

City of Burlington
Special Meeting of Council
- Statutory Public Meeting -
**OFFICIAL PLAN AND ZONING
BY-LAW AMENDMENT
APPLICATIONS**

2362 Fairview Street, Burlington

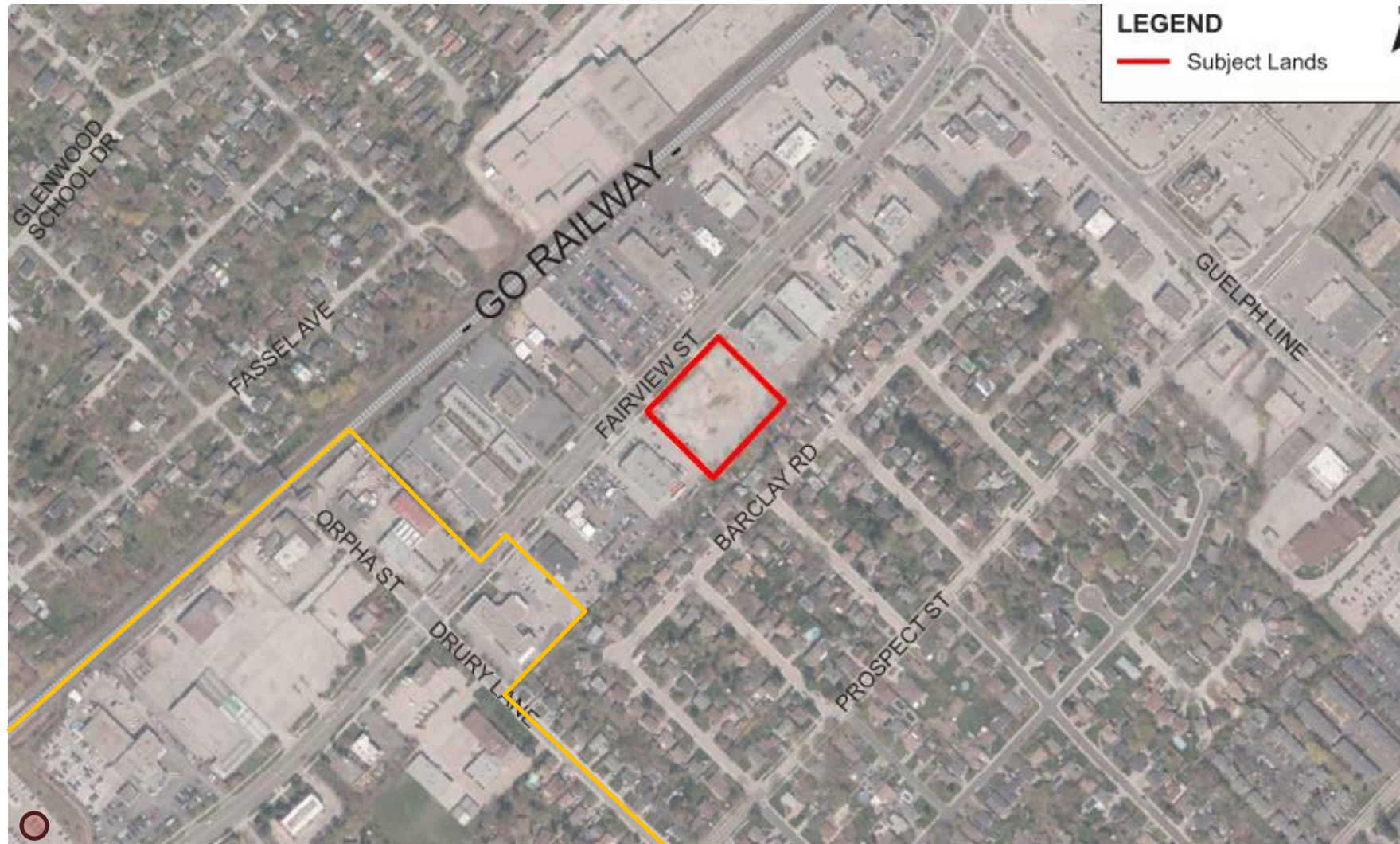
August 7, 2024

Special Council, August 7, 2024

PL-62-24

Delegation presentation from Martin Quarcoopome
and Kevin Nunn representing Weston Consulting

Subject Property



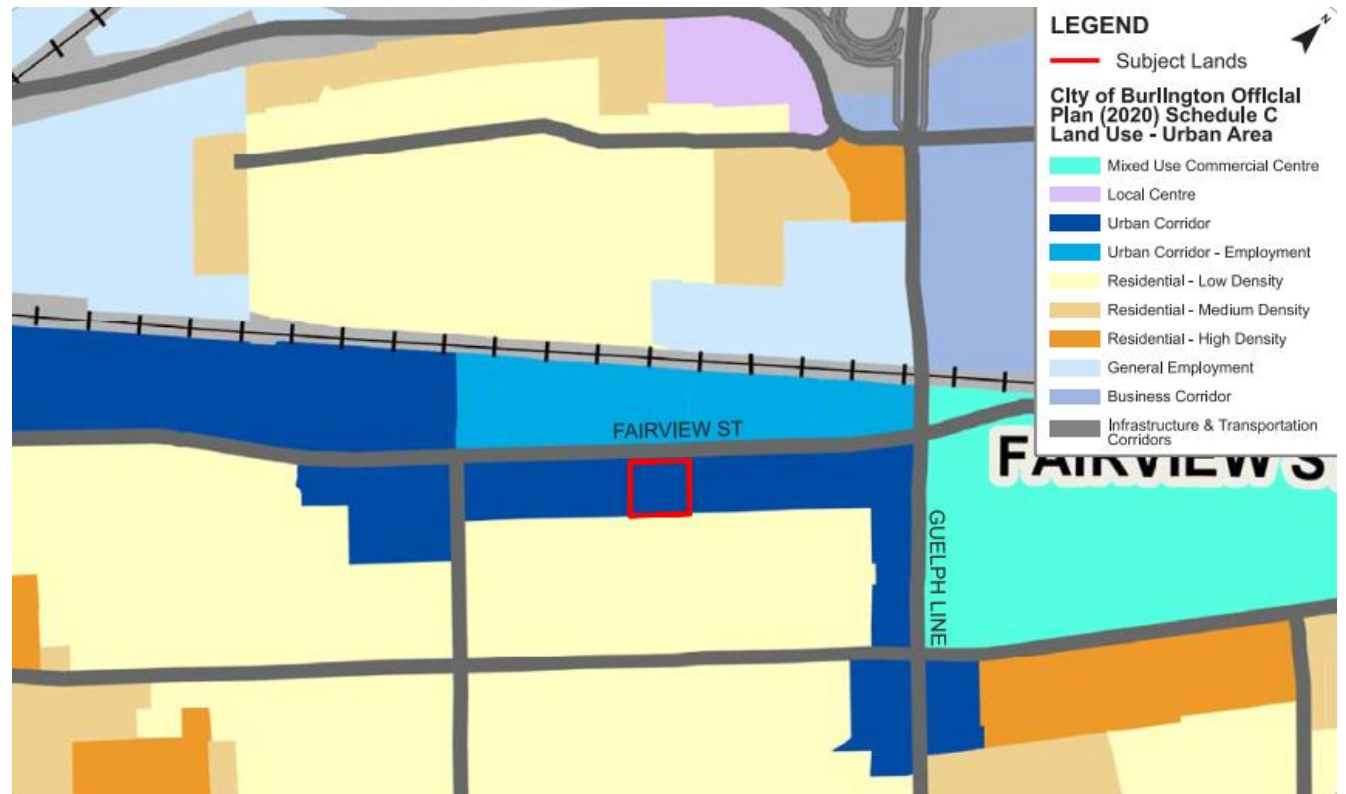
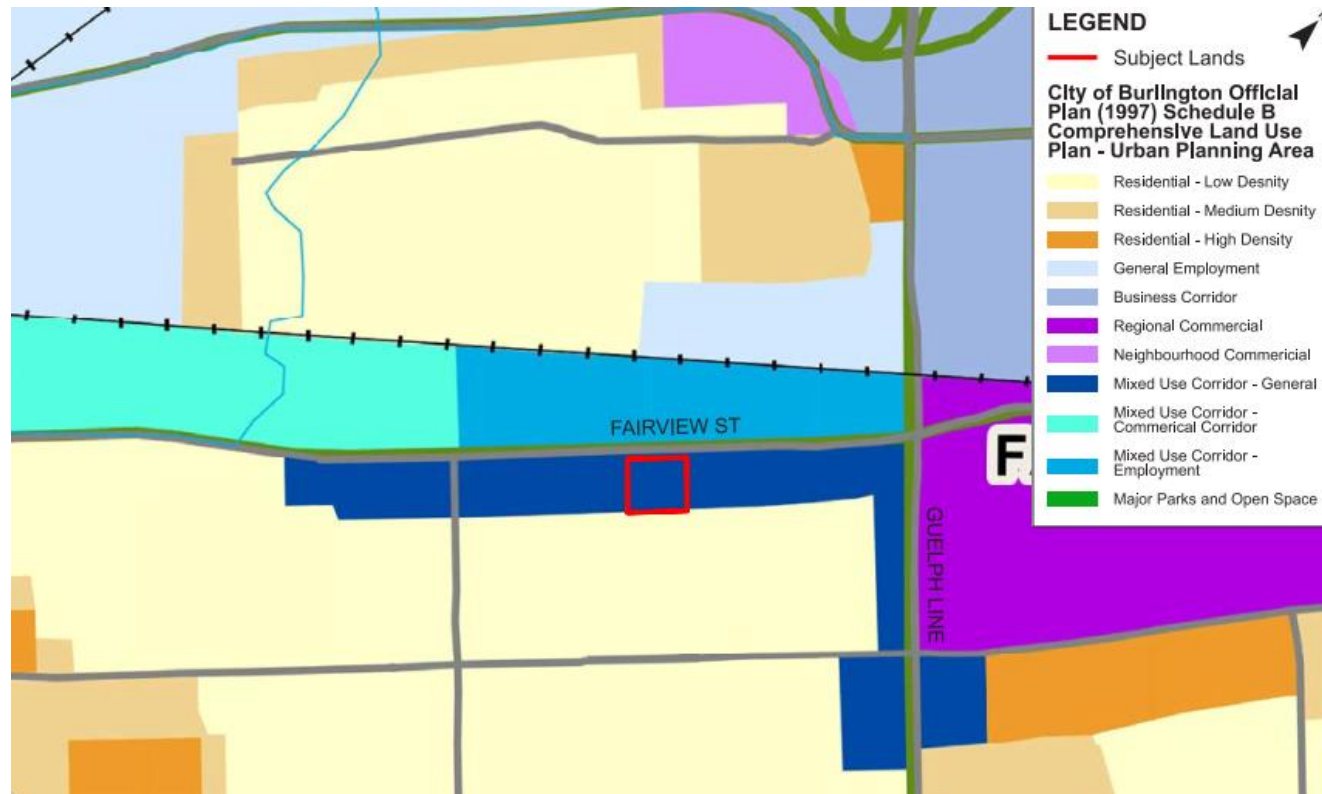
Aerial Photo of the Subject Property

Location: South of Fairview Street,
West of Guelph Line

Property Size: 35.16 hectares
(87.86 acres)

Current Use: Motor vehicle
storage facility

Planning Context – City of Burlington Official Plan



Burlington OP (1997) Comprehensive Land Use Plan

Burlington OP (2020) Land Use Area

Permitted Uses

- Mix of retail, service commercial and personal service uses.
- High density residential uses and a full range of office uses.

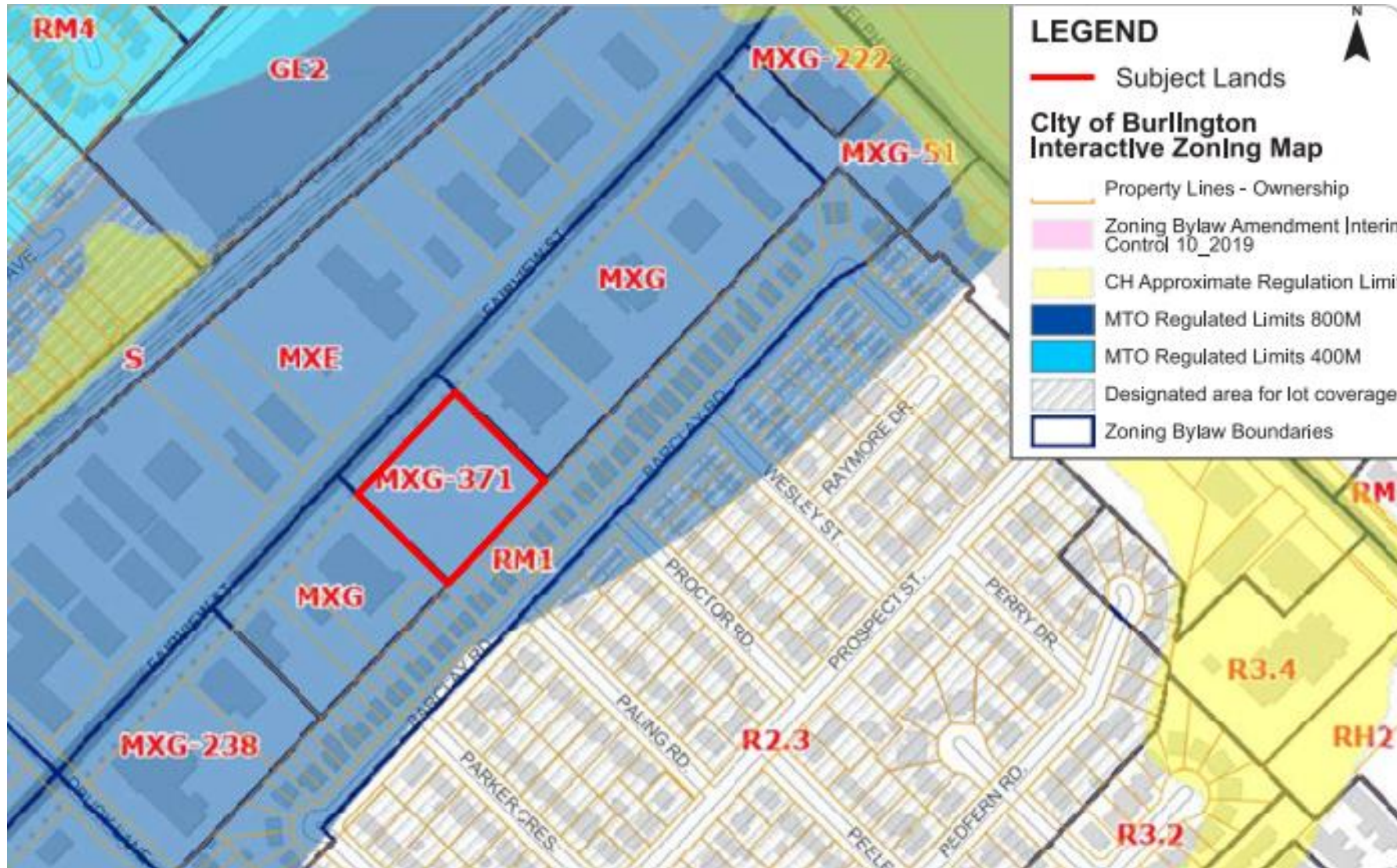
Height

- Minimum: 2 storeys
- Maximum: 6 storeys

Density

- FAR: 1.5:1 vs. 2.0:1

Planning Context – City of Burlington Zoning By-law 2020



Mixed-Use Corridor – General (MXG)

Permitted Uses

- Convenience/specialty food stores, other retail stores, all office uses, entertainment establishment, apartment building, dwelling units in a commercial/office building, townhouse, community institution, and more.

Height

- Maximum: 6 storeys

Density

- FAR: 1.5:1

Exception 371

- Adds motor vehicle storage as a permitted use

Burlington Zoning By-law 2020 Mapping

Site Plan

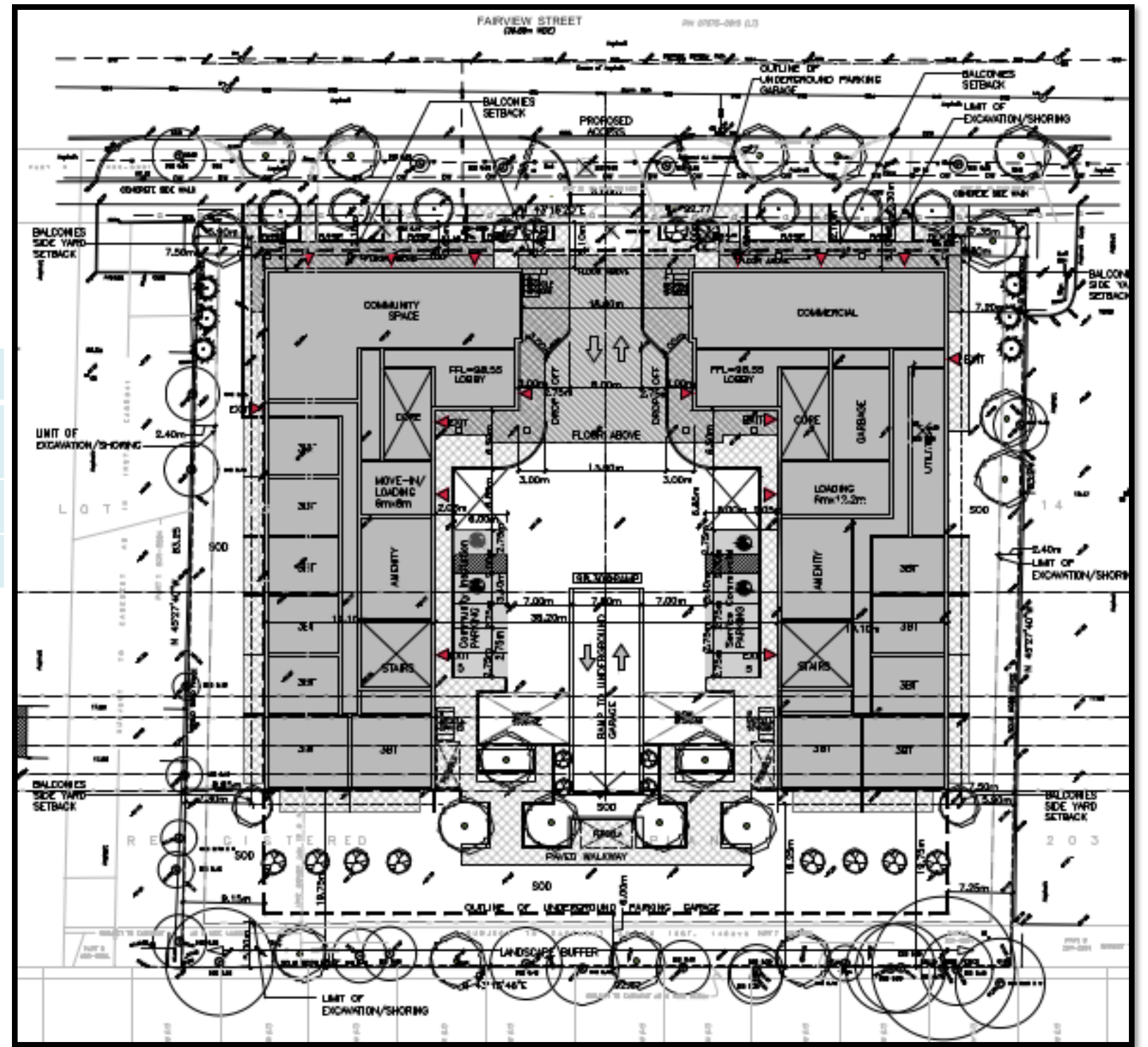
Unit Breakdown					
BA	1 Bed	1 Bed +	2 Bed	2 Bed +	3 Bed
16	164	58	66	22	12
TOTAL	338				

Parking				Bicycle
Commercial	Community Institution	Visitor	Barrier Free	Res, Vis, and Commercial
10	8	42	12	189
TOTAL	390			

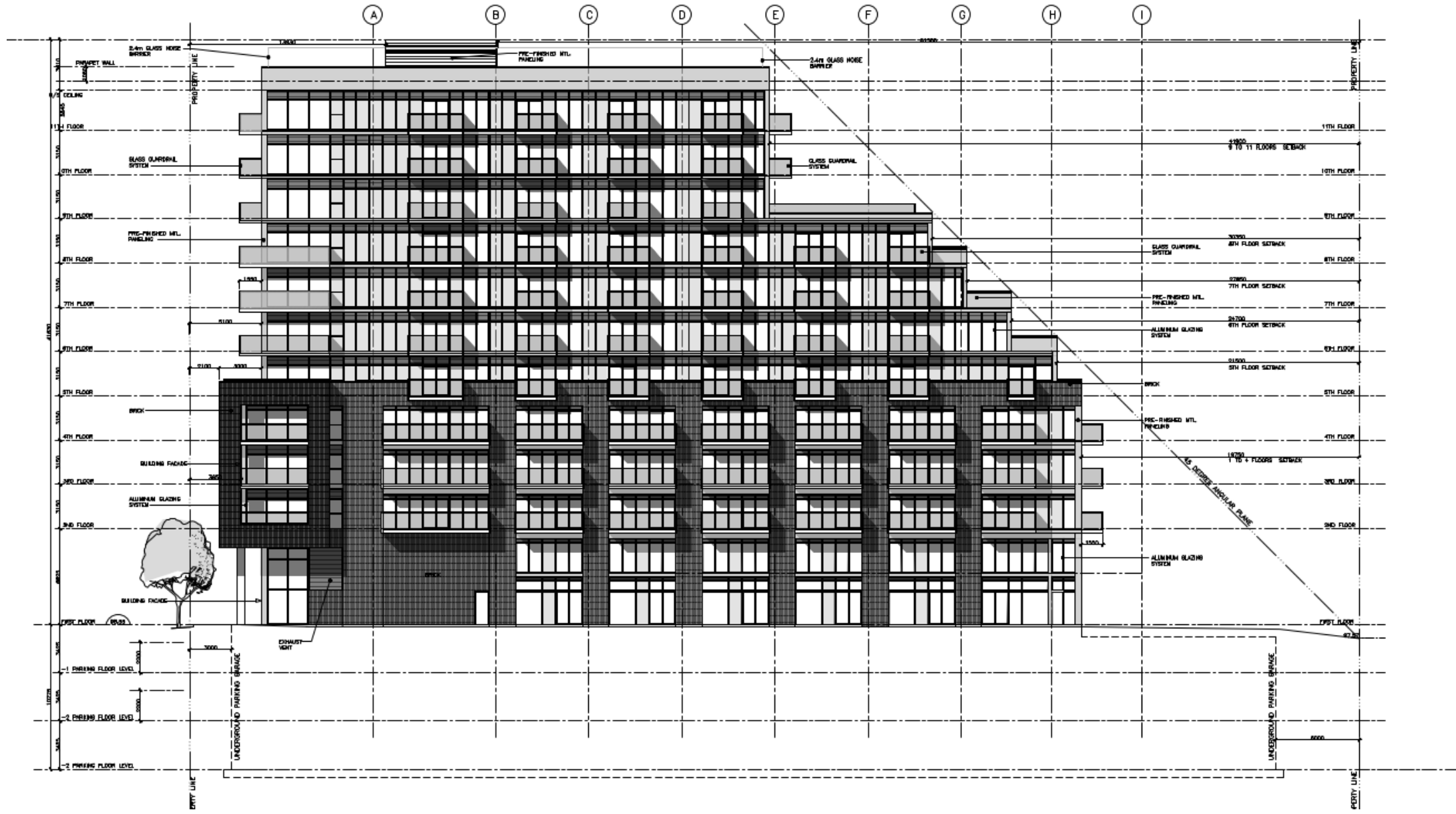
FAR = 4.06

Floor Areas (m2)	
Commercial	Community Institution
247	307

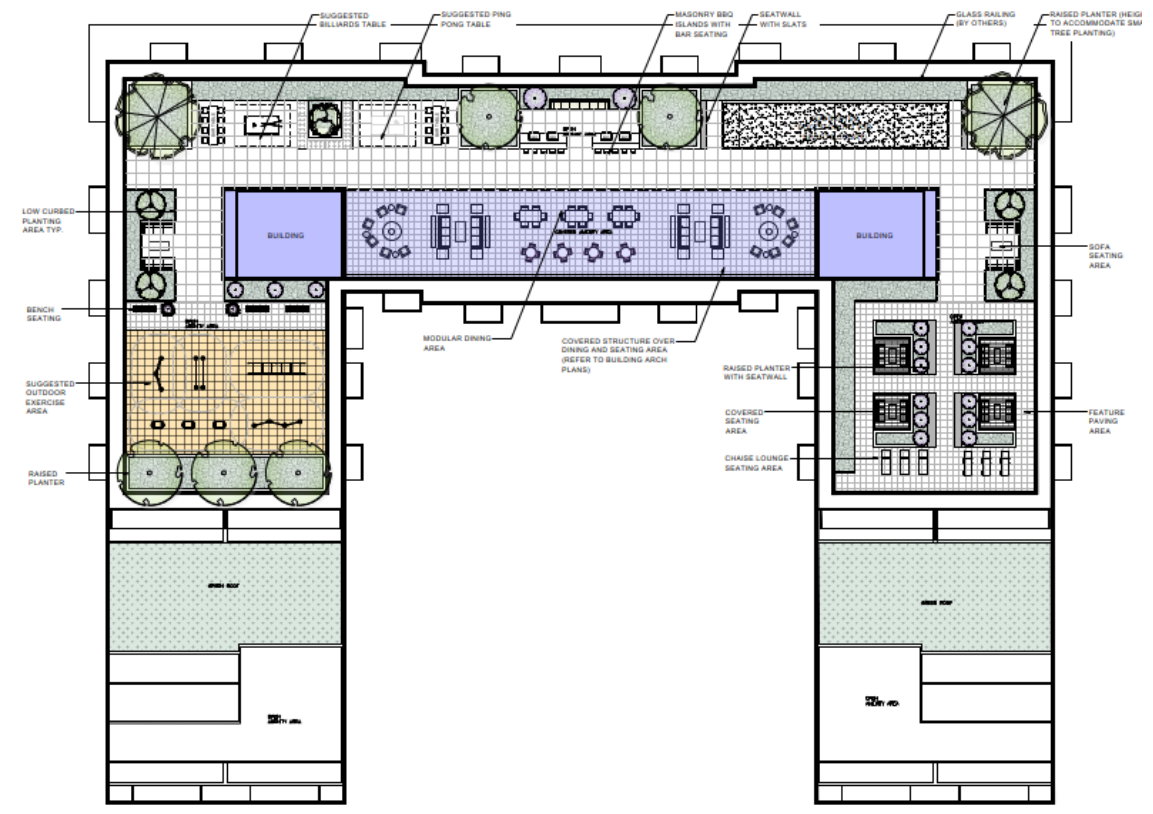
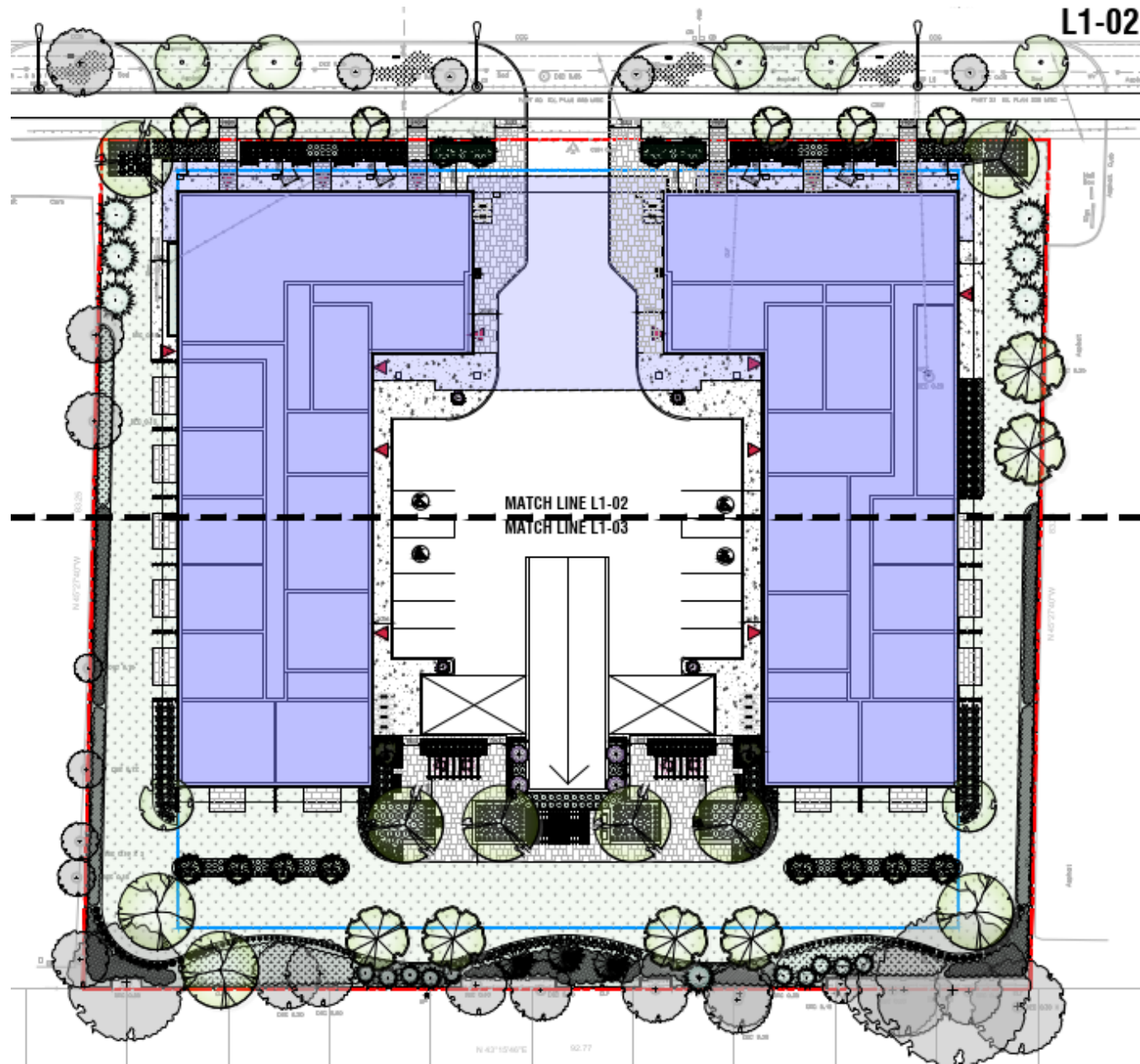
Amenity Area (m2)	
Required	Provided
8,180	8,195



Angular Plane



Landscape Plan



Outdoor Rooftop Amenity

Renderings



Renderings



Proposed Amendments

Official Plan Amendment

Text Change:

The text of the 1997 Official Plan for the Burlington Urban Planning Area, as amended, is hereby amended as follows:

By adding the following site-specific policy ag) at the end of Part III, Land Use Policies – Urban Planning Area, Section 5.3 Mixed Use Corridors (General, Employment and Commercial Corridor), Subsection 5.3.2 General Policies:

2362 Fairview Street	ag) Notwithstanding the policies of Part III, Section 5.3, Subsection 5.3.2 d) i) and d) ii) of this Plan, a <i>Floor Area Ratio</i> of 4.1:1, and a maximum building height of 13 storeys including the mechanical penthouse <i>shall</i> be permitted.
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Zoning By-law Amendment

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 14-E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule “A” attached to this By-law.
2. The lands designated as “A” on Schedule “A” attached hereto are hereby rezoned.
3. Part 11 of By-law 2020, as amended, Holding Zone Provisions, is hereby amended by the addition of the following section to Appendix A:

#87 H-MXG-371 Map 14-E Resolution:

Staff Recommendation

Staff have indicated that they will be recommending a modified approval of the development application. It has been noted that concerns related to the following must be addressed:

- Remediation and Record of Site Condition

Thank You

Comments & Questions?

Kevin Nunn, MCIP, PMP, RPP
Weston Consulting
905-738-8080 ext. 266
knunn@westonconsulting.com