



Neighbourhood Meeting

**Application to amend the Zoning
By-law for 143 Bluewater Place &
105 Avondale Crt**

**Applicant: First Urban/Bloomfield
Homes**

File No: 520-07/16



Meeting Agenda

- Welcome and Introductions
- Overview of the Planning Process (City Staff)
- Overview of the Development Proposal
- Questions & Comments
- 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.

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 120 days, the application 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

Public & Technical Circulations

Neighbourhood Meeting

Statutory Public Meeting/
Info Report

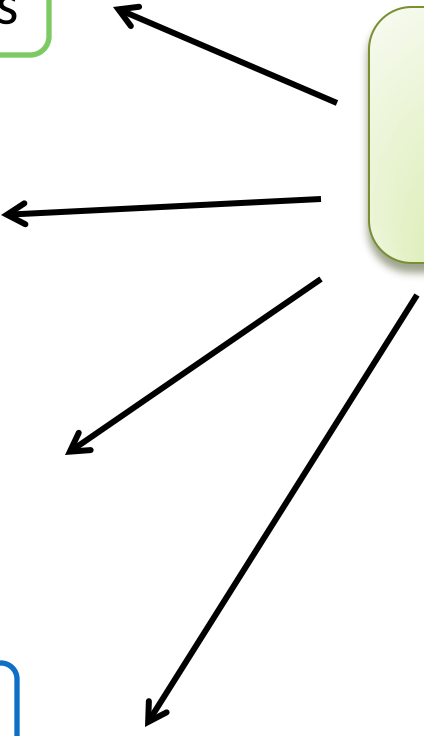
Analysis/Revisions

Recommendation Report

Council Meeting

Have your say!

We are here ★



How can you get more information?

- Review the plans and studies submitted by the applicant at: www.burlington.ca/bluewaterplace
- Subscribe to the project webpage to receive an email when new information is added or when future meetings are scheduled.
- Future notices will be sent to anyone on the mailing list advising of the date of staff reports will be presented to the Development & Infrastructure Committee for discussion.



How can you get involved?

Put Your Opinion in Writing

- Fill out a comment form tonight
- Send an e-mail or letter to Mark Hefferton, Planner II at Mark.Hefferton@Burlington.ca by Sept 21.
- Send a copy of your letter or email to Councillor Jack Dennison at Jack.Dennison@Burlington.ca



Read the staff reports

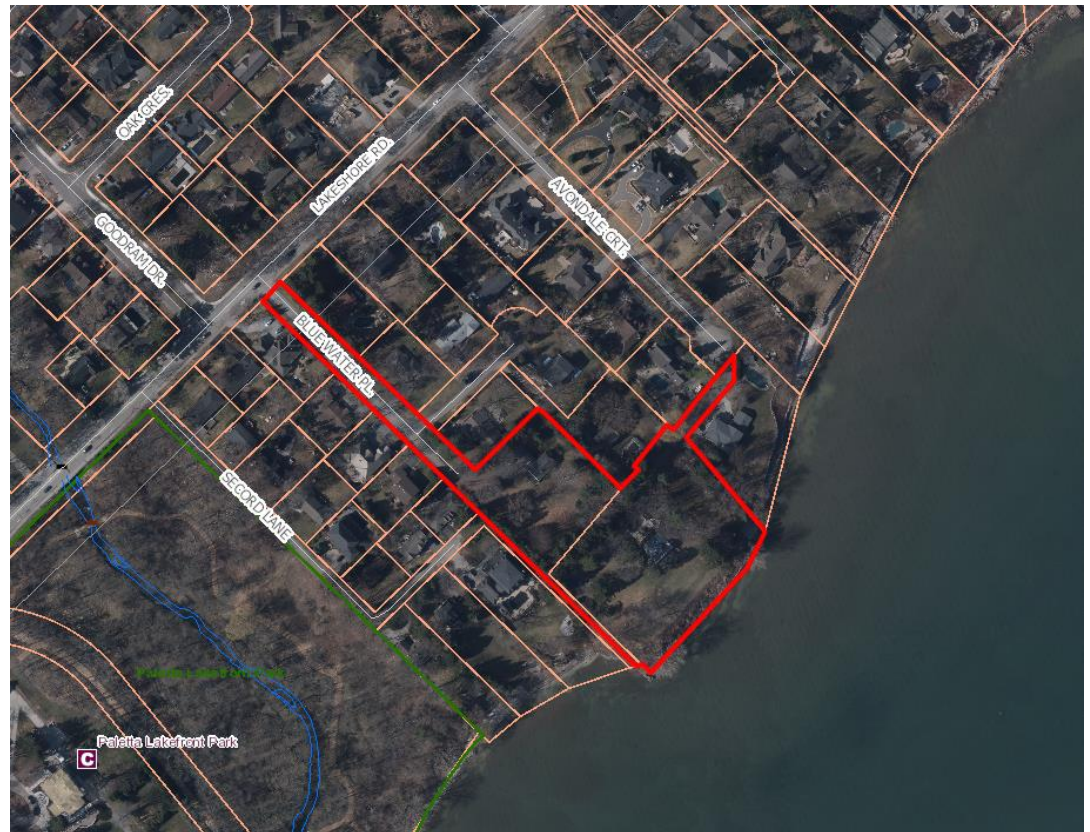
- One week before the Development & Infrastructure Committee (D&I) meeting, the agenda and staff report are published online and available for download and from the Clerks Department

Come to D&I

- If you wish to speak to the Development & Infrastructure Committee, you will have 10 minutes to speak

Overview of Development Site

- Combined Lot Area: 1.6 ha
- Private Road with access easements
- Varying levels of servicing



Burlington Official Plan

Legend:

- MUC - Commercial
- MUC - General
- General Employment
- Employment Commercial
- Regional Commercial
- Business Corridor
- Parkway Belt Plan Area
- Deferral
- Environmentally Sensitive Area
- Greenlands
- Land Use Designation to be Determined
- Major Parks and Open Space
- Mixed Use Centre
- Neighbourhood Commercial
- Referral
- Residential - High Density
- Residential - Low Density
- Residential - Medium Density





Official Plan Designation

- Residential – Low Density
- “...single-detached and semi-detached housing units with a density to a maximum of 25 units per net hectare shall be permitted. In addition, other forms of ground oriented housing units with a density to a maximum of 25 units per net hectare may be permitted, provided that these forms are compatible with the scale, urban design and community features of the neighbourhood.”

Zoning By-law 2020

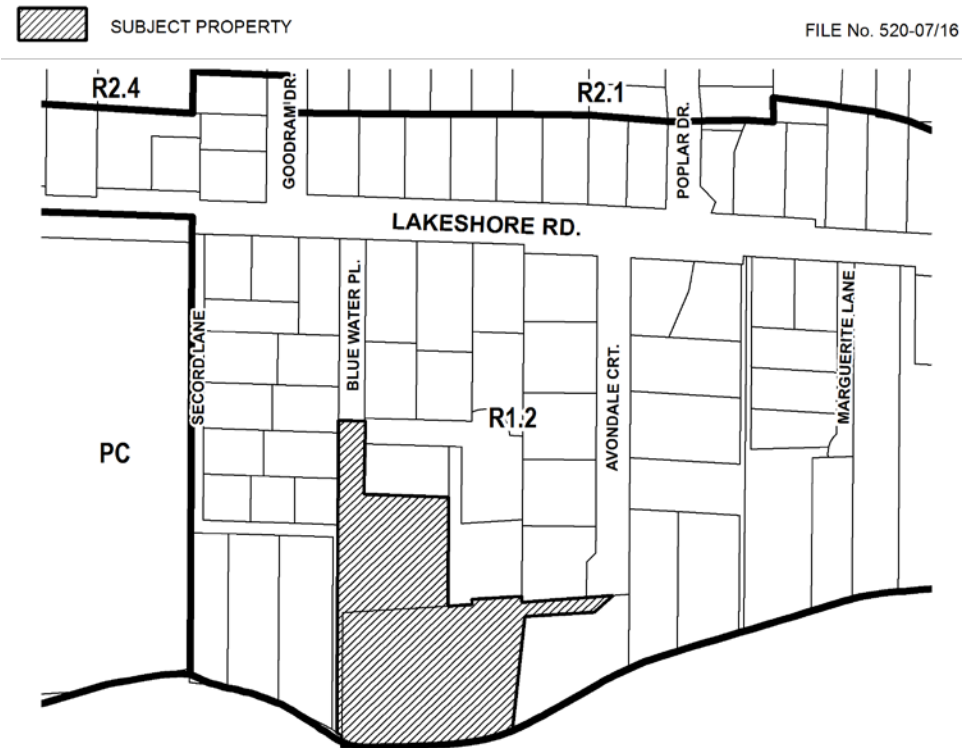
Existing Zoning: R1.2

Permits:

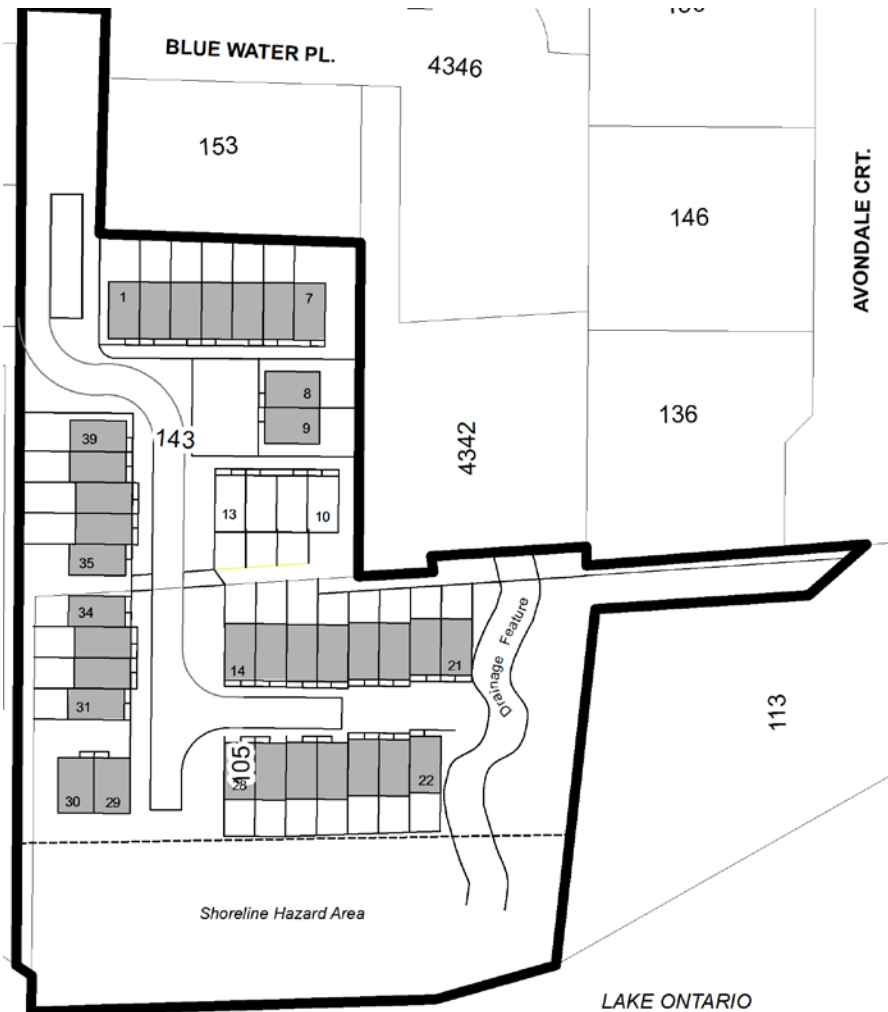
-Detached Dwellings
& Other Accessory
Dwelling Units

Proposed Zoning:

RM2-Site Specific



Development Proposal



Proposal:

- 35 townhouse units/4 semi-detached units
- Underground parking structure
- Access from Bluewater Place



For more information:

Contact:

Mark Hefferton, Planner II – Development Review

T: (905) 335-7600 ext. 7860

E: Mark.Hefferton@burlington.ca

Visit the project webpage:

www.burlington.ca/bluewaterplace

Please submit comments by: Sept 21, 2016.



Questions

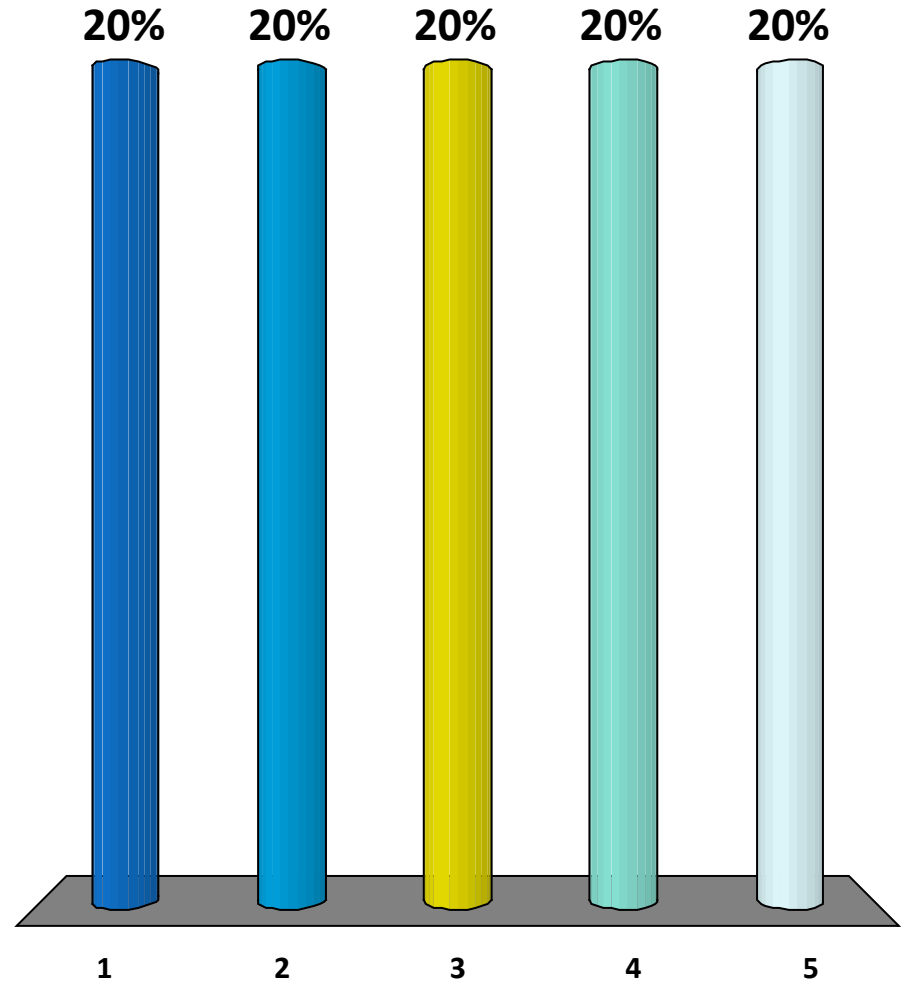
Comments



Neighbourhood Meeting Survey

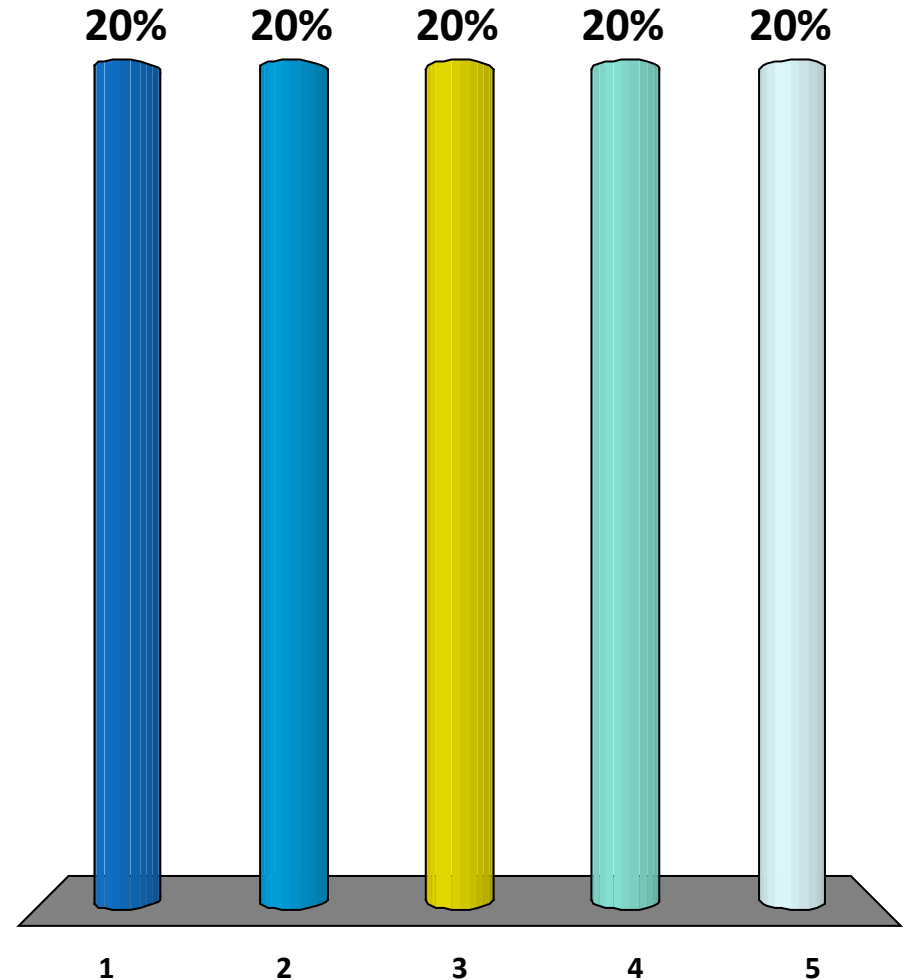
The Purpose of this meeting was clear.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



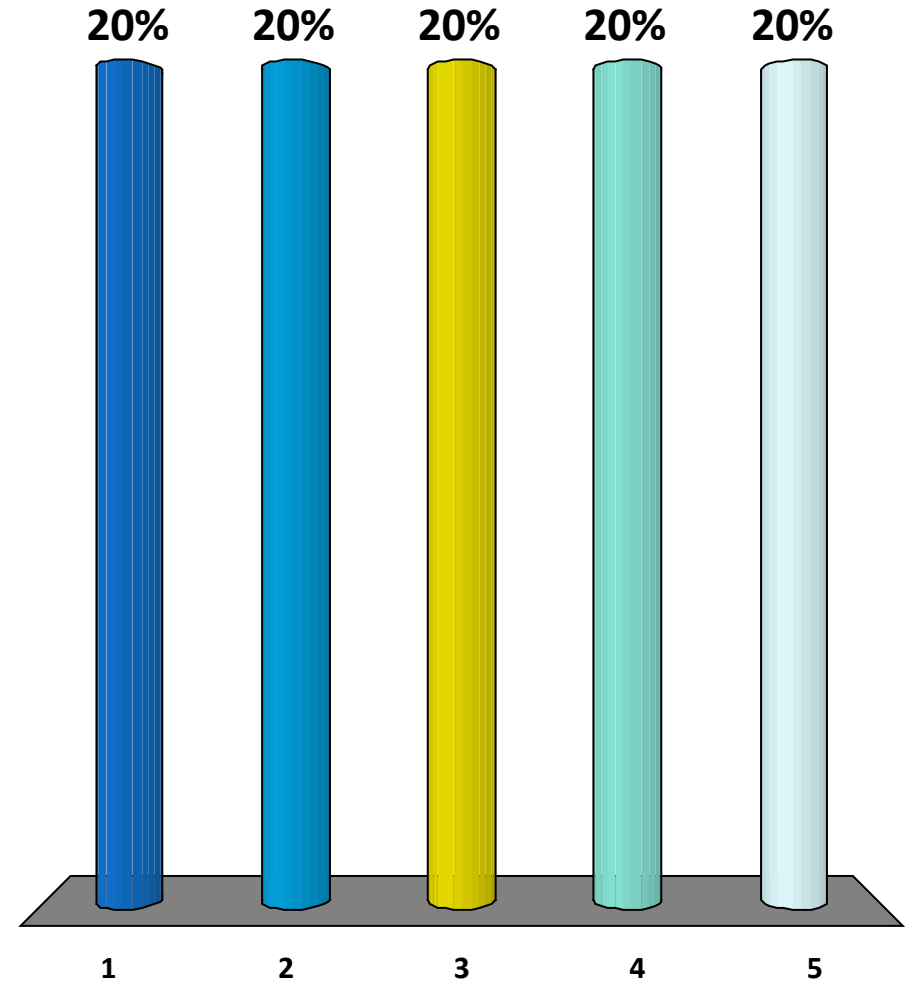
The information at this meeting was presented in a clear and understandable way.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



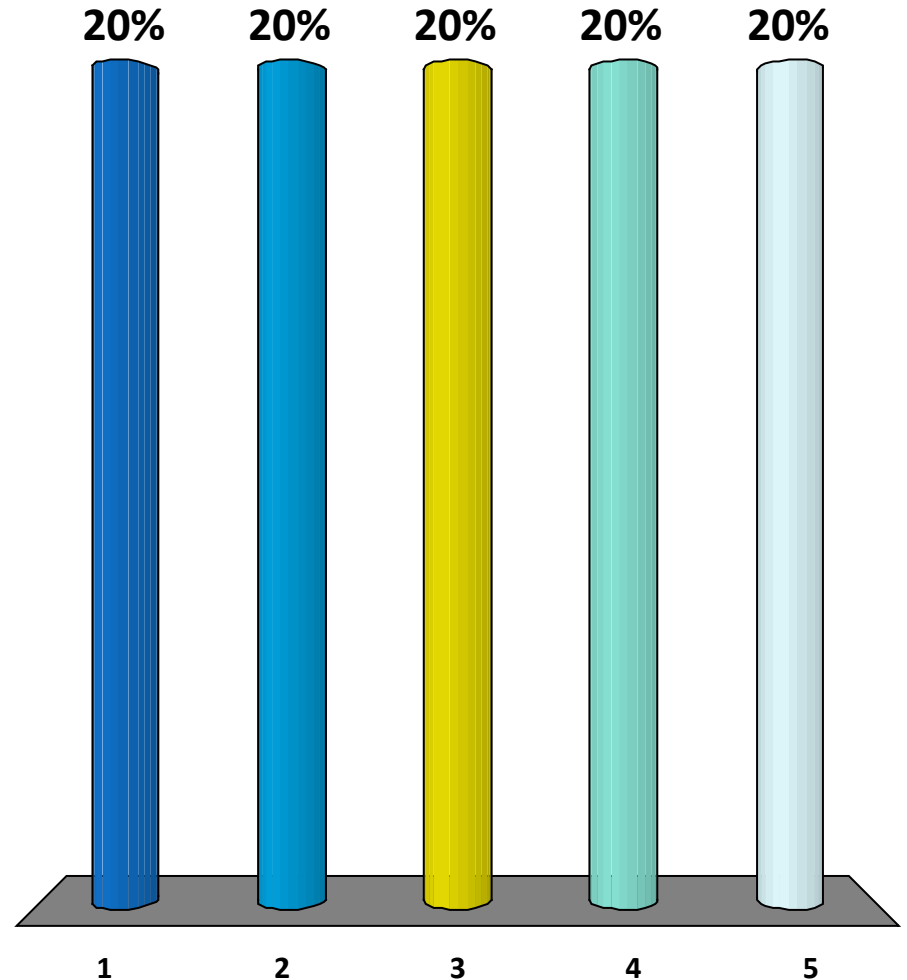
I received enough information about the next steps in the planning process and my opportunities to get involved.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



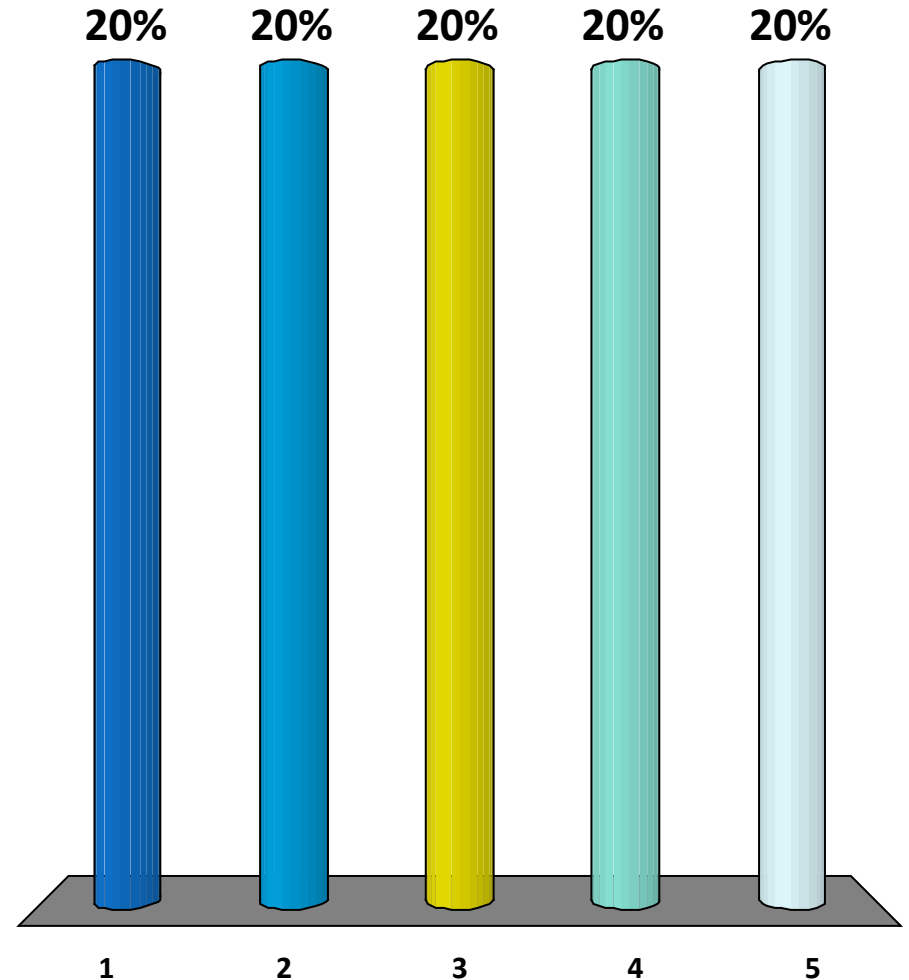
My questions were responded to in sufficient detail.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



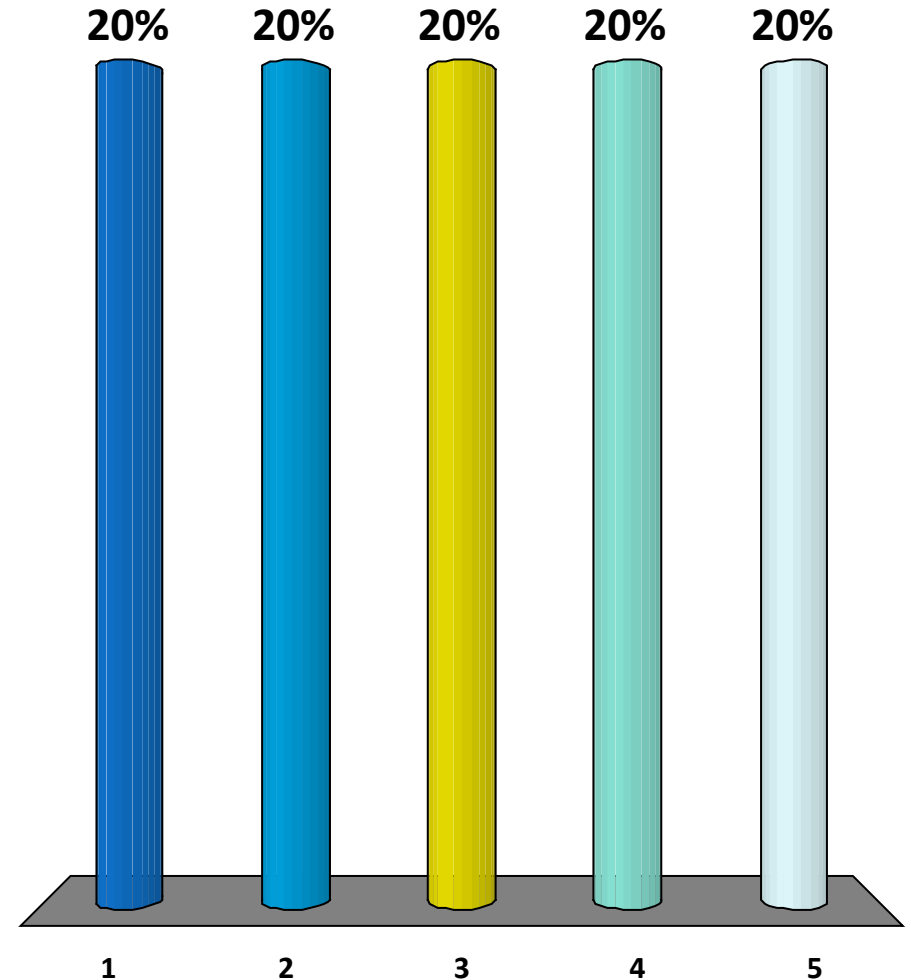
I was able to access city staff after the formal portion of the meeting to ask additional questions.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



I had no concerns with the meeting room, equipment or location.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable



I have sufficient information about the application to provide my written comments to the City.

1. Strongly Agree
2. Agree
3. Disagree
4. Strongly Disagree
5. Not Applicable

