



## Community Planning, Regulation and Mobility Committee Public Meeting Agenda

**Date:** June 14, 2022  
**Time:** 6:30 p.m.  
**Location:** Hybrid meeting- virtual and Council Chambers, City Hall  
**Contact:** Committee Clerk, Jo-Anne.Rudy@burlington.ca, 905-335-7600, x7413

Pages

### 1. Declarations of Interest:

### 2. Statutory Public Meetings:

Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act.

#### 2.1. Statutory Public Meeting for applications to amend the Official Plan and Zoning By-law for 1120 Cooke Boulevard (PL-48-22) 1 - 21

Direct staff to continue to process the submitted applications for Official Plan and Zoning By-law Amendments for 1120 Cooke Boulevard, including evaluating and incorporating any/all comments received by Committee and the public at the Statutory Public Meeting, as well as the comments received through the ongoing technical review of this application by agency partners and internal departments.

### 3. Delegation(s):

Standing committee and City Council meetings are held using a hybrid model, allowing members of Council, city staff and the public the option of participating remotely or in-person at city hall, 426 Brant St.

Requests to delegate to this hybrid meeting can be made by completing the online delegation registration form at [www.burlington.ca/delegate](http://www.burlington.ca/delegate), by submitting a written request by email to the Office of the City Clerk at [clerks@burlington.ca](mailto:clerks@burlington.ca) or by phoning 905-335-7600, ext. 7481 by noon the business day before the meeting is to be held. It is recommended that virtual delegates include their intended remarks, which will be circulated to all members in advance, as a backup to any disruptions in technology issues that may occur.

If you do not wish to delegate, but would like to submit correspondence, please

email your comments to [clerks@burlington.ca](mailto:clerks@burlington.ca). Any delegation notes and comments will be circulated to members in advance of the meeting and will be attached to the minutes, forming part of the public record.

**4. Consent Items:**

Reports of a routine nature, which are not expected to require discussion and/or debate. Staff may not be in attendance to respond to queries on items contained in the Consent Agenda.

**5. Regular Items:**

**6. Confidential Items:**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

**7. Procedural Motions:**

**8. Information Items:**

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**



**SUBJECT: Statutory Public Meeting for applications to amend the Official Plan and Zoning By-law for 1120 Cooke Boulevard**

**TO: Community Planning, Regulation & Mobility Cttee.-PM**

**FROM: Community Planning Department**

Report Number: PL-48-22

Wards Affected: 1

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

Date to Committee: June 14, 2022

Date to Council: June 21, 2022

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### **Recommendation:**

Direct staff to continue to process the submitted applications for Official Plan and Zoning By-law Amendments for 1120 Cooke Boulevard, including evaluating and incorporating any/all comments received by Committee and the public at the Statutory Public Meeting, as well as the comments received through the ongoing technical review of this application by agency partners and internal departments.

### **PURPOSE:**

The purpose of this report is to provide background information to the Committee and the public for a Statutory Public Meeting for the lands known as 1120 Cooke Blvd and to seek direction from Council to continue processing the applications in an effort to bring forward a subsequent recommendation report.

### **Vision to Focus Alignment:**

The subject applications relate to the following focus areas of the 2018-2022 Burlington's Plan: From Vision to Focus.

- Increase economic prosperity and community responsive city growth
- Improve Integrated City Mobility
- Support Sustainable Infrastructure and a Resilient Environment

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### **Executive Summary:**

<b>RECOMMENDATION:</b>		Continue to process application	<b>Ward:</b>	1
<b>Application Details</b>	<b>APPLICANT:</b>  <b>OWNER:</b>  <b>FILE NUMBERS:</b>  <b>TYPE OF APPLICATION:</b>  <b>PROPOSED USE:</b>	WND Associates Ltd.  Adi Development Group  505-01/22, 520-01/22  Official Plan Amendment, Zoning By-law Amendment  Mixed-use development consisting of residential and retail uses within three tall buildings of 26, 36, and 36 storeys.		
<b>Property Details</b>	<b>PROPERTY LOCATION:</b>  <b>MUNICIPAL ADDRESS:</b>  <b>PROPERTY AREA:</b>  <b>EXISTING USE:</b>	North side of Masonry Court between Waterdown Road and Cooke Blvd  1120 Cooke Blvd  0.95 hectares  Temporary sales centre for “Stationwest” Phase One development		
<b>Documents</b>	<b>1997 OFFICIAL PLAN Existing:</b>  <b>1997 OFFICIAL PLAN Proposed:</b>  <b>2020 OFFICIAL PLAN Existing:</b>  <b>ZONING Existing:</b>  <b>ZONING Proposed:</b>	Mixed-Use Corridor – Commercial  Mixed-Use Corridor – Commercial, with site-specific policy  Urban Corridor  MXC-26 (Mixed Use Corridor – Commercial, with site-specific exception)  MXC-XXX (Mixed Use Corridor – Commercial, with new site-specific exception)		
<b>Processing Details</b>	<b>APPLICATION MADE AND COMPLETE AS OF:</b>  <b>STATUTORY DEADLINE:</b>  <b>PRE-APPLICATION COMMUNITY MEETING:</b>  <b>PUBLIC COMMENTS:</b>	March 1, 2022  June 29, 2022  September 29, 2020  As of May 17, 2022, the Community Planning Department has received written		

		comments via email from two residents. Notices were sent to 209 addresses within 120 metres of the subject property.
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## **Background and Discussion:**

On March 1, 2022, the City received a complete application from WND Associates Ltd. on behalf of Adi Development Group requesting Official Plan Amendment and Zoning By-law Amendments to permit a proposed mixed-use development comprising residential and retail uses within three tall buildings at 1120 Cooke Blvd.

The following had occurred prior to the City receiving a complete application:

- On August 26, 2020, a preconsultation meeting was held with the applicant and staff from the City, Halton Region, Conservation Halton, and the Ministry of Transportation to determine the type of applications required and the necessary information, materials, and fees.
- On September 29, 2020, the applicant held a virtual Pre-Application Community Meeting that was attended by City staff, Ward 1 Councillor Kelvin Galbraith, Mayor Marianne Meed Ward, and approximately 35 members of the public. At this meeting, the applicant presented two different concepts for development of the subject property: concept 1 consisted of three towers ranging in height from 29 to 39 storeys, and concept 2 consisted of four towers ranging in height from 18 to 39 storeys. Both concepts yielded approximately 1,258 residential units. The applicant sought feedback from the public on the two concepts and development of the site in general.
- On November 17, 2020, the applicant attended the Burlington Urban Design (BUD) Advisory Panel to seek urban design feedback on the two development concepts described above.
- In spring 2021 the applicant initiated a Preconsultation Update process, due to the amount of time that had elapsed since their preconsultation meeting in August 2020. On July 7, 2021, the City provided the applicant with an updated preconsultation package reflecting updated information about applicable policies and regulations, and the required information, materials, and fees for complete applications.
- On November 25, 2021, the applicant submitted applications and fees to the City requesting amendments to the Official Plan and Zoning By-law for the subject property.
- On December 14, 2021, Planning staff presented report PL-63-21 to the Community Planning, Regulation, and Mobility Committee of Council,

recommending that the applications received in November be deemed incomplete, as the required information and materials had not been provided. City Council deemed the applications incomplete as recommended in the staff report, and accordingly staff provided notice to the applicant that the applications were incomplete.

- As of March 1, 2022, the applicant provided the City with the information/materials and fees that had been missing from their November submission that were required to deem the applications complete.

The purpose of this report is to provide an overview of the applications, an outline of applicable policies and regulations, and a summary of technical and public comments received to date.

### **Description of Subject Property and Surrounding Land Uses**

The subject property is located on the north side of Masonry Court between Waterdown Road and Cooke Blvd, as shown in Appendix A of this report. The property has an area of 0.95 hectares, with approximately 100 metres of frontage on Waterdown Road, 91 metres of frontage on Masonry Court, and 90 metres of frontage on Cooke Blvd. Due to a grade change, the subject property is located at a lower elevation than the traveled portion of Waterdown Road (approximately 5 metres lower at the northwest corner of the site). The site is currently occupied by a temporary sales centre for the adjacent development to the east (Phase 1 of “Stationwest” development) and is otherwise vacant (the proposed development on the subject property is Phase 2 of the Stationwest development). Historic use of the property included a concrete brick manufacturing facility prior to 2011.

Surrounding uses are as follows:

- North: A floodplain storage area is located to the immediate north; this feature is within the regulated area of Conservation Halton. Immediately east of the floodplain storage area, at the northern terminus of Cooke Blvd, is an undeveloped park block.  
Further north, beyond the stormwater management infrastructure, is a CNR railway corridor.  
Highway 403 and the Waterdown Road-Highway 403 interchange are located north of the rail corridor.
- East: to the east, across Cooke Blvd, is Phase 1 of the Stationwest development, comprising two 6-storey mid-rise residential apartment buildings with frontage on Masonry Court and low-rise townhouse buildings on condominium streets north of the mid-rise buildings.  
At the southeast corner of Masonry Court and Clearview Ave is a church property that has zoning approval for a seven-storey mid-rise apartment

building.

A low-rise, low-density, detached residential neighbourhood is located south of Masonry Court, to the south and east of the Stationwest development.

The Aldershot GO Station is located 300 metres to the east of the subject property along Masonry Court. This train station is served by GO Transit's Lakeshore West line and by VIA Rail. Additionally, this GO station includes a bus loop on the north side of the train tracks that is served by Burlington Transit Routes 4 & 87 and Hamilton Street Railway bus route 18, which provides connections to the Waterdown community in the City of Hamilton.

- South: to the south, across Masonry Court, are employment uses in the form of multiple one-storey manufacturing buildings with office components. Further south, on the east side of Waterdown Road are existing low-rise, low-density detached dwellings.

At the intersection of Waterdown Road and Masonry Court are bus stops served by Burlington Transit route 4.

340 metres to the south on Plains Road there are bus stops served by Burlington Transit route 1, which provides connections to downtown Hamilton.

- West: to the west, across Waterdown Road, are industrial uses including a concrete and aggregate facility. Burlington Fire Station 3 is located on the west side of Waterdown Road, south of the industrial uses.

The subject property is located within the "Aldershot Corners" Major Transit Station Area (MTSA), as defined by Halton Region's Official Plan, which is currently the subject on an ongoing Area-Specific Planning study by the City of Burlington.

### **Description of Applications**

The applications propose to amend the Official Plan and Zoning Bylaw to permit the development of three tall buildings with at-grade retail within Building B at the corner of Masonry Court and Cooke Blvd.

The northwest building is 36 storeys tall including a four-storey podium. The southeast building is 26 storeys tall. The southwest building is 36 storeys tall. The southeast and southwest buildings share a three-storey podium. Five levels of underground parking are proposed to be shared by all three buildings.

The proposed buildings would contain a total of 1,139 residential units and 231 m<sup>2</sup> of ground-level retail at the corner of Masonry Court and Cooke Boulevard.

The applications propose to develop the site in three phases, beginning with the southeast building, then southwest, then northwest.

## **Supporting Documents**

The applicant has submitted the following materials in support of the subject applications:

1. [Cover Letter](#) (Nov. 25, 2021)
2. [Architectural Plans](#) (Oct. 7, 2021)
3. [Draft Official Plan Amendment](#) (Nov. 2021)
4. [Draft Zoning By-law Amendment](#) (Nov. 2021)
5. [Planning Justification Report](#) (Nov. 2021)
6. [Shadow Study](#) (and [Shadow Study Checklist](#)) (Oct. 7, 2021)
7. [Pedestrian Wind Study](#) (and [Pedestrian Wind Study Checklist](#)) (Nov. 17, 2021)
8. [Urban Design Brief](#) (Nov. 18, 2021)
9. [Burlington Urban Design \(BUD\) Advisory Panel Meeting Minutes](#) (Nov. 17, 2020)
10. [Response to BUD Meeting Minutes](#) (Dec. 2, 2020)
11. [Virtual Community Meeting Memorandum](#) (Oct. 5, 2020)
12. [Pre-consultation Comment Matrix](#) (Nov. 2021)
13. [Traffic Impact Study](#) (Nov. 2021)
14. [Tree Preservation Plan and Landscape Plan](#) (Nov. 3, 2021)
15. [Arborist Report](#) (Nov. 17, 2021)
16. [Functional Servicing and Stormwater Management Report](#) (Nov. 19, 2021)
17. [Engineering Plans \(Grading and Servicing\)](#) (Nov. 22, 2021)
18. [Geotechnical Investigation](#) (Apr. 15, 2021)
19. [Hydrogeological Investigation](#) (Feb. 10, 2022)
20. [Environmental Noise Study](#) (Nov. 2021)
21. [Environmental Vibration Review Letter](#) (Nov. 17, 2021)
22. [D-6 Land Use Compatibility – Air Quality Assessment](#) (Nov. 17, 2021)
23. [Environmental Site Screening Questionnaire](#) (Jun. 24, 2021)
24. [Updated Phase One Environmental Site Assessment](#) (Apr. 30, 2021)
25. [Phase Two Environmental Site Assessment](#) (Jun. 24, 2016)
26. [Record of Site Condition](#) (Jun. 23, 2016)
27. [Topographical Survey](#) (Jun. 27, 2021)
28. [Draft Reference Plan](#) (Apr. 19, 2021)
29. [Construction Management Plan](#) (Jul. 15, 2021)
30. [Shoring and Excavation Plan](#) (Apr. 2021)
31. [Waste Management Planning Review](#) (Nov. 18, 2021)

32. [Fiscal Impact Study](#) (Nov. 16, 2021)

Application materials are posted on the City's website at [www.burlington.ca/1120cooke](http://www.burlington.ca/1120cooke).

### **Strategy/process**

This section provides information on staff's ongoing review of the subject applications, including the applicable policy framework, and the comments received to date from technical reviewers and members of the public.

### **Policy Framework**

#### **Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. All planning decisions must be consistent with the PPS.

The PPS promotes the achievement of healthy, livable, and safe communities through various means including by promoting efficient development and land use patterns; accommodating an appropriate and market-based mix of land uses; preparing for the regional and local impacts of a changing climate; and promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

#### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("the Growth Plan") provides a policy framework for managing growth in an area of Ontario that includes the City of Burlington. All planning decisions within the Growth Plan area must conform to the Growth Plan.

The Growth Plan is intended to support the achievement of complete communities with access to transit networks, protected employment zones, and an increase in the amount and variety of housing available. The Growth Plan also envisions a healthy natural environment and agricultural lands, which will contribute to the region's resilience and our ability to adapt to a changing climate. To accomplish its vision, the Growth Plan establishes policies regarding how land is developed, resources are managed and protected, and public dollars are invested.

#### **Halton Region Official Plan**

The Halton Region Official Plan (ROP) outlines a long-term vision for Halton's physical form and community character. To achieve that vision, the ROP identifies an Urban Area and a Regional Urban Structure that are intended to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability, and economic prosperity. All

planning decisions in Halton Region, which includes the City of Burlington, must conform to the ROP.

The recent approval by the Province of Regional Official Plan Amendment 48 (ROPA No. 48) resulted in the establishment of new policies as they pertain to strategic growth areas (i.e. Urban Growth Centres (UGC), Major Transit Station Areas (MTSA), Regional Nodes and Employment Areas) and related performance targets for the strategic growth of these areas in terms of employment and population over the planning horizon, as has been previously allocated to the Region of Halton in the Growth Plan.

ROP maps 1H and 6D indicate that the subject property is located within the Aldershot GO MTSA. The ROP outlines that MTSAs are intended to function as an important Strategic Growth Area component of the Regional Urban Structure and leverage infrastructure investment and frequent transit service to accommodate increased densities and transit-supportive growth. They are also intended to achieve multimodal access to stations and support complete communities; to plan for a diverse mix of uses including additional residential units and affordable housing where appropriate; to provide a range and mix of transit-supportive uses; and to maximize the number of potential transit users within walking distance of a station, while considering contextually appropriate intensification opportunities within stable residential neighbourhoods to ensure the protection of neighbourhood character, to be determined through the preparation of Area-Specific Plans.

### **City of Burlington Official Plan (1997, as amended)**

The City's Official Plan (1997, as amended) (the OP) outlines a long-term vision of the community and quality of life for Burlington residents and provides policy direction to the public and private sectors on land use, development and resource management matters to guide the future planning and development of the City towards the desired community vision.

The OP designates the subject property as "Mixed-Use Corridor – Commercial", which permits mixed-use developments with a maximum building height of six storeys and maximum Floor Area Ratio of 1.5:1. Permitted uses include retail and service commercial, and residential. The designation is intended to provide for the retail needs of the residents and businesses within the City and from adjacent areas.

The applicant proposes to amend the OP to create a site-specific policy that permits mixed-use development on the subject property with a maximum building height of 36 storeys (plus mechanical), maximum Floor Area Ratio of 7.9:1, and maximum density of 1200 units per hectare.

### **Official Plan Amendment 119**

On January 30, 2020, City Council adopted Official Plan Amendment 119 (OPA 119) which amended the Official Plan (1997, as amended) by introducing new policies,

including policies for transit-supportive development, urban design and compact built form, and Major Transit Station Areas (MTSAs). OPA 119 is subject to appeals, including by the owner of the subject property, and has not yet taken effect. For more information, visit [www.burlington.ca/icbl](http://www.burlington.ca/icbl).

### **City of Burlington New Official Plan (2020)**

On November 30, 2020, Halton Region issued a Notice of Decision approving a new City of Burlington Official Plan (2020) (“the new OP”). The new OP is subject to appeals, including an appeal by the owner of the subject property. Appeals are currently before the Ontario Land Tribunal (OLT). For up-to-date information on the status of the new OP and relevant appeals, visit [www.burlington.ca/newop](http://www.burlington.ca/newop).

The new OP outlines a long-term vision of the community and quality of life for Burlington residents through statements of objectives and policies. The new OP provides policy direction to both the public and private sectors on land use, development and resource management to guide the future planning and development of the City towards the desired community vision.

Schedule B, “Urban Structure” of the new OP identifies the subject property as being located within an Intensification Corridor. Schedule B-1, “Growth Framework” of the new OP identifies the subject property as being located within a Primary Growth Area. As set out in section 2.4 of the new OP, Primary Growth Areas “shall be recognized as a distinct area within the City’s Urban Area accommodating the majority of the City’s forecasted growth over the planning horizon of this Plan and beyond, and consequently will experience the greatest degree of change;” and “shall be regarded as the most appropriate and predominant location for new tall buildings in accordance with the underlying land use designations, or the land use policies of an area-specific plan”, and “shall support the frequent transit corridors and accommodate development that is compact, mixed use, and pedestrian-oriented in nature”.

Schedule B-2, “Growth Framework and Long Term Frequent Transit Corridors” of the new OP identifies the property as being located on/near a Frequent Transit Corridor and a MTSA Primary Connector.

Schedule C, “Land Use – Urban Area” of the new OP designates the property as “Urban Corridor”, which permits mixed-use developments with a maximum building height of six storeys and maximum Floor Area Ratio of 2.0:1. Permitted uses include retail and service commercial, residential, office, entertainment, recreation, and automotive commercial uses. Urban Corridor lands are intended to provide for the day-to-day and goods and service needs of residents and employees within and in proximity to the Corridor and may also serve a broader city-wide market. Any proposed development of sites designated Urban Corridor is required to retain the planned commercial function of the site.

The subject property is located within the Aldershot GO Major Transit Station Area (MTSA), also known as the Aldershot Corners MTSA, which is an MTSA located along a higher-order transit route with planned frequent transit service by way of Regional Express Rail; however, it is not identified on a Priority Transit Corridor in A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The City is currently preparing an Area-Specific Plan for this MTSA. Development applications that are received prior to the completion of an Area-Specific Plan for properties within an MTSA shall have regard for the policies of section 8.1.2(3).

### **Area-Specific Plan for the Aldershot Corners Major Transit Station Area (MTSA)**

In 2021, the City resumed Area-Specific Planning work for the City's Major Transit Station Areas (MTSAs) as a continuation of the work done through the Mobility Hubs project in 2017-2018.

At the January 11<sup>th</sup>, 2022 Community Planning, Regulation and Mobility Committee Meeting staff presented report PL-02-22, Council endorsed in principle the Recommended Preferred Precinct Plans for Burlington's Major Transportation Areas. Council's endorsement represents a critical check point in the project that has enabled staff to move forward to the next stage of the project which involves the creation of area-specific plans and supporting Official Plan Amendments for each of the MTSAs.

The Recommended Preferred Precinct Plan (as shown in Appendix B to PL-02-22) for Aldershot GO MTSA shows 1120 Cooke Blvd as being located in a new "Aldershot GO Central" Precinct. There are a variety of uses that will be permitted across the MTSA and encouraged throughout all the precincts as they are mixed use in nature. Public service facilities will be permitted and encouraged in all precincts.

In the Aldershot GO Central Precinct, tall and mid-rise mixed-use, major office and residential buildings are the predominant built form and use for this precinct. Permitted uses include apartments, mixed-use buildings with ground floor retail commercial, service commercial, or office commercial development. Mixed-use development is required for any development fronting onto a new local street. Stacked townhomes may be permitted as an ancillary use at the side or rear lot area. A special policy may be required to determine the minimum amount of Major Office to be included in this designation. Minimum building height will be 6 storeys and maximum building height will be 30 storeys.

Additional built form direction from the Interim Report is as follows:

- The Aldershot GO Central precinct is a focus area for the MTSA's highest density.
- This precinct is the preeminent destination for Major Office, affordable housing and urban format retail within Aldershot Corners and the focus of the tallest buildings (maximum 30 stories) close to the GO station.

- Built-form transition is very important in this precinct, to ensure increased density is also met with streetscape design that creates a pedestrian-focused area for travelers to arrive in, find amenities, and enjoy outdoor spaces. The tallest buildings should be located along the rail corridor, where shadows will have the least impact. The height peak of 30 storeys is where Waterdown Road intersects the rail line. Building height descends from this peak.
- The tallest buildings are focused in close proximity to the Aldershot GO Station, north and south of the rail line and along Masonry Court. The base building should be emphasized where tall buildings are proposed around the Aldershot GO Station Plaza.
- Though tall buildings will concentrate in this precinct, mid-rise and low-rise built form should also be considered when the development is adjacent to the park and natural corridor, to create a buffer for built-form transition. Podium-to-tower stepbacks and lower 11-storey buildings should facilitate a transition to existing natural spaces, the Provincially Significant Wetlands, as well as existing low-rise residential buildings and the approved townhouse block currently in development in the precinct.

For more information, visit [www.getinvolvedburlington.ca/mtsa](http://www.getinvolvedburlington.ca/mtsa) and refer to staff report PL-02-22, including Appendix A, Interim Report.

### **Zoning By-law 2020**

The zoning of the subject lands is MXC-26 (Commercial Corridor with site-specific exception 26), which permits mixed-use development with a maximum building height of six storeys and a maximum Floor Area Ratio of 1.5:1. Site-specific Exception 26 prohibits a “large building supplies/garden store” and removes the minimum 2-storey building height requirement that exists within the base MXC zone.

The applicant proposes to amend the Zoning Bylaw to rezone the site to MXC-XXX, creating a new site-specific exception (-XXX) that:

- increases maximum Floor Area Ratio to 7.9:1,
- increases maximum Building Height to 36 storeys and 123.0 metres (not including mechanical penthouse),
- reduces required residential parking to 0.75 resident parking spaces per apartment unit and 0.1 visitor parking spaces per apartment unit,
- reduces required non-residential parking to 5 parking spaces per 250m<sup>2</sup> gross retail floor area,
- reduces required amenity area to 15m<sup>2</sup> per apartment unit,
- reduces setbacks for underground parking structure to 0.75 metres abutting the north lot line,
- sets Landscape Area requirements as follows:

- 3.0 metres abutting Cooke Blvd
- 3.0 metres abutting Masonry Court
- 3.0 metres abutting Waterdown Road
- 6.0 metres abutting north lot line
- permits an underground parking garage to encroach into Landscape Areas abutting Waterdown Road and the north lot line.

As of the time of writing this report, Zoning staff have not yet completed their review of the subject applications. Through their ongoing review of the applications, Zoning staff will confirm the extent of zoning conformity issues and the detailed amendments to the Zoning By-law that would be required to permit the proposed development. A future recommendation report will describe all zoning conformity matters and the required Zoning By-law amendments.

### **Urban Design Guidelines**

The proposed development is subject to the following Council-approved urban design guidelines:

- Tall Building Guidelines (May 2017)
- Shadow Study Guidelines and Terms of Reference (2020)
- Pedestrian-Level Wind Study Guidelines and Terms of Reference (2020)
- Stormwater Management Design Guidelines (2020)
- Sustainable Building and Development Guidelines (2021)

The subsequent recommendation report will include an assessment of the proposed development against the applicable urban design guidelines.

### **Technical Comments**

A request for comments was circulated to external agencies and relevant City departments in May 2022. A future recommendation report will provide a summary of technical comments received.

### **Public Comments**

Members of the public who wish to provide comments on the subject applications should submit their written comments to the Planner on file, using the contact information provided at [www.burlington.ca/1120cooke](http://www.burlington.ca/1120cooke). Public input will be considered by staff in the review of the subject applications. Written submissions will be made public and appended to a future staff report for consideration by Council.

As of May 17, 2022, Planning staff have received written comments via email from two members of the public. These comments are appended in Appendix B of this report.

Concerns expressed in these comments are summarized in Table 1 below in no particular order.

**Table 1: Summary of public comments received by Planning staff as of May 17, 2022**

Row #	Public comment theme	Staff response
1	Concern that inadequate parking will be provided and this will cause impacts on availability of on-street parking in the area	A traffic impact study was submitted with the subject applications and explains the applicant's rationale for the proposed reduced parking rate. This study will be reviewed by staff in the Transportation Department as part of the City's review of the applications. The traffic impact study can be found online at <a href="http://www.burlington.ca/1120cooke">www.burlington.ca/1120cooke</a> .
2	Concerns about traffic impacts from the proposed development	A traffic impact study was submitted with the subject applications and addresses traffic impacts. This study will be reviewed by staff in the Transportation Department as part of the City's review of the applications. The traffic impact study can be found online at <a href="http://www.burlington.ca/1120cooke">www.burlington.ca/1120cooke</a> .
3	Concerns about existing conditions in the neighbourhood (incompleteness of Phase One of Stationwest development, cars parked on the dirt or grass, crime, speeding)	Concerns about construction management, parking, and speeding will be forwarded to the relevant City staff. Residents with concerns about crime can contact Halton Police directly.
4	Concern about loss of privacy from occupants of proposed tall buildings being able to see rooftop patios of existing townhouses.	The existing zoning of the subject site permits buildings up to 6 storeys in height. The Council-endorsed precinct plan for the Aldershot Corners MTSA contemplates tall buildings up to 30 storeys in the precinct within which the subject property is located. The current applications for buildings up to 36 storeys in height will be reviewed by staff with consideration for impacts on neighbouring properties prior to a decision being made by Council.

5	Concern that the proposed buildings are too tall.	<p>The existing zoning of the subject site permits buildings up to 6 storeys in height. The Council-endorsed precinct plan for the Aldershot Corners MTSA contemplates tall buildings up to 30 storeys in the precinct within which the subject property is located.</p> <p>The current applications for buildings up to 36 storeys in height will be reviewed by staff with consideration for impacts on neighbouring properties prior to a decision being made by Council.</p>
6	Concern that the proposed buildings will go where a park was planned.	<p>The proposed development is located on land that is currently zoned for development with mixed-use buildings of up to 6 storeys in height. The planned public park associated with the Stationwest development will be developed on land north of the subject property, adjacent to the floodplain storage area.</p>

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### **Financial Matters:**

All application fees have been received in accordance with the Development Application Fee Schedule.

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### **Climate Implications**

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path to a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; electrify City, personal and commercial vehicles and other currently gas-powered equipment; and, support waste reduction and diversion. A future recommendation report will include a discussion of the climate implications of staff's recommendation concerning the subject applications.

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### **Engagement Matters:**

A virtual Pre-Application Community Consultation Meeting was held by the applicant on September 29, 2020. This meeting was attended by approximately 35 members of the public as well as by City staff, Mayor Marianne Meed Ward, and ward 1 Councillor

Kelvin Galbraith. At this meeting, the applicant presented two different concepts for development of the subject property: concept 1 consisted of three towers ranging in height from 29 to 39 storeys, and concept 2 consisted of four towers ranging in height from 18 to 39 storeys. Both concepts yielded approximately 1,258 residential units. The applicant sought feedback from the public on the two concepts and development of the site in general.

Since receiving a complete application for the subject lands, City staff have engaged members of the public through the City's standard public notification and consultation practices for an Official Plan Amendment and/or Zoning By-law Amendment application:

- A webpage with information about the subject applications was published on the City's website at [www.burlington.ca/1120cooke](http://www.burlington.ca/1120cooke);
- Notice signs were erected on the subject property on April 19, 2022;
- A notice was mailed to all property owners and tenants within 120 metres of the subject property (a total of 208 addressees) on May 13, 2022;
- A notice was published in the City Update section of the Burlington Post on May 12, 2022;
- A Statutory Public Meeting will be held on June 14, 2022. This report has provided information about the subject applications to inform discussion at the Statutory Public Meeting.

Interested members of the public can continue to provide written comments to City staff using the contact information provided on the webpage linked above or by contacting the Community Planning Department.

More information on the planning process in Burlington, including opportunities for public consultation, can be found at [www.burlington.ca/planningprocess](http://www.burlington.ca/planningprocess).

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## **Conclusion:**

This report provides a description of the subject applications, an update on the technical review that is underway, and a summary of technical and public comments received to date. Planning staff recommend that Council direct staff to continue to process the subject applications for 1120 Cooke Blvd in an effort to bring forward a subsequent recommendation report.

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Respectfully submitted,

Thomas Douglas, MCIP, RPP

Senior Planner

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(905) 335-7600 ext. 7811

**Appendices:**

- A. Location, Zoning, and Concept Plans
- B. Public Comments

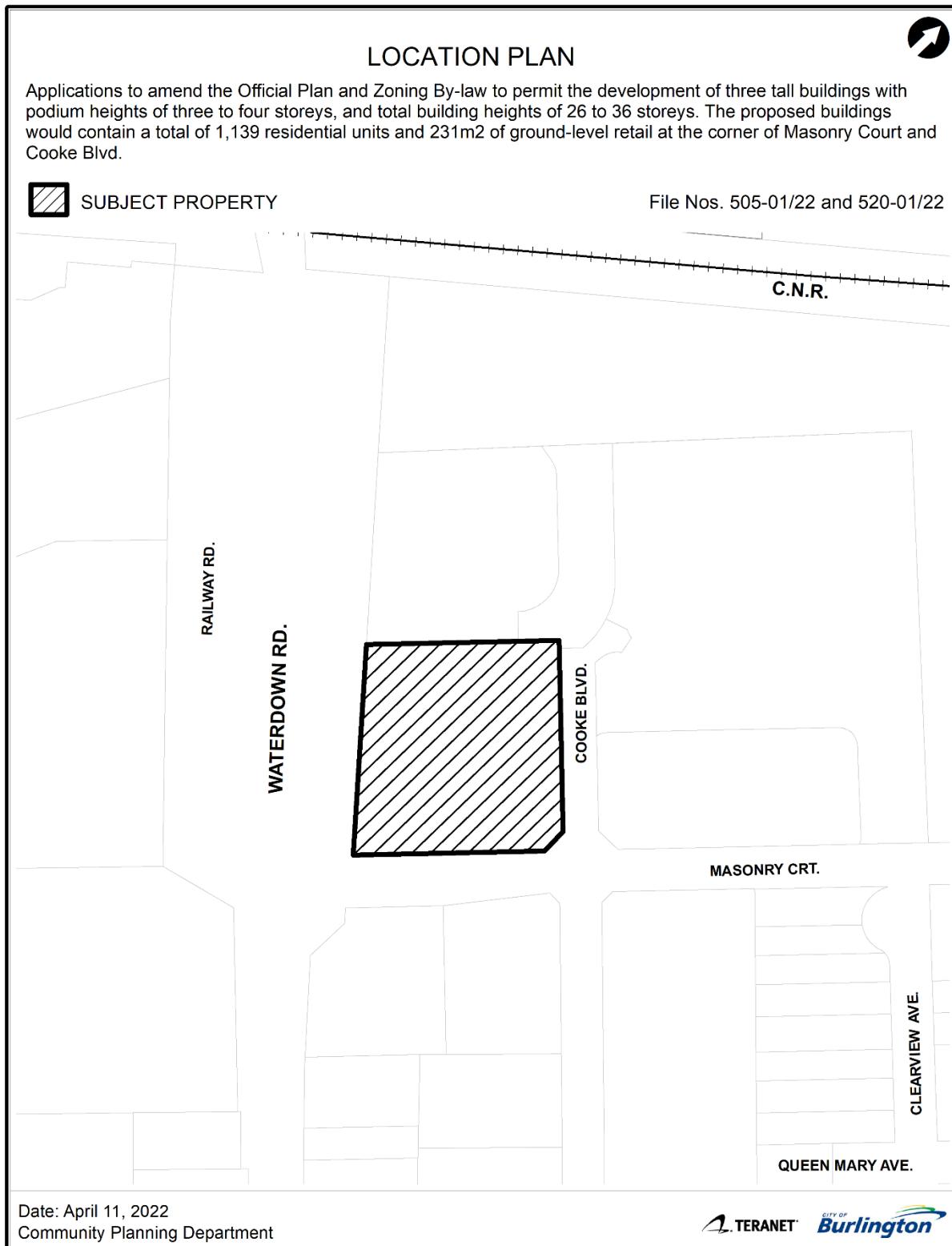
**Notifications:**

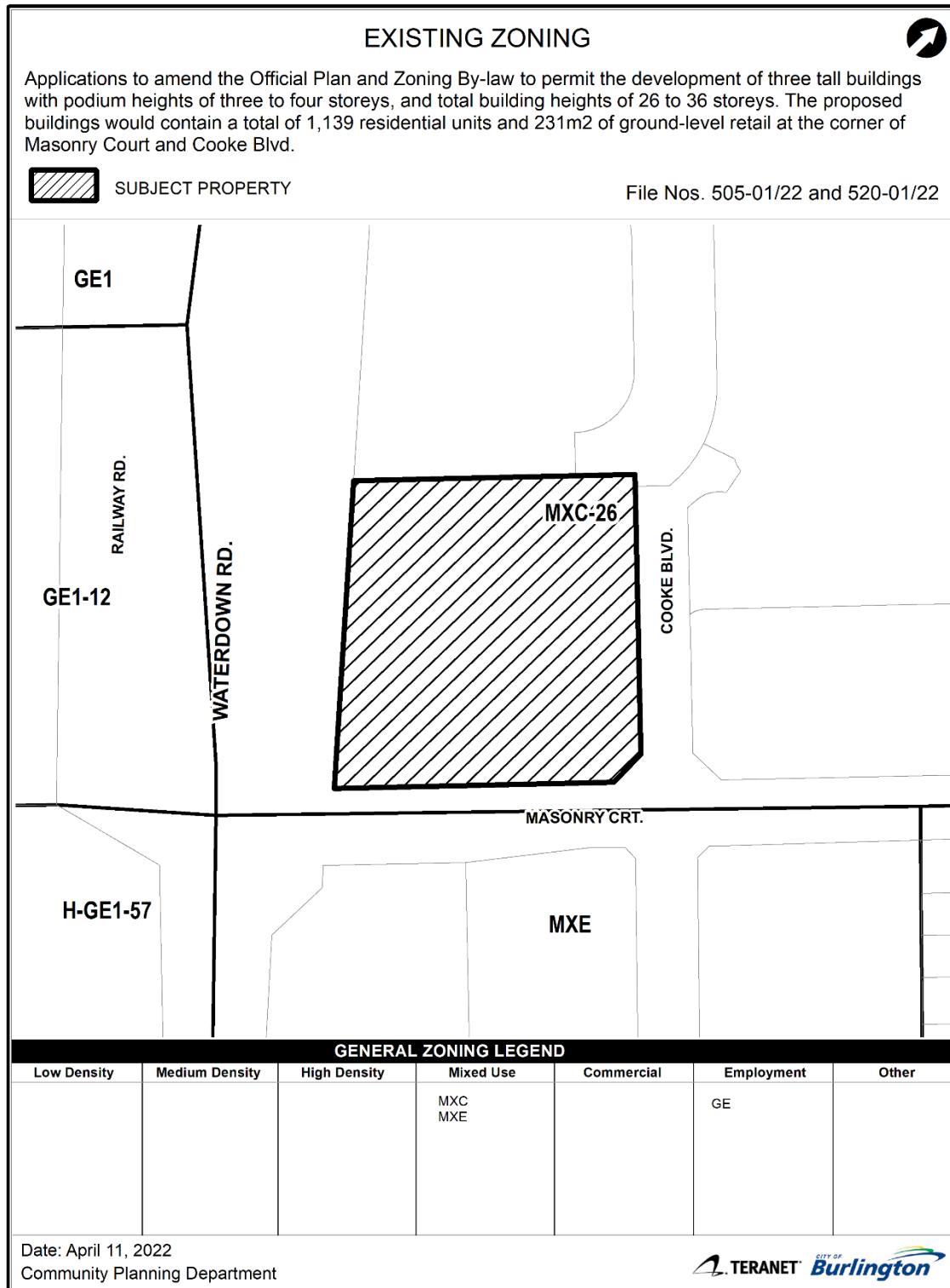
Andrew Ferancik, WND Associates Ltd.

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

## Appendix A: Location, Zoning, and Concept Plans





## CONCEPT PLAN



Applications to amend the Official Plan and Zoning By-law to permit the development of three tall buildings with podium heights of three to four storeys, and total building heights of 26 to 36 storeys. The proposed buildings would contain a total of 1,139 residential units and 231m<sup>2</sup> of ground-level retail at the corner of Masonry Court and Cooke Blvd.



SUBJECT PROPERTY

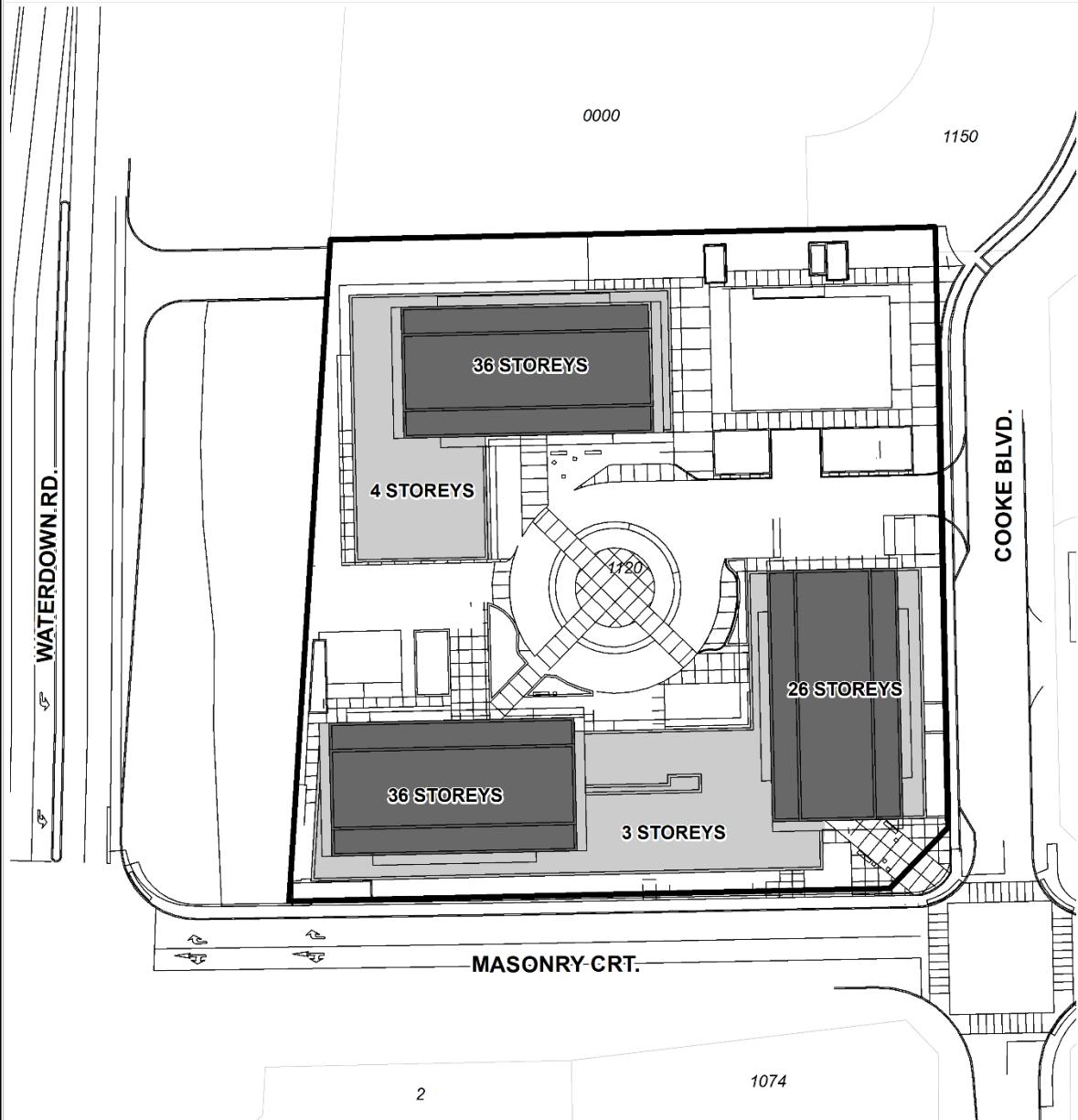


TOWER



PODIUM

File Nos. 505-01/22 and 520-01/22



Date: April 12, 2022  
Community Planning Department

TERANET  CITY OF Burlington

## **Appendix B: Public Comments**

### **Comment 1**

From: Sherry Logue

Date: April 26, 2022

I live in [REDACTED], my main two questions are parking spots. Right now in the grass alone we have 25 to 26 cars on dirt plus the regular parking and all the parking on the masonry road way around

We also have had squat team police here 3 times. For drug busts. And as of today there was

If every condo has 2 people in them then where is the traffic going to go? As we have speeding issues in subdivision right now.

Also the height of building 38 floor will they be able to look into the roof top buildings and number in the spot.

### **Comment 2**

From: Ken Gillan

Date: May 14, 2022

Hello,

I would like to express my disappointment and disapproval of this new Development Proposal posted below.

We, as owner of [REDACTED], are shocked to learn about this new change in Planning and Zoning -by-Law and how the City of Burlington is even considering such a development in a residential area that would be suitable for only low rise buildings.

Besides, we feel that we have been given false information by the builder ADI Development at the time we purchased [REDACTED] in 2017 as showed on their planning development at corner of Masonry Court & 1120 Cooke Blvd that will be a beautiful green space including a community park. How is such a change of a New Planning zone (already approved and advertised when selling to citizens in 2016/2017) is allowed. What happened to our Conservancy Area prospective initially being under protection and preservation by the City of Burlington.?

This is unacceptable how the builders become to have so much power in collaboration with Condominium corporations and the City approves such developments, but no free hold developments. We are Law-abiding citizens that paying high Property Taxes on our new Townhouse and on top of it the Condominium Maintenance Fees for services there are yet to be provided. We moved in a year ago, still or backyard is not finished, no fences , no grading or landscape, no dividers between the units(as originally drawings

on the floor/land plan) no steps at the back door... the side walls unfinished... etc... And now on top of many discrepancies we are facing this New Development Proposal in near space that was panned to be a community park.

Our big disappointments are such that our rights are totally ignored or disrespected and we do not have a voice which is very disturbing.

Thank you.