

Neighbourhood Meeting

AMICA

1157-1171 North Shore Blvd E.

January 9, 2019

Art Gallery of Burlington

Meeting Agenda

Welcome and Introductions

City Building Department Presentation

Presentation of Development Proposal

Question and Answer Period

Wrap-Up & Next Steps

Roles

Moderator: *Rosalind Minaji*

Take Questions

Ensure everyone wanting to speak gets that opportunity

Planner: *Lisa Stern*

Outline planning process

Provide current rules/regulations

Applicant:

Describe the development

Answer technical questions

Question & Comment Process

We are here to:

Listen to each other
Share information
Hear the concerns

- Everyone will have a chance to speak once.
- We will begin with questions first.
- Comments are welcome after all questions are heard.
- Time permitting, we will take second-time speakers.

Please note:

City staff have not made any decisions. There is much more information to be received and analysis to undertake.

We DON'T need to agree
We Do need to be respectful



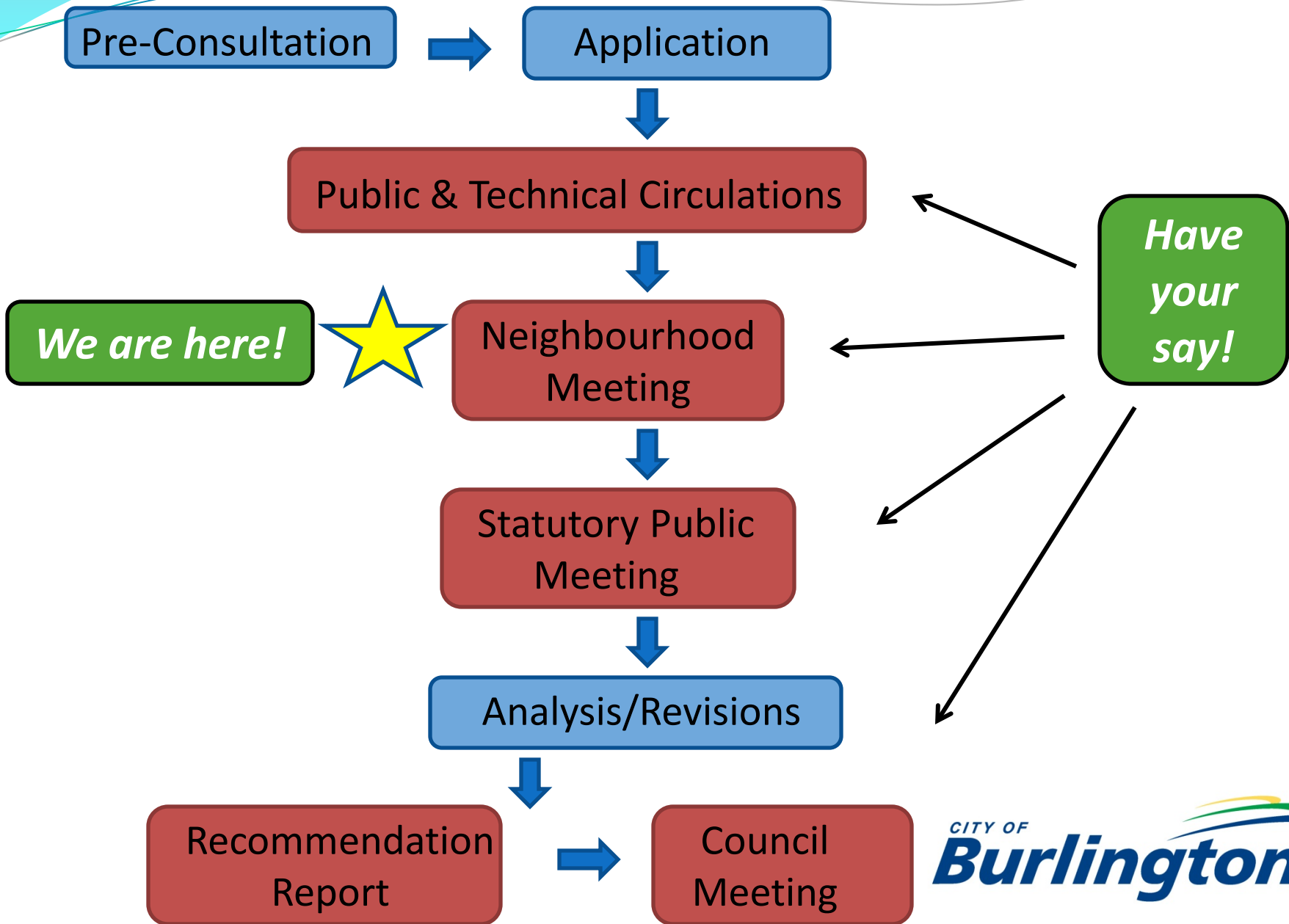
The Planning Process and How to Get Involved

Planning Hierarchy



Why do plans change?

- The Planning Act provides authority for applicants to submit applications for development proposals that do not meet the current Official Plan or the Zoning By-law.
- The City is required to process these applications. If Council does not make a decision on an application within the prescribed timeframe, the applicant would be able to appeal the applications.
- Official Plan and Zoning By-laws may only be amended if it is determined that the proposed changes comply with policies and development is compatible with the surrounding neighbourhoods



*Have
your
say!*

Tell the City what you think!

- Fill out a comment form at tonight's meeting.
- Write a letter or email to the Planning Department
- Send a copy of your letter or e-mail to your Councillor

Stay Informed

- Provide your mailing address to the Planning Department. By doing so you will receive:
 - Notice of future meetings
 - Information on how to obtain a staff report
 - Information regarding speaking in front of Committee, should you wish to
 - Information on how you can appeal the application
- Subscribe to the application webpage:

www.burlington.ca/1157NorthShore

Local Planning Appeal Tribunal

- Any appellant must explain and demonstrate how the approved OPA or rezoning (or some part of it) is inconsistent with the provincial policy statement, fails to conform with or conflicts with a provincial plan (such as the Greenbelt Plan), or fails to conform with an applicable upper-tier official plan (eg: Halton Region Official Plan).
- The Local Planning Appeals Tribunal is under a statutory obligation to dismiss any appeal that fails to demonstrate this.
- **The important thing to note is that you must participate in the planning process in order to lodge an appeal or participate in a Hearing.**

Overview of Development Site

Development Site

Site and Surrounding

Area:

- Adjacent properties single detached and semi detached dwellings, apartments, the QEW and a long term care facility.



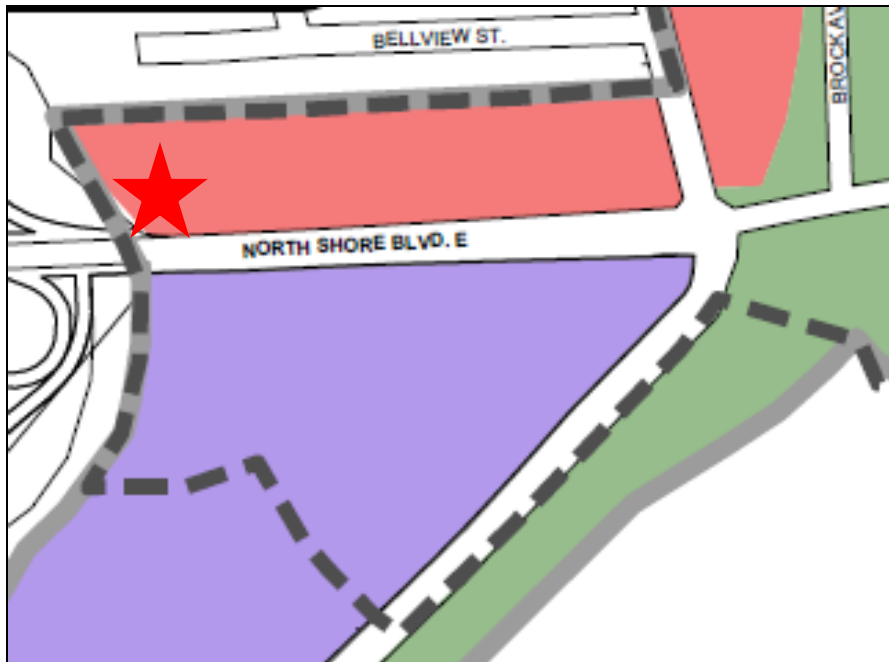
Planning Application

Proposal:

- Official Plan & Zoning By-law amendments to permit a senior's living campus with building heights up to 17 storeys (approx. 65 m). The development proposes to contain 475 suites of varying levels of care.
- A total of 220 parking spaces (145 staff and visitor spaces and 75 resident parking spaces) are proposed to be provided underground.



Official Plan Designation

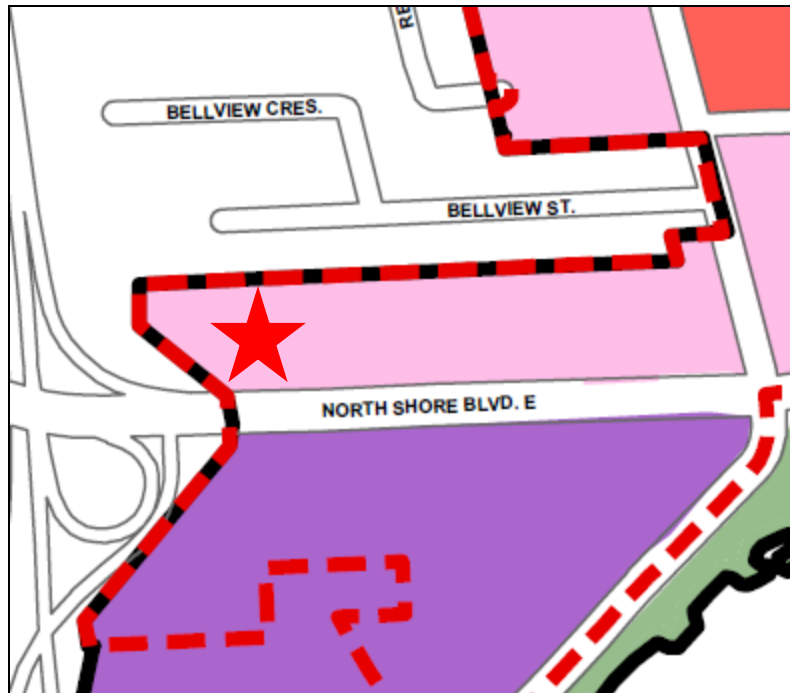


- Designated “Downtown Residential- Medium and/or High Density”
- Official Plan amendment is proposing to:
 - permit site specific amendments for the subject site to increase density.



Council Adopted Official Plan

- Designated Downtown Mid-Rise Residential

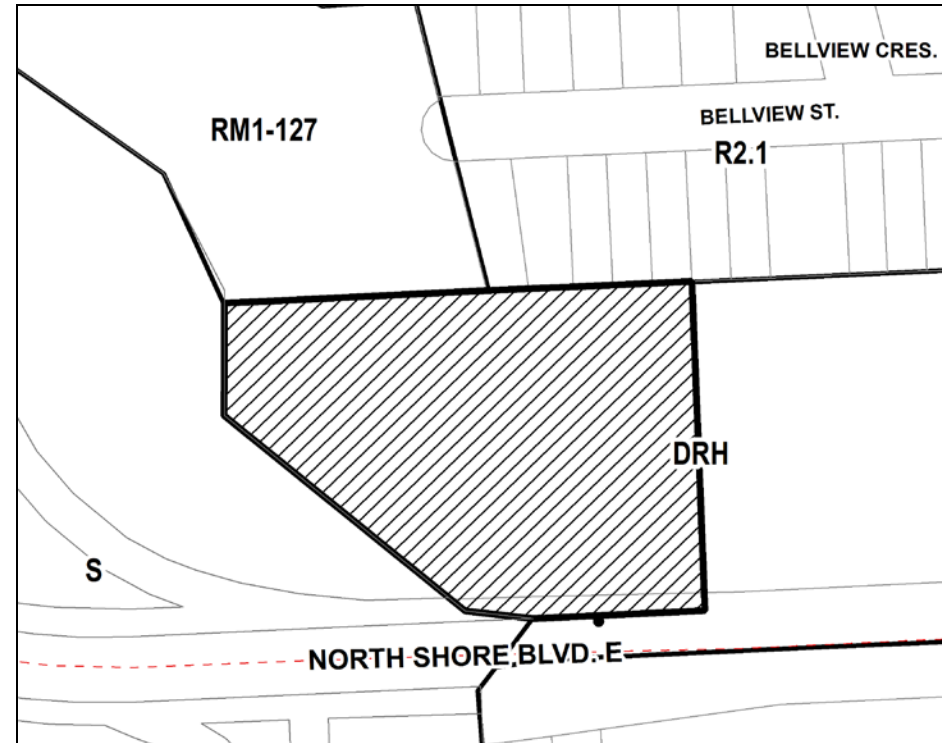


Legend

-  Downtown Parks and Promenades Precinct
-  Downtown Public Service Precinct
-  St. Luke's / Emerald Neighbourhood Precinct
-  Bates Precinct
-  Brant Main Street Precinct
-  Downtown Mid-Rise Residential Precinct

Zoning By-law

- ‘Downtown Residential – High Density’
- Application is proposing to rezone to include site specific exceptions to accommodate the proposed development:
 - Increase density.
 - Increase height.
 - Reduce number of parking spaces.



For more information:

Contact: Lisa Stern, Senior Planner

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E: lisa.stern@burlington.ca

Visit the City's website:

www.burlington.ca/1157NorthShore



Questions & Comments

IAP2's Public Participation Spectrum



Increasing Level of Public Impact 

	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example techniques	<ul style="list-style-type: none"> ■ Fact sheets ■ Web sites ■ Open houses 	<ul style="list-style-type: none"> ■ Public comment ■ Focus groups ■ Surveys ■ Public meetings 	<ul style="list-style-type: none"> ■ Workshops ■ Deliberative polling 	<ul style="list-style-type: none"> ■ Citizen advisory Committees ■ Consensus-building ■ Participatory decision-making 	<ul style="list-style-type: none"> ■ Citizen juries ■ Ballots ■ Delegated decision

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