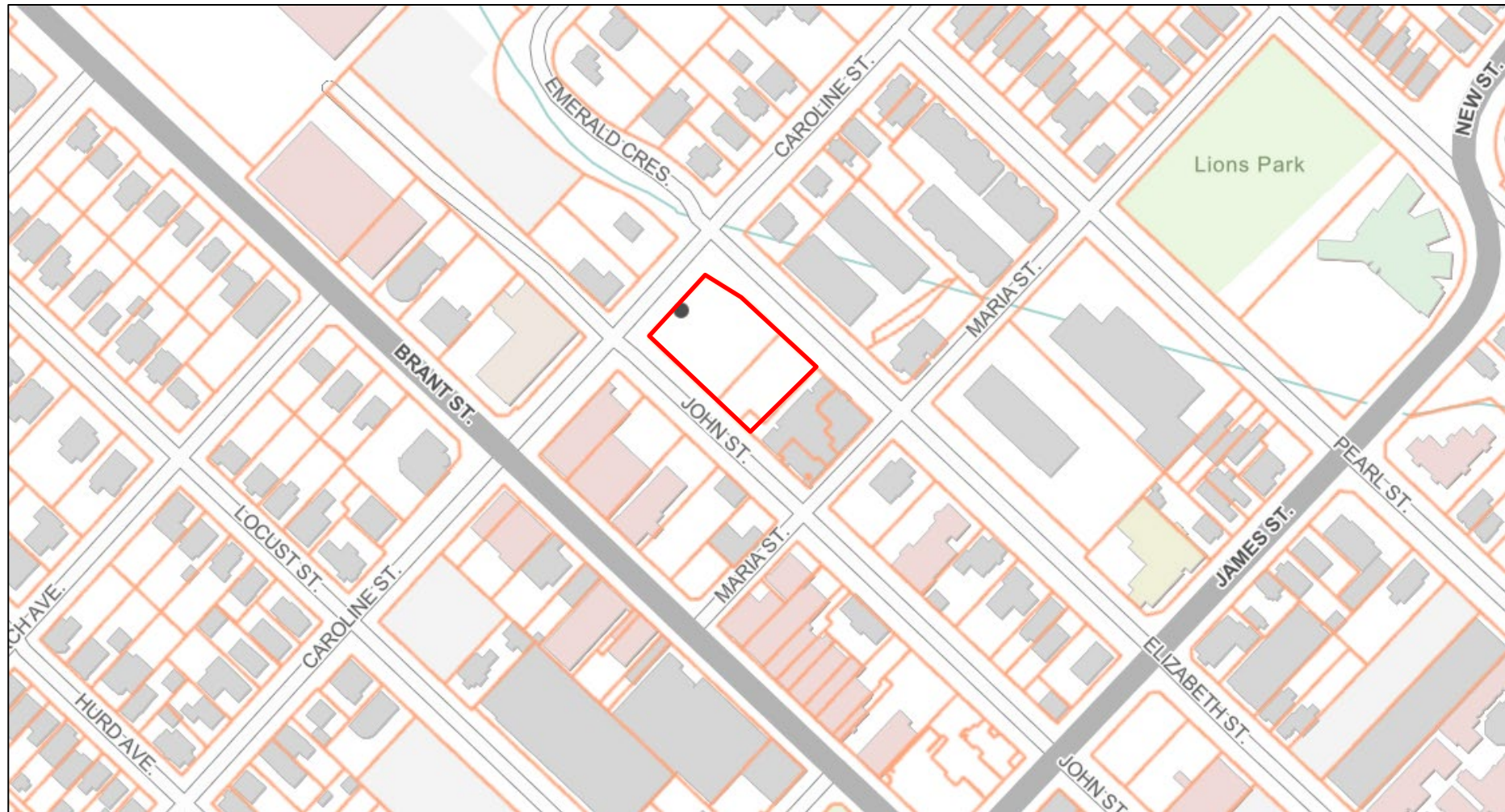


Statutory Public Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: Carriage Gate Homes
Owners: Inaria Burlington Inc.
Address: 2030 Caroline Street
File: 520-08/24 & 505-03/24
Date: November 5, 2024
Report: PL-85-24

Overview of Development Site



Application History

- Pre-Consultation Meeting – August 23, 2023
- Pre-Application Community Meeting – April 9, 2024
- Application Deemed Complete – July 10, 2024
- Notice of Complete Application – July 17, 2024
- Preliminary Public Notice – July 18, 2024
- Notice of Statutory Public Meeting and Recommendation Report – October 4, 2024
- Statutory Public Meeting & Recommendation Report – November 5, 2024
- Council Meeting – November 5, 2024
- 120-day timeline – November 7, 2024

Proposal



- 28-storey mixed use building (302 residential units and 382 square metres of non-residential space), and a 6-storey parking structure with a green roof
 - bachelor units: 38
 - 1-bedroom units: 137
 - 1-bedroom plus den units: 14
 - 2-bedroom units: 108
 - 3-bedroom units: 5
- Floor Area Ratio: 10.0:1
- Amenity Area: 19 square metres per unit
- Parking
 - Occupant: 0.83 spaces per unit
 - Visitor/public: 0.03 per unit
- Bicycle Parking
 - Vertical: 0.6 metres x 1.2 metres
 - Stackable: 0.46 metres x 1.8 metres
- Reduced setbacks

Proposed Amendments

Proposed Official Plan Amendment

- Downtown Core Precinct with site specific exceptions (ie., height and floor area ratio)

Proposed Zoning By-law Amendment

- Downtown Core Zone (DC-XXX) with site specific exceptions (ie., non-residential floor area, setbacks, height, density, amenity area, and parking).

Staff Recommendation

Refuse the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Inaria Burlington Inc. proposing a 28-storey mixed use building and 6-storey above grade parking structure with a green roof at 2030 Caroline Street.



For Reference Only

Floodplain

