



**Community Planning, Regulation and Mobility Committee Meeting
Addendum**

Date: September 13, 2022
Time: 9:30 a.m., reconvening at 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

2. Statutory Public Meetings:

- 2.1. Official Plan and Zoning By-law amendments for 4103 Palladium Way (PL-50-22)
 - a. *Staff presentation regarding Official Plan and Zoning By-law amendments for 4103 Palladium Way (PL-50-22)* 1 - 10
 - b. *Delegation from TJ Cieciura and Kimberley Harrison-McMillan, representing Design Plan Services Inc, regarding Official Plan and Zoning By-law amendments for 4103 Palladium Way (PL-50-22)* 11 - 23
- 2.2. Official Plan and Zoning By-law amendments for 3110 South Service Road (PL-62-22)
 - a. *Staff presentation regarding Official Plan and Zoning By-law amendments for 3110 South Service Road (PL-62-22)* 24 - 33
 - b. *Delegation from David Nelson, Bruce Campbell and Dino Di Sano, representing P3 Veterinary Partners, regarding Official Plan and Zoning By-law amendments for 3110 South Service Road (PL-62-22)* 34 - 50
 - c. *Correspondence from Kristina Didiano, regarding Official Plan and Zoning By-law amendments for 3110 South Service Road (PL-62-22)* 51 - 51
- 2.3. Official Plan and Zoning By-law amendment applications for 1396 Guelph Line (PL-65-22)
 - a. *Staff presentation regarding Official Plan and Zoning By-law amendment applications for 1396 Guelph Line (PL-65-22)* 52 - 59

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|------|--|---------|
| | <i>b. Delegation from Gary Scobie, regarding Official Plan and Zoning By-law amendment applications for 1396 Guelph Line (PL-65-22)</i> | 60 - 61 |
| | <i>c. Delegation from Stephanie Bye, regarding Official Plan and Zoning By-law amendment applications for 1396 Guelph Line (PL-65-22)</i> | |
| 2.4. | Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22) | |
| | <i>a. Staff presentation regarding Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22)</i> | 62 - 69 |
| | <i>b. Delegation from Dana Anderson, representing 1989 Appleby Latch GP Inc, regarding Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22)</i> | 70 - 85 |
| | <i>c. Delegation from Doug Benton, regarding Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22)</i> | 86 - 88 |
| | <i>d. Delegation from Mathew Van Camp, regarding Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22)</i> | |
| | <i>e. Correspondence from Richard and Catherine Beriault, regarding Official Plan and Zoning By-law amendment applications for 1989 Appleby Line (PL-66-22)</i> | 89 - 89 |

4. Consent Items:

4.2. CUTRIC/CUTZEB™ Joint Procurement Initiative (TR-04-22)

- a. *Delegation from Marwa Selim, representing BurlingtonGreen Environmental Association, regarding CUTRIC/CUTZEB™ Joint Procurement Initiative (TR-04-22)*

4.3. Future of City of Burlington Outdoor Patio Program - update for Q3 2022 (PL-67-22)

- a. *Delegation from Anne and Dave Marsden, regarding Future of City of Burlington Outdoor Patio Program - update for Q3 2022 (PL-67-22)*

5. Regular Items:

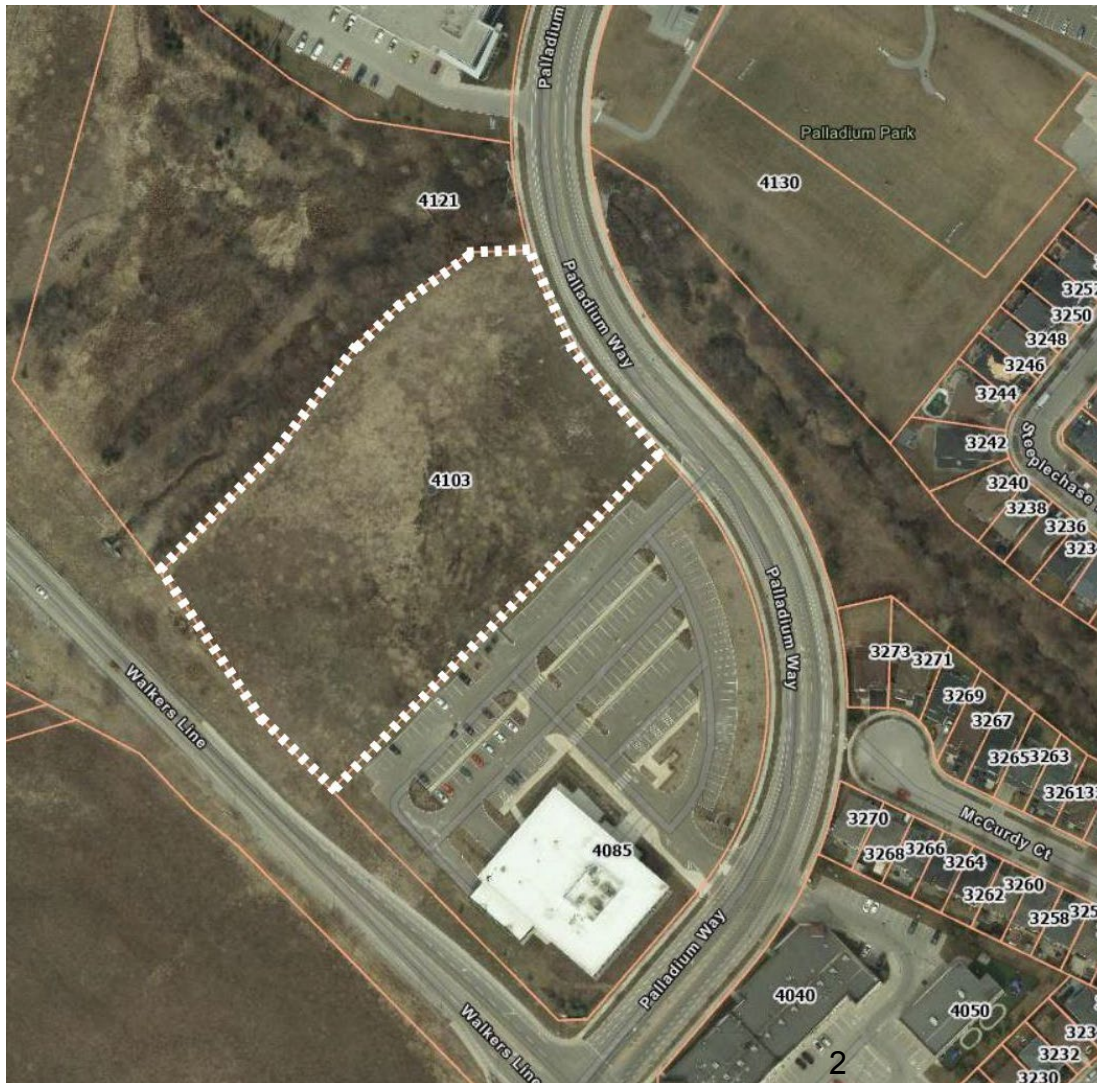
| | | |
|------|--|-----------|
| 5.1. | New Zoning By-law Review Project - Terms of Reference (PL-60-22) | |
| a. | <i>Delegation from Mary Alice St. James, representing A.C.T. (Active Community Teamwork):Arbour/Shoreacres Ward 4, regarding New Zoning By-law Review Project - Terms of Reference (PL-60-22)</i> | 90 - 95 |
| b. | <i>Delegation from Leslie Barbetta, regarding New Zoning By-law Review Project - Terms of Reference (PL-60-22)</i> | |
| c. | <i>Delegation from Daintry Klein, representing Millcroft Greenspace Alliance, regarding New Zoning By-law Review Project - Terms of Reference (PL-60-22)</i> | |
| d. | <i>Staff presentation regarding New Zoning By-law Review Project - Terms of Reference (PL-60-22)</i> | 96 - 103 |
| 5.2. | Draft Plan of Subdivision at 4375 Millcroft Park Drive (PL-64-22) | |
| a. | <i>Delegation from Lisa La Civita, Daniel Belli, Julian Baldassarra, and Gabe DiMartino, representing Armland Group, regarding Draft Plan of Subdivision at 4375 Millcroft Park Drive (PL-64-22)</i> | |
| b. | <i>Staff presentation regarding Draft Plan of Subdivision at 4375 Millcroft Park Drive (PL-64-22)</i> | 104 - 113 |
| 5.3. | Zoning By-law amendment for 2154 Walker's Line (PL-63-22) | |
| a. | <i>Delegation from Tony Millington, regarding Zoning By-law amendment for 2154 Walker's Line (PL-63-22)</i> | 114 - 115 |
| b. | <i>Delegation from Blake Smith, regarding Zoning By-law amendment for 2154 Walker's Line (PL-63-22)</i> | |
| c. | <i>Staff presentation regarding Zoning By-law amendment for 2154 Walker's Line (PL-63-22)</i> | 116 - 126 |
| 5.4. | Proposed inclusion of downtown properties on the City of Burlington Heritage Register (PL-59-22) | |
| a. | <i>Staff presentation regarding Proposed inclusion of downtown properties on the City of Burlington Heritage Register (PL-59-22)</i> | 127 - 135 |

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: Millington & Associates Inc.
Addresses: 4103 Palladium Way
Files: 505-02/22 & 520-03/22
Date: September 13, 2022
Report: PL-50-22

Overview of Development Site



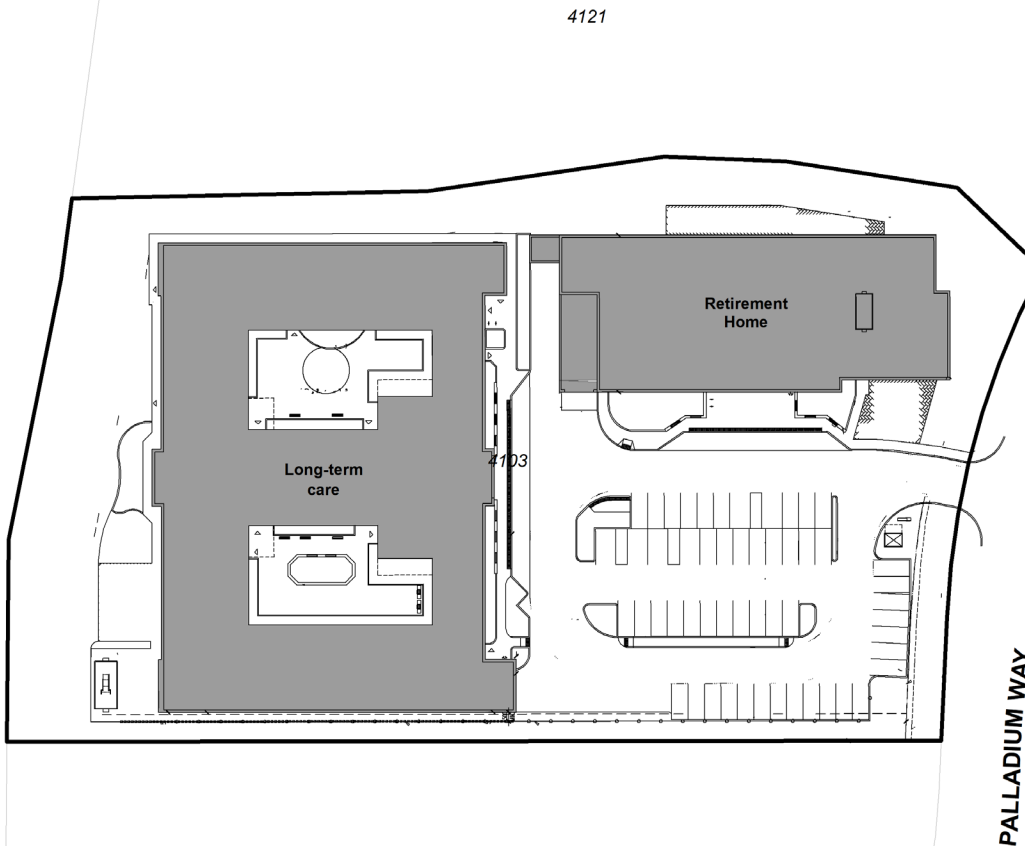
Site Area: 1.48 hectares

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

- A five (5) storey Long Term Care Facility building containing 256 beds and a six (6) storey Retirement Home building containing 115 units fronting onto Palladium Way



Burlington Official Plan (1997, as amended)

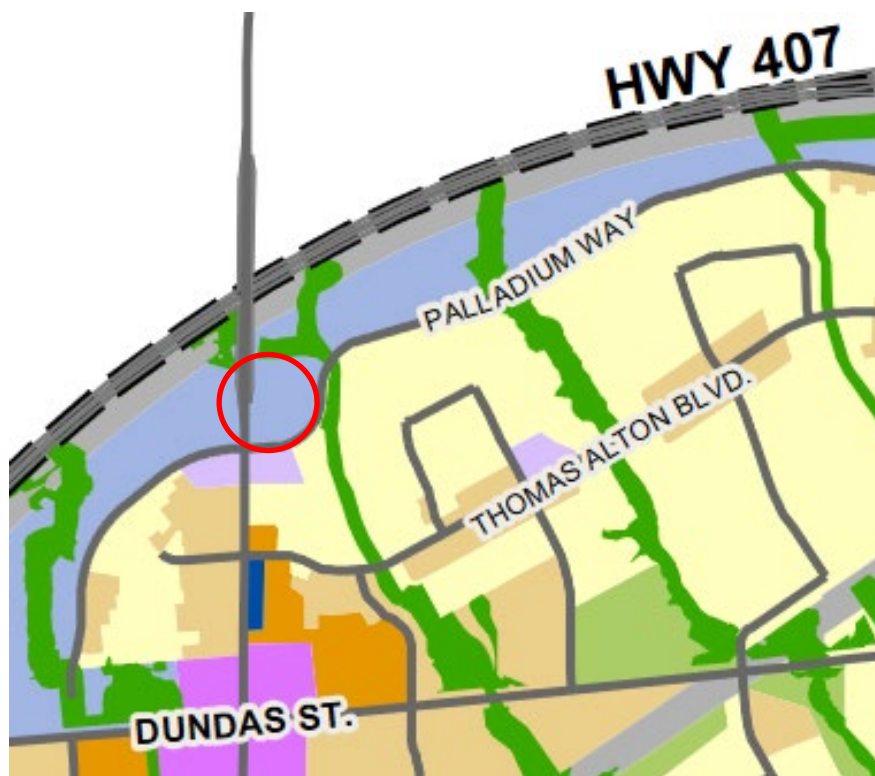
Current Official Plan Designation: Business Corridor



| | |
|--|--|
| | Residential - Low Density |
| | Residential - Medium Density |
| | Residential - High Density |
| | General Employment |
| | Business Corridor |
| | Regional Commercial |
| | Community Commercial |
| | Employment Commercial |
| | Neighbourhood Commercial |
| | Mixed Use Centre |
| | Mixed Use Corridor - General |
| | Mixed Use Corridor - Commercial Corridor |
| | Mixed Use Corridor - Employment |
| | Greenlands |
| | Major Parks and Open Space |

Burlington New Official Plan (2020)

New Official Plan Designation: Business Corridor



MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors**
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

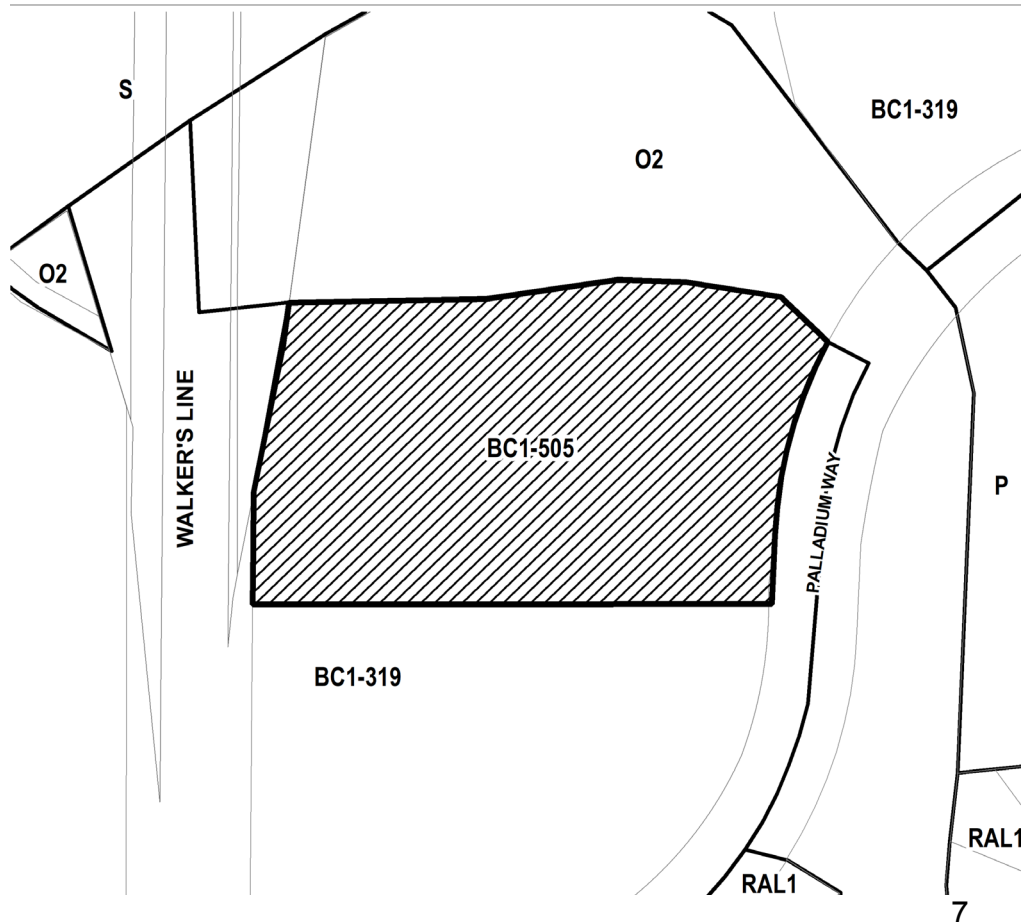
- General Employment
- Business Corridor

Burlington Zoning By-law



SUBJECT PROPERTY

File Nos. 505-02/22 and 520-03/22



Existing zoning:

Business Corridor (BC1-505)

- Zoning exception number 505 permits for additional uses including a Long Term Care Facility and related accessory uses
- Proposing to amend the BC1-505 zoning of the site to allow for the proposed Retirement Home use.

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 30, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 51 members of the public.
- no written public comments have been received by staff with respect to the subject application since the writing of the report. If comments are received, these will be included as part of a subsequent report to City Council.

Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

For more information:

Contact: Mariana Da Silva, Planner I

E: mariana.dasilva@burlington.ca

Visit the City's website:

www.burlington.ca/4103palladium

4103 Palladium Way Better Life Residences Proposed Retirement Home

Community Planning, Regulation & Mobility Committee Presentation

September 13th 2022



EspositoArchitects



DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

Context Plan

EspositoArchitects

4103 PALLADIUM WAY



CONTEXT PLAN

OVERVIEW OF WHERE THE SITE IS LOCATED IN THE LARGER CONTEXT OF THE NEIGHBOURHOOD

Site Plan In Context



EspositoArchitects

4103 PALLADIUM WAY
URBAN DESIGN BRIEF

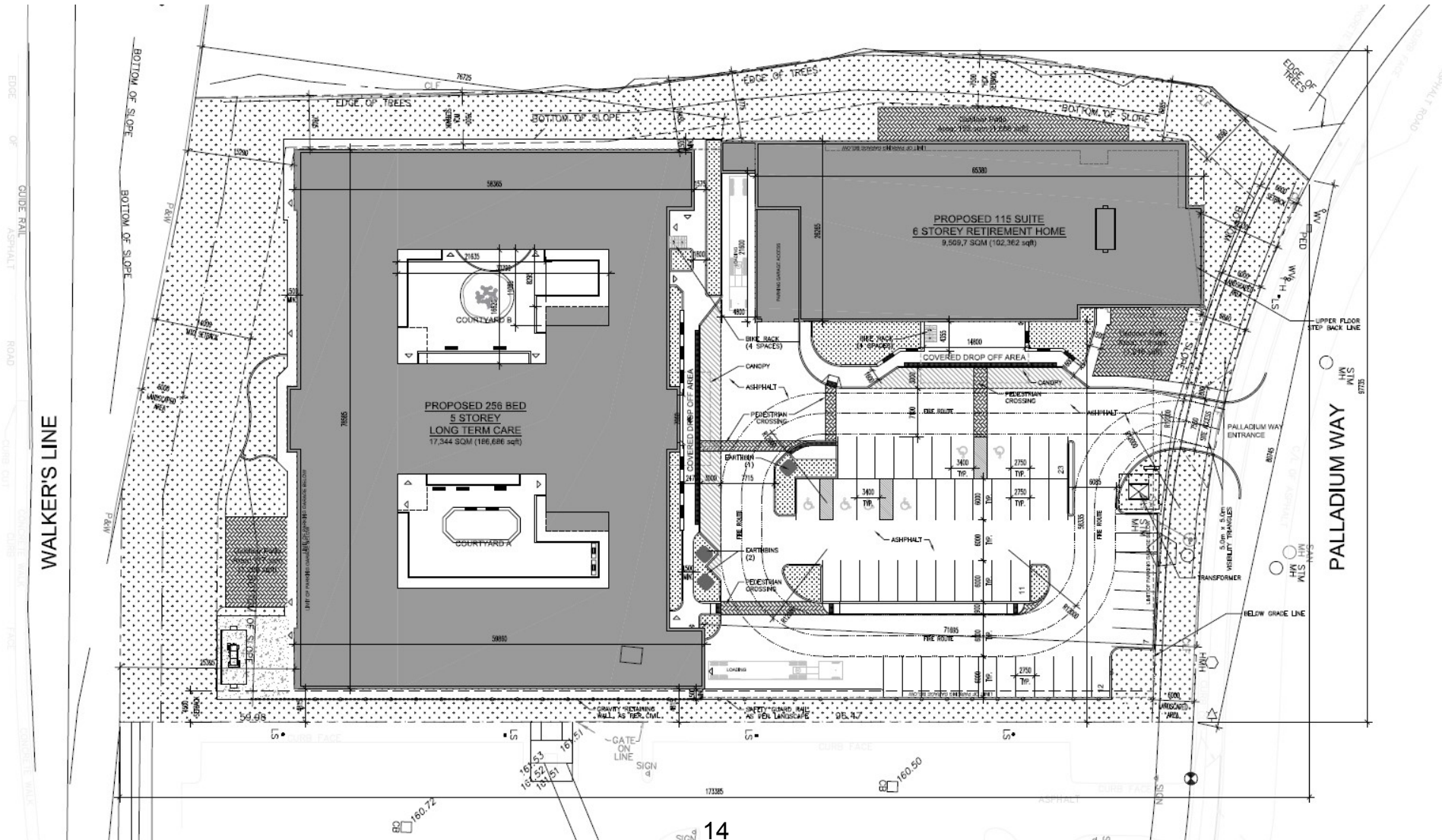


BETTER LIFE MAPLE VILLA

PALLADIUM WAY, BURLINGTON, ONTARIO

SITE PLAN
CONTEXT

Proposed Site Plan



Aerial View of Proposed Development

EspositoArchitects

4103 PALLADIUM WAY
URBAN DESIGN BRIEF



CONCEPTUAL
LANDSCAPE PLAN

Aerial View from Palladium Way Looking West

Please note: Plans are preliminary and will be subject to change

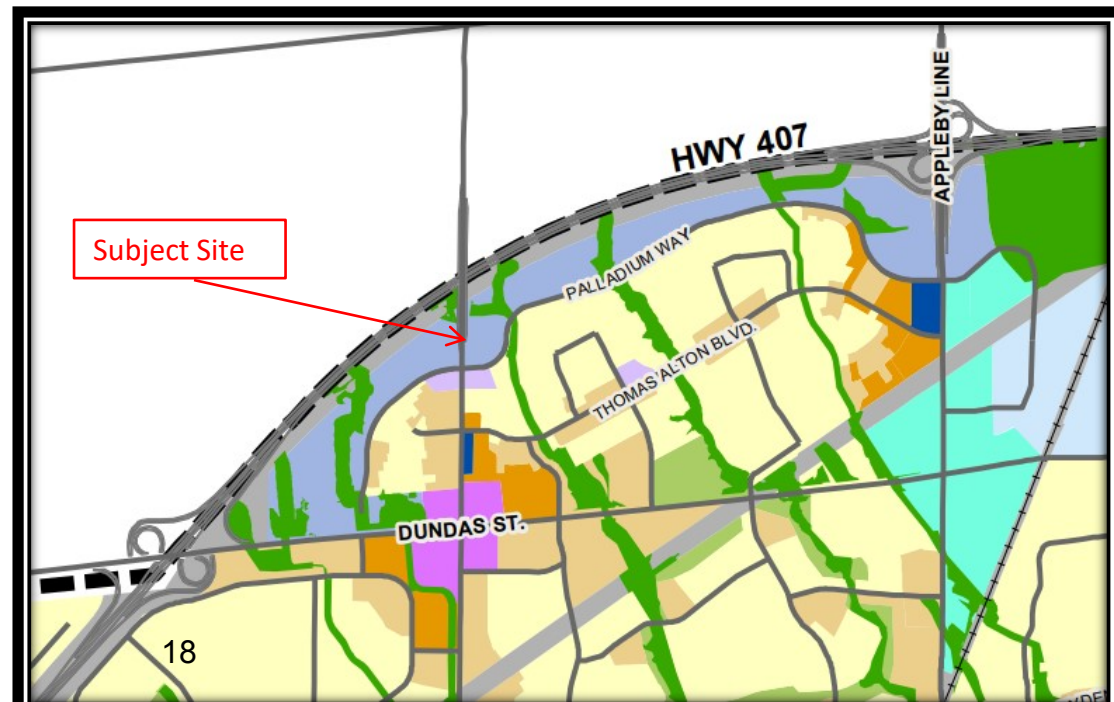


View From Site Entrance

Please note: Plans are preliminary and will be subject to change



City of Burlington Official Plan & Current Zoning

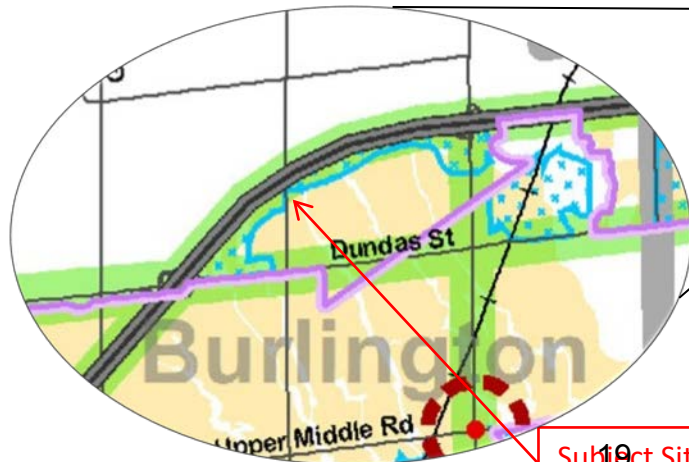


| City of Burlington | |
|--|---|
| Legend | EMPLOYMENT LANDS |
| MIXED USE INTENSIFICATION AREAS | General Employment |
| Urban Centres | Business Corridor |
| Mixed Use Nodes and Intensification Corridors | NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE |
| Mixed Use Commercial Centre | City's Natural Heritage System |
| Neighbourhood Centre | Major Parks and Open Space |
| Local Centre | MINERAL RESOURCE EXTRACTION AREA |
| Employment Commercial Centre | |
| Urban Corridor | INFRASTRUCTURE AND TRANSPORTATION CORRIDORS |
| Urban Corridor - Employment | |
| RESIDENTIAL NEIGHBOURHOOD AREAS | CONTEXTUAL REFERENCES |
| Residential - Low Density | Municipal Boundary |
| Residential - Medium Density | Urban Boundary |
| Residential - High Density | Urban Growth Centre Boundary |
| | Special Street (Tremaine Dundas Secondary Plan) |

Regional Official Plan Amendment No. 48

The ROPA No. 48 was approved by the Minister of Municipal Affairs and Housing on November 10, 2021. As a result, the Subject Property is no longer designated "Employment Area".

Map 1h shows the Subject Property has been removed from the "Employment Area" designation.



Subject Site

Map 1h
Regional Urban Structure
Approved 2021-11-10

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

The geographic extent and boundary of the Urban Area, and the geographic extent and classification of the Corridors, as shown on this map are subject to revision through the current municipal comprehensive review.

The changed delineation of Urban Growth Centres by Amendment 48 is subject to section 80.3.



Job Creation

| Development Type | # of Jobs |
|---------------------------|-----------------|
| Retirement Housing | 36 (Full Time) |
| | 26 (Part Time) |
| | |
| Long Term Care Facility | 165 (Full Time) |
| | 157 (Part Time) |
| | |
| Total Jobs Created | 384 |

Ontario Adding 195 New Long-Term Care Spaces in Burlington

Project involves the construction of a new 288-bed home

BURLINGTON (November 20, 2020) — The Ontario government is moving forward with a new long-term care home project at Maple Villa Long Term Care Centre in Burlington to help reduce local waitlists and improve the quality of care and quality of life for our seniors. This initiative is part of the 2020 Budget, Ontario's Action Plan: Protect, Support, Recover, a comprehensive action plan to respond to the serious health and economic impacts of COVID-19.

Details were provided today by Jane McKenna, MPP for Burlington and Parliamentary Assistant to the Minister of Labour, Training and Skills Development.

Maple Villa Long Term Care Centre has been approved for the development of 195 new spaces and the upgrade of 93 existing spaces. This project will involve the construction of a new 288-bed home in Burlington and will be part of a campus of care.

"Protecting our loved ones and ensuring they receive the care they deserve is at the centre of everything we do," said Minister Merrilee Fullerton, Minister of Long-Term Care. "With this announcement, our government is taking another step towards creating a 21st century long-term care sector that provides the highest quality of care for our most vulnerable people, where and when they need it."

"Too many seniors in our community are on waiting lists for long-term care. Our government's announcement of 195 new beds and 93 upgraded beds for Maple Villa Long Term Care Centre is good news for Burlington seniors," said Oakville North-Burlington MPP Effie Triantafilopoulos, Parliamentary Assistant to the Minister of Long-Term Care. "More beds at Maple Villa means our seniors will have faster access to compassionate, high-quality care."

Across the province, the Ontario government is moving forward with 29 new long-term care projects, which will lead to an additional 3,000 new and upgraded long-term care spaces. Among the 29 new long-term care projects, 19 will include campuses of care where multiple services are provided for residents on the same site.

QUICK FACTS

- The 29 new projects consist of 2,983 long-term care spaces, including 1,968 new and 1,015 upgraded spaces.
- Ontario is investing \$1.75 billion to create 30,000 beds over ten years. Today's announcement brings the total number of new and upgraded long-term care spaces in the pipeline to 22,368.
- As of June 2020, more than 38,500 people are on the waitlist to access a long-term care bed.
- Ontario is committing to an average of four hours of direct care per day for our loved ones living in long term care homes. Ontario is the first province in Canada to take this important step.
- Ontario's Action Plan sets out a total of \$45 billion in support over three years to make available the necessary health resources to continue protecting people, deliver critical programs and tax measures to support individuals, families and job creators impacted by the virus, and lay the groundwork for a robust long-term economic recovery for the province.

ADDITIONAL RESOURCES

- [Ontario Providing New and Upgraded Long-Term Care Spaces](#)
- [2020 Ontario Budget/Ontario's Action Plan: Protect, Support, Recover](#)
- Visit Ontario's [website](#) to learn more about how the province continues to protect Ontarians from COVID-19.
- [Emergency information and orders](#)

Maple Villa Long Term Care Centre has been approved for the development of **195** new spaces and the upgrade of **93** existing spaces. This project will involve the construction of a new **288**-bed home in Burlington and will be part of a campus of care.

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Building Amenities



LOUNGE



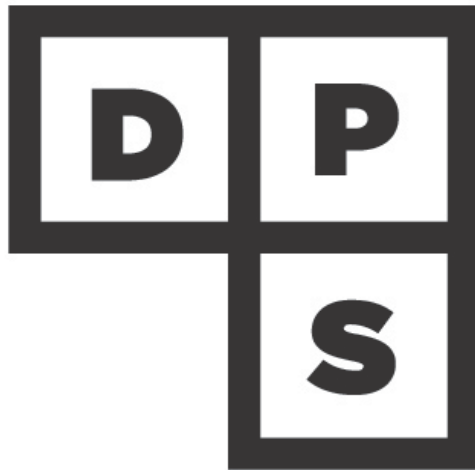
CAFE/PUB



SALON/SPA



GAMES ROOM



CONTACT INFORMATION:

TJ CIECIURA

**DESIGN PLAN SERVICES INC
900 THE EAST MALL, SUITE
300 TORONTO, ONTARIO,
M9B 6K2**

416.626.5445

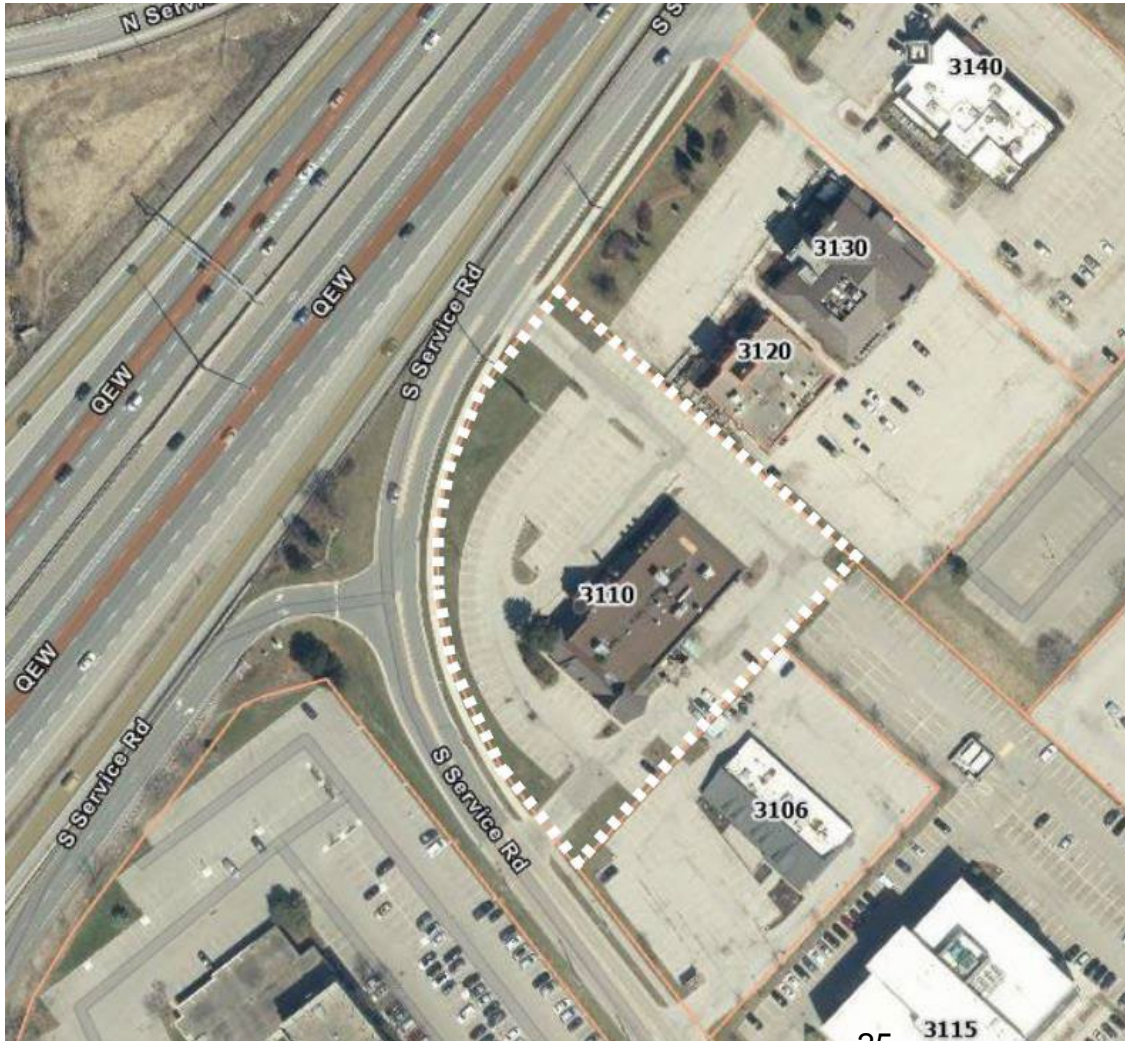
TJC@DESIGNPLAN.CA

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: Ruth Victor & Associates
Addresses: 3110 South Service Road
Files: 505-04/22 & 520-05/22
Date: September 13, 2022
Report: PL-62-22

Overview of Development Site




Site Area: 0.80 hectares

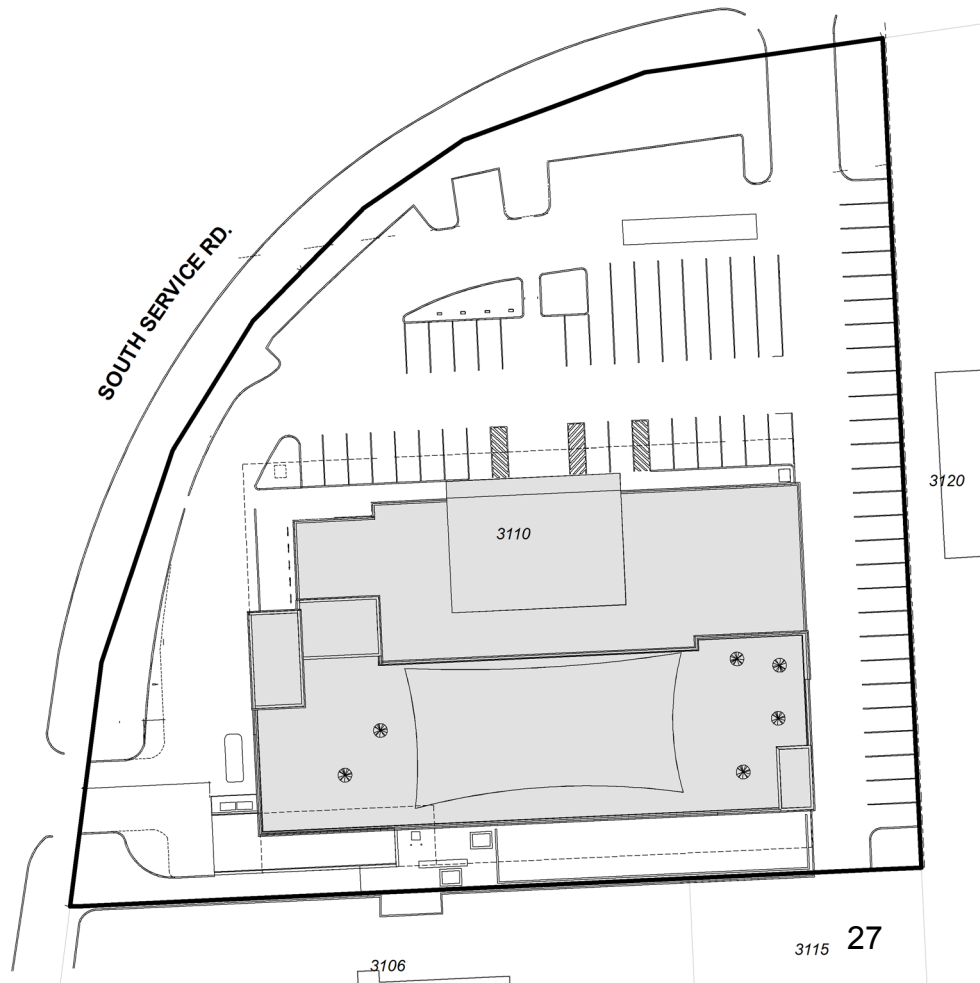
Policy Context

- Provincial Policy Statement (PPS), 2020
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- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

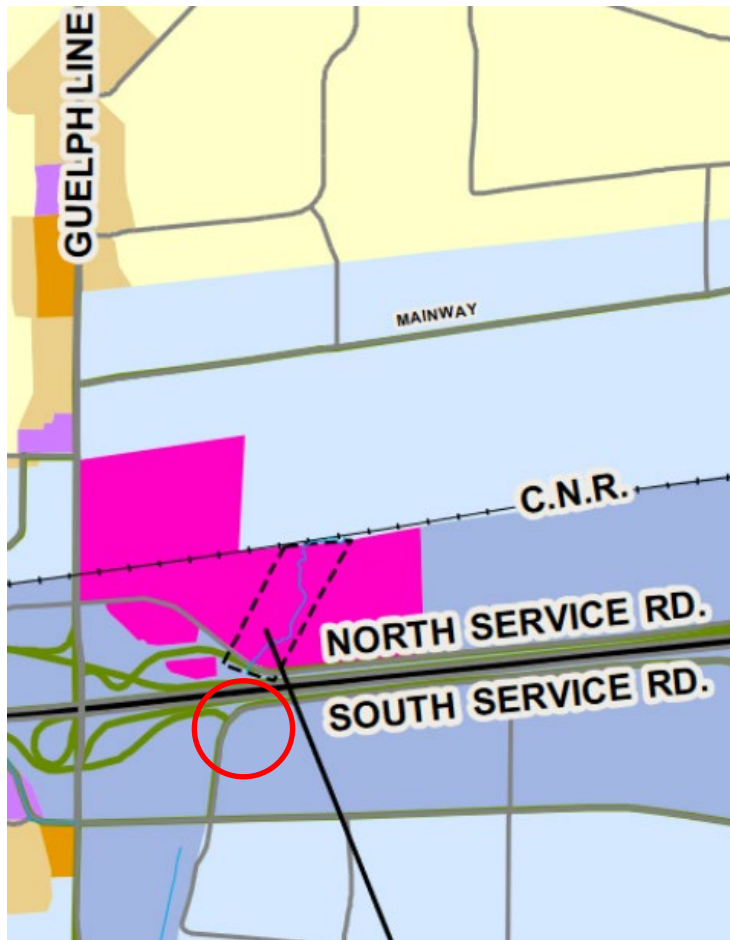
 SUBJECT PROPERTY

File Nos. 505-04/22 & 520-05/22
















- A three (3) storey office building with total floor area of 5045 m² including training facilities and an ancillary veterinary clinic fronting onto South Service Road.
- Proposed floor area ratio of 0.65:1 and a floor area for ancillary employment use of 30 percent, a total of 152 vehicle parking spaces and as 34 bicycle parking spaces.

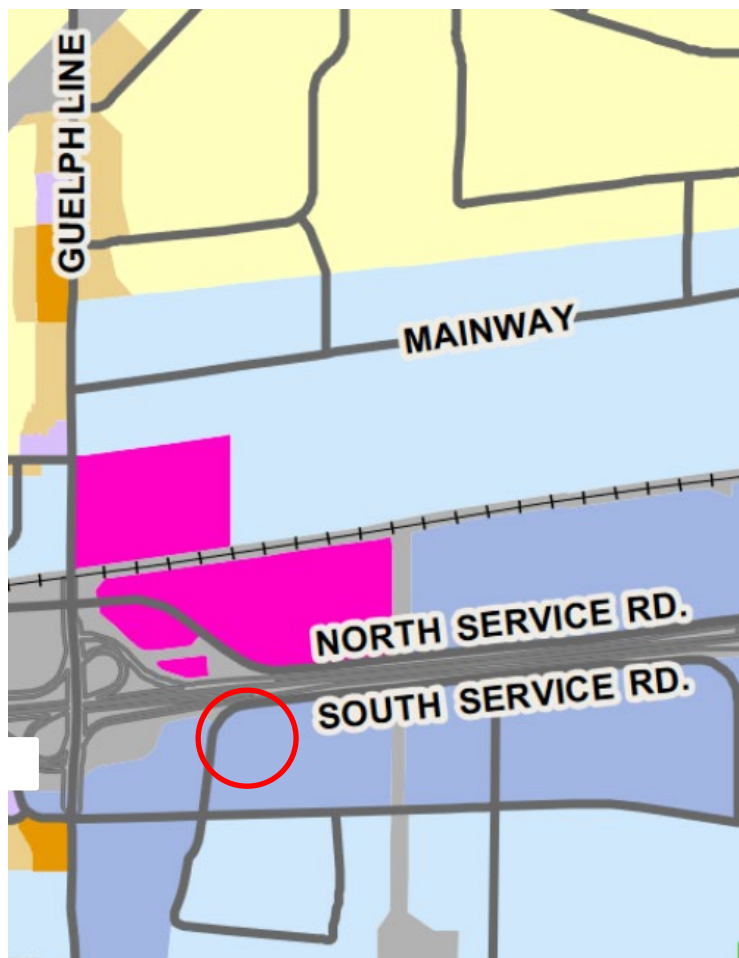
Burlington Official Plan (1997, as amended)



Current Official Plan Designation: Business Corridor

| | |
|--|--|
|  | Residential - Low Density |
|  | Residential - Medium Density |
|  | Residential - High Density |
|  | General Employment |
|  | Business Corridor |
|  | Regional Commercial |
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|  | Neighbourhood Commercial |
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Burlington New Official Plan (2020)



New Official Plan Designation: Business Corridor

MIXED USE INTENSIFICATION AREAS

- Urban Centres
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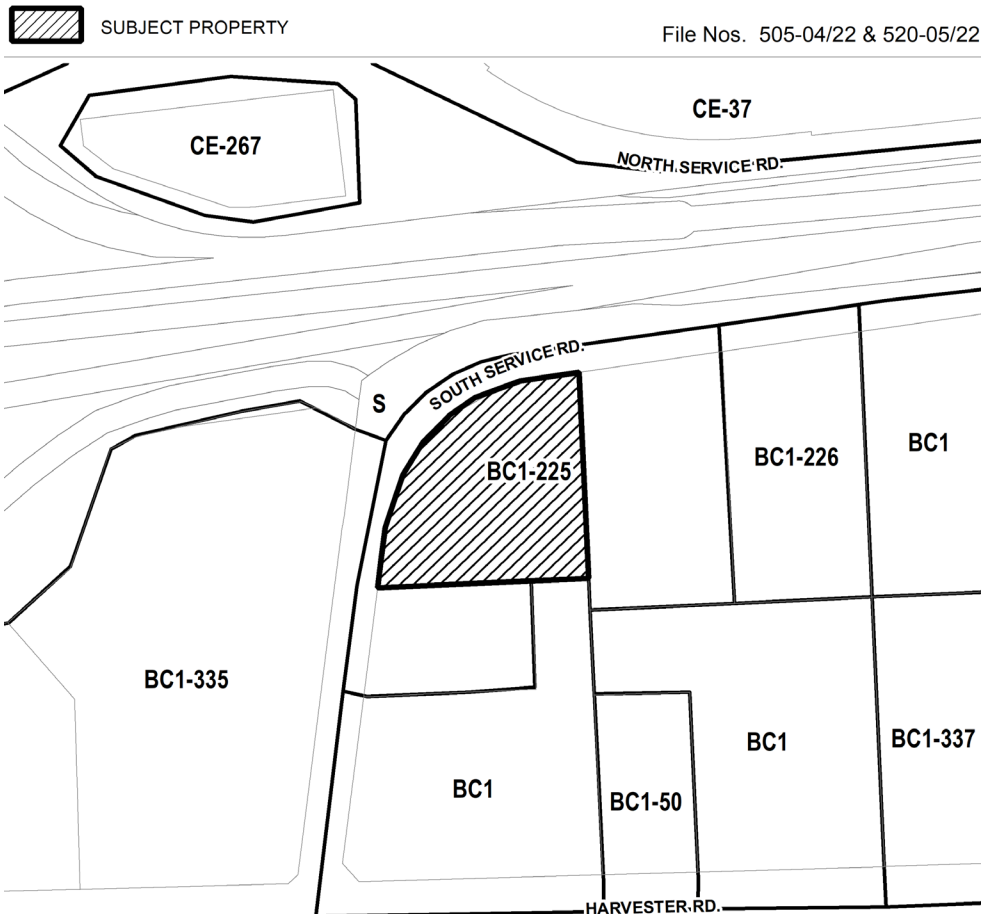
RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

- General Employment
- Business Corridor

Burlington Zoning By-law



Existing zoning:

Business Corridor (BC1-225)

- Zoning exception number 225 describes that a Night Club is a prohibited use and Footnote (f) to Table 2 of Part 3 – Employment Zones shall not apply to standard restaurants.
- Proposing to amend the BC1-225 zoning of the site to allow for the proposed use.

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 7, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 95 members of the public.
- One (1) written public comment has been received by staff with respect to the subject application since the writing of the report. If additional comments are received, these will be included as part of a subsequent report to City Council.

Next Steps

- Technical and public comments will continue to be received, and a fulsome review and analysis will be completed.
- Staff is requesting direction to continue to review the subject application to bring a subsequent report to City Council in the future outlining staff's recommendation and an analysis of the proposal based on applicable planning policies.

For more information:

Contact: Mariana Da Silva, Planner I

E: mariana.dasilva@burlington.ca

Visit the City's website:

www.burlington.ca/3110southservice

Pre-Application Public Meeting



P3 VETERINARY PARTNERS

Pets. People. Practice.

September 13, 2022

Bringing Our Head Office, Training Facility and Emergency & Referral Facility to Burlington

September 13, 2022.



P3 VETERINARY PARTNERS
Pets. People. Practice.

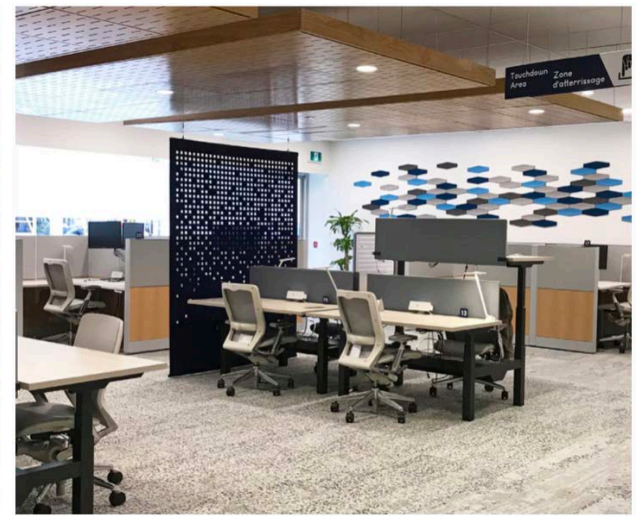
Pets, People, Practice: P3 Veterinary Partners

- **P3 IS THE LARGEST CANADIAN OWNED VETERINARY GROUP IN CANADA**
- **P3**
 - PETS (Best Medicine for our Patients)
 - PEOPLE (Excellence in Client Service & Teamwork)
 - PRACTICE (Best Practices in Hospital Business Administration)
 - Founded in 2015, P3 is a growing Canadian based company
 - Home Office in Oakville ON, and moving to Burlington ON
 - Currently employs over 650 associates
 - Our group of 52 hospitals will grow beyond 100 hospitals by 2025
 - Great Place to Work Certified since inception
 - Named one of Canada's Best Managed Companies in 2022 by Deloitte
- **MISSION:** To empower veterinary teams to live their passion and focus on unparalleled care for pets and the people who love them
- **VISION:** Striving to be the Best Place to Work in Veterinary Medicine
- **WE GIVE BACK**
 - Our clinics are consistent supporters of causes in their communities
 - A consistent supporter of the Oakville Milton Humane Society, Veterinarians without Borders, and others

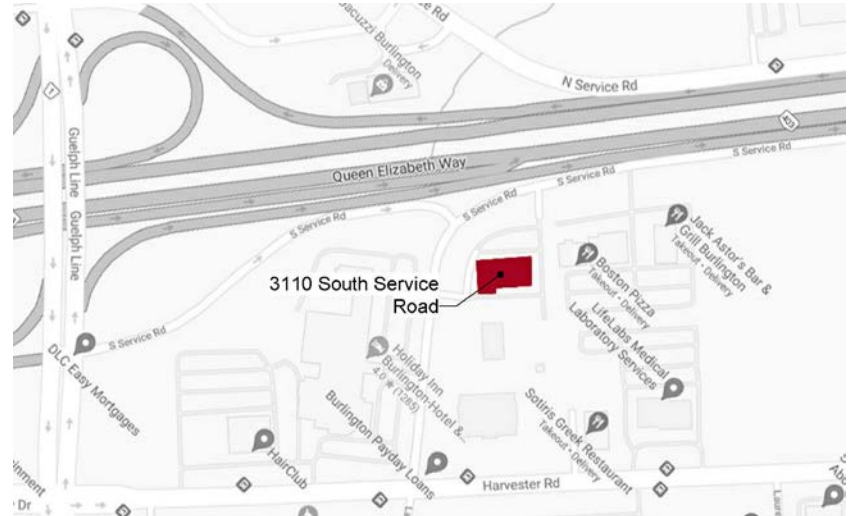
Proposed Official Plan and Zoning By-Law Amendment

- Demolish existing Mother Tuckers Restaurant. Proposal for a three storey building with roof terrace. GFA – 5045.25 m² (54,306.63 sq ft)
- Official Plan Amendment to permit an accessory veterinary clinic with a floor area not exceeding 30% of total building GFA in conjunction with a permitted use of a prestige head office with a training facility. The FAR is to be increased from 0.5 to 0.63.
- Zoning By-law Amendment to BC1-225 to permit an FAR of 0.63 (0.5 is permitted) and to permit a veterinary clinic with a floor area of a maximum of 30% of the total building GFA as an ancillary use.

3110 South Service Road

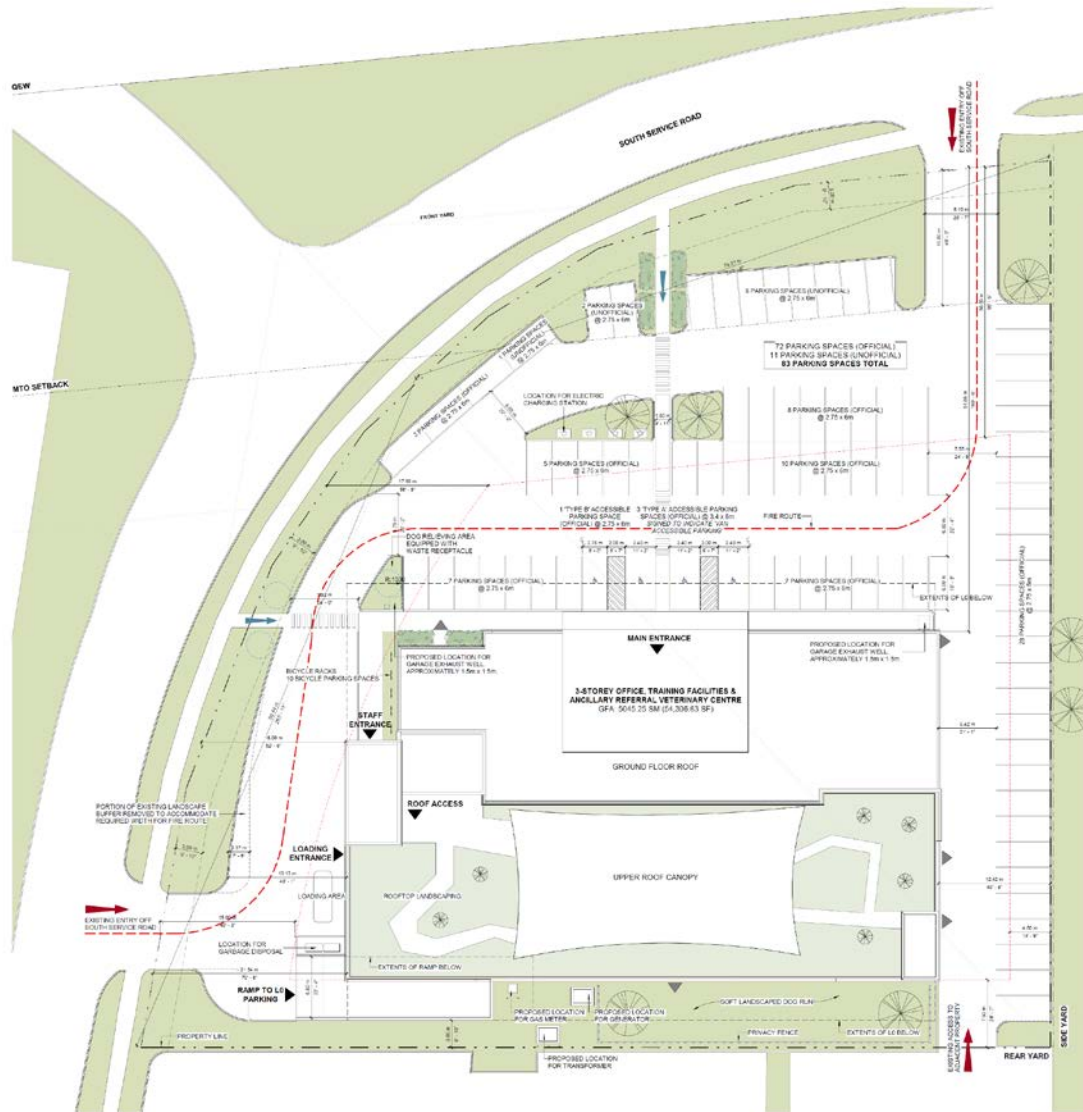


3110 South Service Road



O: OFFICE BUILDING
OM: OFFICE/MEDICAL BUILDING
R: DESTINATION RESTAURANTS
H: HOSPITALITY

3110 South Service Road



| SCHEDULE - AREAS BY LEVEL | | | |
|---------------------------|------------------------|---------------------------|--------|
| LEVEL | SM | SF | % |
| LEVEL 0 | 208.12 m ² | 2,240.19 ft ² | 4.13% |
| LEVEL 1 | 2195.78 m ² | 23,635.22 ft ² | 43.52% |
| LEVEL 2 | 1320.90 m ² | 14,218.09 ft ² | 26.18% |
| LEVEL 3 | 1320.44 m ² | 14,213.13 ft ² | 26.17% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - TOTAL BUILDING AREA | | | |
|--------------------------------|------------------------|---------------------------|--------|
| TYPE | SM | SF | % |
| 1. OFFICE | 2098.47 m ² | 22,587.78 ft ² | 41.59% |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1394.28 m ² | 15,007.9 ft ² | 27.64% |
| 4. BUILDING SERVICES | 887.82 m ² | 9,556.38 ft ² | 17.6% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| PARKING CALCULATIONS BY FUNCTION TYPE | | | |
|---------------------------------------|---------------------|------------------------|-----------------|
| ZONING TYPE | PARKING REQUIREMENT | AREA (SM) | SPACES REQUIRED |
| OFFICE | 3 SPACES / 100 SM | 2098.47 m ² | 62.95 |
| TRAINING | 5 SPACES / 100 SM | 664.68 m ² | 33.23 |
| VET | 4 SPACES / 100 SM | 1394.28 m ² | 55.77 |
| | | | 151.96 |

| PARKING QUANTITIES BY LEVEL | | | |
|-----------------------------|---------|-------|-------|
| TYPE | LEVEL 0 | GRADE | TOTAL |
| VEHICLE (OFFICIAL) | 80 | 72 | 152 |
| VEHICLE (UNOFFICIAL) | 0 | 11 | 11 |
| BICYCLE | 24 | 10 | 34 |

| SITE STATISTICS | | |
|---|-----------------------------|---|
| | REQUIRED | PROVIDED |
| ZONING | BC1-225 | - |
| MIN. REAR YARD SETBACK | 7.5 m | 7.5 m |
| MIN. SIDE YARD SETBACK | 4.5 m | 12.4 m |
| MIN. SETBACK FOR YARD ABUTTING OTHER STREETS HAVING A DEEMED WIDTH 26M OR GREATER | 15 m | 16 m |
| MIN. SETBACK FOR YARD ABUTTING A STREET ADJACENT TO THE OE/W/403 | 30 m | 51.6 m |
| MIN. LANDSCAPE AREA ABUTTING A STREET ADJACENT TO OE/W/403 | 15 m | 15 m |
| MIN. LANDSCAPE AREA ABUTTING A STREET HAVING A DEEMED WIDTH OF 26M OR GREATER | 6 m | 6 m - 15 m |
| MIN. LOT WIDTH / AREA ABUTTING A STREET ADJACENT TO THE OE/W/403 | 60 m / 0.8 HA | 74.21 m / 0.8 HA |
| MAX. FLOOR AREA RATIO | 0.5:1 | 0.63:1 |
| BUILDING HEIGHT | No maximum building height | 19 m |
| BUILDING GROSS FLOOR AREA | - | 5045.25 m ² |
| HARDSCAPING AREA | - | 300 m ² |
| LANDSCAPING AREA | - | 1950 m ² |
| ASPHALT AREA | - | 3580 m ² |
| BICYCLE PARKING | - | 34 bicycle parking spaces provided. Located at grade and Level 0. |
| ACCESSIBLE PARKING | 6 (3 'TYPE A' & 3 'TYPE B') | 6 (3 'TYPE A' & 3 'TYPE B') |

- SITE PLAN LEGEND**
- PROPERTY LINE
 - ZONING REQUIRED SETBACKS
 - VEHICLE ACCESS
 - PEDESTRIAN ACCESS
 - POINT OF ENTRY
 - EXIT
 - CROSSWALK
PEDESTRIAN CROSSINGS TO INCLUDE CURB CUT WITH TWSIS.
 - ACCESS AISLES
ACCESS AISLES ARE TO BE CLEARLY IDENTIFIED THROUGH APPROPRIATE LINE PAINTING.
ACCESS AISLES FOR BF PARKING SPACES AT GRADE ARE TO INCLUDE A CURB RAMP AND TACTILE WALKING SURFACE INDICATOR (TWSI) LEADING TO THE WALKWAY ENTRANCE.
 - RAISED WALKWAY
 - LANDSCAPE BUFFER
 - ROOFTOP LANDSCAPING
 - FIRE ROUTE
 - GUIDE DOG HANDLER TURNING RADIUS
MINIMUM 1500mm LEASH RADIUS

3110 South Service Road

P3 VETERINARY PARTNERS | NATIONAL HEAD OFFICE, TRAINING FACILITIES & ANCILLARY REFERRAL VETERINARY CENTRE
3110 SOUTH SERVICE ROAD

3110 South Service Road
Burlington Ontario, L7N 3J3

idea
INTEGRATED DESIGN
ENGINEERING + ARCHITECTURE



CONCEPT RENDERING

41



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CONCEPT RENDERING

42



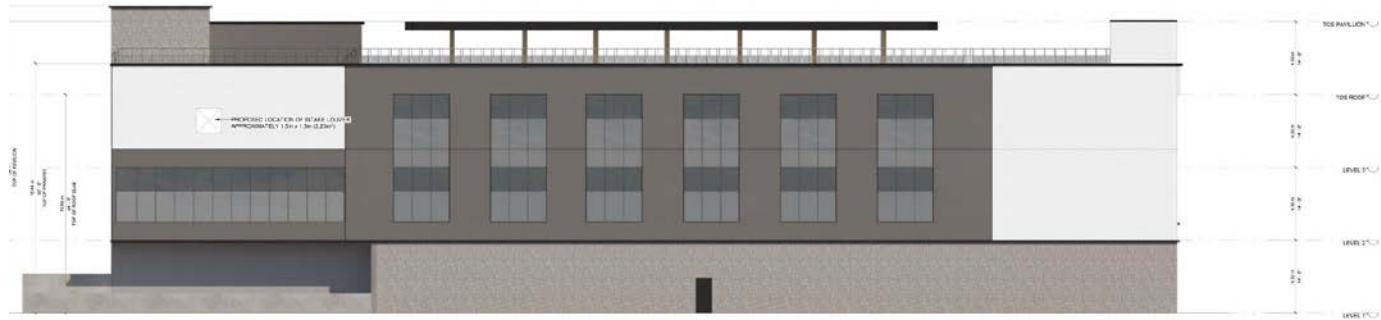
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3110 South Service Road

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ELEVATION



ELEVATION

3110 South Service Road

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2 EAST ELEVATION
1/100



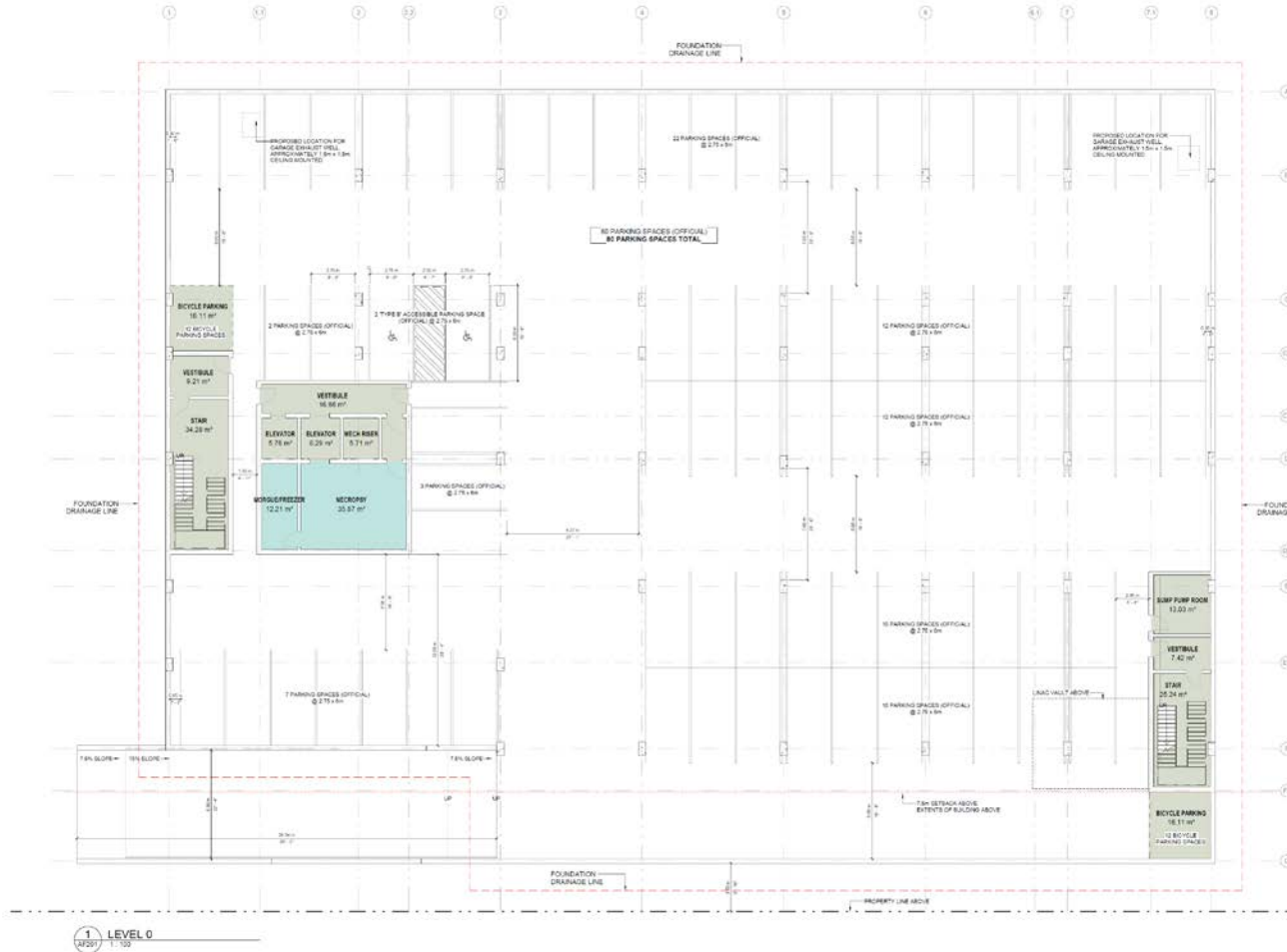
1 WEST ELEVATION
1/100

3110 South Service Road

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3110 SOUTH SERVICE ROAD

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 Burlington Ontario, L7N 3J3

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 ENGINEERING + ARCHITECTURE



| SCHEDULE - AREAS BY LEVEL | | | |
|---------------------------|------------------------|---------------------------|--------|
| LEVEL | AREA | | |
| | SM | SF | % |
| LEVEL 0 | 208.12 m ² | 2,240.19 ft ² | 4.13% |
| LEVEL 1 | 2195.78 m ² | 23,635.22 ft ² | 43.52% |
| LEVEL 2 | 1320.90 m ² | 14,218.09 ft ² | 26.18% |
| LEVEL 3 | 1320.44 m ² | 14,213.13 ft ² | 26.17% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - TOTAL BUILDING AREA | | | |
|--------------------------------|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 2098.47 m ² | 22,587.78 ft ² | 41.59% |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1394.28 m ² | 15,007.9 ft ² | 27.64% |
| 4. BUILDING SERVICES | 887.82 m ² | 9,556.38 ft ² | 17.6% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 00 | | | |
|--|-----------------------|--------------------------|-------|
| TYPE | AREA | | |
| | SM | SF | % |
| 3. VET | 48.08 m ² | 517.55 ft ² | 0.95% |
| 4. BUILDING SERVICES | 160.04 m ² | 1,722.64 ft ² | 3.17% |
| | 208.12 m ² | 2,240.19 ft ² | 4.13% |

3110 South Service Road

P3 VETERINARY PARTNERS | NATIONAL HEAD OFFICE, TRAINING FACILITIES & ANCILLARY REFERRAL VETERINARY CENTRE
3110 SOUTH SERVICE ROAD

3110 South Service Road
 Burlington Ontario, L7N 3J3

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 ENGINEERING • ARCHITECTURE



| SCHEDULE - AREAS BY LEVEL | | | |
|---------------------------|------------------------|---------------------------|--------|
| LEVEL | AREA | | |
| | SM | SF | % |
| LEVEL 0 | 208.12 m ² | 2,240.19 ft ² | 4.13% |
| LEVEL 1 | 2195.78 m ² | 23,635.22 ft ² | 43.52% |
| LEVEL 2 | 1320.90 m ² | 14,218.09 ft ² | 26.18% |
| LEVEL 3 | 1320.44 m ² | 14,213.13 ft ² | 26.17% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

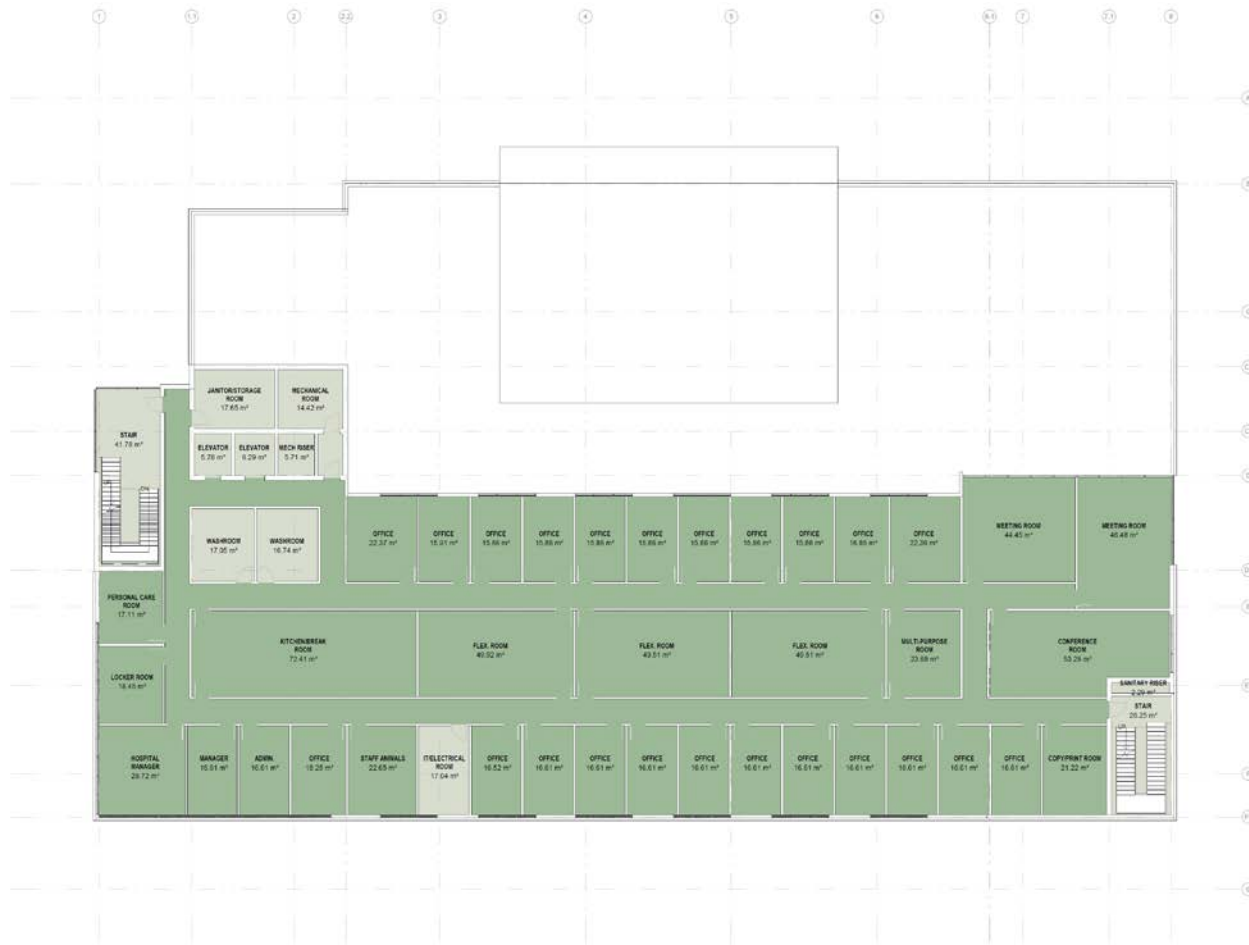
| SCHEDULE - TOTAL BUILDING AREA | | | |
|--------------------------------|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 2098.47 m ² | 22,587.78 ft ² | 41.59% |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1394.28 m ² | 15,007.9 ft ² | 27.64% |
| 4. BUILDING SERVICES | 887.82 m ² | 9,556.38 ft ² | 17.6% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 01 | | | |
|--|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1346.20 m ² | 14,490.35 ft ² | 26.68% |
| 4. BUILDING SERVICES | 184.91 m ² | 1,990.31 ft ² | 3.66% |
| | 2195.78 m ² | 23,635.22 ft ² | 43.52% |

3110 South Service Road

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3110 SOUTH SERVICE ROAD

3110 South Service Road
 Burlington Ontario, L7N 3J3



| SCHEDULE - AREAS BY LEVEL | | | |
|---------------------------|------------------------|---------------------------|--------|
| LEVEL | AREA | | |
| | SM | SF | % |
| LEVEL 0 | 208.12 m ² | 2,240.19 ft ² | 4.13% |
| LEVEL 1 | 2195.78 m ² | 23,635.22 ft ² | 43.52% |
| LEVEL 2 | 1320.90 m ² | 14,218.09 ft ² | 26.18% |
| LEVEL 3 | 1320.44 m ² | 14,213.13 ft ² | 26.17% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - TOTAL BUILDING AREA | | | |
|--------------------------------|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 2098.47 m ² | 22,587.78 ft ² | 41.59% |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1394.28 m ² | 15,007.9 ft ² | 27.64% |
| 4. BUILDING SERVICES | 887.82 m ² | 9,556.38 ft ² | 17.6% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 02 | | | |
|--|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 1145.92 m ² | 12,334.56 ft ² | 22.71% |
| 4. BUILDING SERVICES | 174.98 m ² | 1,883.52 ft ² | 3.47% |
| | 1320.90 m ² | 14,218.09 ft ² | 26.18% |

1 LEVEL 2
 AP023 1:100

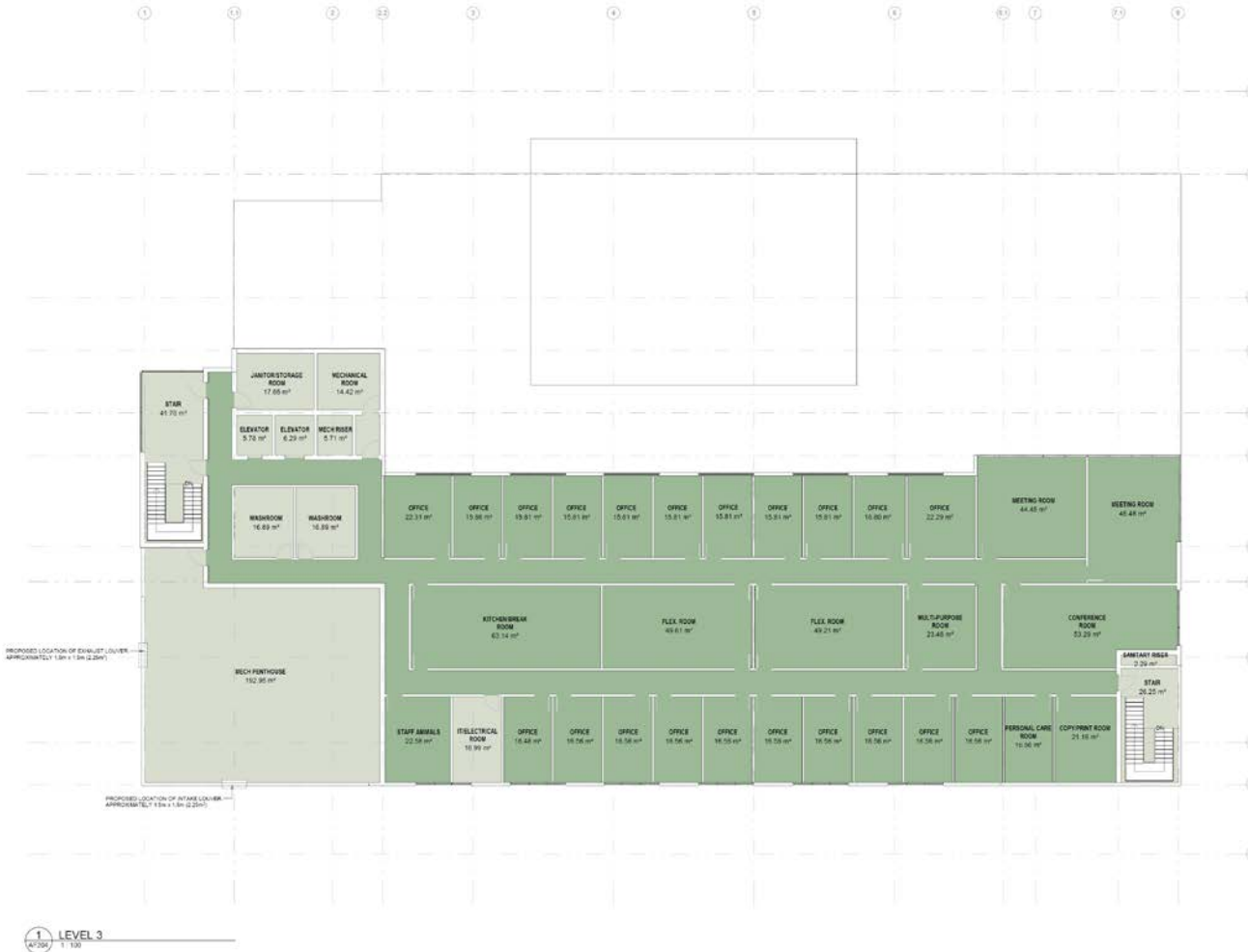


3110 South Service Road

P3 VETERINARY PARTNERS | NATIONAL HEAD OFFICE, TRAINING FACILITIES & ANCILLARY REFERRAL VETERINARY CENTRE
3110 SOUTH SERVICE ROAD

3110 South Service Road
 Burlington Ontario, L7N 3J3

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 INTEGRATED DESIGN
 ENGINEERING + ARCHITECTURE



| SCHEDULE - AREAS BY LEVEL | | | |
|---------------------------|------------------------|---------------------------|--------|
| LEVEL | AREA | | |
| | SM | SF | % |
| LEVEL 0 | 208.12 m ² | 2,240.19 ft ² | 4.13% |
| LEVEL 1 | 2195.78 m ² | 23,635.22 ft ² | 43.52% |
| LEVEL 2 | 1320.90 m ² | 14,218.09 ft ² | 26.18% |
| LEVEL 3 | 1320.44 m ² | 14,213.13 ft ² | 26.17% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - TOTAL BUILDING AREA | | | |
|--------------------------------|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 2098.47 m ² | 22,587.78 ft ² | 41.59% |
| 2. TRAINING | 664.68 m ² | 7,154.57 ft ² | 13.17% |
| 3. VET | 1394.28 m ² | 15,007.9 ft ² | 27.64% |
| 4. BUILDING SERVICES | 887.82 m ² | 9,556.38 ft ² | 17.6% |
| | 5045.25 m ² | 54,306.63 ft ² | 100% |

| SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 03 | | | |
|--|------------------------|---------------------------|--------|
| TYPE | AREA | | |
| | SM | SF | % |
| 1. OFFICE | 952.55 m ² | 10,253.21 ft ² | 18.88% |
| 4. BUILDING SERVICES | 367.89 m ² | 3,959.91 ft ² | 7.29% |
| | 1320.44 m ² | 14,213.13 ft ² | 26.17% |

3110 South Service Road

- + Arborist Report
- + Urban Design Brief
- + Flood Plain Study
- + Geotechnical Study
- + Environmental Assessment
- + Landscape Design
- + Traffic Impact Study
- + Parking Study
- + Grading and Servicing Study
- + Stormwater Management Study
- + Acoustical & Noise Study



P3 VETERINARY PARTNERS

Pets. People. Practice.

Questions & Answers

Da Silva, Mariana

From: Kristina Didiano [REDACTED]
Sent: Friday, September 2, 2022 10:35 AM
To: Da Silva, Mariana
Cc: Michael Shih
Subject: File 505-04/22 & 505-05/22 - 3110 South Service Rd

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Mariana.

I am contacting you on behalf of Emshih Developments Inc., owner of 3106 South Service Rd, adjacent to the above noted planning application.

We understand that the applicant has requested various amendments to the Zoning By-Law and Official Plan. Although we do not object to the amendments requested, we have concerns with the proximity of the proposed Dog Run area located at the rear of the proposed building, which is directly adjacent to our property. A restaurant is located on our property, and we are concerned with the potential noise impact from the Dog Run area (barking, etc.) and potential odours from urine and/or feces that may occur while animals are outdoors. This will negatively impact the business operation of the restaurant still recovering from the Covid-19 pandemic.

We would like the applicant to consider an alternative area for the proposed Dog Run area so to minimize any negative impact on our site.

Thank you and best regards,

Kristina Didiano, MES
Planner

Emshih Developments Inc.
895 Brant St, Suite 7
Burlington ON L7R 2J6

[REDACTED]

Note: Due to the ongoing pandemic, I am currently working remotely and can be reached via email or mobile phone.

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: Bousfields Inc. for Infinity
Development Group

Addresses: 1396 Guelph Line

Date: September 13, 2022

Report: PL-65-22

File no.: 505-03/22, 520-04/22

Overview of Development Site



1396 Guelph Line

Site Area: **0.4 hectares**

Frontage on Guelph

Line: 76 m

Proposed Development



- 11-storey midrise, residential building
- 236 dwelling units
- Proposed density: 566 units per hectare
- Proposed Floor Area Ratio: 4.02:1
- Parking: 236 vehicle parking spaces

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

Burlington Official Plan

Current Official Plan (1997 as amended)

| | |
|---------------------|---|
| Designation: | Residential – Medium Density |
| Permits: | Housing with a density between 26 and 50 units per hectare Subject to intensification criteria |

New Official Plan (2020) (subject to appeals)

| | |
|---------------------|---|
| Designation: | Infrastructure and Transportation Corridors |
| Permits: | Infrastructure, transportation Other uses subject to compatibility |

Requested Official Plan Amendment

| | |
|---------------------|--|
| Designation: | Residential – High Density, with site-specific policy |
| Permits: | Housing with maximum density of 570 units per hectare |

Burlington Zoning By-law

Zoning By-law

| | |
|--------------|-----------------------------|
| Zone: | S (Utility Services) |
|--------------|-----------------------------|

| | |
|----------|---|
| Permits: | Transportation, communication, and utility uses (Does not permit residential uses) |
|----------|---|

Requested Zoning By-law Amendment

| | |
|--------------|--|
| Zone: | RH5-XXX (Residential – High Density with site-specific exception) |
|--------------|--|

| | |
|----------|---|
| Permits: | Maximum Density: 570 units per hectare Reduced parking rate Reduced parking space dimensions Reduced amenity area Reduced yards, setbacks, landscape area |
|----------|---|

Public Consultation

- March 23, 2022: Pre-Application Community Meeting
- Spring 2022:
 - Complete application submitted
 - Notice sign on property
 - Notice mailed to neighbours
 - Notice in Burlington Post
 - Webpage created: www.burlington.ca/1396guelph
- Sept. 13, 2022: Statutory Public Meeting
- Public comments attached as Appendix B to Report PL-65-22

Recommendation:

Receive and file report PL-65-22

For more information:

Visit www.burlington.ca/1396guelph

Contact:

Thomas Douglas

Senior Planner

thomas.douglas@burlington.ca

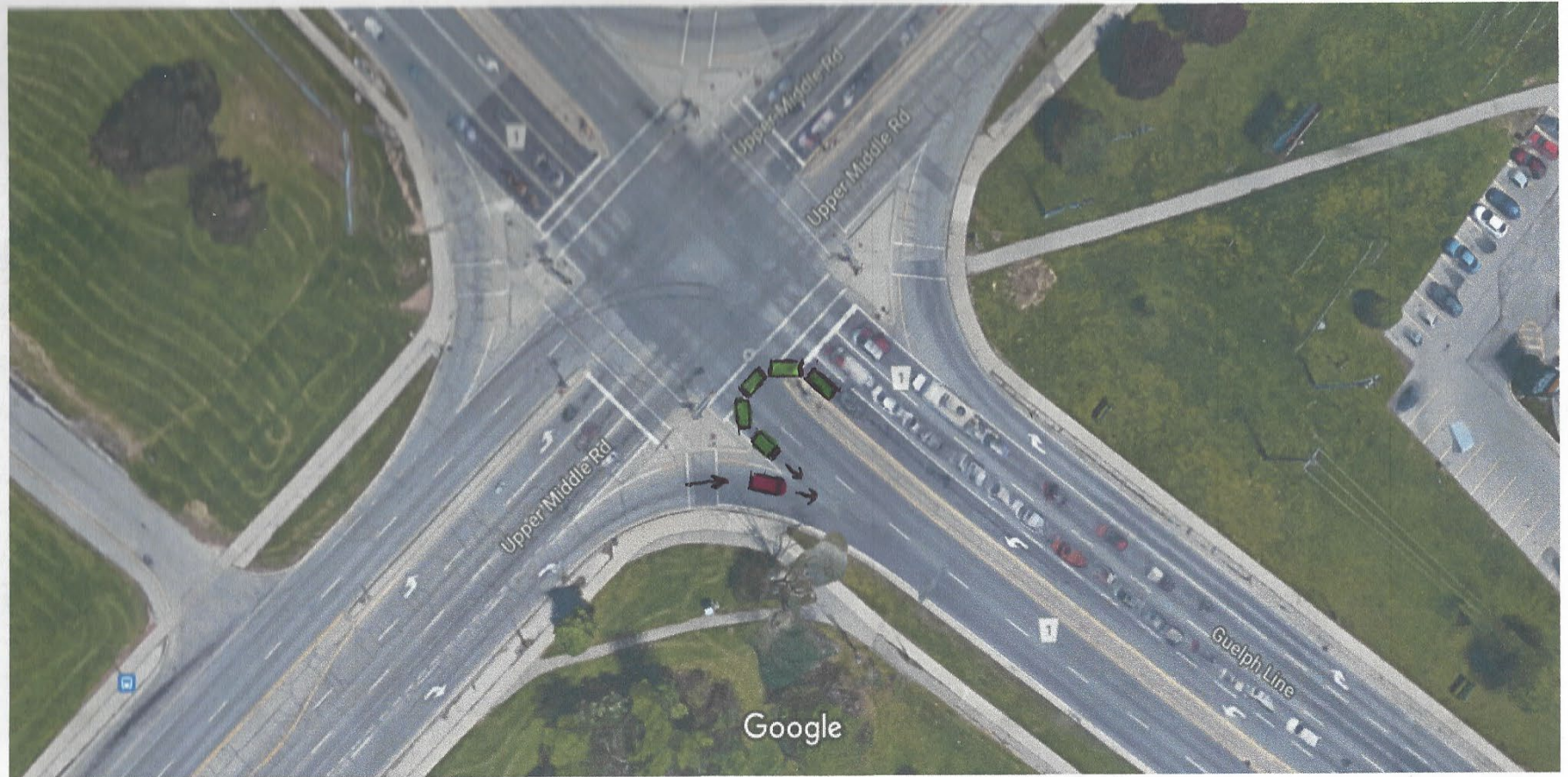
Google Maps



Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, Map data ©2022 Google 10 m

HYDRO
LAND ←

DANGEROUS ENTRANCE TO GUELPH LINE SOUTH AND
LEFT TURNING LANE. THEN DANGEROUS U-TURN
TO GO NORTH ON GUELPH LINE.



Imagery ©2022 Google, Map data ©2022 10 m

DANGEROUS U-TURN AT UPPER MIDDLE ROAD TO
GO BACK SOUTH ON GUELPH LINE

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: 1989 Appleby Latch GP Inc.

Addresses: 1989 Appleby Line

Date: September 13, 2022

Report: PL-66-22

File no.: 505-05/22, 520-06/22

Overview of Development Site



1989 Appleby Line

Site Area: **0.6 hectares**

Frontage on Appleby

Line: 70 m

Proposed Development



- Mixed-use, tall building
- Two 20-storey towers with shared 6-storey podium
- 871 m² retail uses at grade
- 475 dwelling units
- Proposed Floor Area Ratio: 5.7:1
- Indoor and outdoor amenity space on 7th storey
- Parking: 502 vehicle parking spaces

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

Burlington Official Plan

Current Official Plan (1997 as amended)

Designation: Uptown Commercial/Residential I

Permits: Maximum height: 35 m
Maximum Floor Area Ratio: 2.5:1

New Official Plan (2020) (subject to appeals)

Designation: Uptown Core + within Primary Growth Area

Permits: Maximum height: 20 storeys
Maximum Floor Area Ratio: 3.5:1

Requested Official Plan Amendment

Designation: Uptown Commercial/Residential I with site-specific policy

Permits: Maximum height: 70.5 m (20 storeys)
Maximum Floor Area Ratio: 5.7:1

Burlington Zoning By-law

Zoning By-law

| | |
|--------------|---|
| Zone: | UCR1-274 (Uptown Commercial/Residential) |
|--------------|---|

| | |
|----------|---|
| Permits: | Maximum height: 35 m Maximum Floor Area Ratio: 2.5:1 Maximum density: 185 units per hectare |
|----------|---|

Requested Zoning By-law Amendment

| | |
|--------------|---|
| Zone: | UCR1-XXX (Residential – High Density with site-specific exception) |
|--------------|---|

| | |
|----------|---|
| Permits: | Maximum height: 70.5 m Maximum Floor Area Ratio: 5.7:1 Maximum density: 570 units per hectare Reduced amenity area Reduced parking supply Reduced yards and setbacks |
|----------|---|

Public Consultation

- April 4, 2022: Pre-Application Community Meeting
- Summer 2022:
 - Complete application submitted
 - Notice sign on property
 - Notice mailed to neighbours
 - Notice in Burlington Post
 - Webpage created: www.burlington.ca/1989appleby
- Sept. 13, 2022: Statutory Public Meeting
- Public comments attached as Appendix B to Report PL-66-22

Recommendation:

Direct staff to continue to process the applications

For more information:

Visit www.burlington.ca/1989appleby

Contact:

Thomas Douglas

Senior Planner

thomas.douglas@burlington.ca

CPRM September 13, 2022
PL-66-22
Delegation material from Dana
Anderson



STATUTORY PUBLIC MEETING

PROPOSED DEVELOPMENT AT 1989 APPLEBY LINE
SEPTEMBER 13, 2022

70



LATCH
DEVELOPMENTS



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

OVERVIEW

- Site Location and Area Context
- Policy and Regulatory Context
- Overview of the Proposal and Process to Date
- Questions

SITE LOCATION

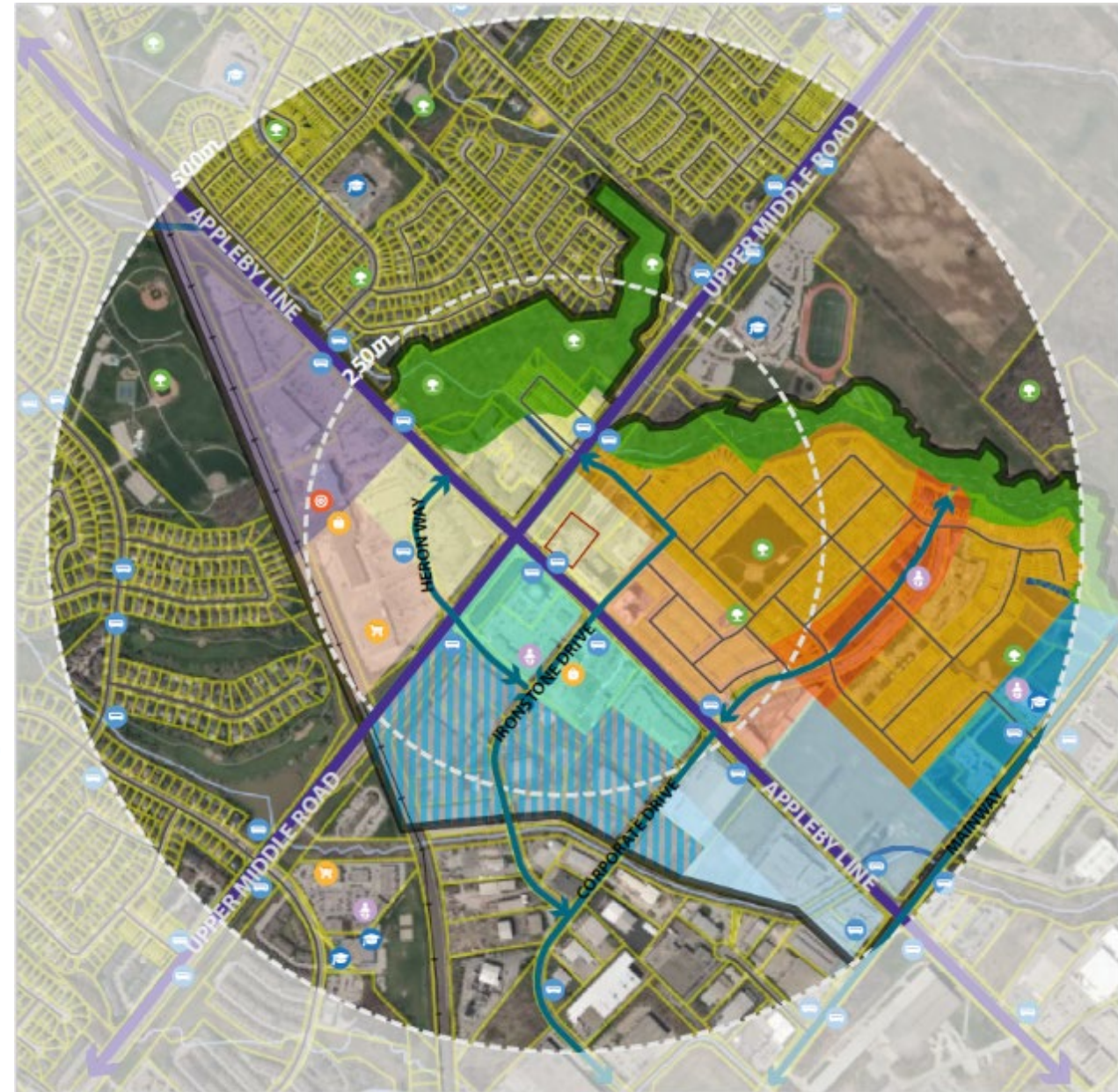
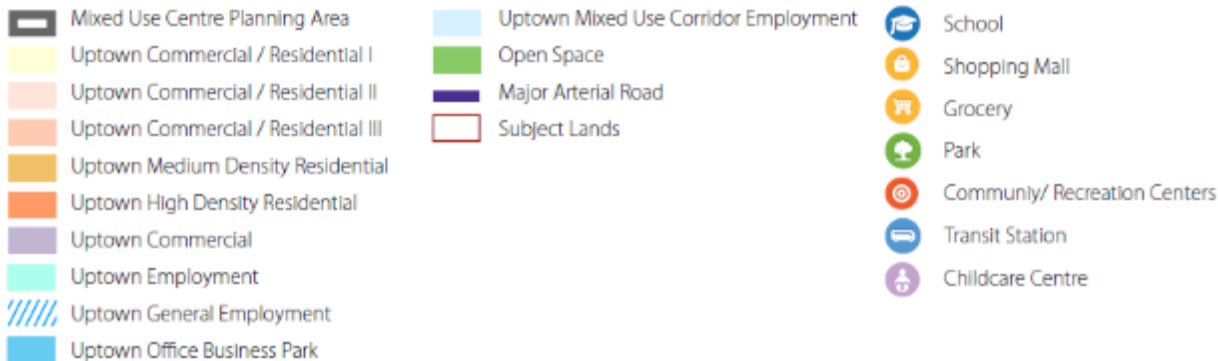
- 1989 Appleby Line
- Site area approx. 0.6 hectares
- Occupied by one-storey convenience store, gas station with a car wash facility and surface parking
- Adjacent to hydro electric transmission corridor along Upper Middle Road
- Accessed by two driveways



COMMUNITY CONTEXT

- Located within Uptown Mixed Use Centre
- Located close to transit, commercial areas and community facilities
- Large employment area west of Appleby and further south
- Area designated for growth and intensification

Legend



POLICY & REGULATORY CONTEXT

Provincial Policy



- Built-Up Area
- Prioritize Intensification

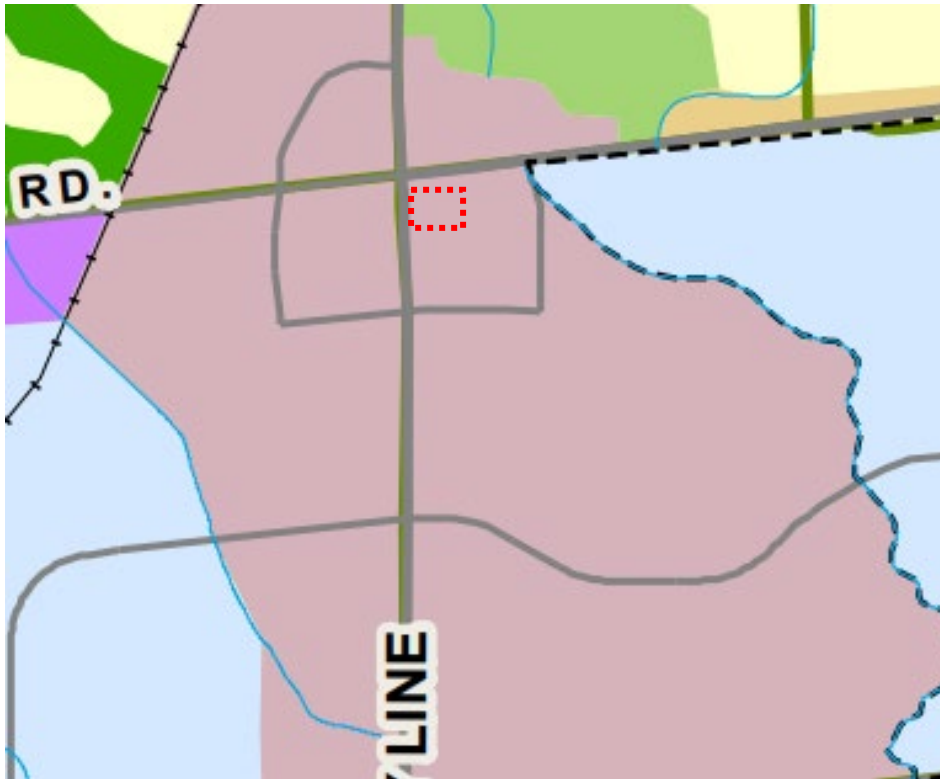
Region of Halton Official Plan



- Within Primary Regional Node
(Secondary Regional Node – ROPA 49)
- Along Higher Order Transit Corridor
- Along Regional Intensification Corridor
(ROPA 49)

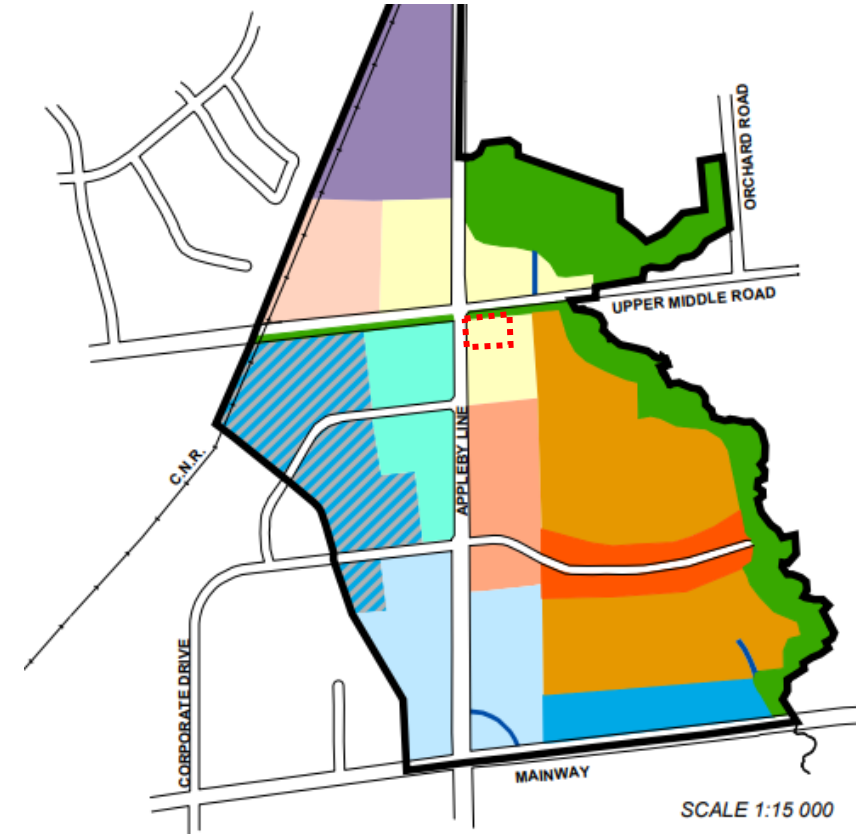
POLICY & REGULATORY CONTEXT

City of Burlington CURRENT Official Plan



Schedule B – Urban Planning Area

- Within Urban Planning Area Boundary
- Mixed Use Centre



Schedule F – Uptown Mixed Use Centre

- Designated Uptown Commercial/Residential I

POLICY & REGULATORY CONTEXT

City of Burlington NEW Official Plan, Pending - Under Appeal



Schedule C – Urban Area

- Primary Growth Area
- Mixed Use Intensification Area - Urban Centre

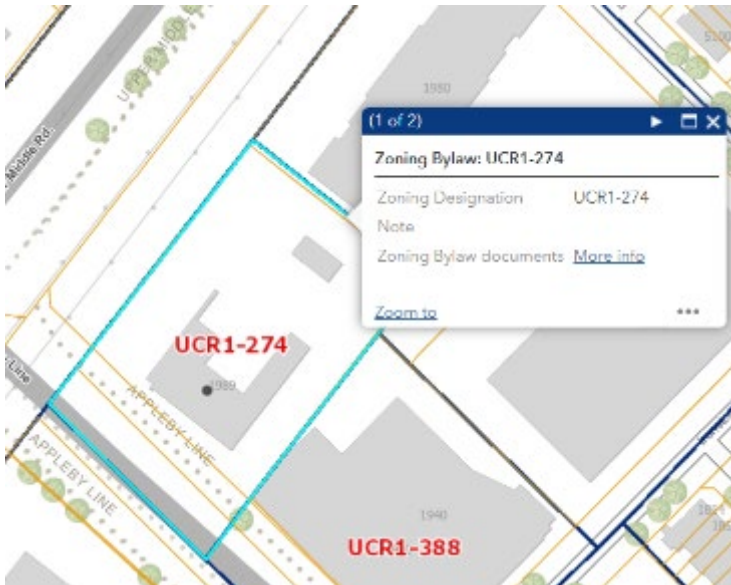


Schedule E – Uptown Urban Centre

- Designated Uptown Core

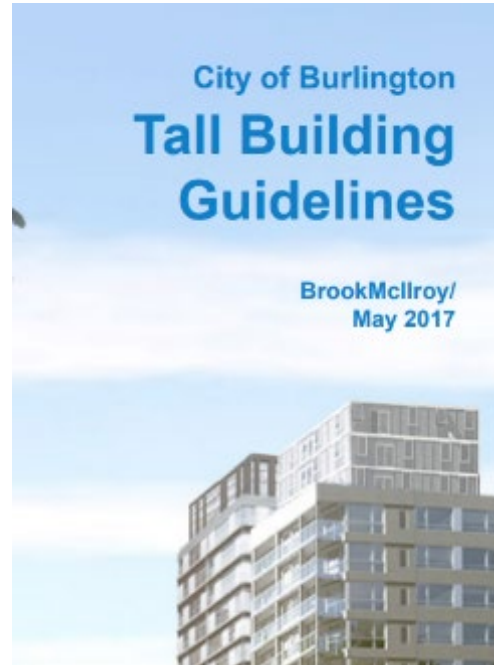
POLICY & REGULATORY CONTEXT

Burlington Zoning By-law 2020



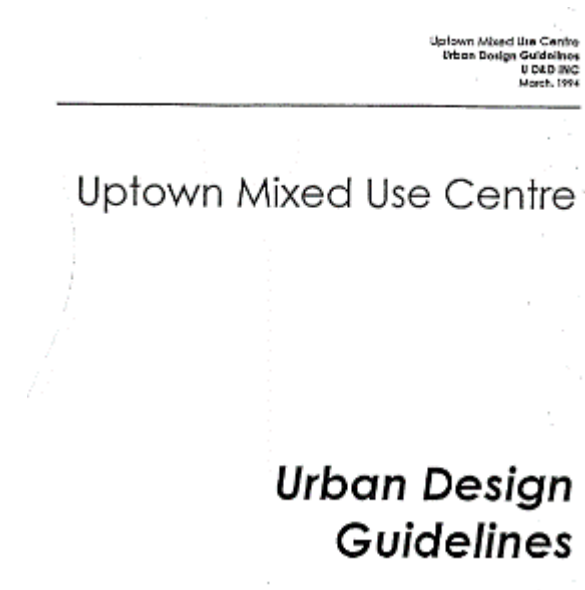
- Uptown Commercial Residential with Special Exception 274 (UCR1-274)

Tall Building Guidelines



- Direction for building design and streetscape
- Direction for massing, transition and building articulation

Uptown Mixed-use Centre Urban Design Guidelines



- Direction for Urban Space locations
- Direction for building orientation, access, vehicular access and parking

PROPOSED AMENDMENTS

Official Plan Amendment

- Amend current in-force Official Plan to increase building height from 35 m to 65 m and to increase FAR from 2.5 to 5.6
- Should the new Council-adopted (appealed) Official Plan come into force, and OPA would no longer be required

Zoning By-law Amendment

- Maintain existing Uptown Commercial Residential 1 (UCR1) parent zone
- Site specific modifications to:
 - Reduce required yard abutting a pipeline easement from 7 m to 0 m;
 - Increase density from 185 units per hectare to 800 units per hectare;
 - Increase maximum Floor Area Ratio from 2.5:1 to 5.7:1;
 - Increase maximum building height from 35 m to 70.5 m;
 - Reduce maximum amenity area from 20 m² per unit to 9.03 m² per unit
 - Reduce parking from scaled per-bedroom rate to flat rate of 0.96 per unit for occupants and 0.1 per unit for visitors (shared with commercial uses)
 - Reduce below-grade parking setback from 3 m to 0.1 m (front yard) and 2.7 m (rear and side yard)

PROCESS TO DATE

| Milestones | Date Completed |
|--|--------------------|
| Pre-Consultation Meeting | February 2, 2022 |
| Pre-Submission Community Meeting | April 4, 2022 |
| Urban Design Review Panel | April 21, 2022 |
| Revisions to the Proposal | |
| Application Submission <ul style="list-style-type: none"> Planning Justification Report, Conceptual Site Plan Layout & Site Survey, Land Use Compatibility Study, Retail and Service Commercial Needs Assessment, Housing Impact Statement, Architectural Plans, Functional Servicing Report, Stormwater Management Report, Hydrogeology Study, Traffic Impact Study, Noise Feasibility Study, Shadow Analysis, Quantitative Wind Impact Study, Angular Plan Study, Arborist's Report/Tree Inventory and Preservation Plan, Environmental Site Screening Checklist, Phase I Environmental Site Assessment, Phase II Environmental Site Assessment, RSC, Height Survey of Adjacent Buildings, Burlington Urban Design Advisory Panel Comments and Meeting Minutes, Landscape Concept Plan, Sustainable Building and Development Guidelines Checklist, Urban Design Brief, Grading, Drainage and Servicing Plans, Geotechnical Report, Construction & Mobility Management Plan, Waste Management Report, Title Agreement, Draft OPA, and Draft Zoning By-law Amendment. | June 3, 2022 |
| Application Deemed Complete | July 7, 2022 |
| Application Circulation | July 2022 |
| Statutory Public Meeting | September 12, 2022 |

PROPOSAL

Site Plan

- Two 20-storey residential condominium buildings connected by a 6-storey podium with at-grade retail.
- Number of Units:
 - 475 units
- At-grade retail space:
 - 871 m²
- Parking:
 - 502 vehicle parking
 - 304 bicycle parking
- Perimeter landscaping



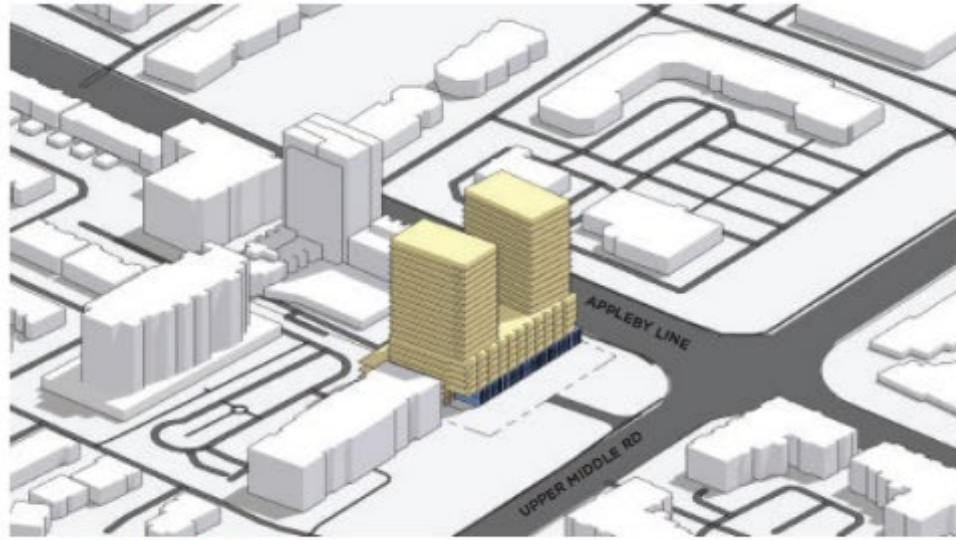
PROPOSAL Aerial Views



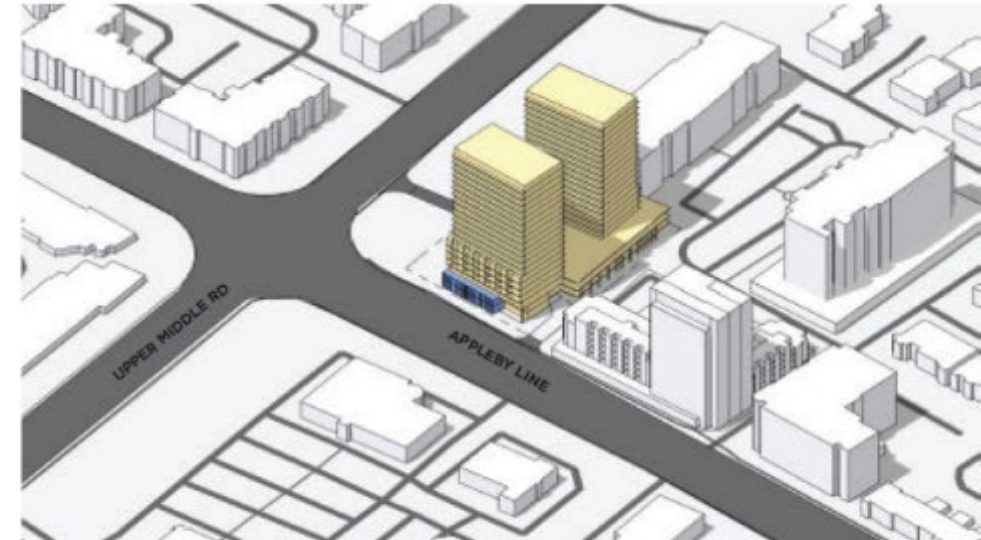
East Aerial View



West Aerial View



North Aerial View



South Aerial View

PROPOSAL

Street View Looking East



PROPOSAL

Street View Looking South



PROPOSAL

Entrance Street View



QUESTIONS & COMMENTS



The Board of HSCC550 (“Appleby Woods”) provides the following comments as to how Latch Residential Developments’ current proposal to develop 1989 Appleby Line will have a seriously negative impact on the owners of units in Appleby Woods.

Appleby Woods was completed and had its first occupants in 2009. The building has six storeys above grade, and is a model of energy conservation and efficiency. It is heated and cooled by geothermal energy, and generates electricity from a photovoltaic solar panel array on its roof. It is the largest and most successful exemplar of multi-family residential energy efficiency and sustainability in Burlington, with 101 family units.

Negative Impact #1 (Loss of natural light and privacy):

The proposed conceptual rendering provided by the developers shows an east tower (oriented in an approximate north-south direction) to be built within 11 metres of the south-west property line of Appleby Woods. In addition, that tower appears to extend near to the southern limit of the site. This will result in a loss of natural light and loss of privacy to all the units on the south-west side of Appleby Woods for all but the earliest hours of the day.

Negative Impact #2 (Loss of electricity generation):

We have already mentioned the loss of natural light to units at Appleby Woods. There is a corresponding technical negative impact of this loss of natural light: the impact on our photovoltaic solar panel array and loss of electricity generation. It does seem odd that the apparent emphasis on sustainability of the new development should lead to a substantial loss of sustainability in electricity generation at Appleby Woods. This collection of 180 solar panels generates significant amounts of electricity delivered under contract to Burlington Hydro. The developers’ own shadowing study noted that from the end of October to the beginning of March, all of the solar panels on the roof of Appleby Woods (i.e. on top of the sixth floor) would be in shadow for most of the day. Throughout the year, we estimate that half of our solar panels will be in shadow for half of all daylight hours. None of the existing neighbouring buildings presents a shadowing problem for Appleby Woods.

The significance of “shadowing” is its deleterious effect on power output:

- If only 1% of a photovoltaic solar panel is in the shade, it is possible to lose 50 – 80% of power production from an entire solar array. For this reason, it is hugely important that the solar energy system remains out of shade throughout the day. <https://couleenergy.com/solar-panels-effects-of-shading/>
- Shading just one out of 36 cells in a small solar module can reduce power output by over 75%. (Masters, G. *Renewable energy and efficient electric power.*). Note: Appleby Woods has 180 photovoltaic panels.
- When a full cell is shaded, it can act as a consumer of energy produced by the remainder of the cells, and trigger the module to protect itself. The module will route the power around that series string. If even one full cell in a series string is shaded it will likely cause the module to reduce its power level to ½ of its full available value. If a row of cells at the bottom of a module is fully shaded the power output may drop to zero. (<https://mcisolutions.ca/effect-of-shade-on-solar-panels/>)

For these reasons, we believe that this development proposal as it has been presented by the developers, contradicts their promotion of sustainability.

Negative Impact #3 (Traffic congestion):

It is hard to believe that Latch Developments has planned a building that is so limited in its design of access to and egress from the structure. Because 1989 Appleby Line has no access from the north via Appleby Line; or from the east via Upper Middle Road; or to the south via Appleby Line, the traffic problems that will be generated by this building will be huge. Even access from the building to the west (Upper Middle Road) will be problematic for traffic flow because it requires vehicles to immediately cross two lanes of northbound traffic to reach the left-turn lanes. Residents who attempt a “rat run” through Imperial Way and Ironstone Drive will find a route that is frequently a single lane because of parked cars, delivery vehicles, and ambulances on those streets. This is particularly the case at the intersection of Ironstone Drive and Appleby Line, where there are frequent traffic interruptions because of ambulances and other vehicles attending the Williamsburg Retirement Residence and delivery trucks at 1940 Ironstone Drive. Traffic using this route is already congested from four high-rise buildings (The Ironstone, The Williamsburg, Millcroft Place and Appleby Woods) and a sizeable subdivision of single family homes and townhomes (Sheldon Creek).

The alternative to this “rat run” is, from 1989 Appleby Line, north to Upper Middle Road (requiring an immediate crossing of two lanes of traffic as mentioned above), west to Heron Way, south to Ironstone Drive, and east to Appleby Line.

The problem can be identified simply as an attempt to place a high-rise building on a unidirectional divided roadway, with no access to a signaled intersection. This differs in a major way from the buildings being proposed for Ironstone Drive (at the location of Turtle Jack's restaurant). All of these buildings will access Ironstone Drive, thence to Appleby Line (north- or southbound), or to Heron Way and Upper Middle Road (east- or westbound).

Negative Impact #4 (Educational facilities):

No evidence has been presented by the developers of the necessary additional schools that will be required to service such a substantial increase in the number of family units in the area. Indeed, the Park City development on Upper Middle Road near Walker's Line has posted notices from both school boards that local schools are not available for any families moving into that development. The combination of 1989 Appleby Line plus the "Turtle Jack's" development will exacerbate this problem immensely.

In summary, the Board of HSCC550 (Appleby Woods) is not in favour of the planned development at 1989 Appleby Line, because of:

- Loss of natural light and privacy for our residents;
- Loss of sustainable solar electricity generation capability caused by shadowing;
- Traffic congestion caused by the proposed location of the building; and
- Absence of schools to support the increased population of the area.

From: [REDACTED]
To: [Mailbox, Clerks](#)
Cc: [Hordyk, Debbie](#)
Subject: File:505-05/22 and 520-06/22 1989 Appleby Burlington
Date: Tuesday, August 30, 2022 12:52:02 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The purpose of my letter is to voice my opposition regarding the proposed construction of two 20-story condominium towers at 1989 Appleby Burlington.

Unfortunately, I will be unable to attend the September 13th, 2022 meeting on this issue and would ask that my email go on records to be included in minutes of the meeting .

Clearly, these buildings and their 475 residential units plus grade level retail stores and more than 502 vehicles will add to the horrific traffic congestion now existing on Appleby line, particularly at the intersection of Appleby and Uppermiddle where these constructions are being proposed. These buildings and their occupants will create a nightmare for local residents.

Why allowing construction of two large condominium buildings in an area already crowded with three high rise buildings when there is so much other open space available elsewhere in the city.

These buildings will become an eyesore in an area already crammed with three large buildings now clodering the area.

It is the city obligations to listen to its residents and not be blindsided by greedy developers with no scruples and care for the residents.

The habitants of this area do not want to have to look at an eyesore and have to deal with increased traffic. This area do not need two high rise.

Trusting that the city will look out for the best interest of its residents.

Yours truly

Catherine and Richard Beriault
[REDACTED] Ironstone Dr
Burlington, On
[REDACTED]

Sent from my iPhone

Delegation on New Zoning Bylaw Review Project

Presented on 09/13/2022

By Burlington A.C.T.



**ACTIVE
COMMUNITY
TEAMWORK**

Objective of the delegation

Since 2013 many of us within our community association have been fulsomely engaged with our City's Planning, Zoning and Development Bylaws and the Official Plan.

A.C.T. wishes to be involved in this Review Process as it is focused on our City's Vision for the future. In our view:

- It is important to collaborate with all stakeholders and neighbourhoods.*
- Our voice has supported initiatives city-wide and way back in 2013 we were told that everything about development is about Zoning.*

We appreciate the opportunity.

Community has been experiencing increased flooding following Infill



- A 1950s original 1300 square foot treed-lot bungalow flooded for the 1st time following new infill
- 4 out of 4 new builds in the area have flooded a neighbour
- The infill has a much deeper basement and far more expansive lot coverage
- Double sump pump systems are now present in most older homes, as well as generators.

A.C.T has been highly engaged in discussions since 2013

- A.C.T. has been busier than ever with 8 C.O.A. mtgs within our own community and 5 in other wards
- Our across Burlington delegations and Regional delegations are on the public record re. flow of water downstream towards the lake and the need for Zoning awareness and conscientious practices re. building trends (environmental footprints and flooding)
- Minor Variances
- As per A.C.T.'s high percentage of community involvement since 2013, we desire that our highly engaged community be included in all Zoning discussions

The New Normal is BIGGER in all directions



Problems that we have experienced over the past two years, that are concerning for flooding/relate to zoning are:

1. When will covered porches be included in yard percentage usage LIKE uncovered porches?
2. Given the presence of hot water, cold water full supply lines, walls of appliances, countertops and cupboards alongside another full wall of gas supply hook ups for the potential of a full fireplace wall, when does a covered porch get included as a taxable livable space? When does it get included in ground floor square footage? Yard percentage usage should be a minimum, as well as ground floor square footage. This is particularly important due to neighbours lack of privacy, the grading height of the new build, HVAC systems on the covered porch's rooftop, walk-out windows, skylights and much more.
3. When will Iceberg bungalow basements which expand beneath the covered "unaccountable living space" and all ground floor spaces get considered as the livable, taxable space that they are?
4. Encroachments: the new style Iceberg window wells seemingly should be considered encroachments. Neighbours are expected to allow construction vehicles in their abutting property's sideyard because there is not enough room for ladders, small construction vehicles, etc;. Examples are plentiful.

Thank you! We are proud to live in Burlington and hope to be further included!

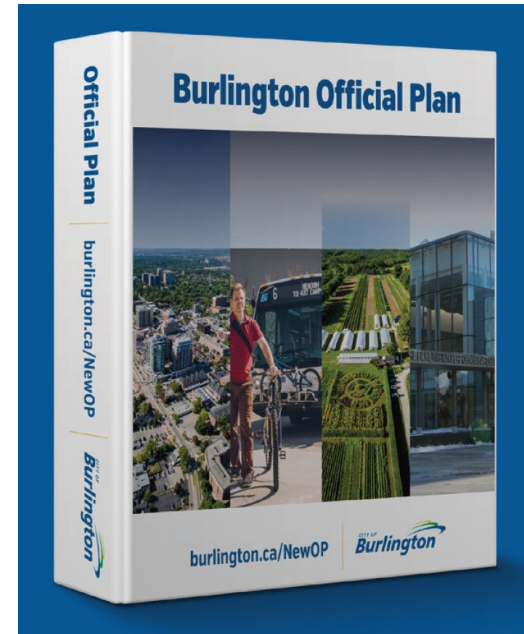


Paletta Park on a wintry day - Carolyn H.

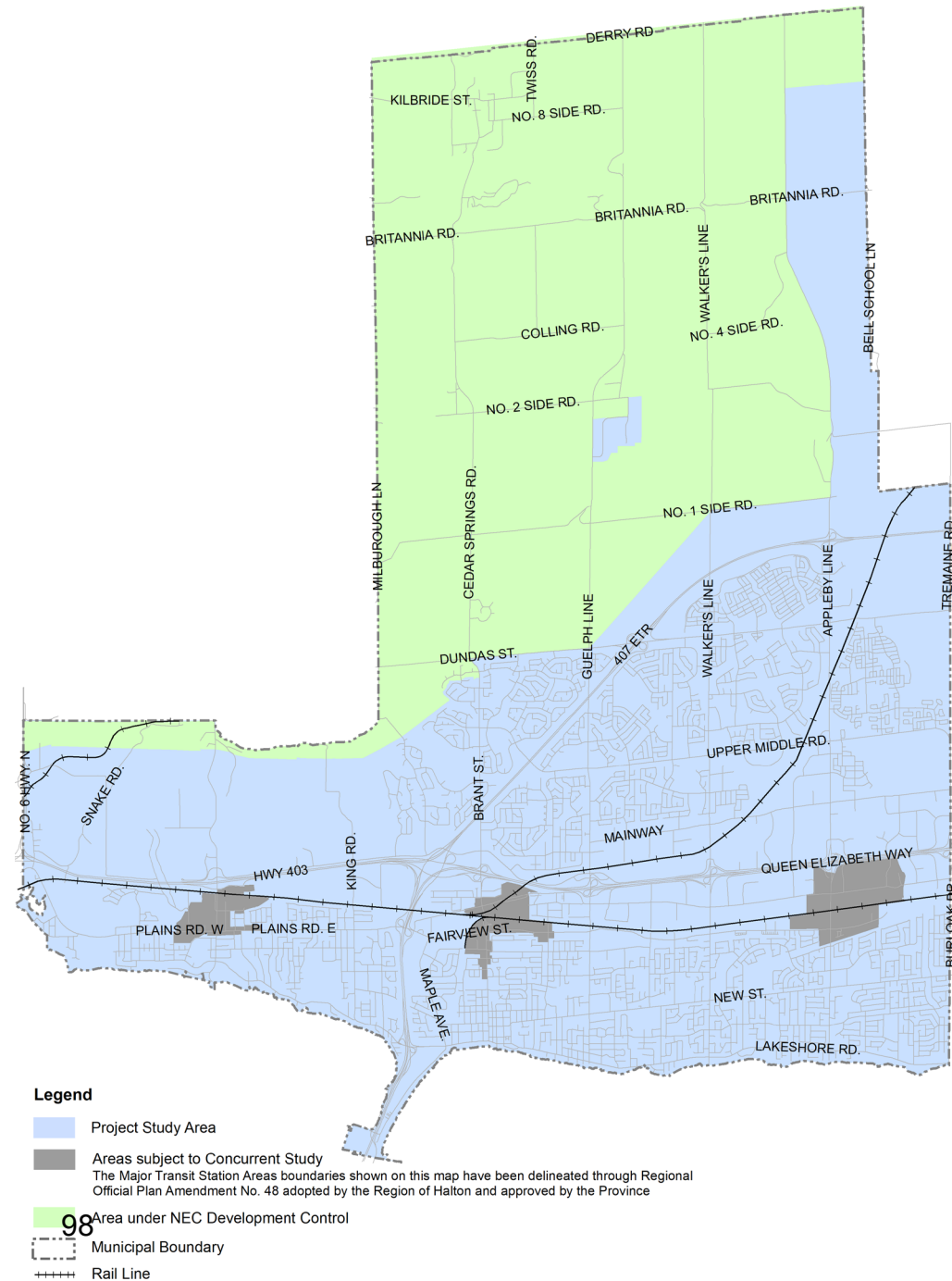
New Zoning By-law Project – Terms of Reference Report Number: PL-60-22

Community Planning, Regulation and
Mobility Committee
September 13, 2022

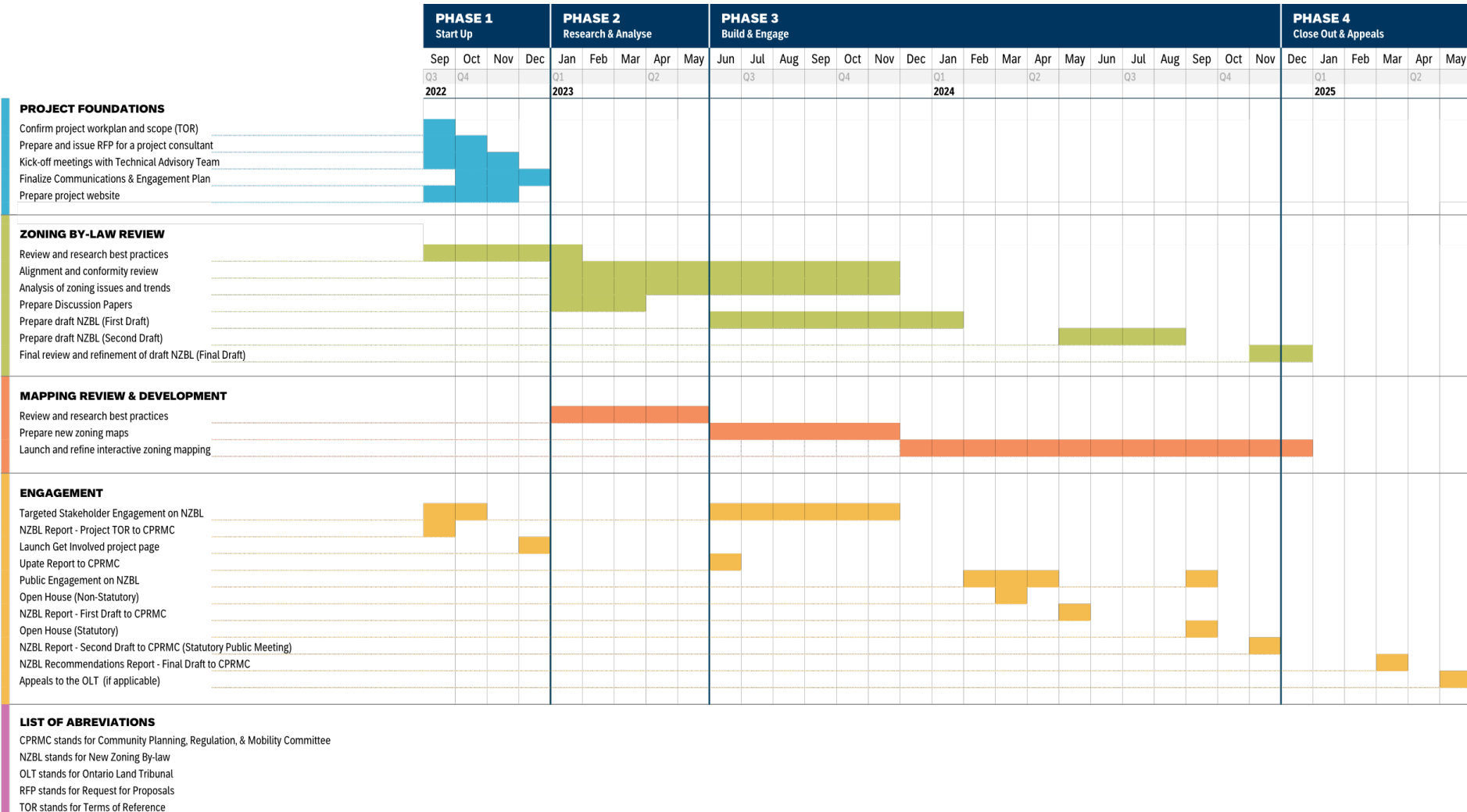
Background



Study Area



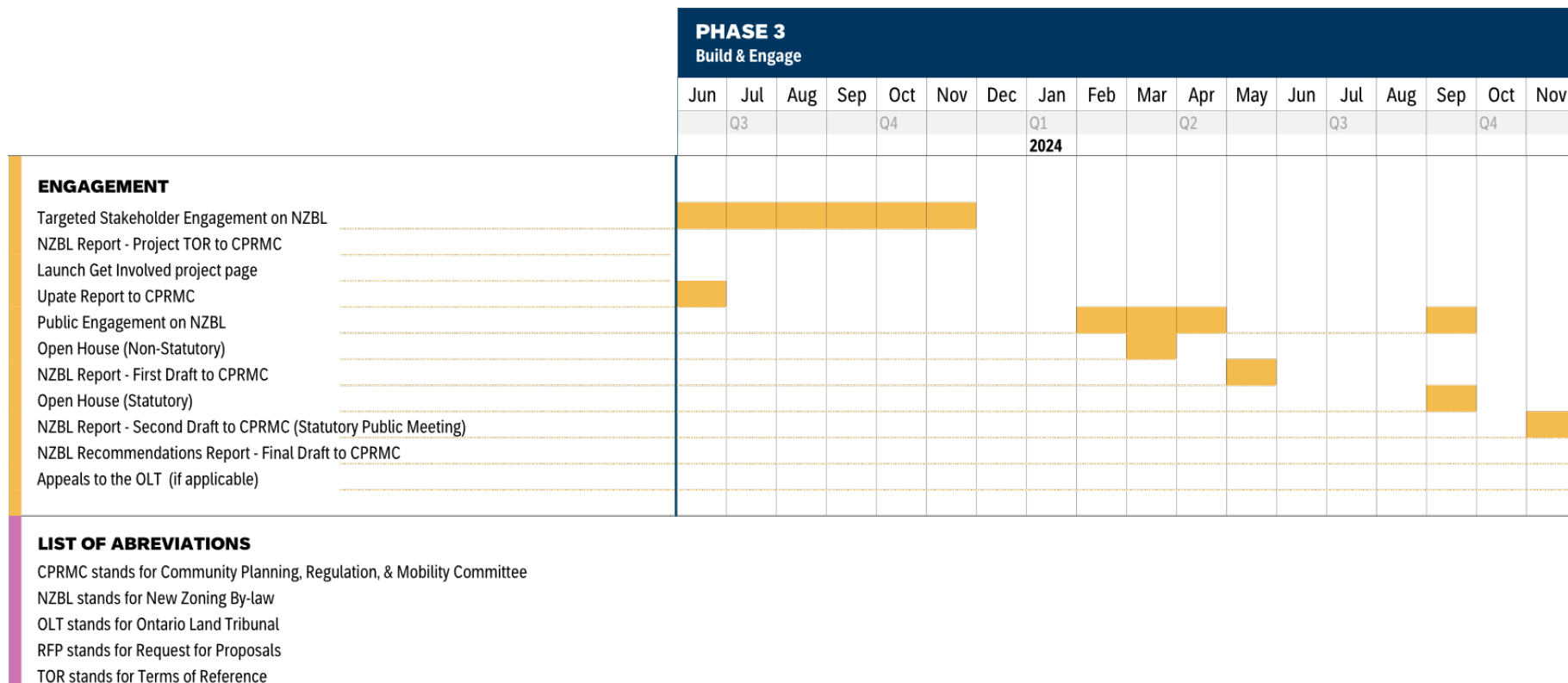
Proposed Project Schedule



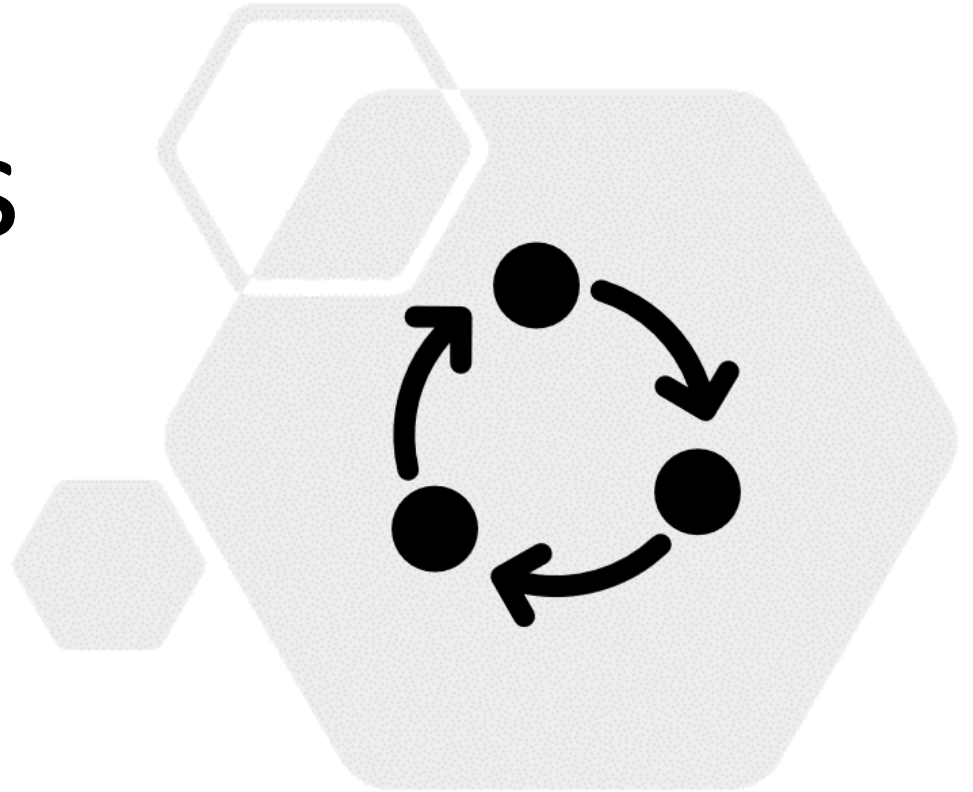
Engagement



Phase 3: Build & Engage



Next Steps



Recommendations

- Endorse the proposed Terms of Reference for the City's New Zoning By-law Project attached as Appendix A to Community Planning Department Report PL-60-22; and
- Authorize the Director of Community Planning to engage consultants through a Request for Proposal process to carry out the work, in accordance with the above noted proposed Terms of Reference; and
- Direct the Director of Community Planning to finalize the Engagement Plan based on the draft Engagement Plan attached as Appendix C to Community Planning Department Report PL-60-22

Recommendation Report

Application for a Plan of Subdivision

Applicant: Salotto Building Group Inc.

Addresses: 4375 Millcroft Park Drive

File: 510-01/22

Date: September 13, 2022

Overview of Development Site

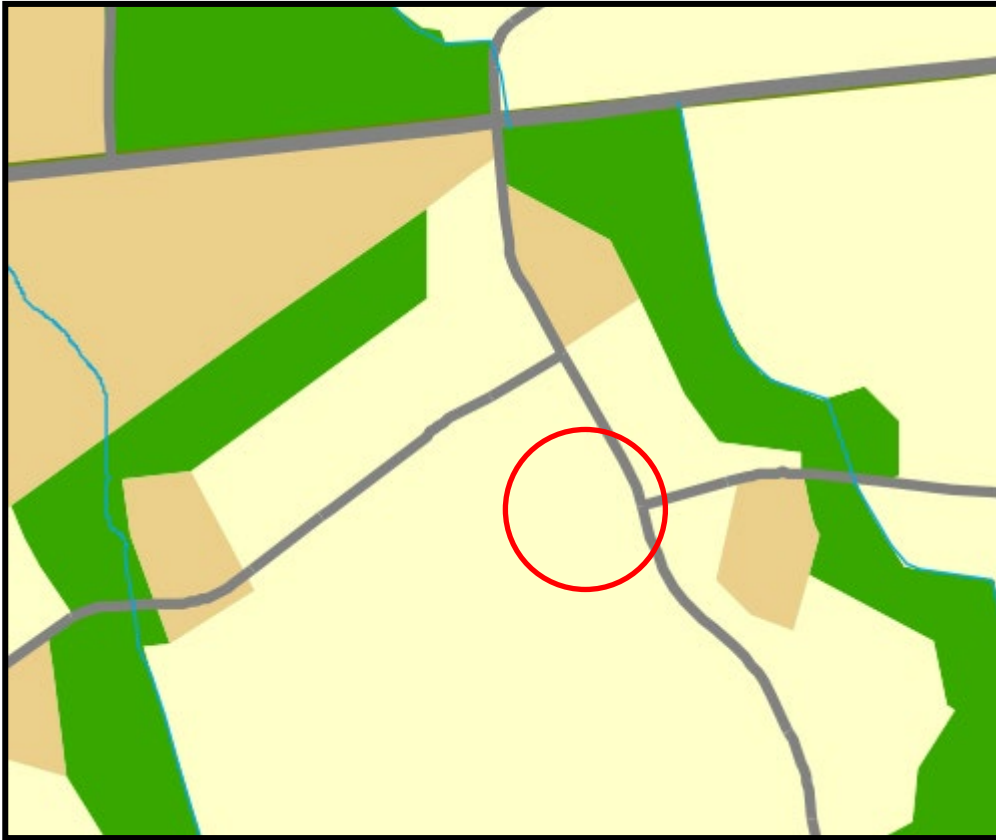


Site Area:
2.4 hectares

Policy Context





- Planning Act
- Provincial Policy Statement (2020)
- A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Halton Official Plan
- City of Burlington Official Plan (1997, as amended)
- City of Burlington Zoning By-law (2020)
- City of Burlington New Official Plan (2020)

Burlington Official Plan

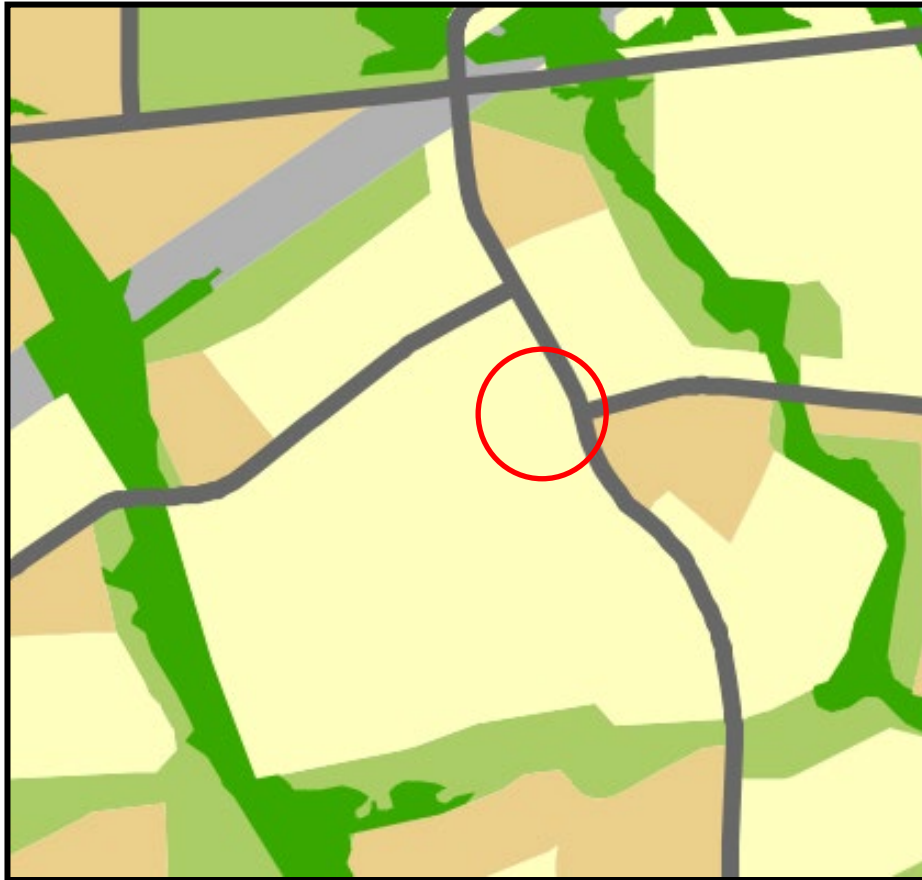


Existing Land Use Designation:

- Residential – Low Density






| | |
|---|------------------------------|
|  | Residential - High Density |
|  | Residential - Low Density |
|  | Residential - Medium Density |
|  | Major Parks and Open Space |

Burlington New Official Plan

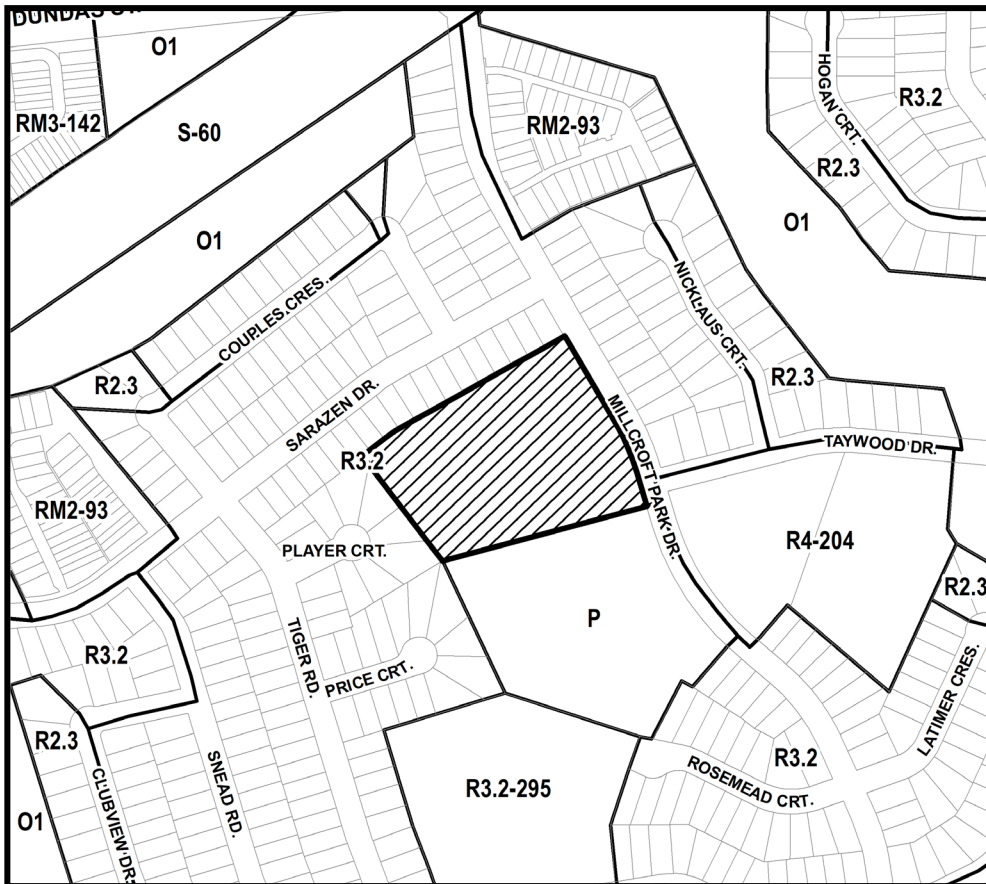


Land Use Designation:

- Residential – Low Density

| | |
|---|--------------------------------|
|  | Residential - Low Density |
|  | Residential - Medium Density |
|  | Residential - High Density |
|  | City's Natural Heritage System |
|  | Major Parks and Open Space |

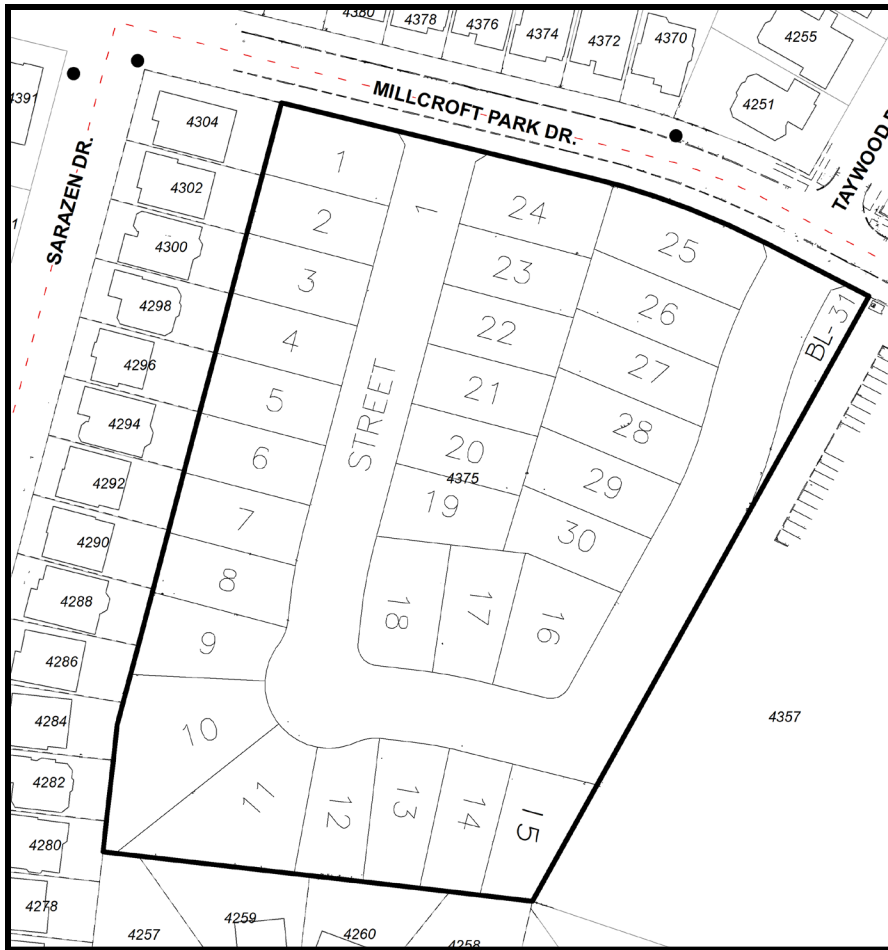
Burlington Zoning By-law



Existing Zoning:

- Low-Density Residential (R3.2):
 - Min. lot width: 15 m
 - Min. lot area: 425 m²

The Application



- Application to subdivide land to allow 30 detached dwellings on a new public street.

History of the Application and Public Consultation

- A virtual Pre-Application Community Consultation Meeting was held on September 23, 2021, prior to the submission of the applications.
- Notice signs were posted on the subject lands in November 2021. A public notice of the Plan of Subdivision applications was mailed on November 17, 2021 to all property owners and tenants within 120 m of the subject site.
- A webpage was created on the City of Burlington website, accessible at www.burlington.ca/4375millcroft.
- The Statutory Public Meeting was held February 1, 2022 where staff were directed to proceed with the processing of the submitted Plan of Subdivision and further by Council February 15, 2022.
- Staff received 17 comments out of 149 notices from members of the public.

Summary of Public Comments

- Increased impervious surfaces will negatively impact flooding towards neighbouring residential properties including those on Rosemead Court, Millcroft Park Drive, Sarazen Drive, and Price Court.
- Proposed increase in density will increase traffic on Millcroft Park Drive, Taywood Drive and neighbourhood streets, leading to congestion and unsafe streets for pedestrians and cyclists.
- Proposed crescent will create more traffic than a cul-de-sac.
- Proposed construction in relation to the other development in the area will disrupt the community.
- Proposed increase in density will create more pollution in the area from increased traffic.
- Proposed development will remove a green space from the Millcroft Park Drive area.
- Proposed increase in growth will not be supported by the existing infrastructure.
- Proposed plan does not show a catchment¹¹² basin for proposed lots #9, #10, and #11.

Recommendation

- Approve the application submitted by Salotto Building Group Inc. to draft approve a residential plan of subdivision consisting of 30 lots and a public road at 4375 Millcroft Park Drive, Block 133 of Plan 20M-811, as shown in Appendix A of Report PL-64-22, subject to the conditions contained in Appendix B of that report.

Millington & Associates



PLANNING & DEVELOPMENT CONSULTANTS

3380 South Service Road, Burlington, Ontario, L7N 3J5 Office: (905) 639-3892 Fax: (905) 333-9544

I have reviewed the report before you and it covers off all the issues related to this development so I won't get into a long-winded overview. I wish to thank Mariana Da Silva for covering off all the issues. All agencies and departments appear to be in favour of the proposal.

It also appears that the majority of residents are in support of the rezoning. We did with meet with the area residents with the Ward Councillors in attendance. In the beginning there was a lot of confusion on the opening of the Donald Road as the main access. However, most issues were resolved as soon as the application was reviewed at our Public meeting. Most residents did not want Donald Road opened up to this development whether it remained single family or not. The first thing I did was to contact the Burlington Transportation Division to see if they had any issues with allowing access to directly onto Walkers Line. Their answer was they **preferred direct access** as long as we aligned our driveway with the corresponding driveway on the east side of Walkers Line which we have done.

The City of Burlington did mail out **127 letters** advising the residents of the application and requested feedback. The City received **1 letter of objection** and **one letter of concern**. The one letter of concerns was from a Tina Road resident who had issues with privacy. We have since met with the homeowners and have adjusted our setbacks, we are providing a higher fence height and we have promised to have opaque windows where our side walls face their home as well as plant larger tree specimens. There were other issues with most of the residents with regard to privacy and drainage. We did meet with basically all resident abutting our project we have agreed to all new perimeter fencing with a height of 2.2 metres. All runoff will be directed to our internal sewer system. Presently our runoff is directed onto their lands.

Millington & Associates



PLANNING & DEVELOPMENT CONSULTANTS

3380 South Service Road, Burlington, Ontario, L7N 3J5 Office: (905) 639-3892 Fax: (905) 333-9544

All promises made to the abutting residents have been submitted to staff and the Ward councillor. The Ward Councillor was present at almost all the meeting. We appreciate the work that he coordinated as there was lot of misinformation out in the community.

As noted in the planning report there were well over 25 studies, reports and drawings that were submitted revised and approved.

The one objector was concerned about our units overlooking his home. The existing single-family zoning that presently exists would have placed homes 6 feet from his lot line. Our units are 30 feet from his lot line. Their other concern was with issues of snow plowing and garbage pick. We had the City Manager of Roads visit the site and he was not aware of any of the issues raised. We have also agreed to try and save the cedar hedge along their common lot line. As noted, we are going to replace their existing fence with one that will be a lot higher. We have also offered to move the proposed noise wall closer to his lot line to provide for noise reduction from Walkers Line.

One other resident also raised the issue of privacy at an earlier meeting. We have learned that a **large addition** was built on the south side of that home **without** benefit of a **building permit**. This addition does not have a foundation and is pulling away from the existing home. This addition is up against our lot line. These lands have been filled and a retaining wall has been placed along our common boundary and is partially on my client's lands. We did offer to assist the land owner with access to our lands to remove this illegal structure and the retaining wall. We even offered to contribute towards the cost but it was refused. I raise this issue as I want City personnel to understand that we tried to resolve this issue in a neighbourly fashion.

I will now stop rambling and answer any question you may have.

Recommendation Report

Application to amend Zoning By-law

Applicant: Millington & Associates Inc.
Addresses: 2154 Walker's Line
File: 520-02/22
Date: September 13, 2022
Report: PL-63-22

Overview of Development Site

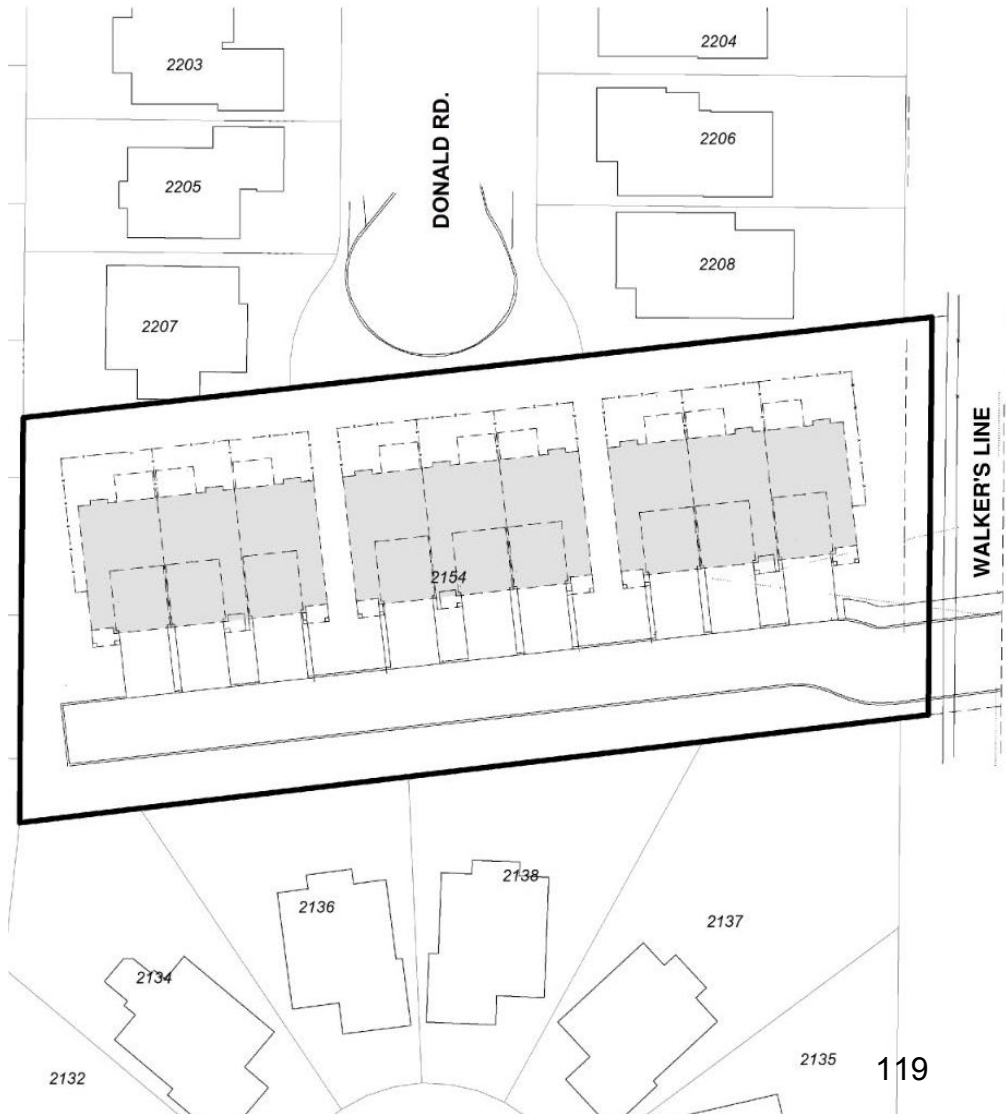


Site Area: 0.38 hectares

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

The Application

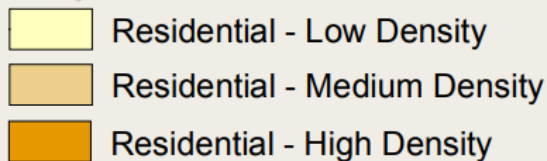
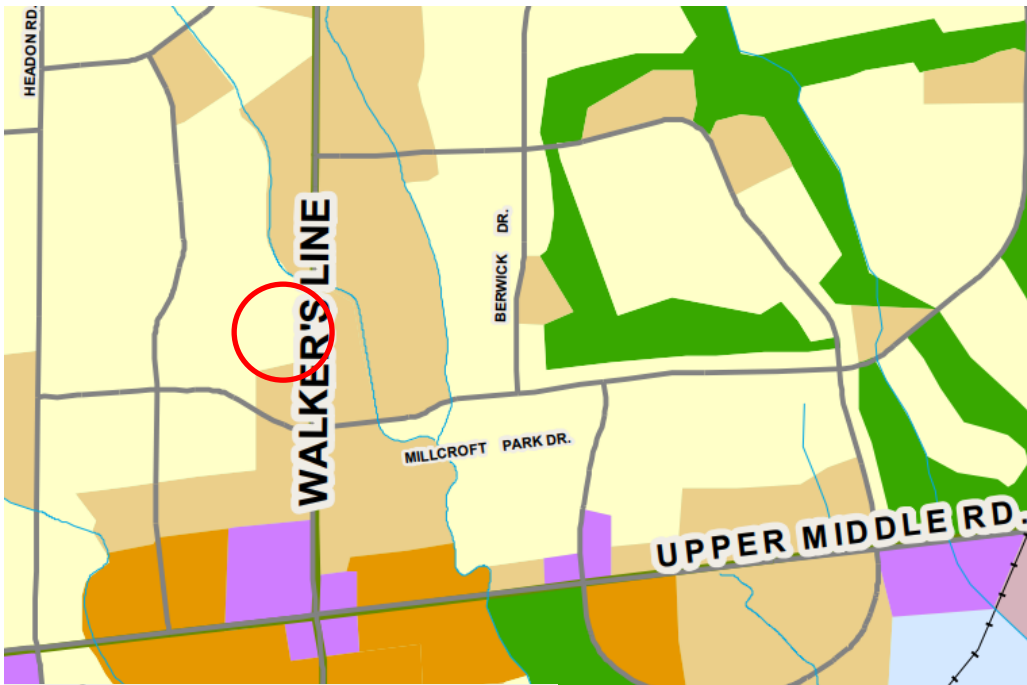


- Nine (9) townhouse units of two (2) storeys in height to be developed on a private road. The proposal will result in a residential density of approximately 23 units per net hectare.

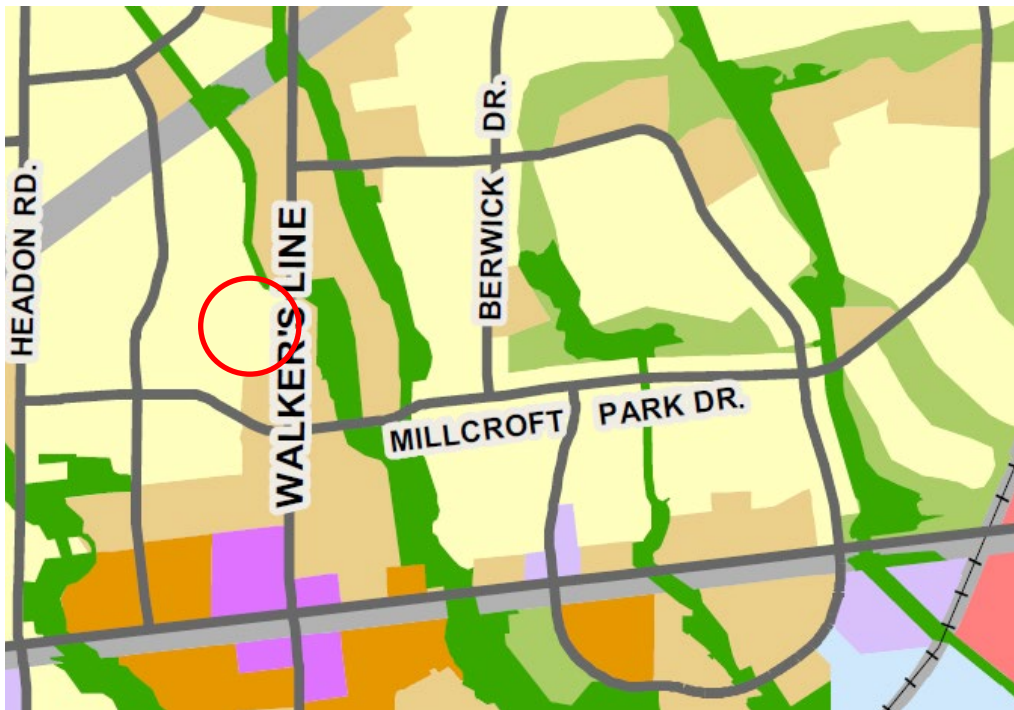
Burlington Official Plan (1997, as amended)

Current Official Plan Designation:

Residential Low Density






Burlington New Official Plan (2020)



New Official Plan Designation:

Residential Low Density

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Burlington Zoning By-law



SUBJECT PROPERTY

File No. 520-02/22

Existing zoning:

Residential Low Density (R3.2)

- Proposing to amend the zoning of the site from R3.2 to RM2 and request relief to site specific zoning regulations.



Burlington Zoning By-law

Requested Zoning By-law Amendment

Zone: RM2-517 (as amended)

Amendments: Lot Width
Lot Area
Front Yard Setback
Rear Yard Setback
West and North Yard abutting R1, R2, R3 zone
Density
South, Rear and North Landscape Buffer abutting R1, R2, R3 zone
Landscape Area abutting Walker's Line
Fence Height
Visitor Parking Spaces

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 29, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 175 members of the public.
- 11 written public comments have been received by staff with respect to the subject application since the writing of the report which have been included as part of report PL-63-22.

Summary of Public Comments

- Concerns on extending and not extending Donald Road.
- Disruption and loss of trees and wildlife.
- Additional traffic resulting in increased headlights, noise, air pollution and lack of safety.
- Height and setbacks of the proposed buildings and fence resulting in encroachment onto neighbouring properties, loss of sightlines, privacy and diminished property values.
- Fence maintenance between residents and future condominium corporation.
- Stormwater drainage.
- Construction nuisances.

History of Application and Recommendation

- May 3, 2022 – Statutory Public Meeting
 - Recommendation to continue to work with applicant
- Technical and public comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies. Staff therefore recommends approval of the application.

Item 5.4- Proposed inclusion of downtown properties on the City of Burlington Heritage Register

Community Planning Regulation & Mobility Meeting
September 13, 2022
Report PL-59-22



Background

On July 12, 2022, City Council authorized the Downtown Cultural Heritage Landscapes Study and added the following direction:

“Direct the Director of Community Planning to connect with the Heritage Burlington Advisory Committee to reconvene and review each property in the cultural landscapes to determine which should be added to the Municipal Register; and

Report back to the Community Planning, Regulation & Mobility Committee meeting on September 13, 2022.”



Lower Brant Street, 1914



Background

| SUMMARY TABLE OF EXISTING AND PROPOSED HERITAGE PROPERTIES IN POTENTIAL CHLs 1-6 | | | |
|--|----------------------------|---------------------------------------|--------------------------------|
| Potential Cultural Heritage Landscape | Total Number of Properties | Existing Heritage Register Properties | Proposed for Heritage Register |
| #1 Foot of Brant Street | 15 | 3 | 7 |
| #2 Locust Street | 18* | 8 | 6 |
| #3 Village Square | 1 | 1 | N/A |
| #4 Downtown East | 20 | 7 | 7 |
| #5 Lakeshore Road and Burlington Avenue | 13 | 6 | 4 |
| #6 St. Luke's Church & Cemetery | 3** | 1 | N/A |
| TOTALS | 70 | 26 | 24 |

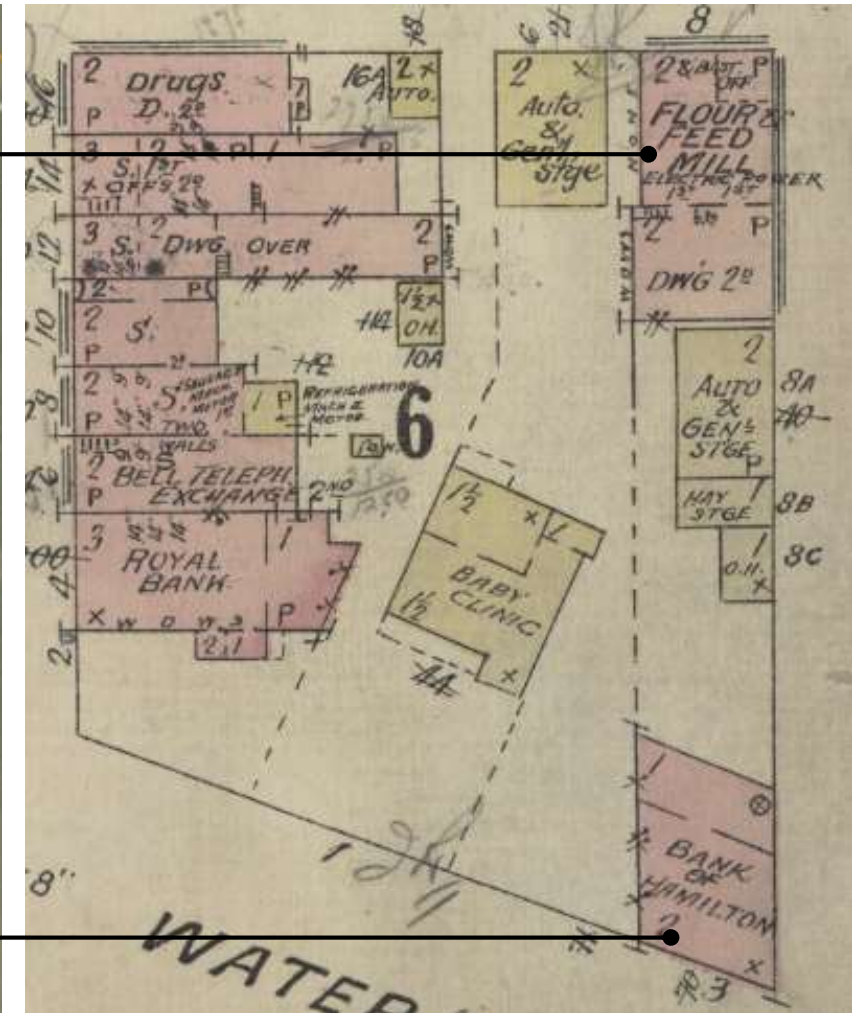
*447 and 449 Locust are a conjoined building, but separate properties

**One property contains the church & cemetery, the other two are undeveloped lands that extend to the lake and were historically part of the overall property



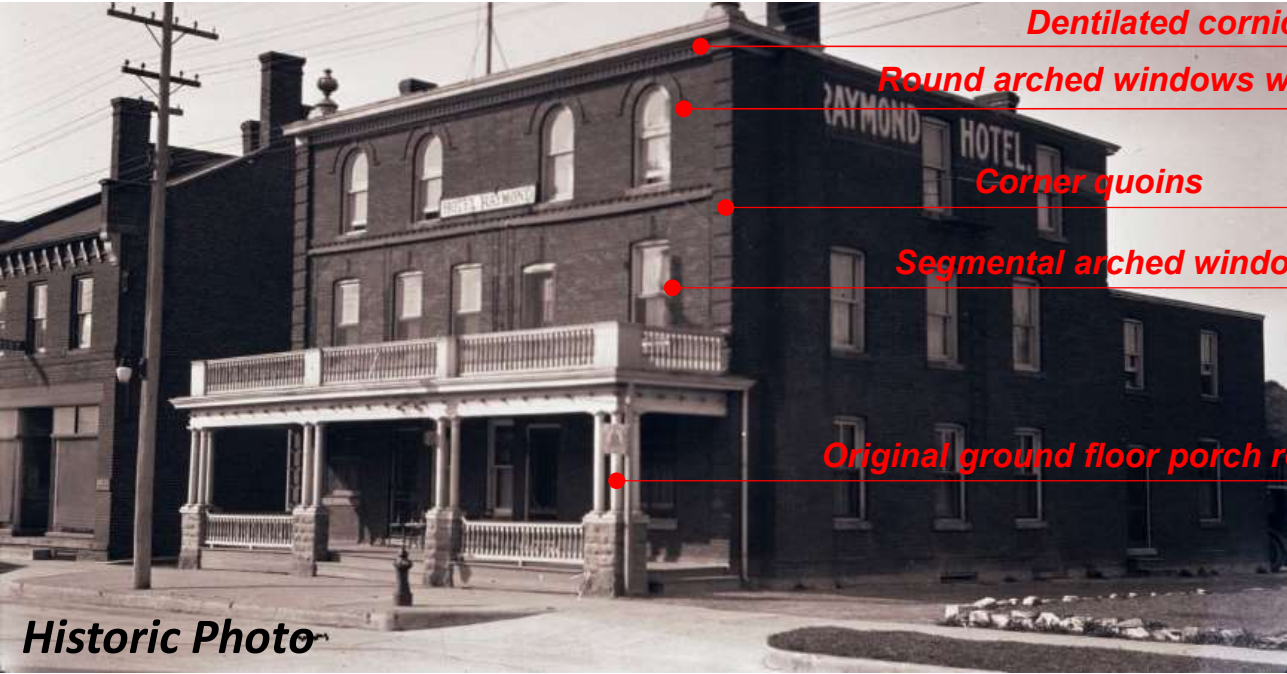
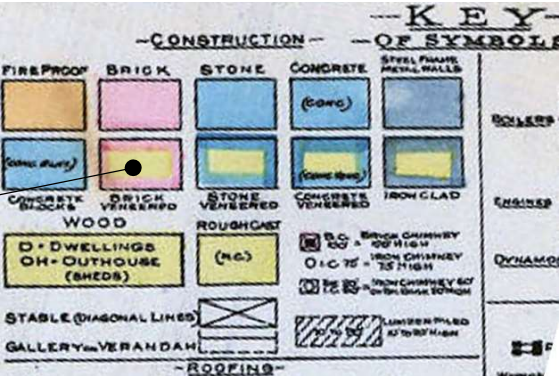
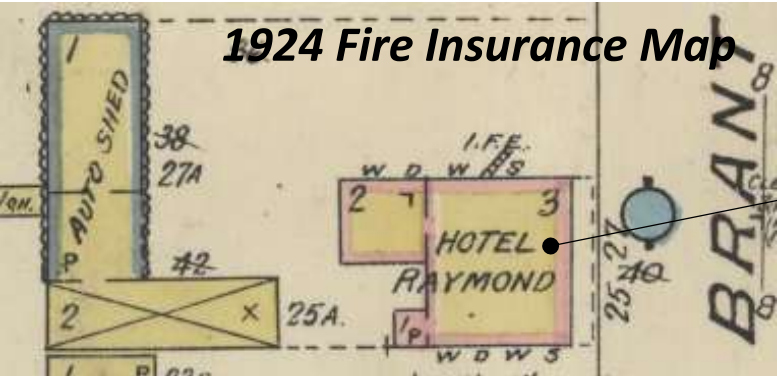
Methodology

1. Comparison of fire insurance maps with satellite photos



Methodology

2. Architectural Evaluation



Methodology

2. Architectural Evaluation



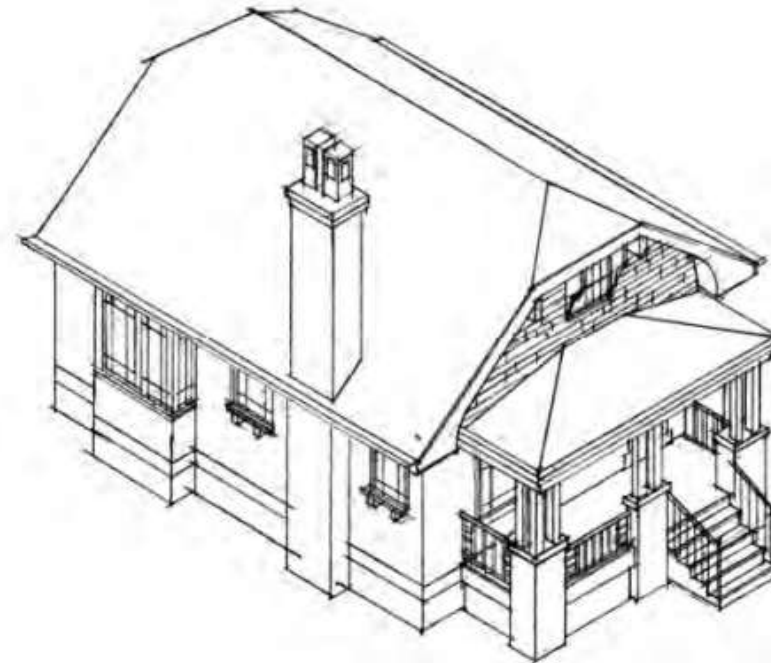
426 Burlington Avenue

CRAFTSMAN BUNGALOW
1900-1930

Gable or "Jenkins-head" (partially hipped) roof.

Bay windows tend to be square.

Concrete Block Foundations



1 or 1-1/2 storey house.

Brick ground floor construction is common, with gable ends of cedar shingles

Asymmetrical plan, with entrance to one side.

Wood double-hung windows. Elaborate glazing patterns, sometimes leaded.

Verandah is a dominant design feature.

Rafter tails often exposed, and cut into decorative shapes.

Heritage Styles Guide from Keeping Place: Heritage-Based Urban Design Guidelines for Downtown Burlington

Sample Listing Statements

6. 359 Brant Street

Current Photo



Historic Photo (1914)



Brant Street after the Rain (1919)

| | |
|----------------------------|---|
| Legal Description | PLAN 92 PT BLK M |
| Historic Land Use | Drugstore and Offices |
| Date of Construction | Pre 1910 |
| Heritage Value or Interest | Three-storey commercial building believed to have historical value for its age and former use as an Ontario Department of Agriculture Office. The building is believed to have design value for its Italian renaissance elements including round arched windows at third storey. The second storey originally had round arched windows and the arches and keystones of these windows are still visible in brickwork. The cornice with brackets is still intact along with the dentil course below the cornice brackets. Alterations include rectangular second storey window openings, replaced windows, painted brick and reconfigured storefront. |
| Heritage Status | None |
| Assessment | (✓) Qualifies for Heritage Register |

9. B) 2003 Lakeshore Road

Current Photo



Historic Photo



From "The Prints of Burlington"



From 1966 Aerial Photograph

| | |
|----------------------------|--|
| Legal Description | PLAN 92 PT BLK M RP 20R10139 PARTS 1,4 |
| Historic Land Use | Bank (RBC) |
| Date of Construction | Post 1940, likely 1950s |
| Heritage Value or Interest | Rare example of a transitional style "modernist" bank with minimalist classical references including "fluted" pilasters. The building has a simplified cornice, sandstone exterior and original fenestration. Signage and awnings obscure some details, but are removable. Style was characteristic of banks in the postwar decade as they sought to portray themselves as architecturally progressive but cautious in approach. |
| Heritage Status | None |
| Assessment | (✓) Qualifies for Heritage Register |

Possible Objections

- Under the *Ontario Heritage Act*, owners can object to the listing
- There is no deadline for an objection
- Council must then reconsider listing and decide if property should continue to be listed or not
- Staff recommend reporting back on all objections received 120 days (4 months) after notices of listing are sent out



1959 Aerial Photo of Burlington, McMaster University Digital Archive



Recommendation

1. Add all properties recommended by staff and the Heritage Burlington Advisory Committee to the Heritage Register
2. Report back on objections in 120 days
3. Re-assess all properties at the end of the study



Lower Brant Street, 1920's

