Neighbourhood Meeting

First Capital (Appleby) Corporation

5111 New Street – Appleby Village

November 18, 2014

Robert Bateman High School - Cafeteria

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Meeting Agenda

- Welcome and Introductions
- Planning Department Presentation
- Presentation by Applicant
- Question and Answer Period
- Wrap-Up & Next Steps

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Roles

Moderator: Roz Minaji – Coordinator of Development Services

Take Questions

Ensure everyone wanting to speak gets that opportunity

Planner: Mike Crough – Development Planner

Outline planning process in brief

Provide context, background and basic application details

Applicant & Consultants: Glenn Wellings – Planning Consultant

Introduce technical team, provide additional background info

Answer technical questions

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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

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Please note:

City staff have not made any decisions. There is much more information to be received and analysis to undertake.

We DON'T need to agree
We DO need to be respectful

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IAP2's Public Participation Spectrum



Increasing Level of Public Impact

	Inform	Consult	Involve	Collaborate	Empower
Public participation goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
Promise to the public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
Example techniques	■ Fact sheets ■ Web sites ■ Open houses	■ Public comment ■ Focus groups ■ Surveys ■ Public meetings	■ Workshops ■ Deliberative polling	■ Citizen advisory Committees ■ Consensus-building ■ Participatory decision-making	■ Citizen juries ■ Ballots ■ Delegated decision

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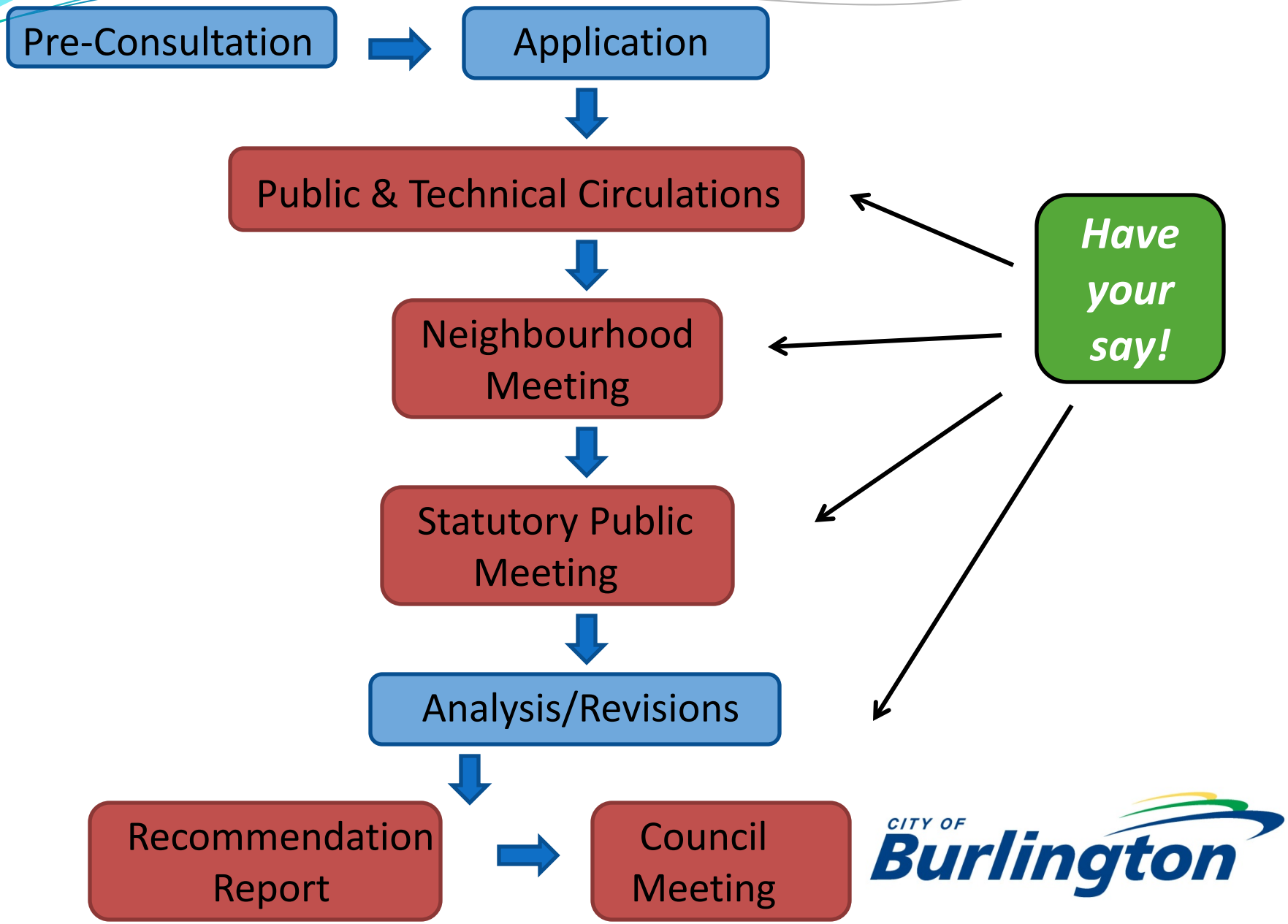
The Planning Process and How to Get Involved

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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

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Pre-Consultation
Application
Public & Technical Circulations
Neighbourhood Meeting
Statutory Public Meeting
Analysis/Revisions
Recommendation Report
Council Meeting
Have your say!
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Overview of Site

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PINEDALE AVE.
TIMBER LANE
Appleby Mall
LONGMOOR DR.
NEW ST.
APPLEBY LINE
New Apple Plaza


BC1
S
O1
O2
GE1-59
GE1
SOUTH SERVICE RD
BC1-62
H-GE1-52
BC1-41
PC
MXE
OVAL CRT
MXG-345
R3.2
RIVERSIDE DR
P
R3.4
RM4
RH1-101
R3.2
DEERHURST DR
RM5
BURLOAK DR
R4
R2.3
R3.1
RM2
PINEDALE AVE
RM3
WEDGEWOOD DR
HAMPTON HEATH RD
SPRUCE AVE
ZELCO DR
MXG-4
R3.1
NEW ST
HARVESTER RD
MXG
APPLEBY LINE
MXC-415
RH4
ADAMS ST
TIMBER LANE
RM1
RM2-91
RM2-140
CC2-67
CC2-446
CC2-297
CC1-403
H-MXC-414
RM5-106
RM5-107
TAYLOR CRES
INVERARY RD
FAIRVIEW ST
R3.2-191
R2.4
R2.1
R3.3
R2.4-328
TUCK DR
R1.2
LONGMOOR DR
R2.2
BELVENIA RD
GOODRAM DR
SHOREACRES RD
LAKESHORE RD
KENWOOD AVE
RM5
CN2
RH2
H-RH2
RH4-190
MEADOWHILL RD
WHITE PINES DR


Snap-on


Snap-on


FORTINOS


FORTIN

Official Plan Designation



Community Commercial

Low Density Residential

Medium Density Residential

High Density Residential

Zoning Designations



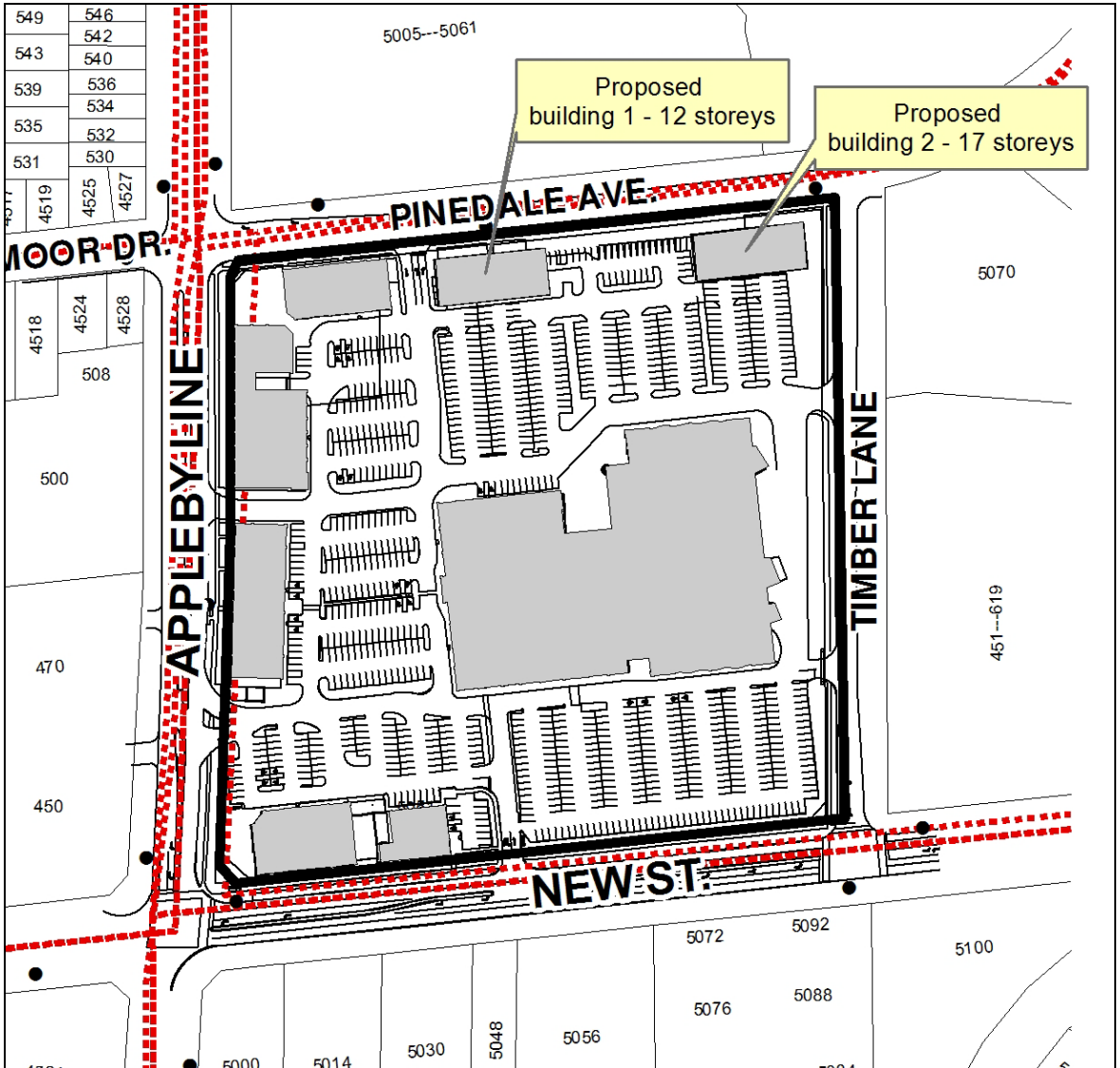
Community Commercial – CC1-402, CC2-67, CC2-446

Low Density Residential – R 3.1, R3.2

Medium Density Residential – RM1, RM2, RM2-91, RM2-140, RM2-264, RM4

High Density Residential – RH4

Planning Applications



Proposal:

- **Official Plan Amendment Application** to permit proposed 17 storey apartment building
- **Rezoning Application** to introduce apartments as permitted use, in addition to provisions for height, setbacks, parking standards, etc.

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Planning Applications



ADDITIONAL RETAIL:
±958 S.M. (±10,318 S.F.)

RESIDENTIAL
BUILDING 1 – 12 STOREY
±132 UNITS

BUILDING 2 – 17 STOREY
±192 UNITS

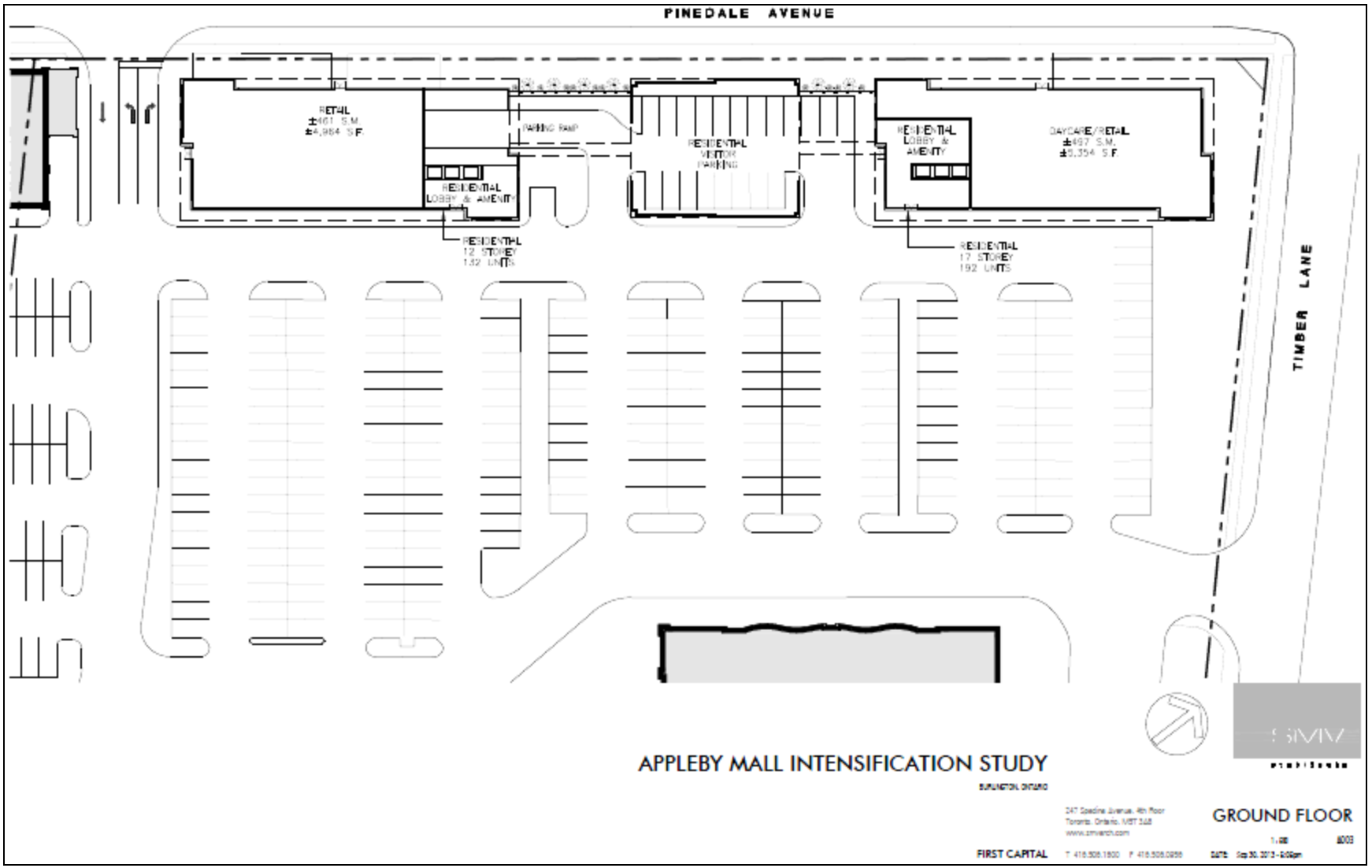
PARKING PROVIDED: 504 SPACES

APPLEBY MALL INTENSIFICATION STUDY

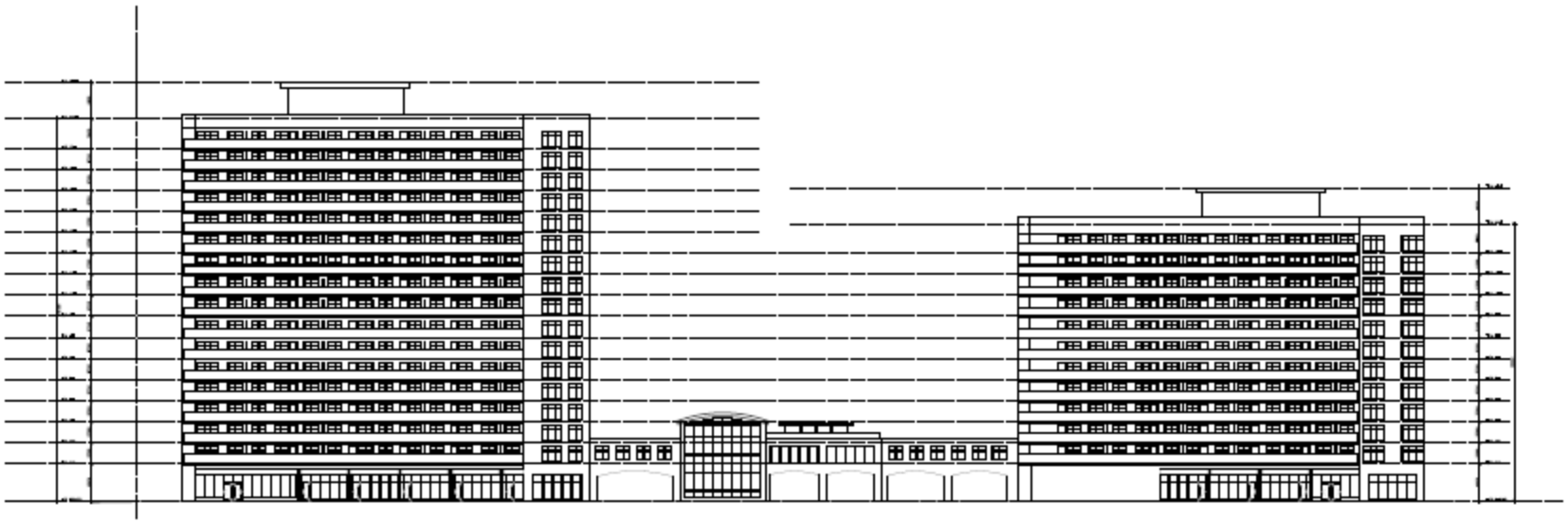
CONTEXT PLAN

FIRST CAPITAL

Planning Applications



Planning Applications



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

NORTH ELEVATION

FIRST CAPITAL

For more information:

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

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