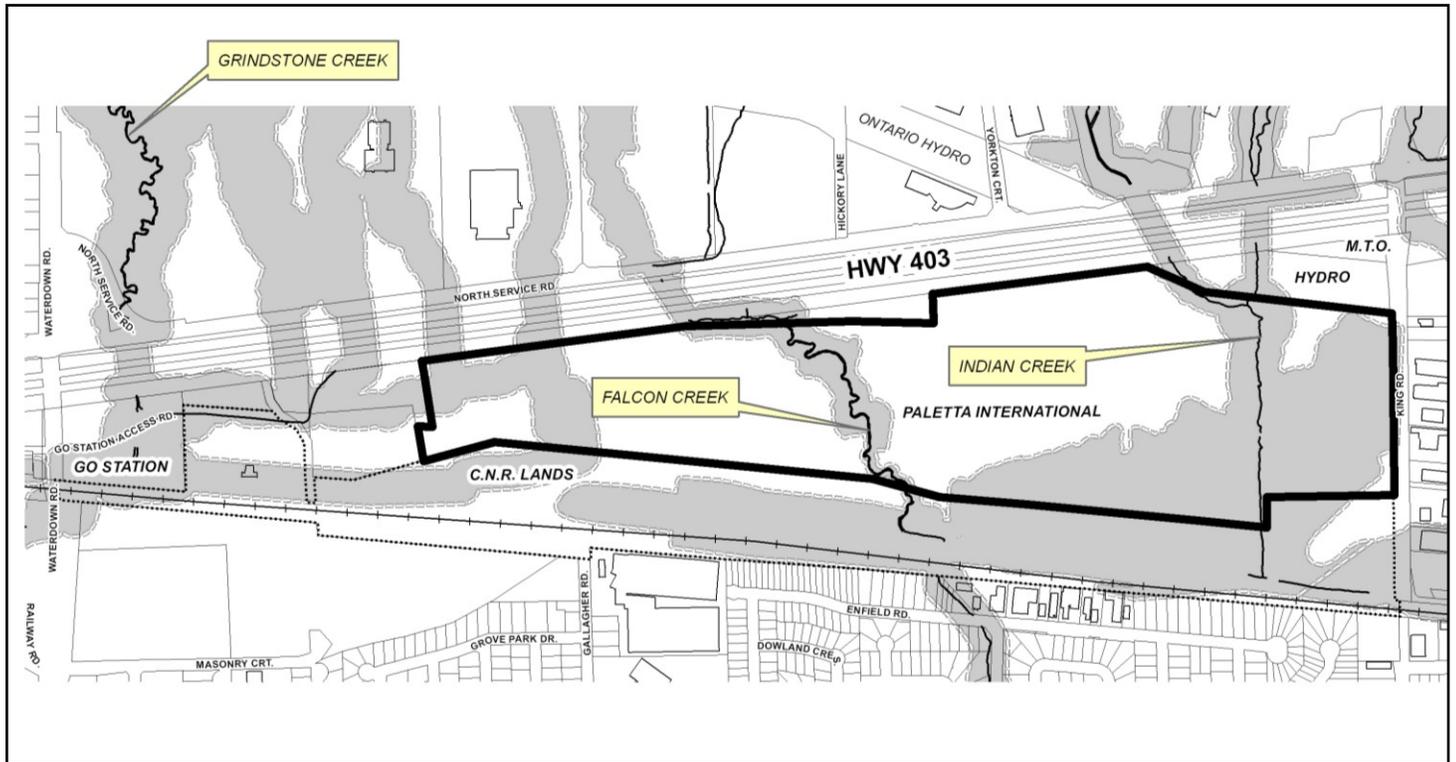


# 1200 King Road - Planning Overview

## Location:



## Size:

49.17 hectares (shaded land in sketch above indicates area regulated by Conservation Halton)

## Property Owner:

Penta Properties Inc. (formerly Paletta International)

## Minutes of Settlement:

(Signed June 2009 between City and Paletta International for various properties under appeal)

- For 1200 King Road, the parties agreed to conceptual land use plan for lands east of Falcon Creek and the City prepared an Official Plan Amendment and Zoning By-law to implement this plan
- Paletta International agreed to construct a service road within five years of the commencement of the construction of any building on the site. The City is responsible for the construction of the crossing of Falcon Creek
- Lands west of Falcon Creek will be subject to a further review to determine if it is appropriate to develop these as a mobility hub for a broad range of land uses. The environmental features on these lands will be examined to determine the appropriate extent of the developable area. This review is to be in consultation with Conservation Halton and the Region of Halton.
- Paletta's appeal of lands west of Falcon Creek remains before the OMB
- "Because the City and other agencies have not had the opportunity to study these lands, it is agreed that all facilities (including roads and crossings), the aerial extent of designations and zoning, and the development areas identified below and on Figure 3 are subject to verification and revision following a thorough environmental, natural heritage and watershed/creek assessment of the lands. The normal assessment process as described above, involving those agencies with jurisdiction, will apply to this exercise."

**Regional Official Plan:**

**Current Regional Plan:** Urban Area, Greenlands A (Indian Creek floodplain)

**ROPA38:** Urban Area, Employment Area Overlay, Natural Heritage System (Indian Creek floodplain and all lands west of Falcon Creek)

**Burlington Official Plan (Lands East of Falcon Creek):**

**Business Corridor:** Allows for prestige type offices and industrial uses that require high visibility along major transportation routes

**General Employment** with site specific policies (Part III, Section 3.3.3 f)):

Allows for a broad range of employment and office uses.

Site specific policies for this area state:

- (i) recreation and entertainment uses, including a sports arena and/or stadium shall be permitted only up to a maximum seating capacity of 9,000 persons. Any recreational or entertainment use(s) with a seating capacity in excess of 9,000 persons shall require a further amendment to this Plan.
- (ii) The Zoning By-law shall contain provisions relating to recreation and entertainment uses, placing a Holding (H) zone prefix on these lands which prohibit a sports arena and/or stadium with a maximum seating capacity of 9,000 persons, until the following is completed to the satisfaction of the City:
  - i. the submission of a parking and access study which demonstrates that site access and parking will be adequate to meet the demands of the sports arena and/or stadium facility;
  - ii. the proposed east-west service road extending from Waterdown Road to King Road has received all applicable approvals to permit its construction; and
  - iii. adequate securities have been posted with the City to ensure that the construction of the entire east-west service road will be completed concurrent with the completion of the sports arena and/or stadium facility.

**Employment Commercial** with site specific policy (Part III, Section 5.3.4 j)):

Allows for a wide range of employment uses as well as retail uses that have employment characteristics.

**Mixed Use Corridor – Employment:**

Allows industrial, office, and a limited range of retail uses that serve the surrounding employment area.

Site specific policy for this area states:

- (i) Should the sports arena and/or stadium facility referenced in Part III, Subsection 3.3.3 clause f), be constructed on the “General Employment” lands located to the south, additional retail and service commercial uses related to the sports arena and/or stadium facility and permitted in the Mixed Use Corridor –Commercial Corridor Designation shall be permitted. These uses shall consist of those uses permitted in the MXC zone, with the exception of residential uses, supermarket/grocery store and large building supply store.”

**Watercourse:**

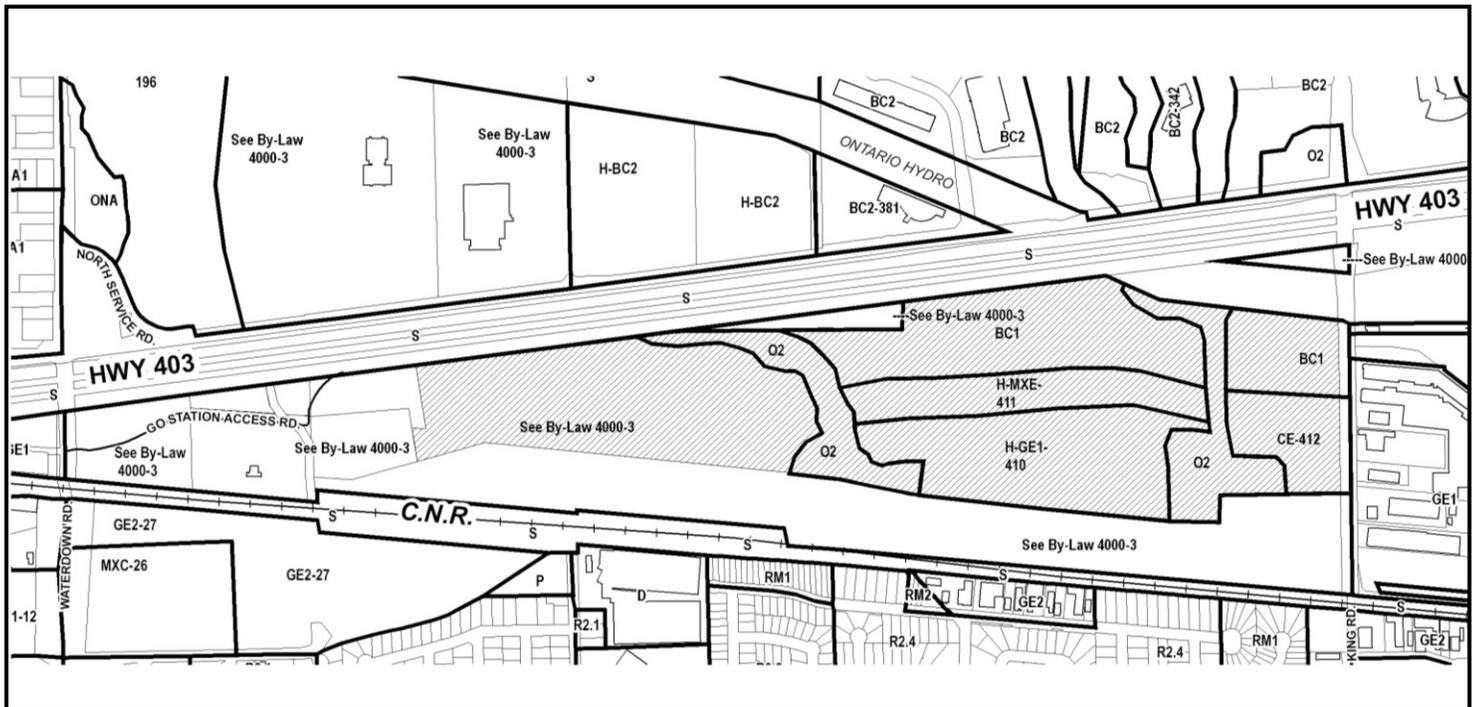
Ensures the protection of floodplain areas and watercourses. Policies require new development be setback from watercourses, that watercourses be zoned as open space, and that they be dedicated to a public authority during development.

**Burlington Official Plan (Lands West of Falcon Creek):**

Deferral 42 (to Business Corridor and Watercourse policies)

OPA49 – Industrial

## Zoning:



## Environmental Impact Assessment/Stormwater Management Study:

Staff from Burlington, Halton Region and Conservation Halton prepared a joint study terms of reference to assess the natural lands and stormwater management for the entire 1200 King Road parcel. These TofR were provided to Paletta International in March 2010.

In November 2010, Paletta International provided alternative TofR prepared by Savanta. These were not acceptable to any of the agencies and a series of meetings were held to try to resolve the issue.

In April 2012, the agencies provided a revised TofR to Paletta International. In December 2012, the City wrote to Paletta's agent requesting that the April 2012 TofR be used and noting that should they proceed with an alternative methodology, it runs the risk that the resulting study would not meet Provincial, Regional or local policies and would not provide acceptable technical documentation of the feasibility and impacts of the future proposed development.

## Subdivision Application:

Submitted on January 31, 14

Lands east of Falcon Creek are proposed to be divided into 27 lots and 8 blocks representing various employment and commercial land uses and open space blocks.

Lands west of Falcon Creek are proposed to be divided into two large blocks on either side of Road A (a future South Service Road allowance between King Road and the GO Transit Station).

The Subdivision application did not include the required technical studies and was not considered complete. A notice sign was posted on the property and no further action was taken until the remaining materials were submitted in April 2015.

