

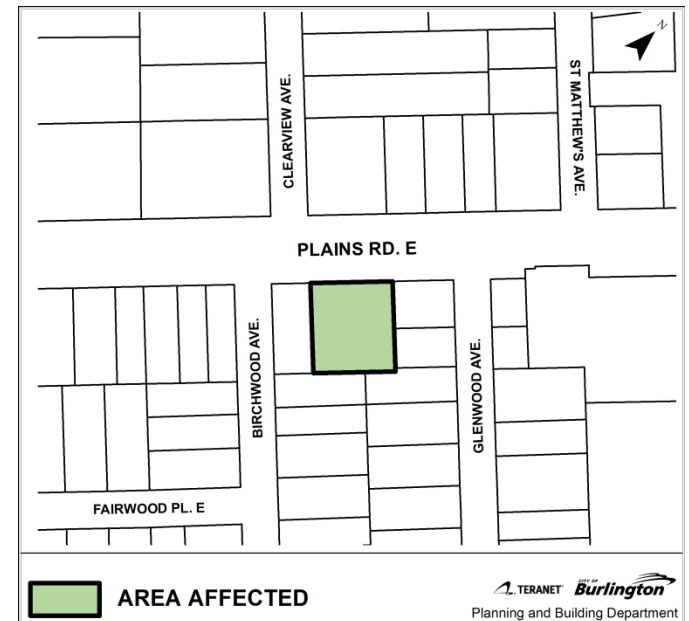
# Neighbourhood Meeting

Applications to amend the  
Official Plan and Zoning By-law  
for 92 Plains Rd. E.

Applicant: Chelten Developments Inc.

Files: 505-02/16; 520-03/16

June 6, 2016



# Meeting Agenda

1. Welcome and Introductions
2. Overview of Planning Process (City Staff)
3. Presentation of Development Proposal (MHBC Planning)
4. Questions
5. Comments
6. Neighbourhood Meeting Survey

# Meeting Purpose

- To inform you about the development proposal
- To inform you about the planning process
- To answer your questions
- To hear your comments

**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.**

# The Planning Process

## Why do plans change?

- The Planning Act provides authority for applicants to submit applications to amend the Official Plan and Zoning By-law.
- The City is required to process applications.
- If Council does not make a decision within 180 days, the applications can be appealed to the Ontario Municipal Board.

# Role of the City Planner

- Circulates applications to technical departments and agencies, and to community (120 metres)
- Assesses applications in terms of applicable plans, policies and guidelines
- Resolves competing interests and discusses changes with applicant
- Prepares recommendation for City Council.  
Recommendation must be considered good planning and be in the broader public interest

Pre-Consultation



Application submitted



Public & Technical Circulations



Neighbourhood Meeting



Statutory Public Meeting/Information Report



Analysis/Revision



Recommendation Report



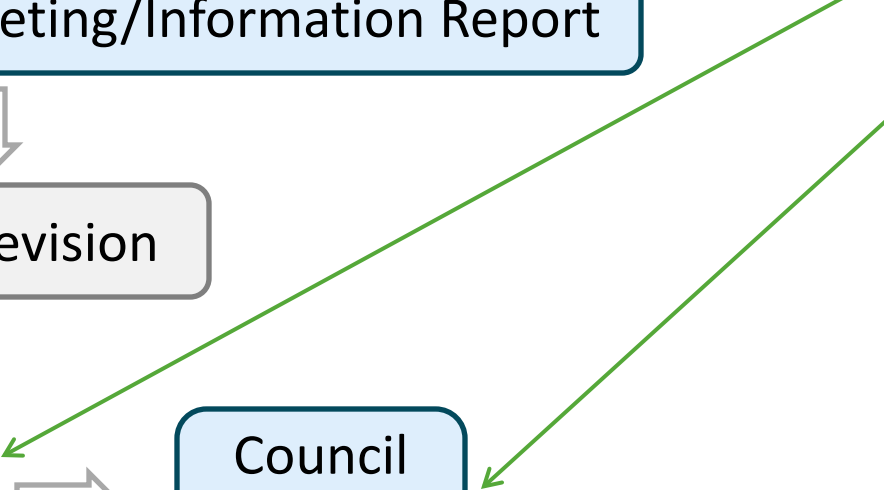
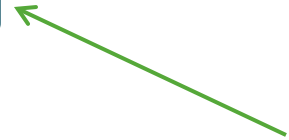
Council Meeting

**Planning  
Process**

We are here



*Have  
your  
say!*





## How can you get more information?

- Review the plans and technical reports submitted by the applicant at [www.burlington.ca/92Plains](http://www.burlington.ca/92Plains)
- Subscribe to the project webpage if you wish to receive an email when new information is submitted or future meetings are scheduled
- Future notices will be sent to individuals on the mailing list advising of the date staff reports will be presented to the Development & Infrastructure Committee

# How can you get involved?

## Put Your Opinion in Writing

*Have  
your  
say!*

- Fill out a comment form at tonight's meeting.
- Send an email or letter to Silvina Kade, Senior Planner at [silvina.kade@burlington.ca](mailto:silvina.kade@burlington.ca) by June 20, 2016
- Send a copy of your email or letter to Ward 1 Councillor Rick Craven at [rick.craven@burlington.ca](mailto:rick.craven@burlington.ca)



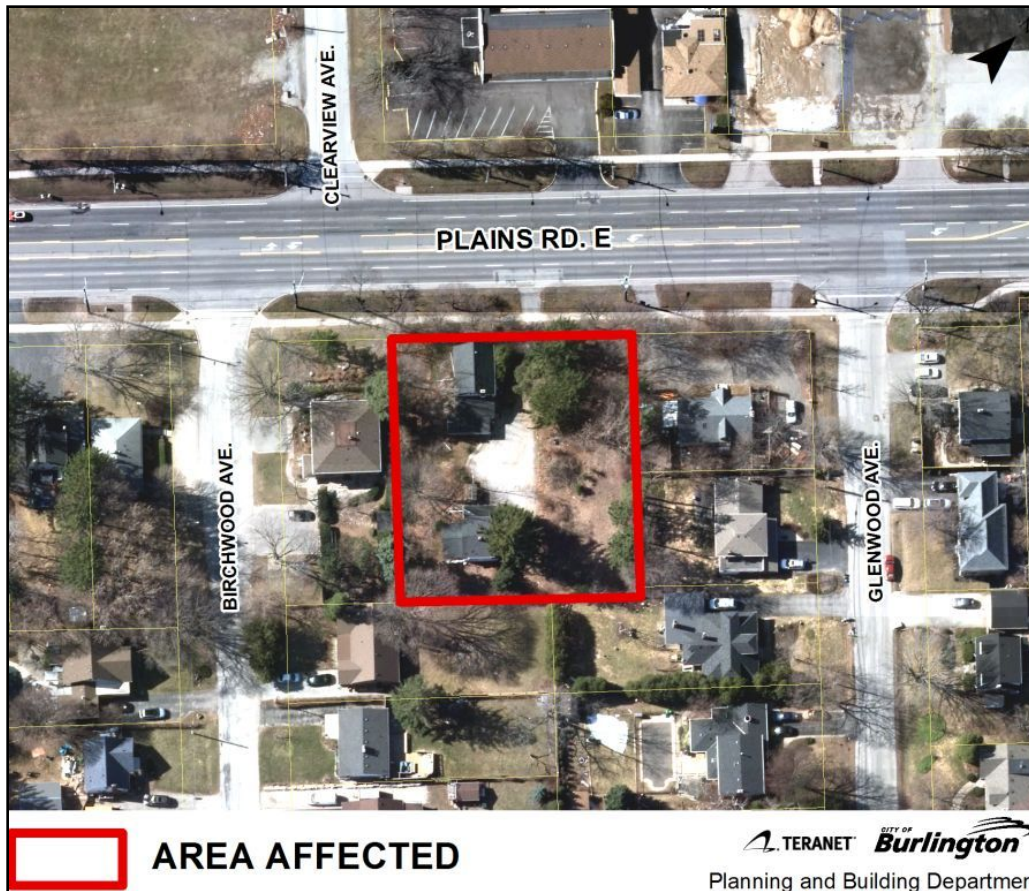
## **Read the Staff Reports**

- **A week before the Development & Infrastructure Committee meeting(s), download the planning report from the city's website or obtain a copy from the Clerk's Department.**

## **Attend the D & I Committee Meeting(s)**

- **If you wish to speak at the D & I meeting, you will have 10 minutes to make your points.**

# Overview of Development Site



Lot area: 0.21 ha

Frontage: 44.5 m

# Burlington Official Plan



- Residential - Low Density
- Residential - Medium Density
- MUC - Employment
- MUC - Commercial
- MUC - General

# Burlington Official Plan

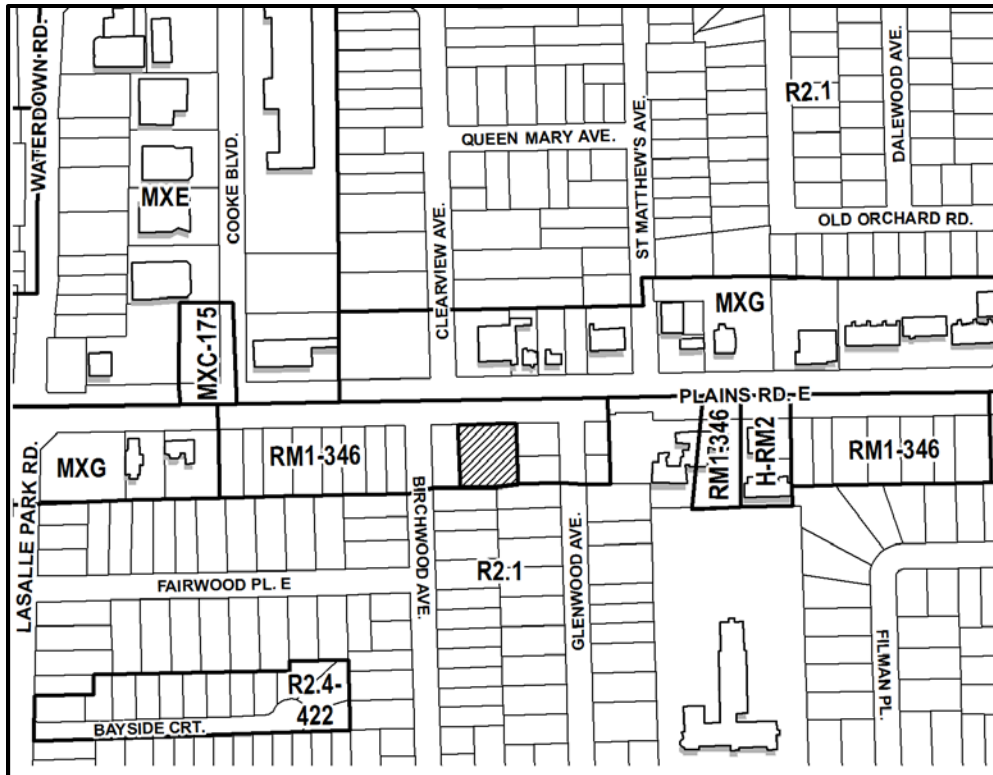
- existing designation permits ground or non-ground oriented units with density between 26 and 50 units per net hectare
- Site-specific policy: “. . . the lands designated “Residential Medium Density” on the south side of Plains Road, between Cooke Boulevard and Filmandale Road, shall be subject to site-specific zoning regulations designed to protect the existing character of this portion of Plains Road and provide compatibility with the abutting neighbourhood to the south. Any exterior alteration or addition to the property shall maintain the residential appearance and character of the property.”



# Burlington Official Plan Review

- **The City is in Phase 2 - Conversations and Analysis - of its Official Plan Review process.**
- **A community consultation meeting was held March 24, 2015 to discuss a potential change to land use on the south side of Plains Rd. E. in this area.**
- **A directions report and draft Official Plan Amendment arising from the Official Plan Review is targeted to be released for public review before the end of 2016.**

# Zoning By-law 2020

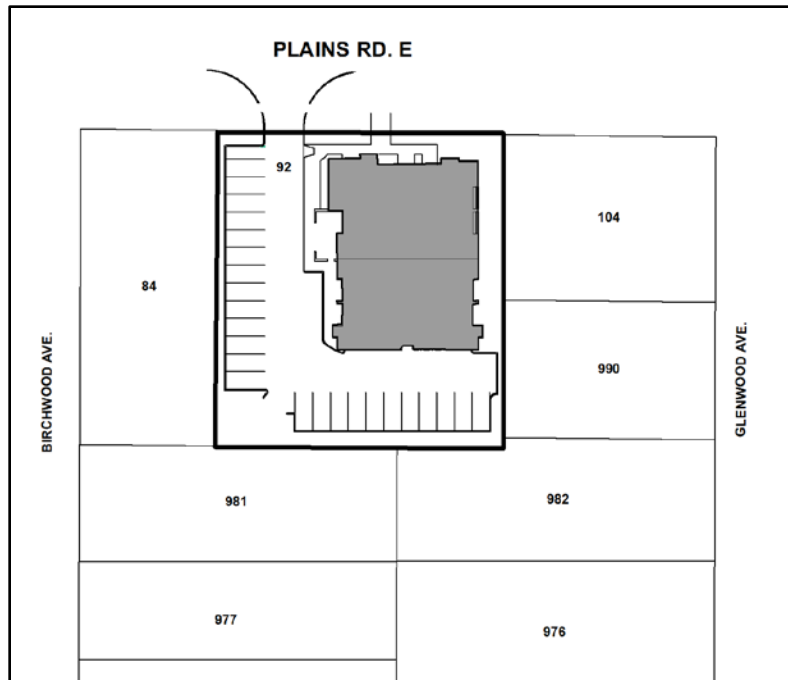


**Zoning: RM1-346**

**Permits detached, semi-detached, duplex and triplex buildings; special regulations for offices. . .**

# Development Proposal

Applications seek approval to construct a 4-storey mixed use building with 24 apartments and 333 m<sup>2</sup> of office and commercial uses on the ground floor.





## For more information:

**Contact: Silvina Kade, Senior Planner**

**T: (905) 335-7600 ext. 7871**

**E: [Silvina.Kade@burlington.ca](mailto:Silvina.Kade@burlington.ca)**

**Visit the City's website: [www.burlington.ca/92Plains](http://www.burlington.ca/92Plains)**

**Please submit comments by: June 20, 2016**