

# **Statutory Public Meeting and Recommendation Report Applications to amend the Official Plan and Zoning By-law**

**Applicant: MHBC Planning for 2621458 Ontario  
Inc. (North Stone Capital Partners)**

**Address: 1393 Graham's Lane**

**Ward: 2**

**File: 505-01/24, 520-04/24**

**Date: August 7, 2024**

**Report: PL-64-24**

# Overview of Development Site

1393 Graham's Lane

Site Area:  
1.08 hectares

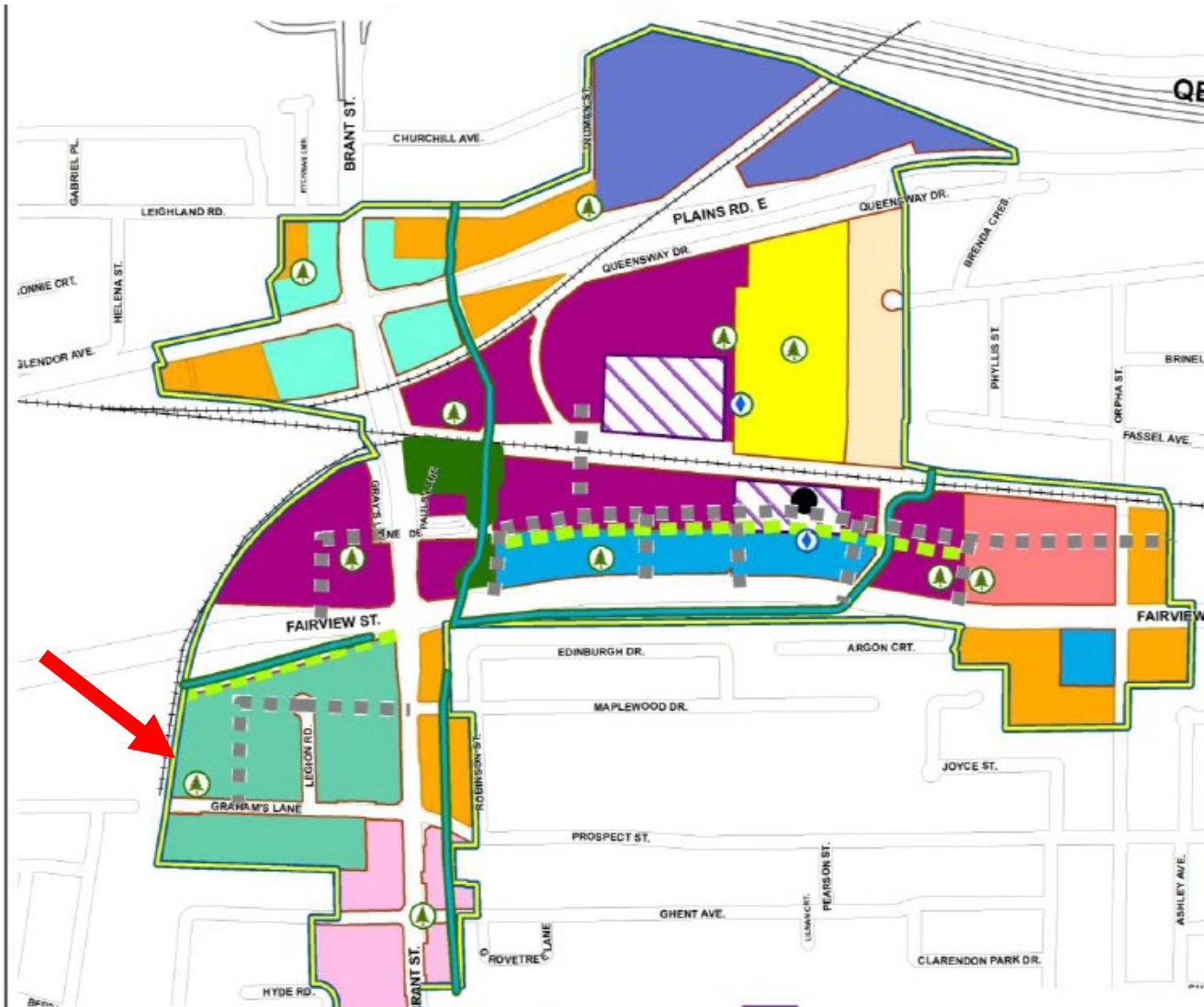
Existing zoning:  
MXE

Existing Official Plan  
designation:  
Mixed-Use Corridor  
– Employment

New Official Plan:  
Urban Corridor -  
Employment



# Major Transit Station Area



1393 Graham's Lane

Area-Specific Plan for  
the Burlington GO  
MTSA:

- Legion Commons Precinct
- New Park
- Proposed Street

# Application History

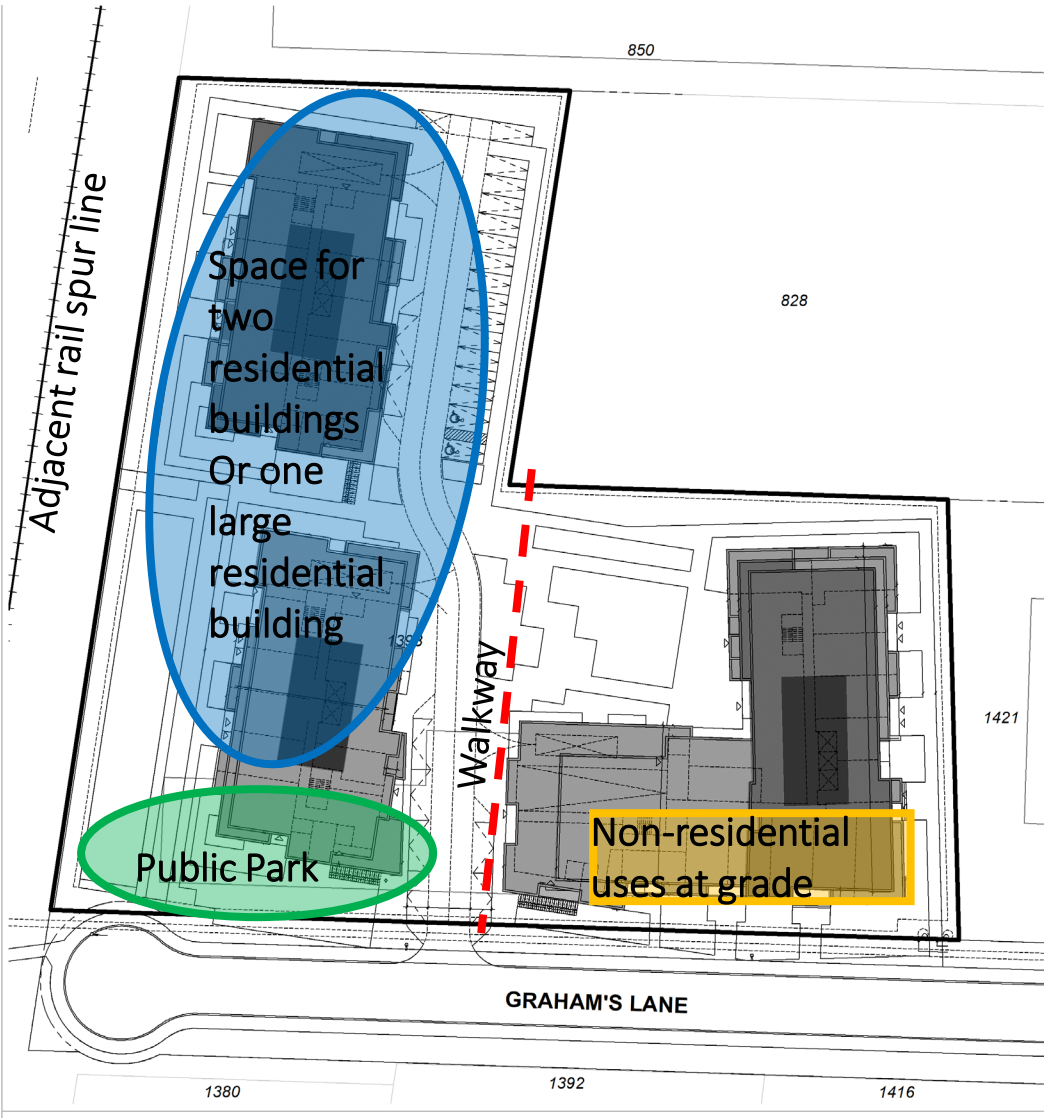
- Pre-Application Community Meeting: September 25, 2023
- Application Deemed Complete: April 25, 2024
- Preliminary Public Notice: May 2024
- Notice of Statutory Public Meeting and Recommendation Report: July 5, 2024
- Statutory Public Meeting: August 7, 2024

# Applicant's Proposal



- Redesignate and rezone to permit residential uses
- Three single-use residential buildings
- Building A: 16 storeys
- Building B: 9 storeys
- Building C: 20 storeys
- (Heights exclude mechanical penthouse)
- Bulky buildings (>950m<sup>2</sup> at upper levels)
- 722 dwelling units
- Privately Owned, Publicly-accessible Space (POPS) of 984m<sup>2</sup> alongside railway

# Staff's Recommended Modifications



- Addition of non-residential uses along Graham's Lane
- Public park (1000m<sup>2</sup>) at front of property (zoned P)
- One or two residential buildings behind park
- Walkway across site
- Buildings less bulky at upper levels (max floorplate 800m<sup>2</sup>)
- Holding symbol to address outstanding technical matters
- No change to applicant's proposed maximum heights or dwelling unit count

# Recommended Amendments

	Applicant Request	Staff Recommendation (Modified)
Official Plan Amendment	<ul style="list-style-type: none"> <li>• Redesignate from Mixed-Use Corridor – Employment to Mixed-Use Corridor – General</li> <li>• Site-specific policies:               <ul style="list-style-type: none"> <li>• Allow single-use residential</li> <li>• Max. FAR 4.25:1</li> <li>• Max. height 20 storeys (excluding mechanical)</li> <li>• Classify as Class 4 area for noise</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Redesignate from Mixed-Use Corridor – Employment to Mixed-Use Corridor – General</li> <li>• Site-specific policies:               <ul style="list-style-type: none"> <li>• Require mixed uses</li> <li>• Max. FAR 5.4:1</li> <li>• Max. height 21 storeys (including mechanical)</li> <li>• City may take public-access easements</li> <li>• Parkland dedication per City by-law</li> </ul> </li> </ul>
Zoning By-law Amendment	<ul style="list-style-type: none"> <li>• Rezone MXE to MXG-XXX</li> <li>• Max. FAR 4.25:1</li> <li>• Max. height 20 storeys (excluding mechanical)</li> <li>• Reduced min. parking</li> <li>• Site-specific built form regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Rezone MXE to H-P and H-MXG-545</li> <li>• Max. FAR 5.4:1</li> <li>• Max. height 21 storeys (including mechanical)</li> <li>• No min. parking</li> <li>• Site-specific built form regulations</li> <li>• Require walkway across site</li> <li>• Holding symbols to address outstanding technical matters</li> </ul>

# Summary of Recommendation

- Modified approval of applications
- Approve Official Plan Amendment 152;
- Approve Zoning By-law Amendment 2020.484;
- Delegate to staff the authority to deem the site a Class 4 area for noise
  
- Detailed recommendation in report PL-64-24