

**Official Plan Amendment, Rezoning and Plan of Subdivision
Applications for: 5421, 5453 and 5463 Dundas Street and 3232
Tremaine Road
File No's.: 505-06/15, 520-09/15 and 510-03/15**

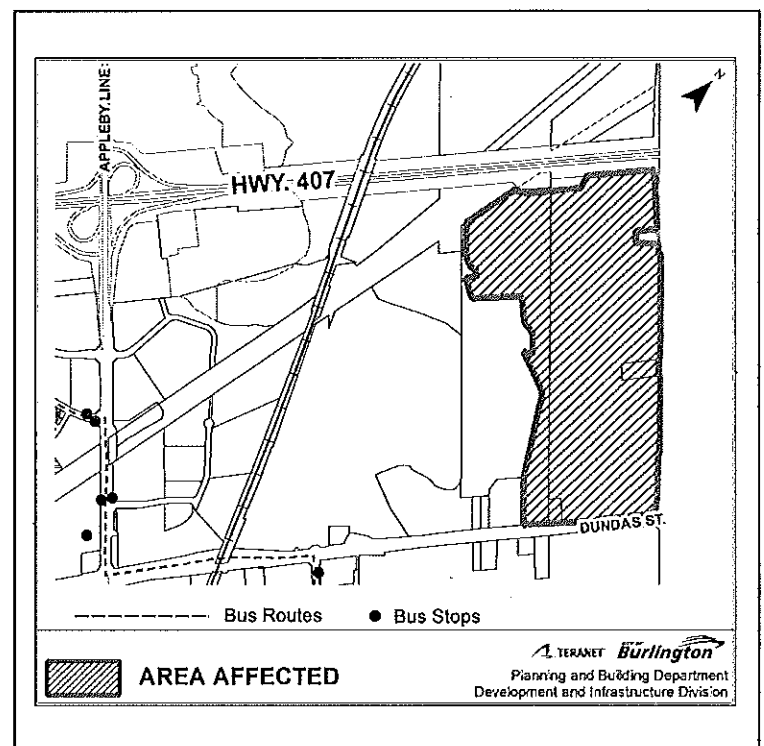
Proposal:

Planning applications have been made by Evergreen Community (Burlington) Ltd. to amend the City's Official Plan and Zoning By-Law and for a plan of subdivision for the lands outlined on the adjacent sketch known as 5421, 5453 and 5463 Dundas Street and 3232 Tremaine Road.

The proposed plan of subdivision provides a mix of land uses, including mixed use, employment and residential uses. The concept proposes a minimum of 907 new units and 1,326 jobs. The proposal contains 19.6 hectares of natural heritage features and associated buffers and linkages with 2 ha of parkland.

The subdivision plan (as shown on Sketch No. 2) consists of the following:

- 75 detached residential units having minimum lot widths of 10.4 m
- 124 detached residential units having minimum lot widths of 11.6 m
- 134 detached residential units having minimum lot widths of 12.5 m
- 18 detached residential units having minimum lot widths of 13.7 m
- 23 detached residential units having minimum lot widths of 15.2 m
- 123 townhouse units having minimum lot widths of 6.1 m
- Business Corridor blocks



- Mixed Use Corridor-Employment blocks
- Mixed Use Corridor-General blocks, including 410 residential units
- Park blocks
- Low Impact Development/Stormwater Management blocks
- Natural Heritage System blocks
- Roads

While the applications have been accepted for processing, a decision will be made on the applications once an approved secondary plan has established the types and locations of land uses on the lands. A completed secondary plan will be the basis for supporting applications in accordance with the adoption of the plan. The secondary plan review is currently underway.

You are invited to submit written comments about the proposed development to the City of Burlington. Your comments will be considered by the Planning Department when we make our recommendation to the Development & Infrastructure Committee of Council to approve or refuse the applications. Your comments will form an appendix to a staff report about the proposal which will be posted on the City's web site. Notice of the Development & Infrastructure Committee public meeting to consider the applications will be sent to you later on.

**Your written comments should be submitted
by: February 26, 2016**

**To submit written comments, or for more
information, please contact:
Mike Greenlee, Senior Planner
e-mail: mike.greenlee@burlington.ca
Phone: (905)335-7600 ext. 7860**

Please note that if you do not send in written comments about the applications or speak at the public meeting, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue. See the attached Legal Notice for more details.

Site Summary:

Official Plan Designation:

The subject property (Tremaine/Dundas Street) is designated "Land Use Designation to be Determined" in the the Official Plan. Land use policies within the Tremaine/Dundas Street study area are to be directed by the findings of a secondary plan. Until the secondary plan studies and amendments are completed and approved, the development of these lands will occur as existing uses and agricultural uses permitted under the Zoning By-law and Parkway Belt Plan.

The secondary plan will provide direction for placing land use designations and policies on the Evergreen property.

Zoning By-Law Designation:

The Zoning By-law zones these lands, 'D', development. A development zone applies to lands which are awaiting development or redevelopment pending the availability of adequate municipal services and detailed planning studies, and shall require future amendments to the Zoning By-law all in accordance with the Official Plan land use policies and regulations.

Property Size: 67 hectares

Surrounding Land Uses:

- South: Bronte Creek Provincial Park
- East: Town of Oakville employment land
- North: Highway No. 407, rural land
- West: Bronte Creek and valley lands and school bus depot

Legal Notices (Required under the Planning Act)

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Committee Clerk, City of Burlington, 426 Brant St., Burlington, ON L7R 3Z6.

If you wish to be notified about the decision of the City of Burlington with respect to the proposed plan of subdivision, you must make a written request to the Manager of Current Planning, Region of Halton, 1151 Bronte Road, Oakville, ON, L6M 3L1.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed Official Plan Amendment is adopted, the draft plan of subdivision is approved and/or the zoning by-law is passed:

- a) the person or public body is not entitled to appeal the decision of the City of Burlington to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642

Sketch No. 1
LOCATION / ZONING SKETCH

Applications by Evergreen Community (Burlington) Ltd. for an Official Plan amendment, rezoning and plan of subdivision to permit a mixed use community consisting of residential, mixed use, employment, open space and a natural heritage system.

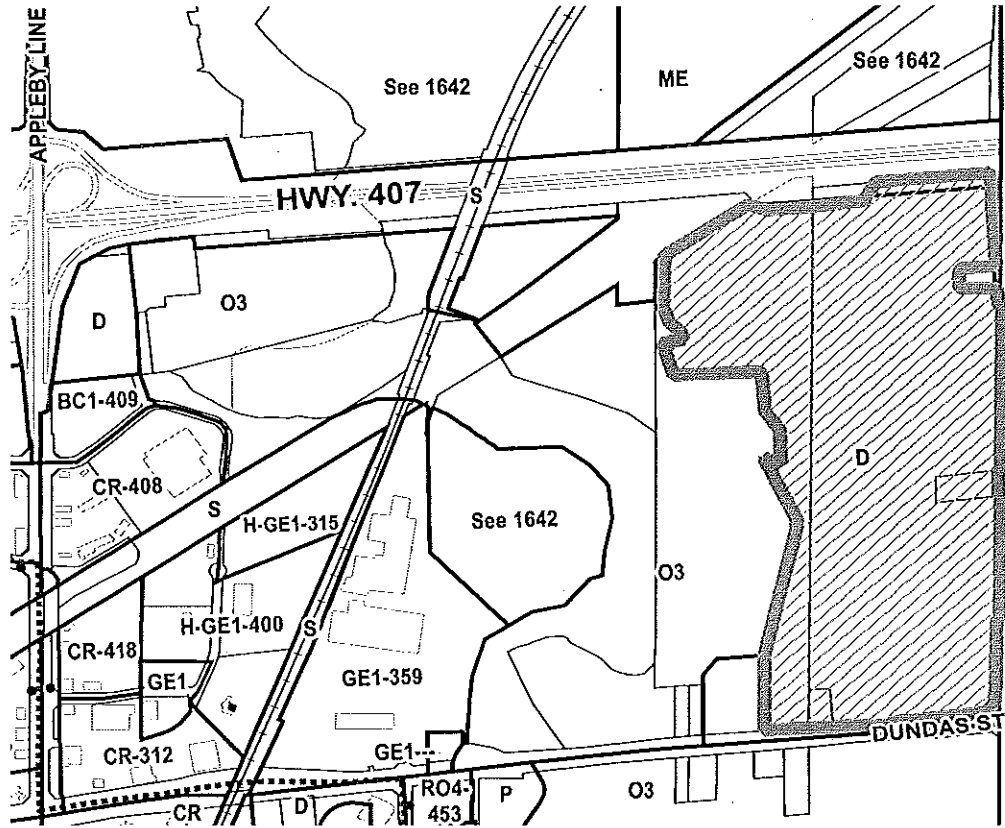
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AREA AFFECTED

..... Bus Routes

● Bus Stops



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
		RO4	DC	CR	GE1 BC1	O3 D P S See 1642 ME


DATE: DECEMBER 10, 2015
Planning and Building Department
Development and Infrastructure Division



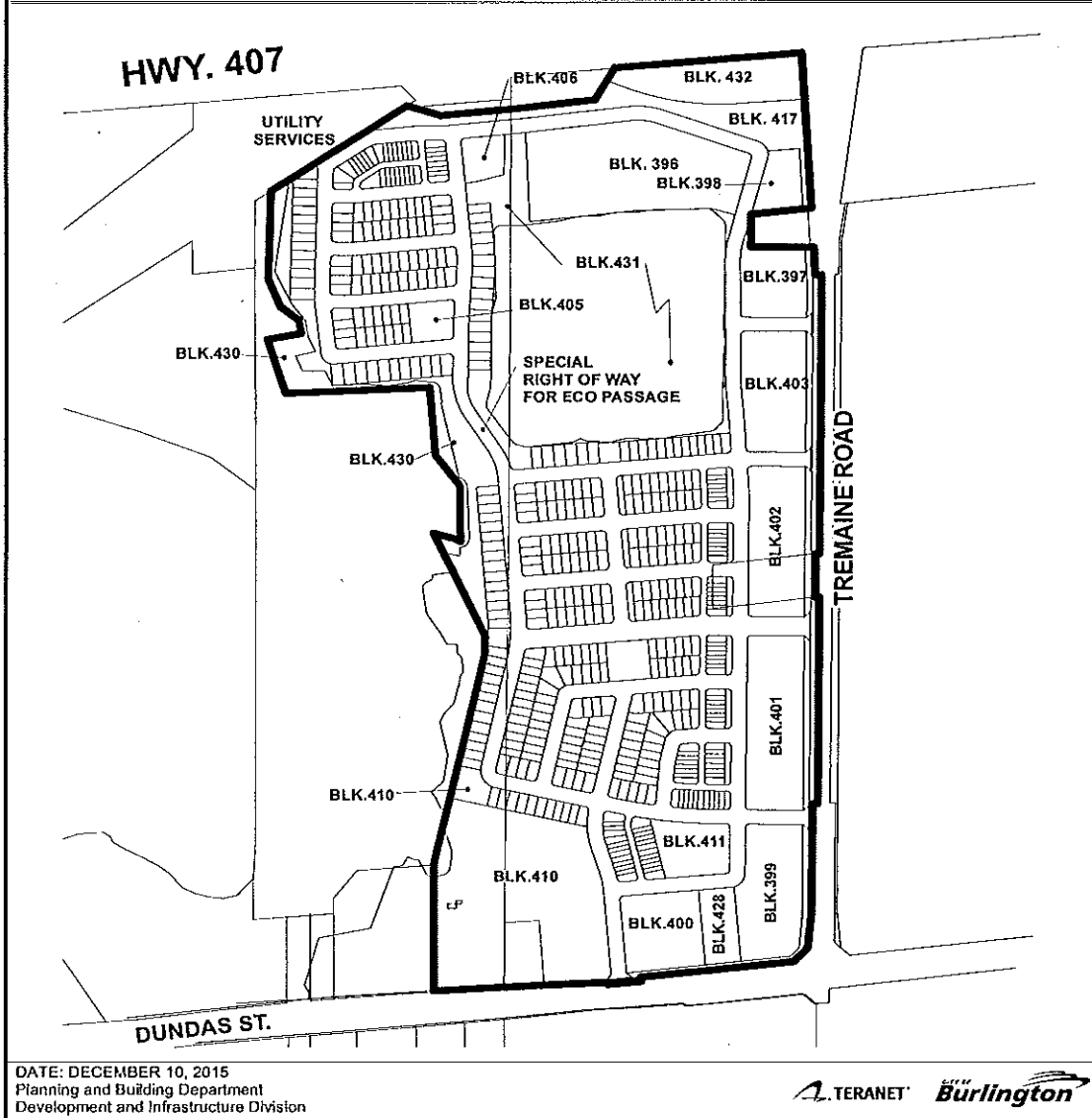
Sketch No. 2
DETAIL SKETCH

Applications by Evergreen Community (Burlington) Ltd. for an Official Plan amendment, rezoning and plan of subdivision to permit a mixed use community consisting of residential, mixed use, employment, open space and a natural heritage system.



 SUBJECT PROPERTY

FILE Nos.: 505-06/15
520-09/15
510-03/15



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