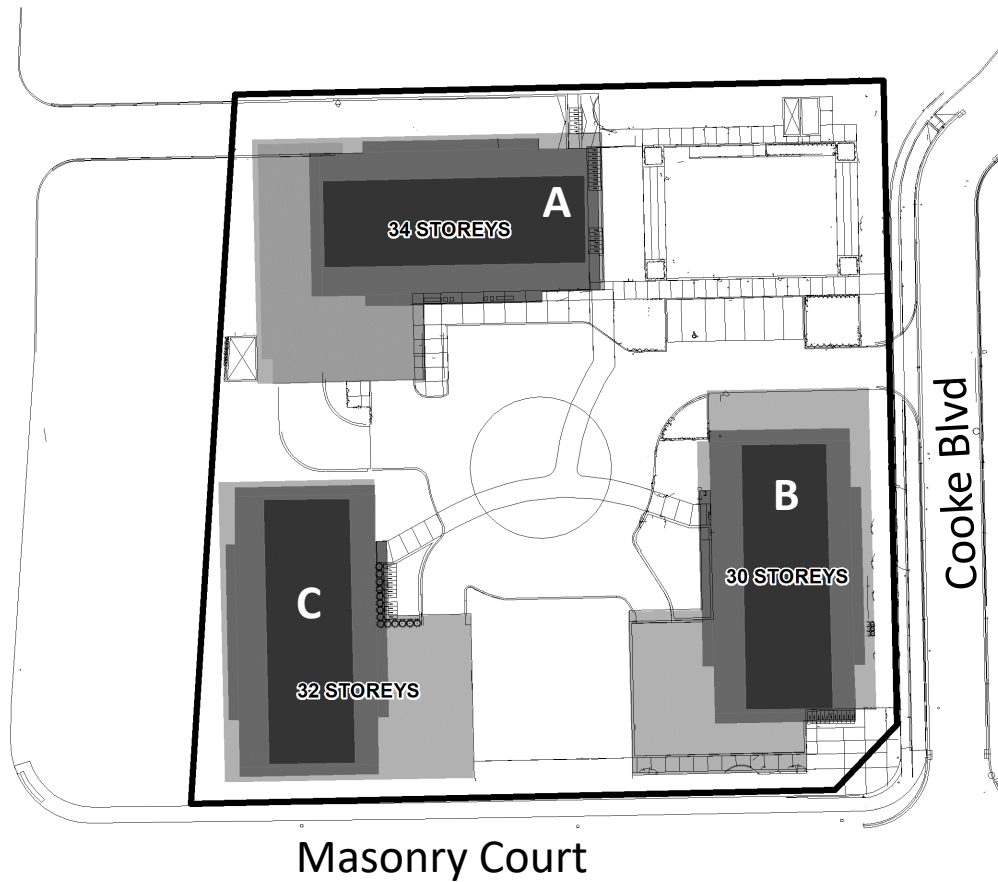
Existing Official Plan  
designation:

Mixed-Use Corridor  
– Commercial

New Official Plan:

Urban Corridor

Waterdown Rd

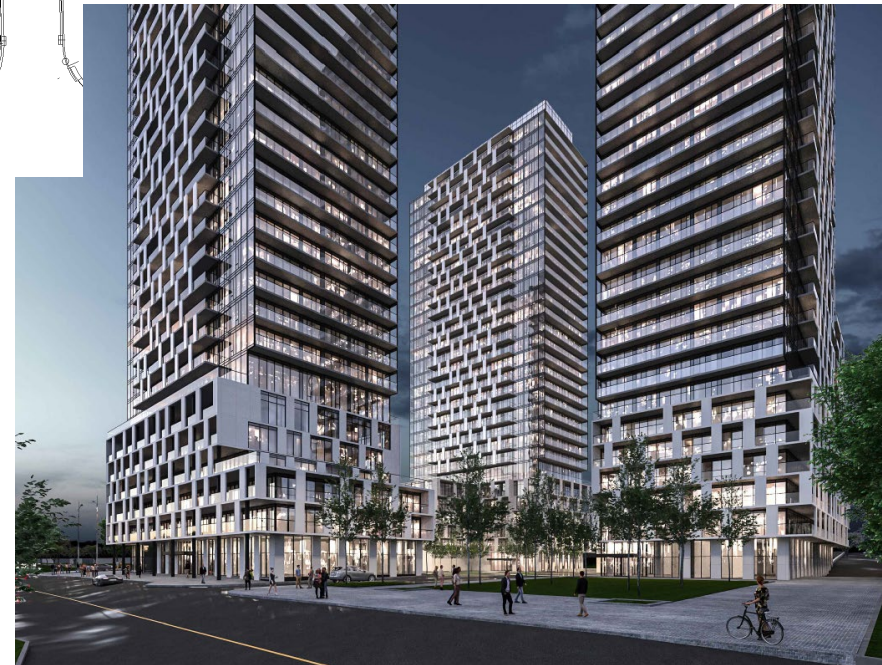


Masonry Court

- Building A: max. 34 storeys
- Building B: max. 30 storeys
- Building C: max. 32 storeys
- Floor Area Ratio: max. 9.1:1

# Proposed Mixed-Use Development

- Residential: 1165 units
- Non-residential: min. 475 m<sup>2</sup>
- Parking: min. 0.97 spaces per unit



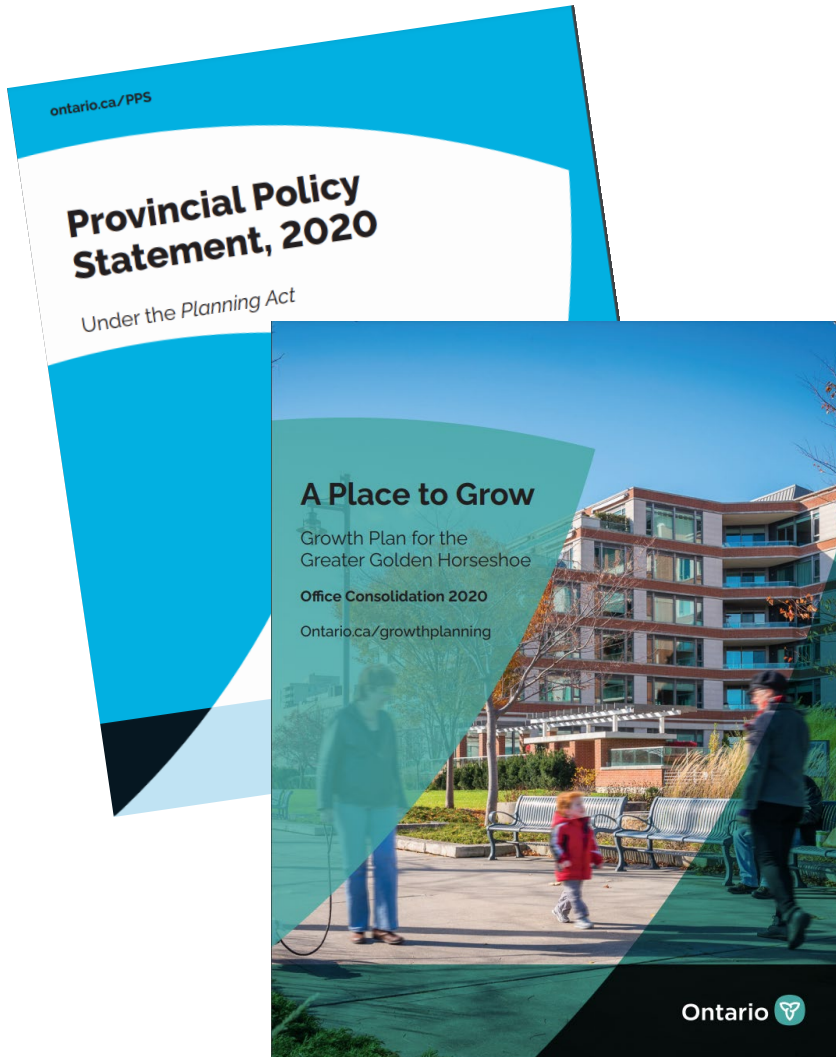
# Policy Context

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

# Provincial Policies

The subject applications are consistent with the Provincial Policy Statement, 2020 (PPS)

The subject applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (“the Growth Plan”)





# Burlington Official Plan

	Official Plan (1997 as amended)	New Official Plan (2020)	Recommended Amendment to Official Plan (1997 as amended)
Designation	Mixed-Use Corridor – Commercial	Urban Corridor	Mixed-Use Corridor – Commercial with site-specific policy
Maximum dwelling units within mixed-use development	No maximum	No maximum	1165
Maximum building height	6 storeys	6 storeys	34 storeys
Maximum Floor Area Ratio	1.5:1	2:1	9.1:1

# Burlington Zoning By-law

	Current MXC-26 zone	Proposed MXC-531 zone
<b>Maximum Floor Area Ratio</b>	1.5:1	9.1:1
<b>Maximum Building Height</b> <ul style="list-style-type: none"> <li>• Building A</li> <li>• Building B</li> <li>• Building C</li> </ul>	6 storeys (all buildings)	<ul style="list-style-type: none"> <li>• 34 storeys and 112 m</li> <li>• 30 storeys and 100 m</li> <li>• 32 storeys and 106 m</li> </ul>
<b>Maximum Dwelling Units</b>	No maximum	1165
<b>Minimum Non-residential Floor Area</b>	None required	475 m <sup>2</sup>
<b>Minimum residential parking</b>	1457 spaces total	0.89 occupant spaces/unit 0.08 visitor spaces/unit (equals 1130 spaces total)

More detailed zoning table in report PL-04-24, section 2.7



# MTSA Area-Specific Planning

**DRAFT (October 2023)**

Aldershot GO MTSA

Land Use Plan

From report PL-59-23

**★ Subject property (1120 Cooke Blvd)**



## Legend

### Precincts

- Aldershot GO Central
- Aldershot Main Street
- Cooke Commons
- Emery Commons
- Mid-Rise Residential
- Natural Heritage System

- Transit Station Area
- Aldershot GO Major Transit Station Area
- Major Transit Station
- Existing Natural Open Space

- Proposed Street - see Schedule G-1 for details
- Potential Linear Park & Greenway
- ▲ New Park
- d Transit Station Plaza
- Rail Line
- Watercourse

*This draft schedule is subject to change and/or refinement as a result of on-going technical study. Regional and external agency review as well as community and stakeholder feedback. This schedule shall be used in conjunction with other applicable schedules and policies of this Plan.*

# Public Consultation

- Comments received from 7 members of the public
- Public comments expressed concerns with:
  - Parking supply
  - Traffic impacts
  - Building height
  - Adequacy of parks and community amenities
  - Infrastructure capacity
  - Affordable housing
- Public comments are addressed in report PL-04-24, section 4

# Summary of Recommendation

- Approve the Official Plan Amendment and Zoning By-law Amendment applications for 1120 Cooke Blvd;
- Approve Official Plan Amendment 142;
- Approve Zoning By-law Amendment 2020.472;
- Deem that 1120 Cooke Blvd is Class 4 area in accordance with NPC-300 Environmental Noise Guidelines.
- Detailed recommendation in report PL-04-24