# Neighbourhood Meeting

## 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive (Ward 1)

## bcIMC Realty Corporation (Realstar Management)

## November 20, 2017

**École élémentaire catholique Saint-Philippe**

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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 information on the planning process and how to get involved.
- Provide information about the applications.
- Answer your questions and listen to your feedback.

***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.***

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

## Please note:

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

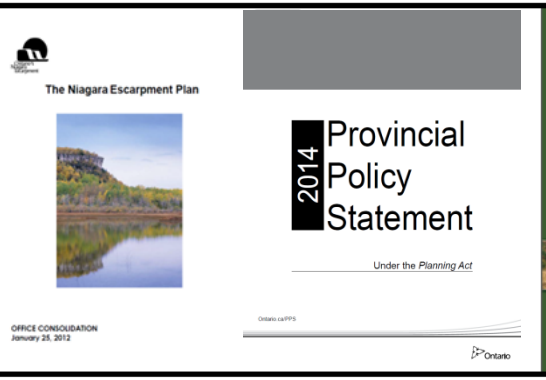
# The Planning Process and How to Get Involved

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# Planning Hierarchy

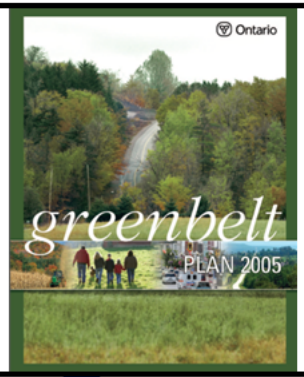
**PROVINCIAL**

Ontario **Planning Act & Other Provincial legislation**
















**REGIONAL**

**Halton Regional Official Plan**

**MUNICIPAL**

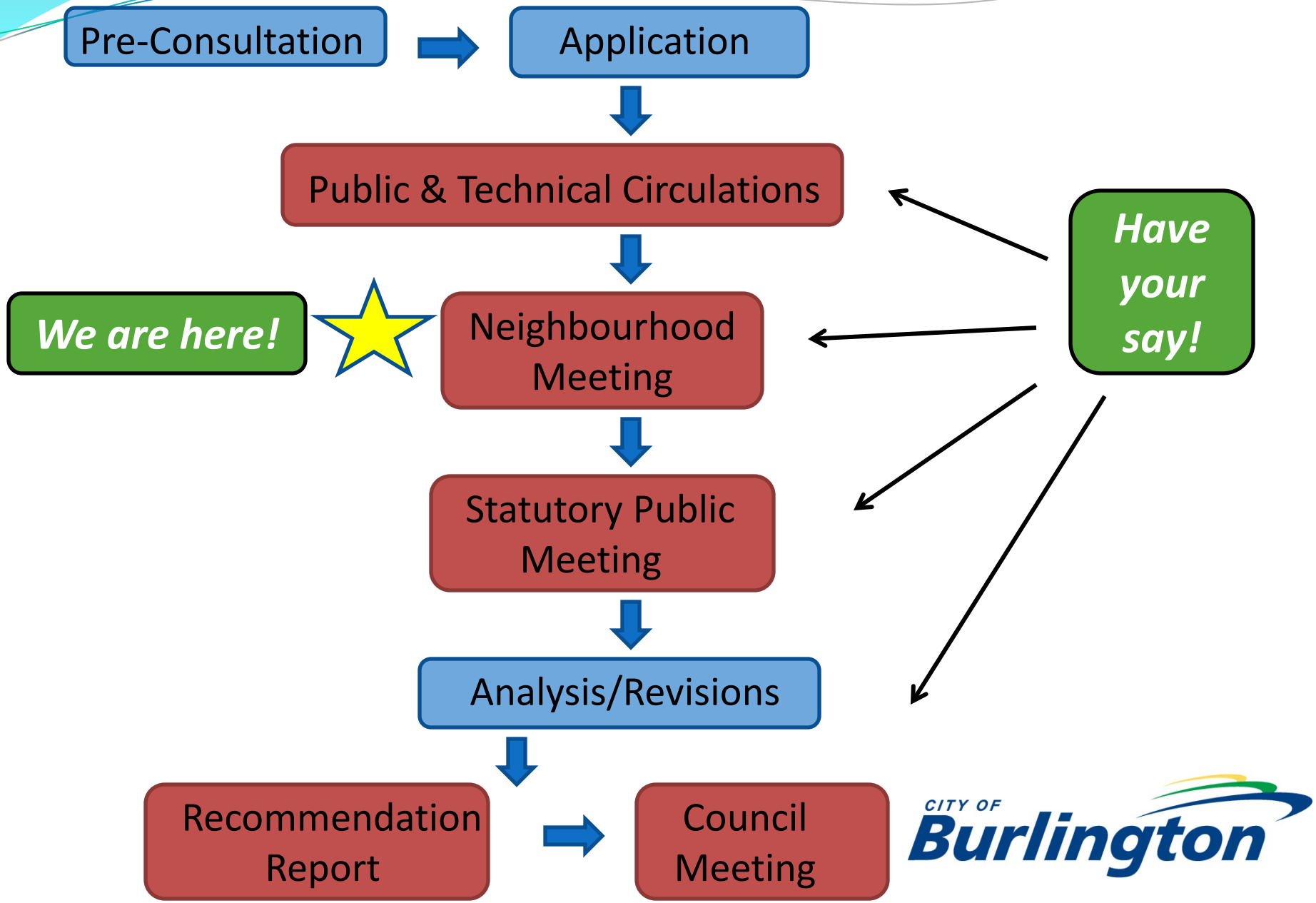
**City of Burlington Official Plan** — ***Amendment Requested***

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

# Why do plans change?

- The Planning Act provides authority for applicants to submit 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
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 your Ward Councillor.

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# Stay Informed

- Provide your mailing address to the Planning Department. 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 to the Ontario Municipal Board.
  - **www.burlington.ca/GeorgianCourt**

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# Ontario Municipal Board




- The OMB is an independent tribunal with the authority to approve, change, or refuse planning applications. Its decisions take the place of decisions made by Council.
- You must participate in the planning process in order to lodge an appeal, or to participate in the OMB Hearing.

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# Overview of Applications

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# Development Site




**Site and Surrounding Area:**

- 865 & 875 King Road, 615-699 Marley Road, 610-740 Surrey Land and 847-937 Warwick Drive
- Bound by Surrey Lane, King Road, Marley Road and Francis Road Bikeway
- Lands comprise 8.4 ha (20.8 ac)

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**High rise buildings located to the North of the site**





**Variety of existing townhouse styles**

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# Surrounding Area









# Planning Application




## Proposal:

- Official Plan & Zoning By-law amendments and Draft Plan of Subdivision to permit:
- 1450 residential rental units within a mix of low-rise 3 storey townhouses, 6-11 storey mid-rise and 16-20 storey high-rise buildings

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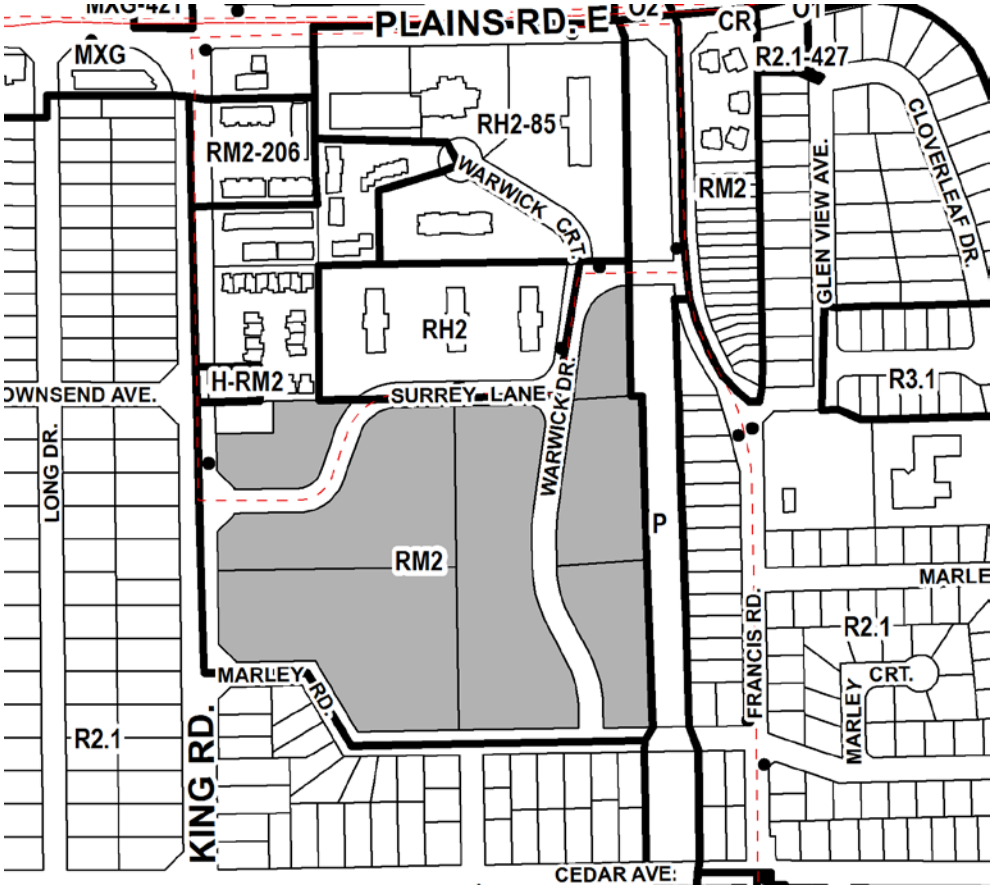
# Official Plan Designation




- Identified as being within the ‘Residential’ Area
- Designated ‘Residential Medium Density’
- Application intended to re-designate the northerly portion of the site to ‘Residential High Density’ and increase permitted density within both the medium and high density designations

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# Zoning




- **'Residential Medium Density (RM2)'**
- Application intended rezone the northerly portion of the site to Residential High Density (RH2) and to allow:
  - increased height;
  - Increased density;
  - reduced minimum setbacks;
  - reduced minimum amenity areas.

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# For more information:

**Contact:** Lola Emberson, MCIP, RPP
Senior Planner – Development Review

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E: lola.emberson@burlington.ca

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

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# Applicant's Presentation

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