Neighbourhood Meeting

53-71 Plains Road East (Ward 1)

71 Burlington Plains Inc.

Vrancor Group

March 20, 2018

East Plains United Church

375 Plains Road East

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Meeting Agenda

- Welcome and Introductions
- Planning Department Presentation
- Overview of Development Proposal
- Question and Answer Period
- Wrap-Up & Next Steps

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Purpose of Tonight's Meeting

- Provide an overview of the planning process and how you can get involved.
- Provide an overview of the policy and regulatory framework and rules and regulations that are in place
- Applicant will provide information and details regarding the proposal
- Answer your questions and listen to your feedback.

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Question & Comment Process

We are here tonight to:

Listen to each other
Share information
Hear concerns

- Everyone will have a chance to speak once and 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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We DON'T need to agree,
We DO need to be respectful

Please note:

City staff have not made any decisions at this time. This is the beginning of the City's process and there is still a lot of information to be received and analysis to undertaken including consideration of public comments.

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The Planning Process and How to Get Involved

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Planning Hierarchy

PROVINCIAL

Ontario **Planning Act & Other Provincial legislation**



REGIONAL

Halton Regional Official Plan

MUNICIPAL

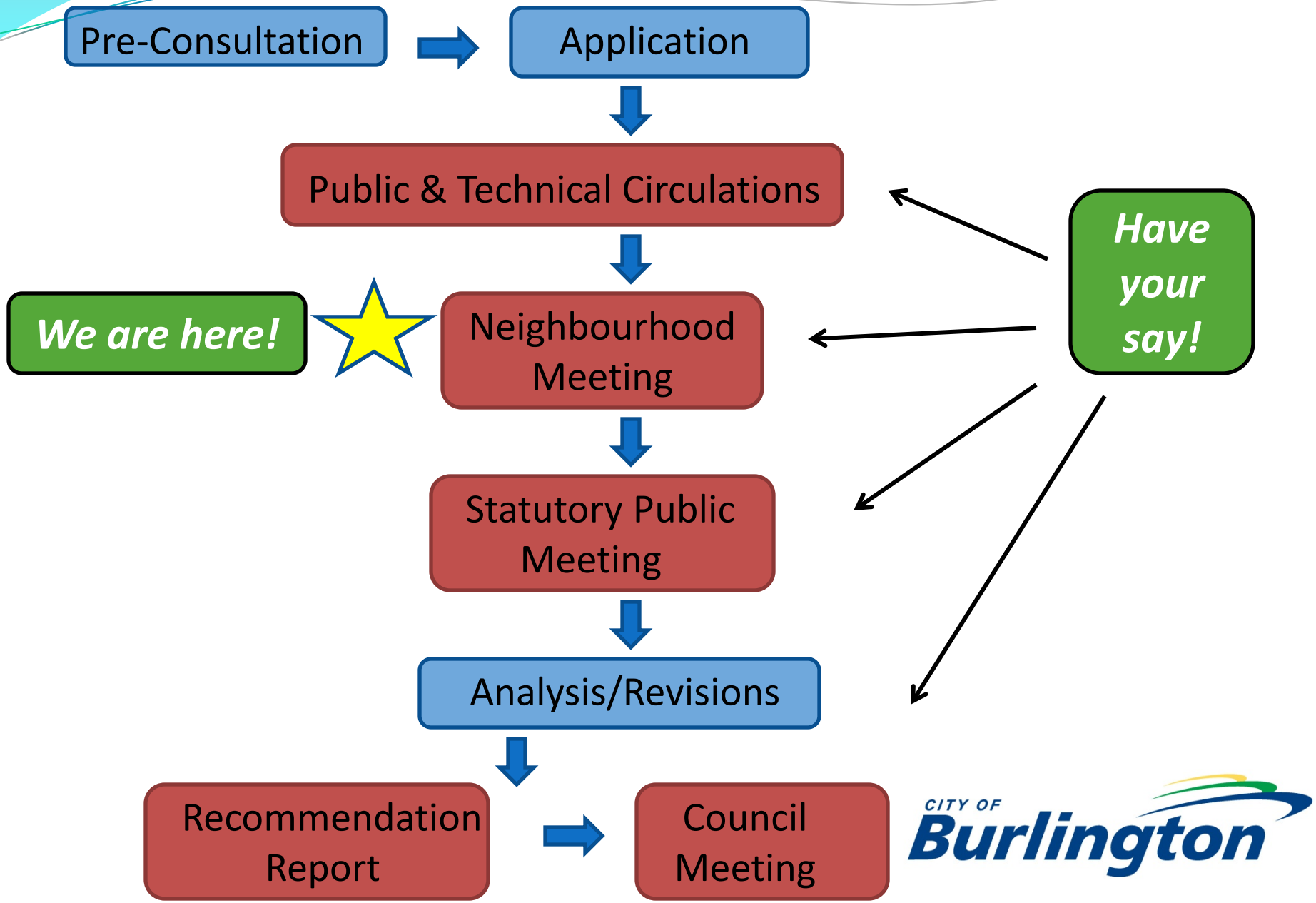
City of Burlington Official Plan — ***Amendment Requested***

City of Burlington Zoning Bylaw 2020 — ***Amendment Requested***

Why do plans change?

- The Planning Act provides authority for applicants to submit applications for development proposals that do not meet the current Official Plan or the Zoning By-law.
- The City is required to process these applications. If Council does not make a decision on an application within the prescribed timeframe, the applicant would be able to appeal the applications.
- Official Plan and Zoning By-laws may only be amended if it is determined that the proposed changes comply with policies and development is compatible with the surrounding neighbourhoods

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Pre-Consultation
Application
Public & Technical Circulations
We are here!
Neighbourhood Meeting
Have your say!
Statutory Public Meeting
Analysis/Revisions
Recommendation Report
Council Meeting
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Have your say!

Tell the City what you think!

- Fill out a comment form at tonight's meeting.
- Write a letter or email to the Planning Department
- Send a copy of your letter or e-mail to Councillor Craven

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Stay Informed

- Provide your mailing address to the Planning Department. By doing so you will receive:
  - Notice of future meetings
  - Information on how to obtain a staff report
  - Information regarding speaking in front of Committee, should you wish to
  - Information on how you can appeal the application
- Subscribe to the application webpage:

  www.burlington.ca/solidgold

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Ontario Municipal Board

- There have been recent legislative changes to the OMB. These changes replace the OMB with the Local Planning Appeal Tribunal (LPAT) and also change procedures with respect to appeal hearings.
- After April 3, 2018, for approved Official Plan Amendments and Zoning Bylaw Amendments:
  - Every appellant must explain and demonstrate how the approved OPA ZBA (or some part of it) is inconsistent with a provincial policy statement, fails to conform with or conflicts with a provincial plan, or fails to conform with an applicable upper-tier official plan.
  - The Local Planning Appeals Tribunal is under a statutory obligation to dismiss any appeal that fails to do so.
- The important thing to note is that you must participate in the planning process in order to lodge an appeal or participate in a Hearing.

Overview of Applications

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Development Site

Site and Surrounding Area:

- Bound by Cooke Boulevard, Plains Road East and Clearview Avenue
- Adjacent properties include industrial type uses on Cooke Blvd , single detached dwellings and mixed uses on Plains Road East and single detached dwellings on Clearview Ave



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View of front of subject lands



View of rear of subject lands



Industrial type uses along Cooke Blvd



Subject lands from Clearview Ave

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Single Detached Dwellings along Clearview Ave

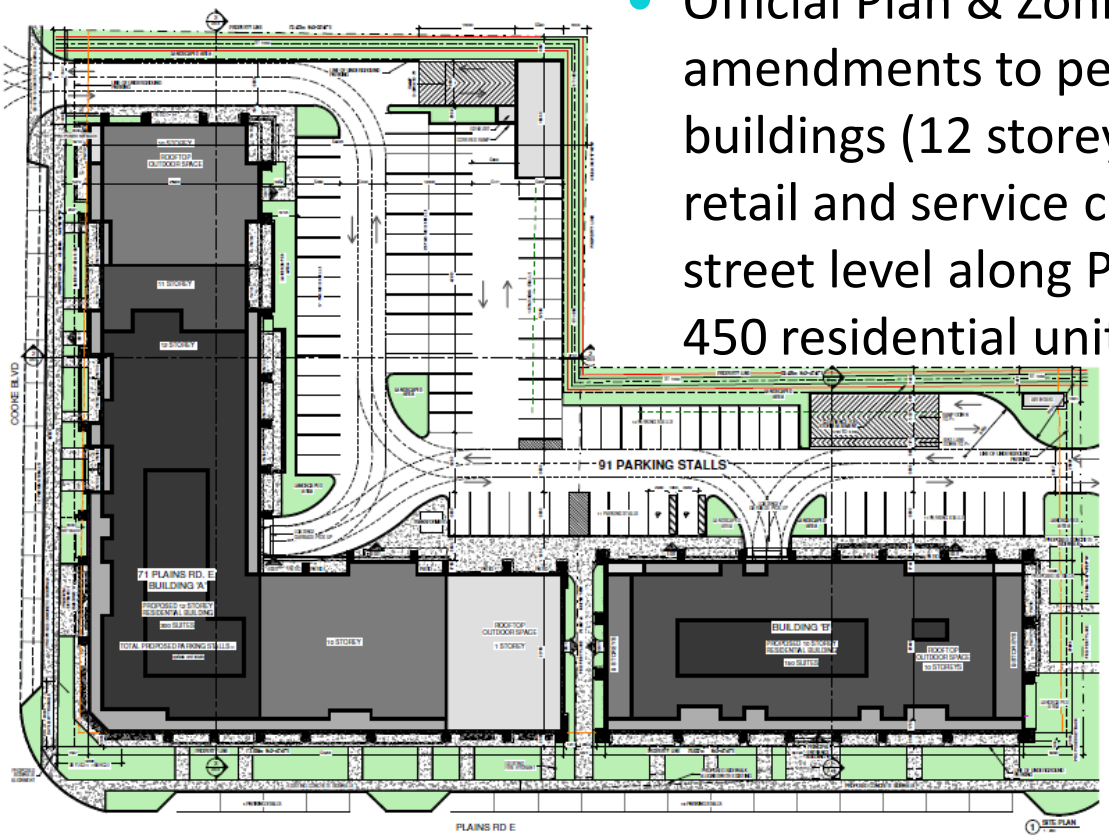


South side of Plains Road looking West

Planning Application

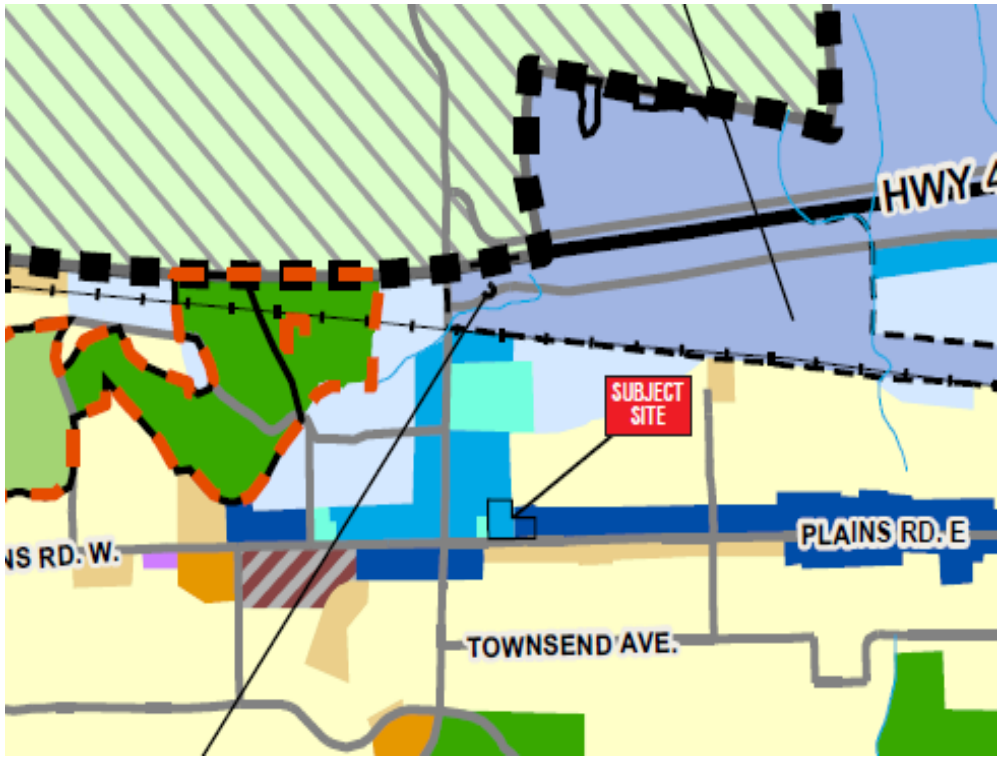
Proposal:

- Official Plan & Zoning By-law amendments to permit 2 mixed-use buildings (12 storey and 10 storey) with retail and service commercial uses at street level along Plains Road East and 450 residential units



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Official Plan Designation



- Designated ‘Mixed Use Corridor - General’ and ‘Mixed Use – Employment’
- Official Plan amendment is proposing to:
  - redesignate a portion the subject site to Mixed Use – General to permit residential uses
  - permit site specific amendments for the subject site to increase height and density

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Zoning By-law

- **'Mixed Use General (MXG)' and Mixed Use Employment (MXE)**
- Application is proposing to rezone the lands to Mixed Use General with site specific exceptions to accommodate the proposed development:
  - Reduce minimum setbacks
  - Increase density
  - Increase height
  - Reduce landscape buffer
  - Reduce number of parking spaces
  - Reduce minimum amenity area



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For more information:

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Senior Planner – Development Review

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

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Applicant's Presentation

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