CITY OF Burlington

Recommendation Report

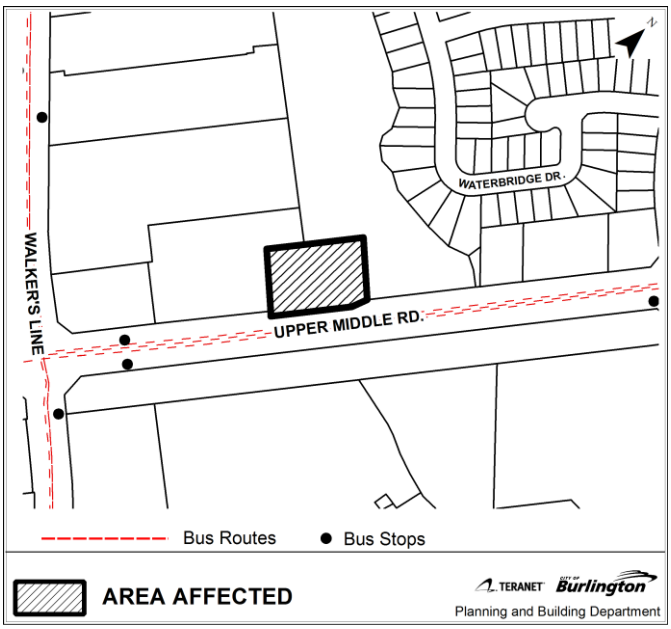
Planning Application submitted by:
ThinkGiraffe Design

Site Address - Ward 6
4063 Upper Middle Road

Planner on File
Name: Melissa Morgan
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Phone: 905-335-7600 Ext. 7788

Files: 505-03/17

burlington.ca/4063UpperMiddle



What is Proposed?

ThinkGiraffe has made an application to change the designation for the property located at 4063 Upper Middle Road.

This would facilitate a residential building consisting of 32 units. The proposal includes underground underground parking and both indoor and outdoor amenity area, including rooftop terraces for residents.

The subject lands are currently designated 'Residential - High-Density' and 'Watercourse' in the City of Burlington Official Plan (1997), as amended and 'Residential – High Density' in the New Official Plan.

The applicable zoning of the subject lands is 'Development (D)' Zone. A Zoning By-law Amendment has been proposed to change the zoning of the subject lands to a "Residential – High Density (RH3)" Zone with site specific amendments which address such matters as permitted uses, increased height and reduced setbacks.

Public Meeting Information

You are invited to attend a Public Meeting to consider the recommendation report concerning this application.

City staff have reviewed the application along with the comments from the public and technical agencies received to date. Staff will be recommending **approval** of the Zoning By-law Amendment to the City's Community Planning, Regulation and Mobility (CPRM) Committee.

This meeting will be held using a hybrid model, allowing members of Council, City Staff and the public the option of participating remotely or in person at Burlington City Hall. This meeting will take place on:

Meeting Date: July 5, 2022

Time: 9:30 A.M.
Location: Virtual Meeting held Online and at City Hall Council Chambers
See next page for access instructions

Options for Participating in the Meeting

How to Obtain the Staff Report:

The staff report which provides a description of the application and updates on the technical review that is underway and public comments received to date, will be available for public review on Friday, June 24, 2022. The purpose of the report is to update all members of Council about the development proposal and recommend that Council direct staff to continue to review and process the application. The report will be available on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee. If you require a hard-copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Virtual Public Meeting as a Delegation:

To speak at the virtual Public Meeting, there are two options:

1. Pre-register to speak by completing the online delegation request form at www.burlington.ca/delegation; or,
2. Register during the virtual Public Meeting by emailing clerks@burlington.ca to ask to speak, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.

Speakers are limited to a maximum of 10 minutes each and are webcasted online. Instructions on how to view the live stream are noted below on this Notice.

If you have presentation materials, they must be submitted to Jo-Anne Rudy, Committee Clerk at jo-anne.rudy@burlington.ca no later than noon, one business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

To Watch the Virtual Public Meeting Online:

To watch the live stream webcast of the virtual Public Meeting, please:

1. Visit the City of Burlington website at **www.burlington.ca**.
2. Click on the 'live stream' button LIVE Stream
3. By clicking on the 'live stream' button, you will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the column of the page.
4. Click on the link to view the virtual Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Looking for more information?

You can access the City of Burlington's website for more information about the application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process and will include information about a future Council Meeting(s).

To access the webpage for this application please go to:
burlington.ca/4063UpperMiddle.

To learn more about the planning process visit:
burlington.ca/planningprocess

If you wish to be notified of the passing of the proposed By-law, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at **burlington.ca/newop**

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Learn more at **burlington.ca/zoning**

Legal Notices: 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 Land Tribunal 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.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the 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 and/or the by-law is passed and/or approval of the draft plan of subdivision is given, the person or public body is not entitled to appeal the decision.

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 and/or the by-law is passed and/or approval of the draft plan of subdivision is given, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

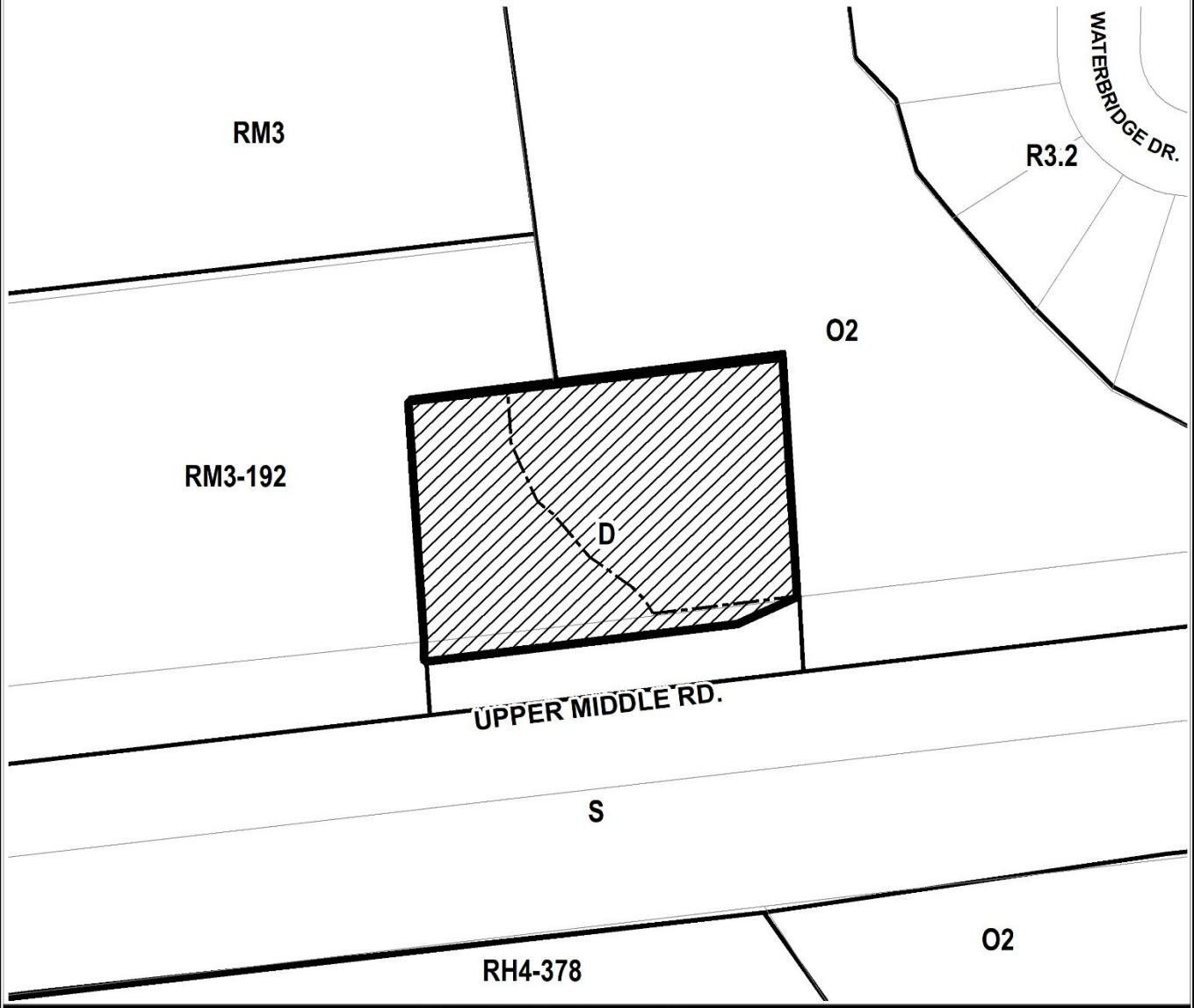
Sketch No. 1

ZONING SKETCH

Zoning By-law Amendment application to rezone a portion of the lands to "Residential- High Density (RH5-508)" to permit an 8-storey residential building consisting of 32 units, and to rezone the lands associated with Shoreacres Creek to an Open Space zone.

SUBJECT PROPERTY

File No. 520-03/17



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R3.2	RM3	RH4				D O2 S

Date: March 02, 2021
Planning and Building Department

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