

Neighbourhood Meeting

92 Plains Road East

Chelten Developments Inc.

December 7, 2017

**St. Matthews on-the-Plains Church
126 Plains Road East**

Meeting Agenda

Welcome and Introductions

Planning Department Presentation

Overview of Development Proposal

Question and Answer Period

Wrap-Up & Next Steps

Purpose of Tonight's Meeting

- Provide information on the planning process and how to get involved.
- Provide information about the applications.
- Answer your questions and listen to your feedback.

No decisions have been made by the city on this proposal.

We are at the beginning of the review process. There is more information to be received and analysis to be undertaken, including consideration of public comments.

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.

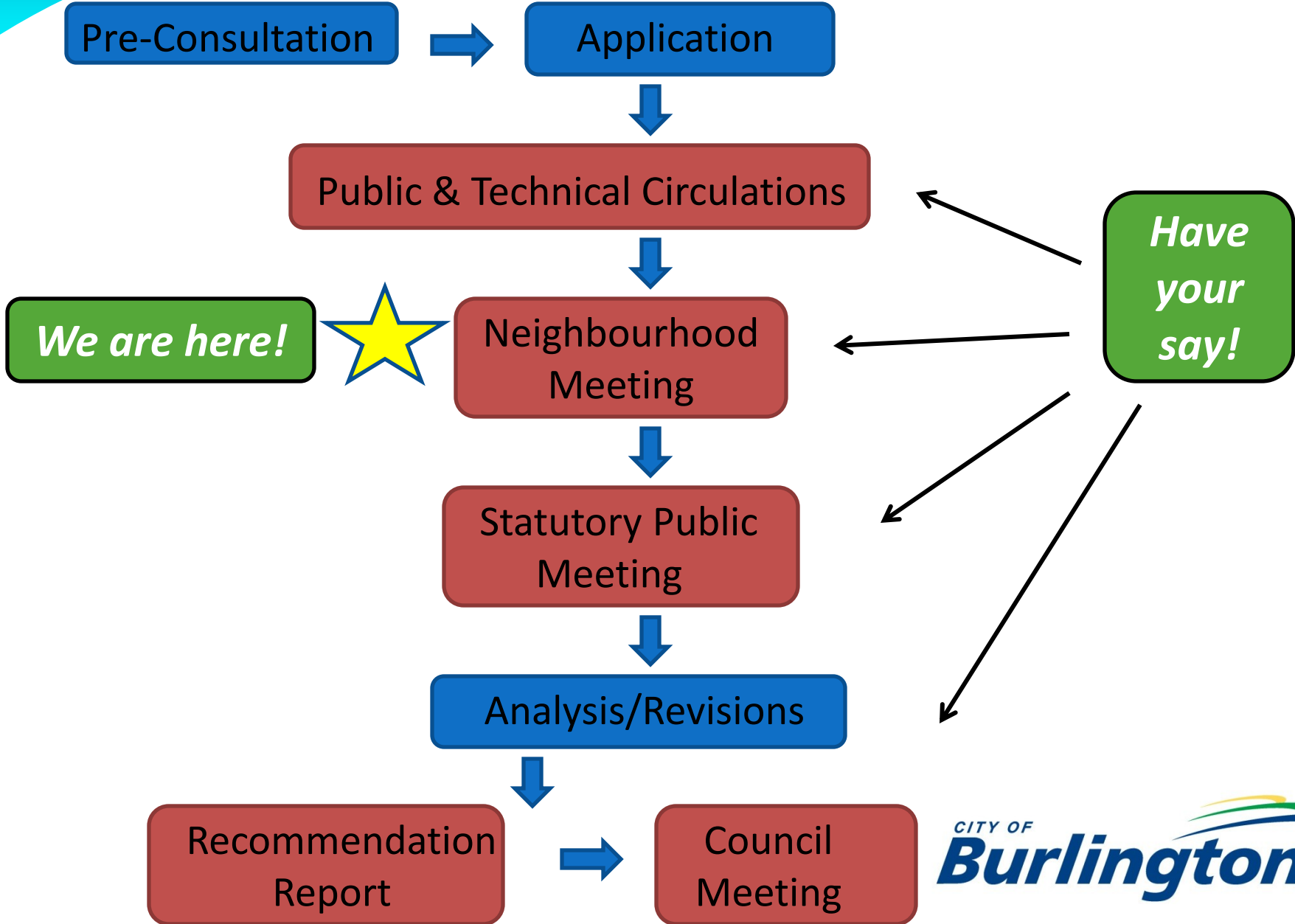
The Planning Process and How to Get Involved

Planning Hierarchy



Why do plans change?

- The Planning Act provides authority for applicants to submit development applications to amend the Official Plan or the Zoning By-law.
- The City is required to process applications.
- If Council does not make a decision on an application within a prescribed timeframe, the application can be appealed to the Ontario Municipal Board



*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 Ward Councillor.

Stay Informed

- Provide your mailing address to the Planning Department. 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 to the Ontario Municipal Board.
- www.burlington.ca/92Plains

Ontario Municipal Board



- The OMB is an independent tribunal with the authority to approve, change, or refuse planning applications. Its decisions take the place of decisions made by Council.
- You must participate in the planning process in order to lodge an appeal, or to participate in the OMB Hearing.

Overview of Applications

Development Site

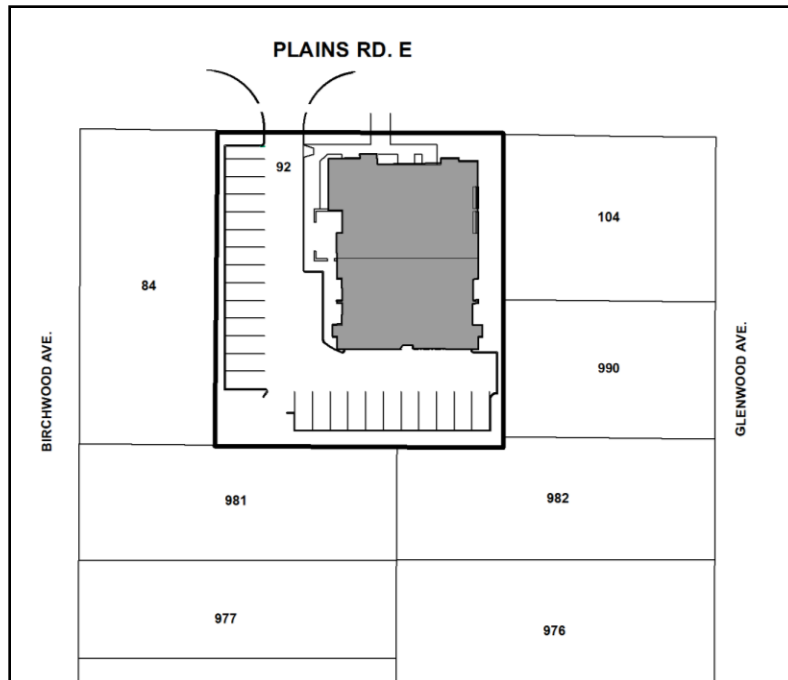


Site and Surrounding Area:

- 92 Plains Road East
- South side of Plains Road East, between Glenwood Avenue and Birchwood Avenue
- Lands comprise 0.21 ha

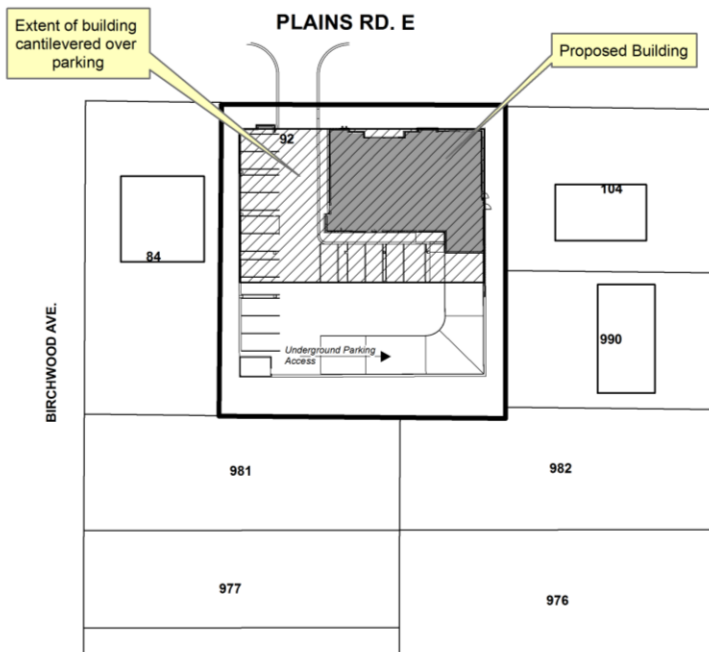
Previous Development Proposal

To construct a 4-storey mixed use building with 24 residential units and office and commercial uses on the ground floor.

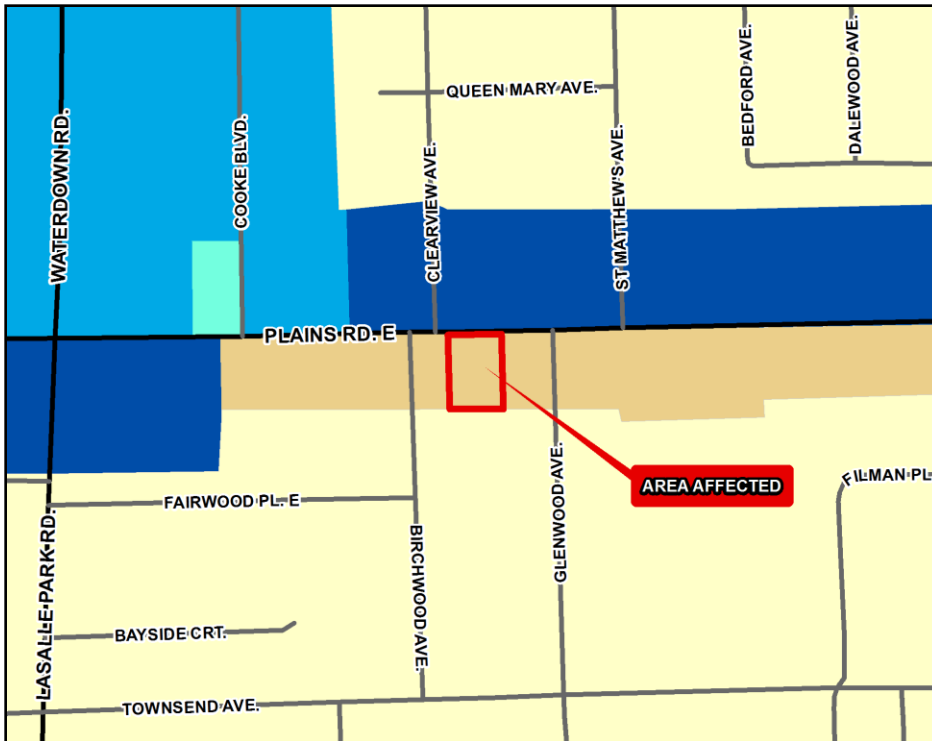


Current Development Proposal

To construct a 6-storey mixed use building with 50 residential units and office and commercial uses on the ground floor.

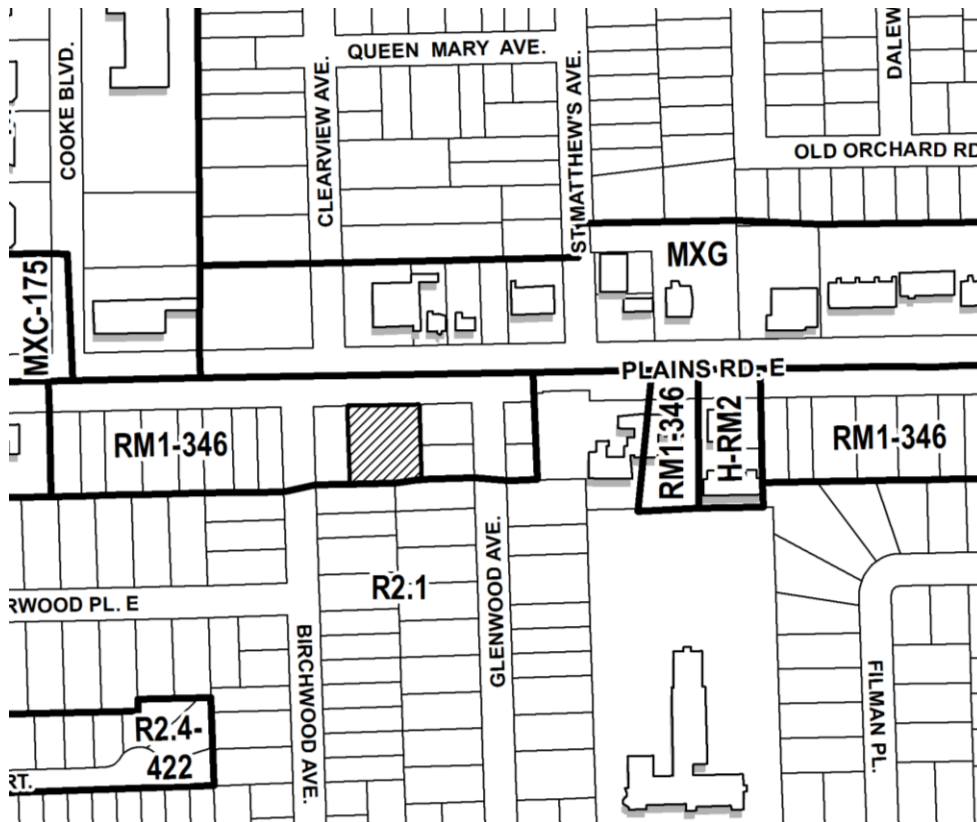


Official Plan Designation



- Designated 'Residential Medium Density'
- Application intended to re-designate the site to 'Mixed Use Corridor – General' to accommodate an increased density

Zoning



- **‘Residential Medium Density with Site Specific Exception RM1-346’**
- Application intended rezone the site to Mixed Use Corridor – General with Site Specific Exception

For more information:

Contact: Melissa Morgan
Planner II – Development Review

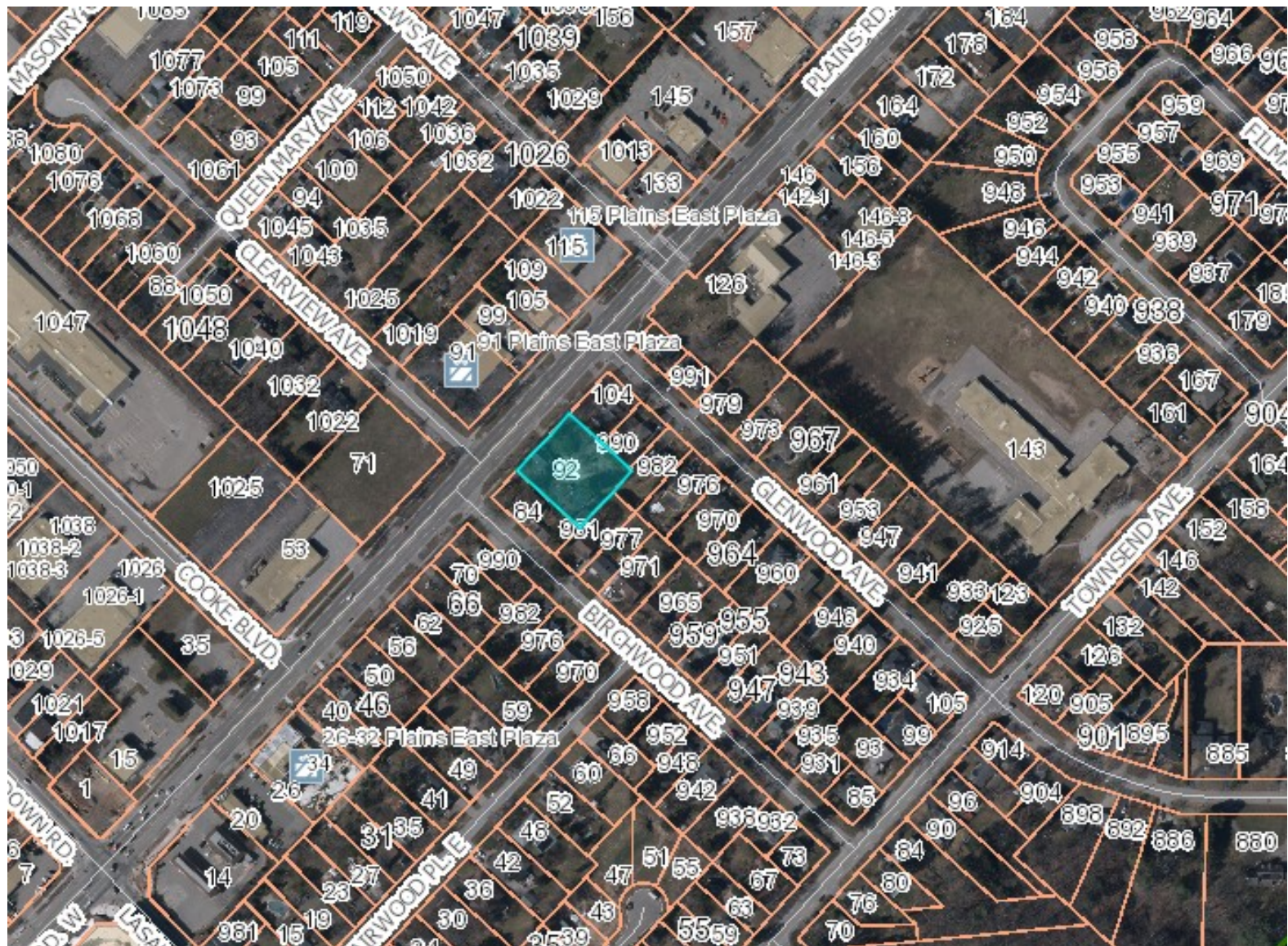
T: (905) 335-7600 ext. 7788

E: melissa.morgan@burlington.ca

Visit the City's website: www.burlington.ca

Application website: www.burlington.ca/92Plains

Applicant's Presentation



Extent of building cantilevered over parking

PLAINS RD. E

Proposed Building

