Neighbourhood Meeting

484-490 Plains Road East (Ward 1)

National Homes (Plains Road) LP

January 17, 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 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

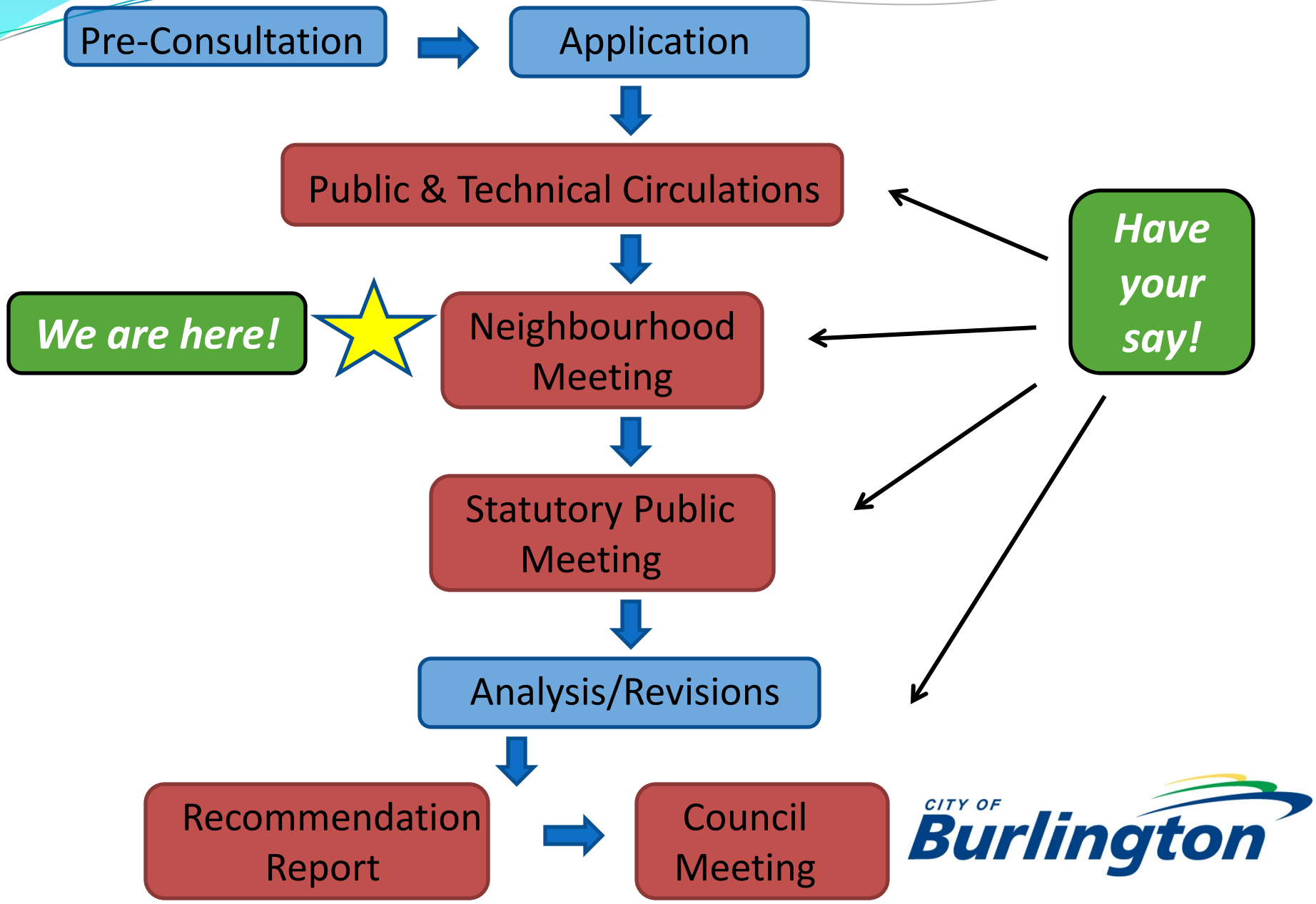
City of Burlington Official Plan — ***Amendment Requested***

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/484PlainsRoad**

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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.

Overview of Applications

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Development Site

484-490 Plains Road East



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Development Site



Maplehurst Public School
located to the north of the site



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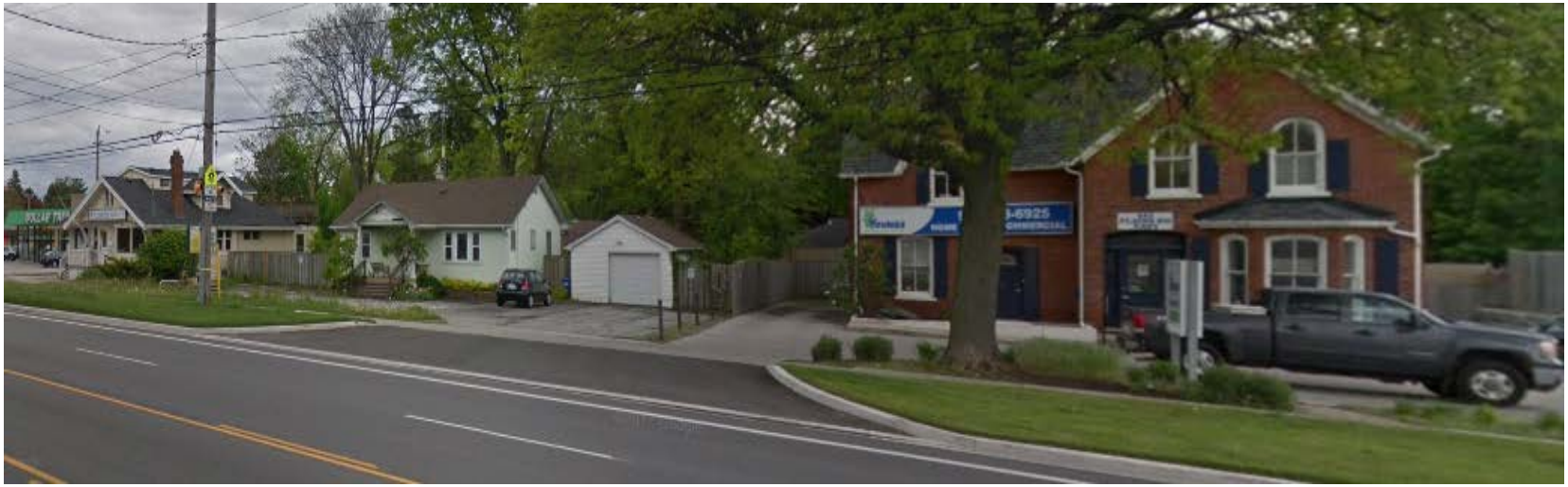
Surrounding Area





Surrounding Area





Surrounding Area



Falcon Blvd looking north to Plains Road East



Green Acres Court

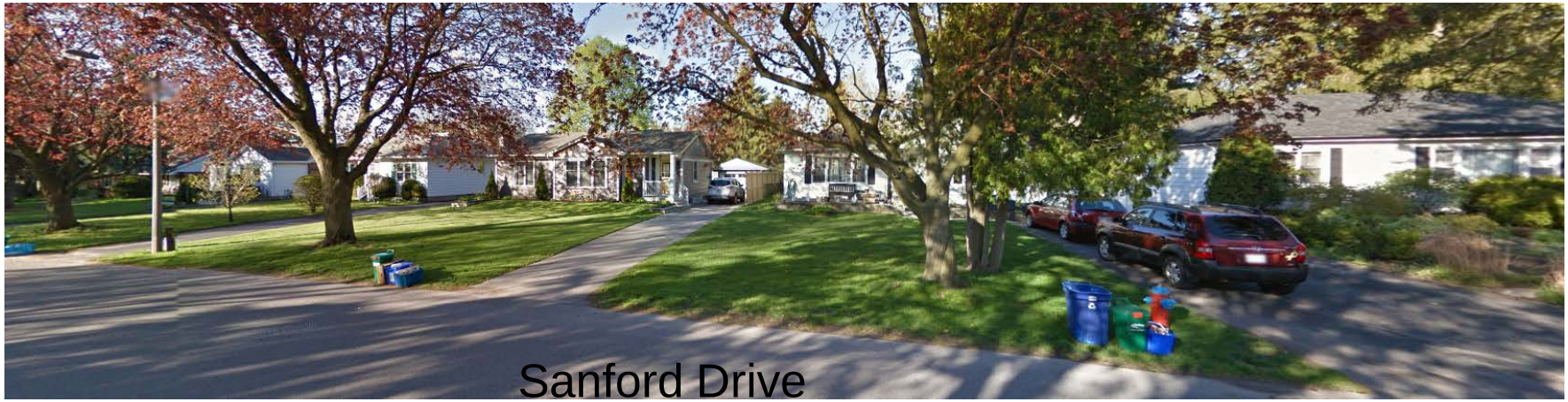
Surrounding Area



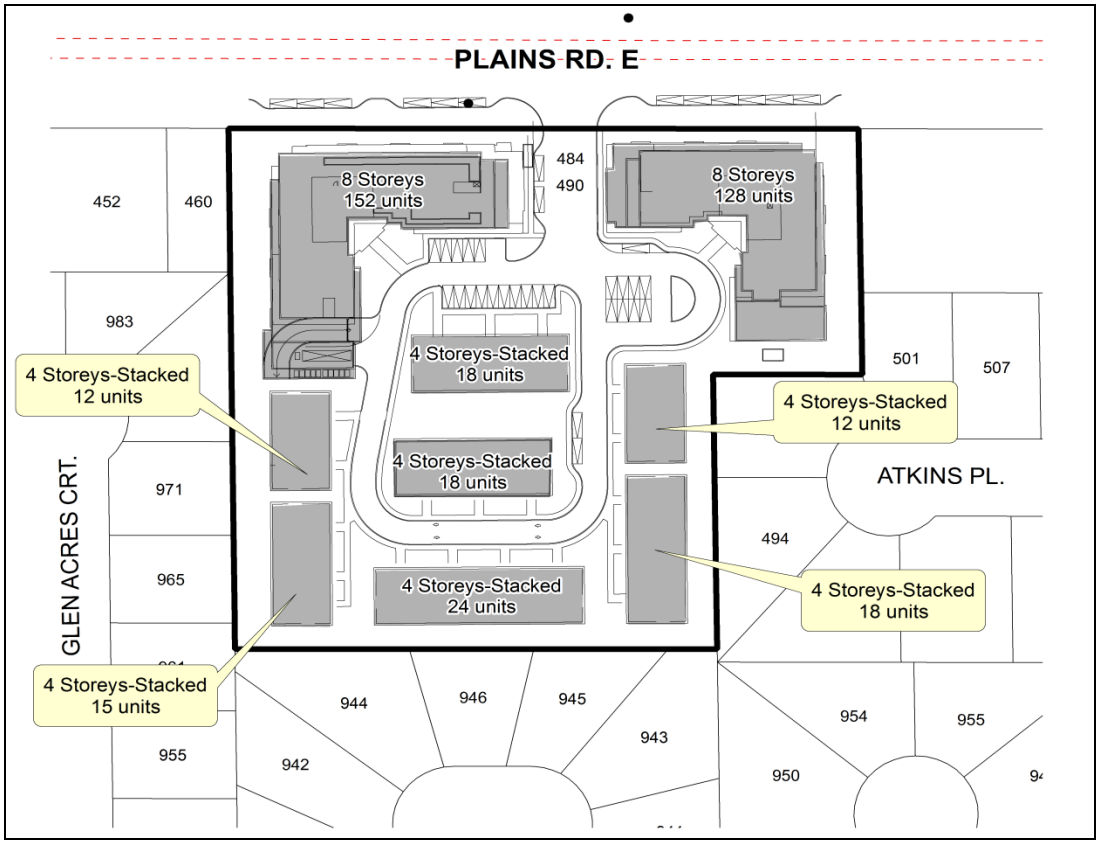


Surrounding Area





Planning Application



Proposal:

- Official Plan & Zoning By-law amendments to permit:
  - Two, eight (8) storey mixed-use buildings and 117 stacked townhouse units.
  - A total of 397 residential units.

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Burlington Official Plan Schedule B – Comprehensive Land Use Plan –Urban Planning Area

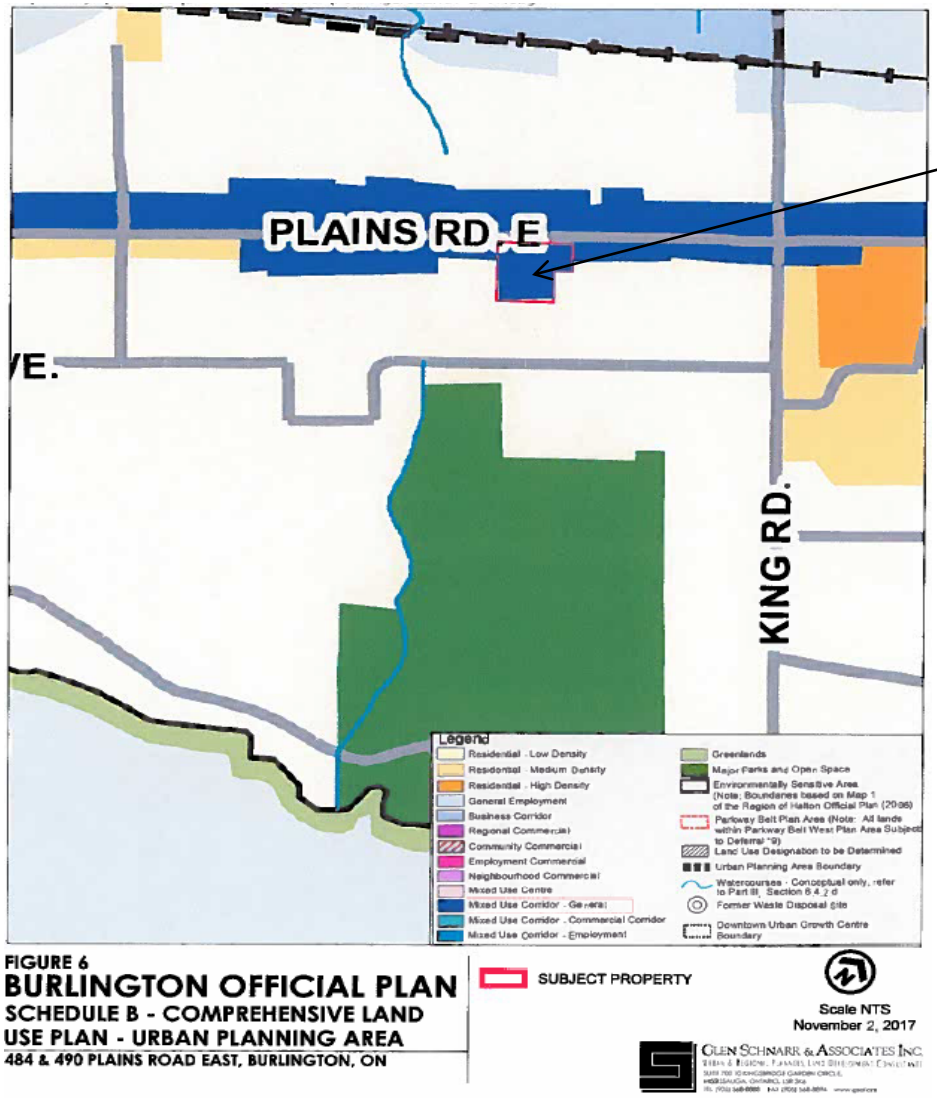


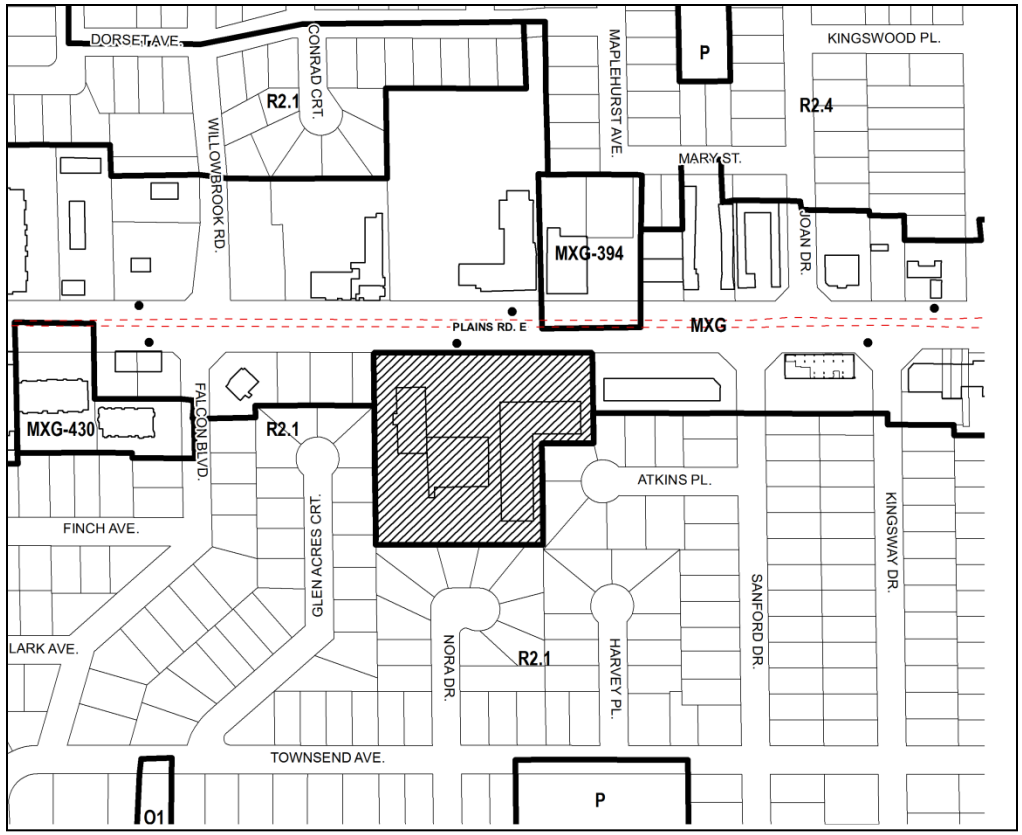
FIGURE 6
BURLINGTON OFFICIAL PLAN
SCHEDULE B - COMPREHENSIVE LAND USE PLAN - URBAN PLANNING AREA
484 & 490 PLAINS ROAD EAST, BURLINGTON, ON

484-490 Plains Road East located within the “Mixed Use Corridor – General” designation

Application intended to allow for a site specific “Mixed Use Corridor” designation to permit two, 8-storey mixed use buildings along Plains Road East with townhouses behind.

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Zoning



- **'Mixed Use General (MXG)'**
- Application intended to rezone the property to a site specific 'Mixed Use General' zone to allow:
  - increased height;
  - Increased density;
  - reduced minimum setbacks;
  - reduced amenity area; and
  - reduced parking standard.

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For more information:

Contact: Suzanne McInnes, MCIP, RPP
Senior Planner – Development Review

T: (905) 335-7600 ext. 7555

E: suzanne.mcinnes@burlington.ca

Visit the City's website: www.burlington.ca
Application website:
www.burlington.ca/484PlainsRoad

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Applicant's Presentation

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