Neighbourhood Meeting

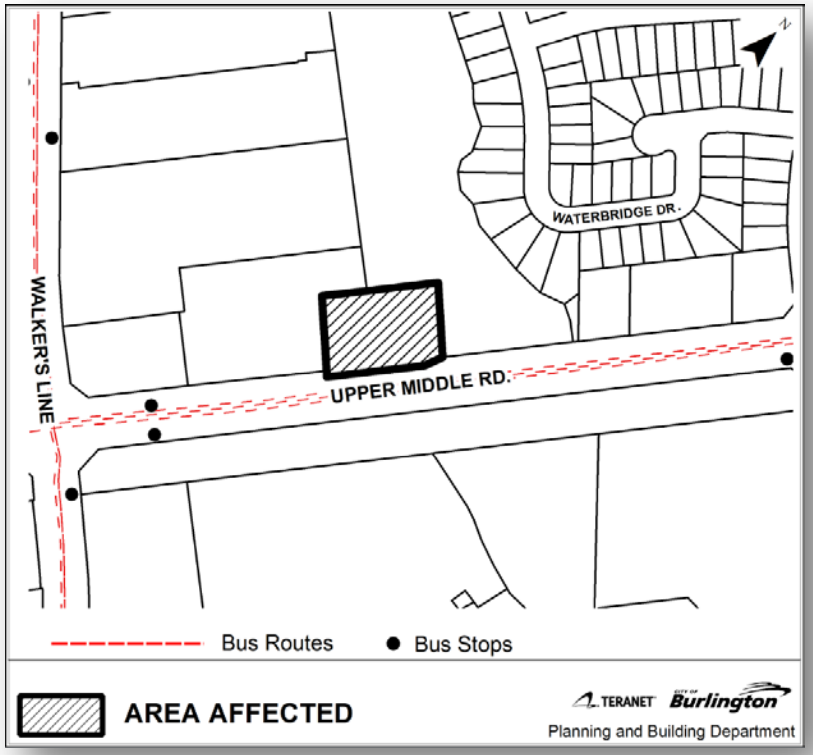
Applications to amend the Zoning By-law for 4063 Upper Middle Rd.

Applicant: thinkGiraffe Design

Files: 520-03/17

Monday, June 19 2017, 7-9pm

Tansley Woods Community Centre
1996 Itabashi Way, Burlington



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Meeting Agenda

- Welcome and Introductions
- Planning Department Presentation
- Presentation of Development Proposal (John Corbett)
- Question and Answer Period
- Comments & Next Steps

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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.

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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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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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Meeting Purpose

- **To inform you about the development proposal**
- **To inform you about the planning process**
- **To answer your questions, to hear your comments**

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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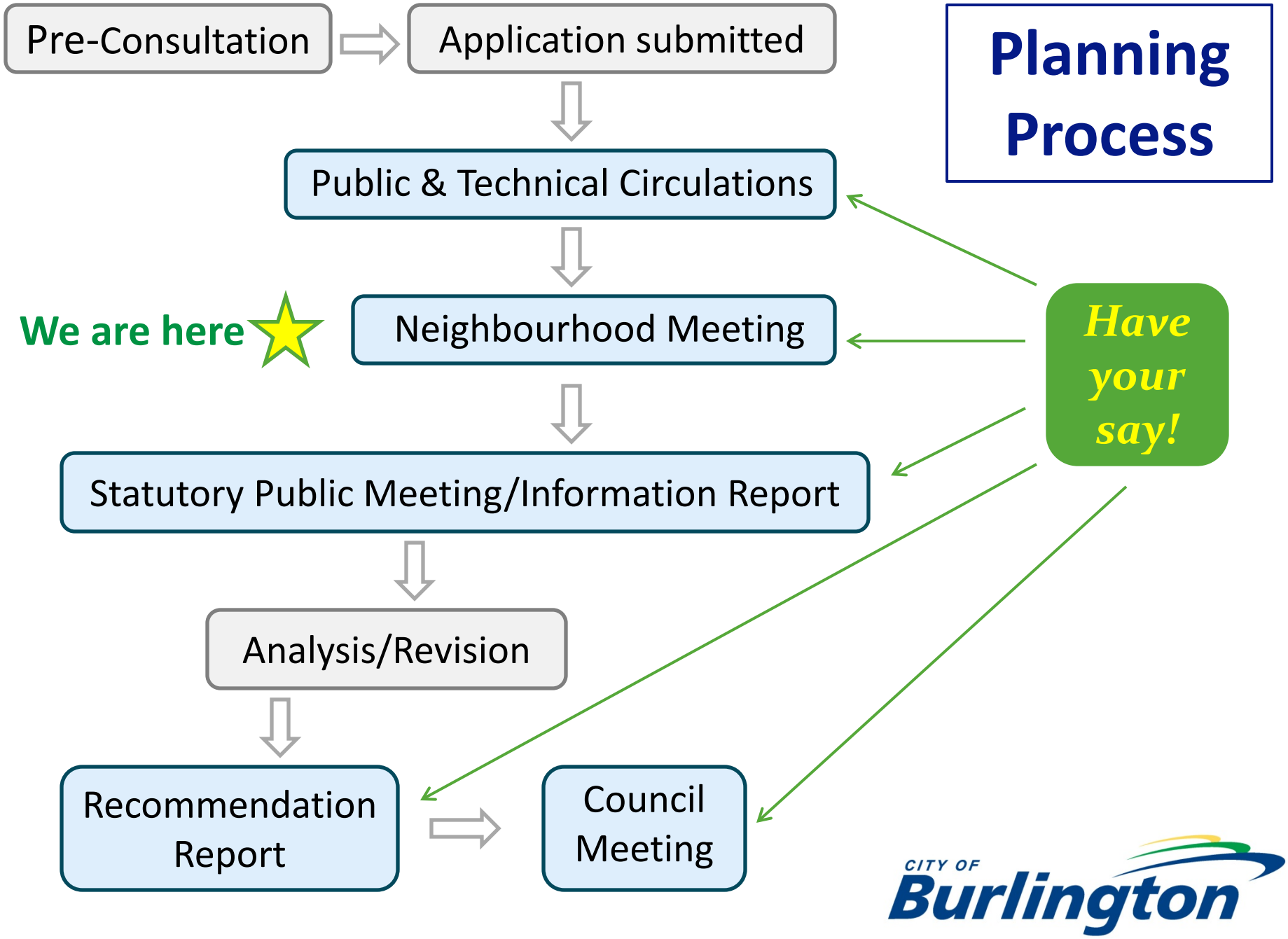
The Planning Process

Why do plans change?

- **The Planning Act provides authority for applicants to submit applications to amend the Official Plan and Zoning By-law.**
- **The City is required to process applications.**
- **If Council does not make a decision within 180 days, the applications can be appealed to the Ontario Municipal Board.**

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Planning Process



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Role of the City Planner

- Circulates applications to technical departments and agencies, and to community (120 metres)
- Assesses applications in terms of applicable plans, policies and guidelines
- Resolves competing interests and discusses changes with applicant
- Prepares recommendation for City Council. Recommendation must be considered good planning and be in the broader public interest

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How can you get more information?

- **Review the plans and technical reports submitted by the applicant at www.burlington.ca/4063UpperMiddle**
- **Subscribe to the project webpage if you wish to receive an email when new information is submitted or future meetings are scheduled**
- **Future notices will be sent to individuals on the mailing list advising of the date staff reports will be presented to the Planning and Development Committee**

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How can you get involved?

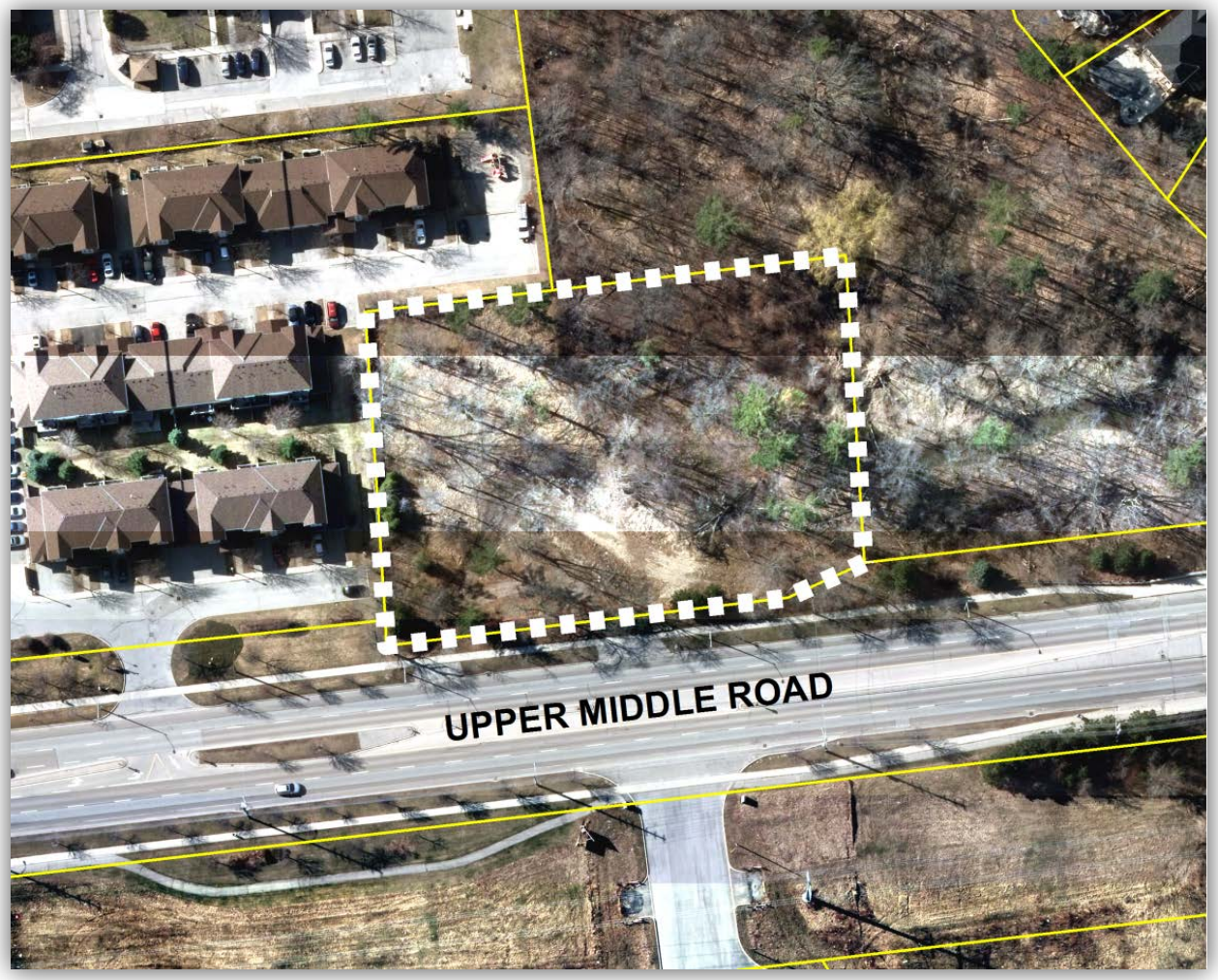
Put Your Opinion in Writing

Have your say!

- **Fill out a comment form at tonight's meeting.**
- **Send an email or letter to Mark Hefferton, Planner II at mark.hefferton@burlington.ca by July 7th, 2017**
- **Send a copy of your email or letter to Ward 6 Councillor Blair Lancaster at blair.lancaster@burlington.ca**

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Overview of Development Site

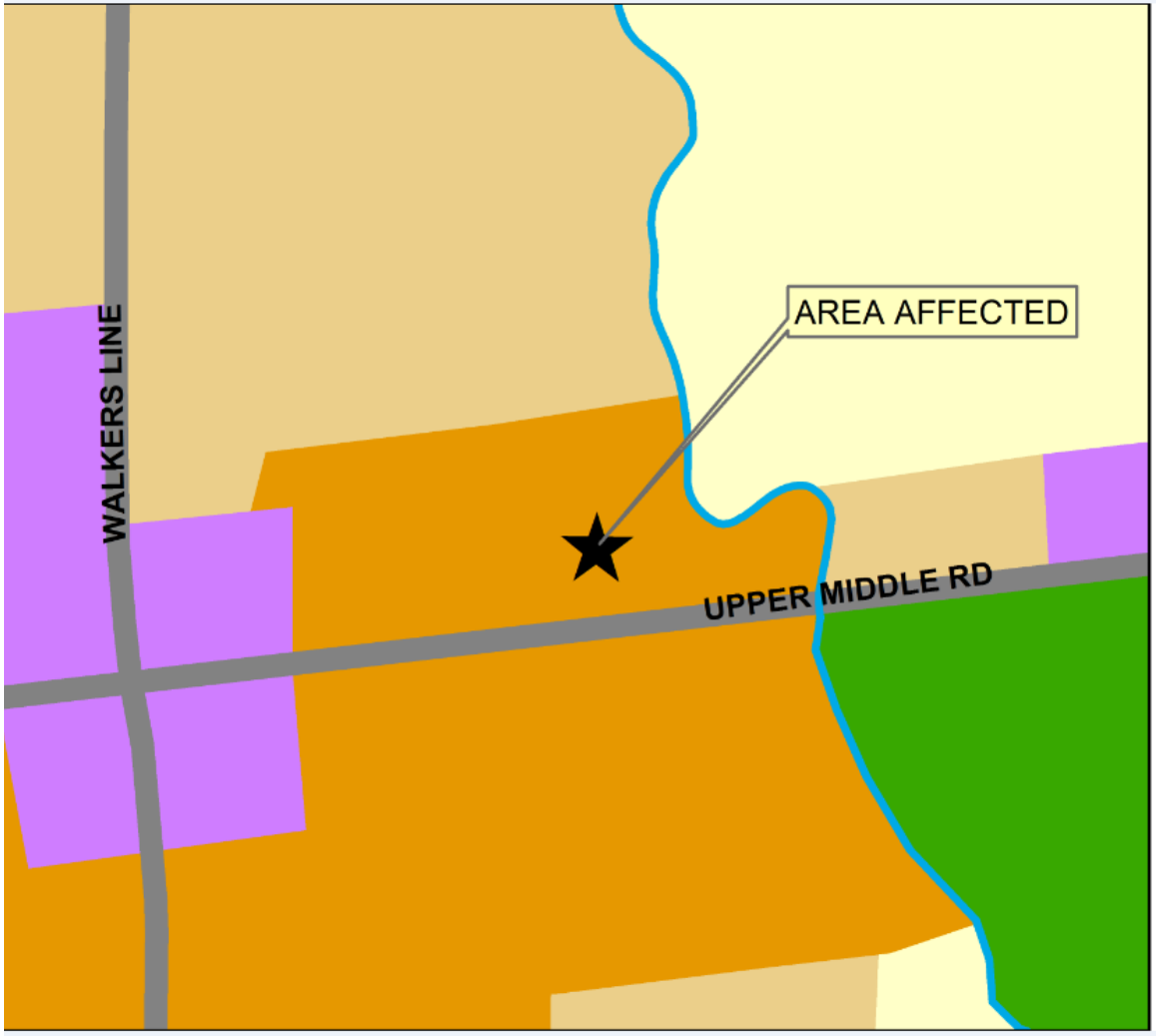


Lot area: 0.57 ha
(1.41 acres)

Frontage: 92.58 m
(303.7 ft.)

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Burlington Official Plan



Legend

- Major Parks and Open Space
- Neighbourhood Commercial
- Residential - High Density
- Residential - Low Density
- Residential - Medium Density

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Burlington Official Plan

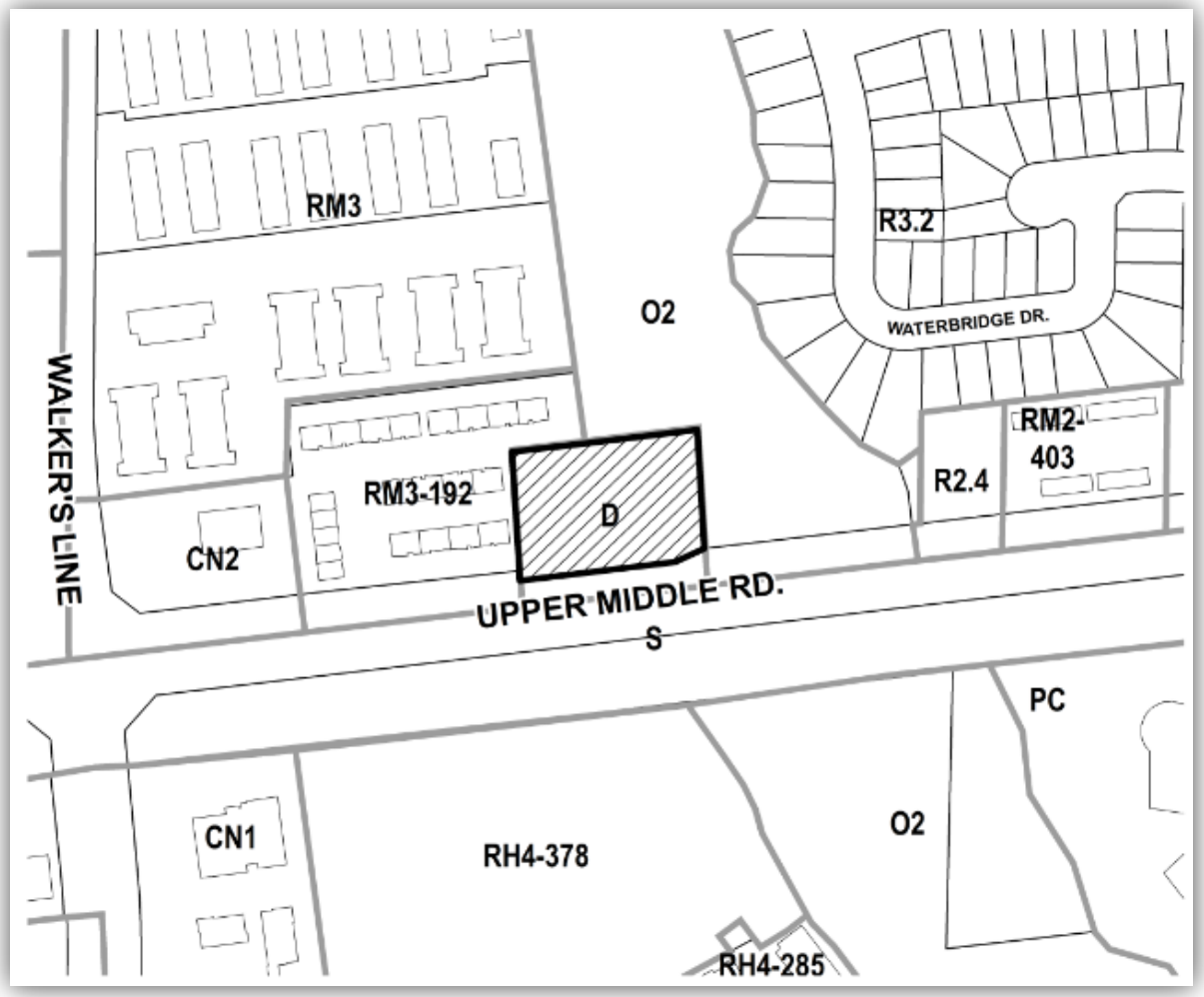
- **The property at 4063 Upper Middle Rd. is located in the Urban Planning Area and is designated Residential High Density.**

- **Part III, Policy 2.2.2 e) states that within residential high density areas, either ground or non-ground oriented housing units with a density ranging between 51 and 185 units per net hectare shall be permitted.**

- **2.2.2 g) iii) states that subject to the density requirements, street townhouses and stacked town houses, back-to-back townhouses, attached housing and apartments shall be permitted.**

- **Therefore the proposed 7-storey apartment is in keeping with the Official Plan policies of the High Density Residential designation, and an Official Plan amendment is not required for this application.**

Zoning By-law 2020

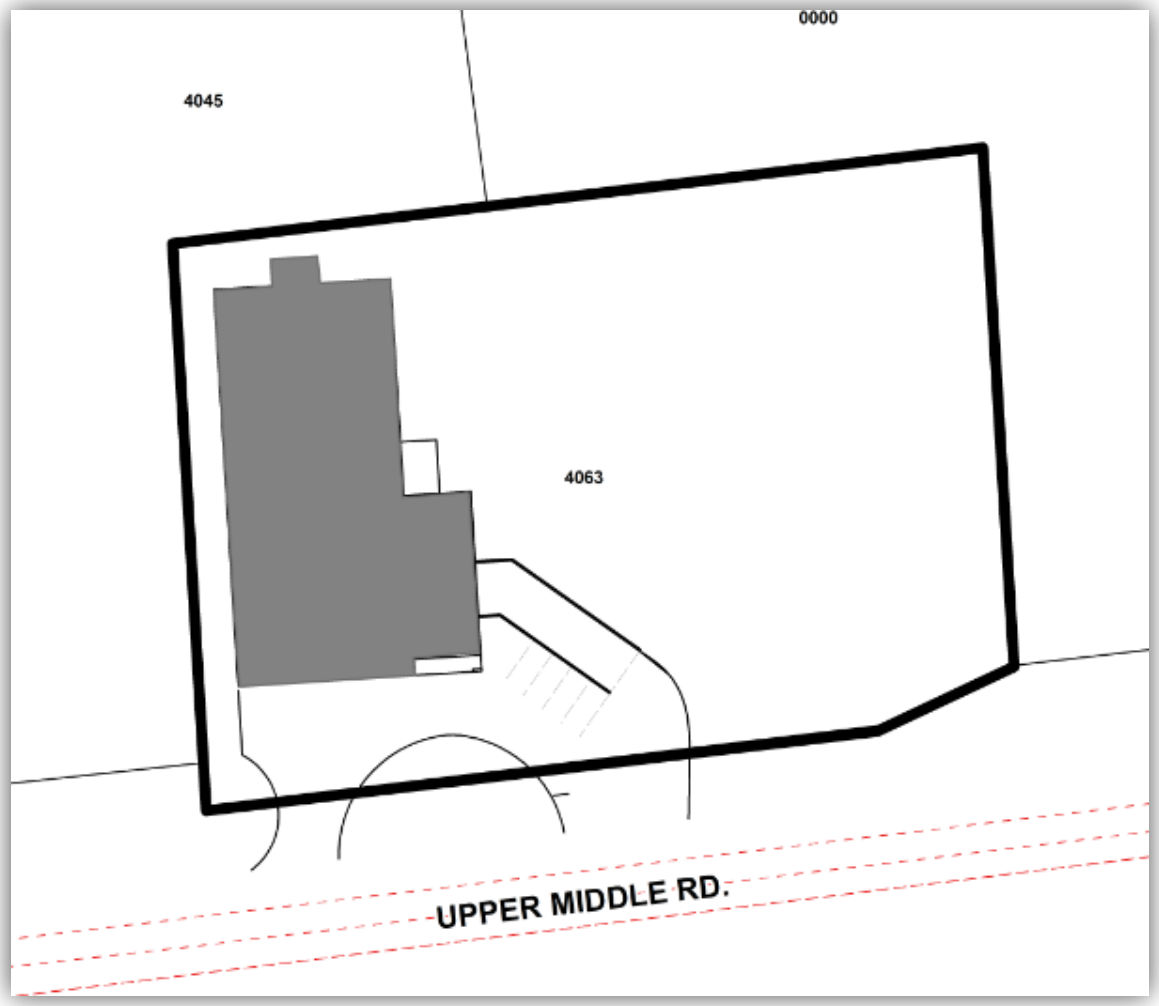


Current Zoning: Development (D) Zone

Permits detached dwellings and various uses permitted in all zones provided all conditions and parking requirements are met.

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Development Proposal



Application seeks the approval to construct a 7-Storey High Density condominium building.

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For more information:

Contact: **Mark Hefferton, Planner II**
T: (905) 335-7600 ext. 7860
E: Mark.Hefferton@burlington.ca

Visit the City's website:
www.burlington.ca/4063UpperMiddle

Please submit comments by: July 7th, 2017

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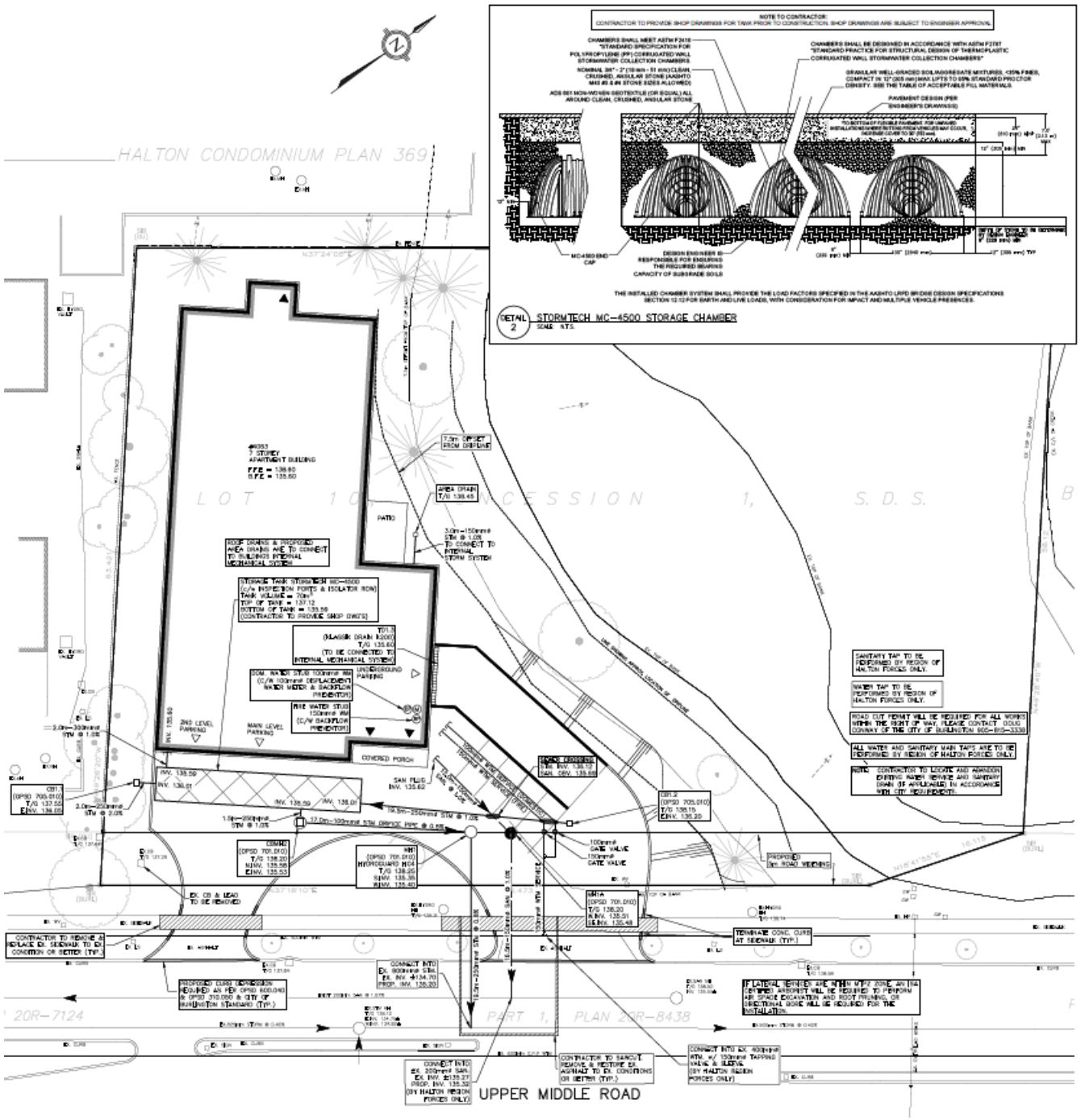
Applicants Presentation Material:

Contact:

John B. Corbett, M.C.I.P., R.P.P.

Corbett Land Strategies
483 Dundas St. W, Oakville

289-725-9229
John@CorbettLandStrategies.ca



BENCH MARK NOTE:

CITY OF BURLINGTON BENCHMARK No. 429
BRASS PLASHE SET ON THE NORTHWEST FACE OF HEADER WALL ON WEST END OF BRIDGE OVER SHERGARCREEK ON UPPER MIDDLE ROAD, 350m EAST OF WALKERS LINE, 15± EAST AND 40cm BELOW TOP OF WALL
ELEVATION=139.935

NO.	DATE	BY	REVISIONS

DESIGN | CHK'D | DATE: Jan. 3, 17
DRAWN | CHK'D
SCALE 1:200

APPROVALS

REGIONAL APPROVAL | STAMP

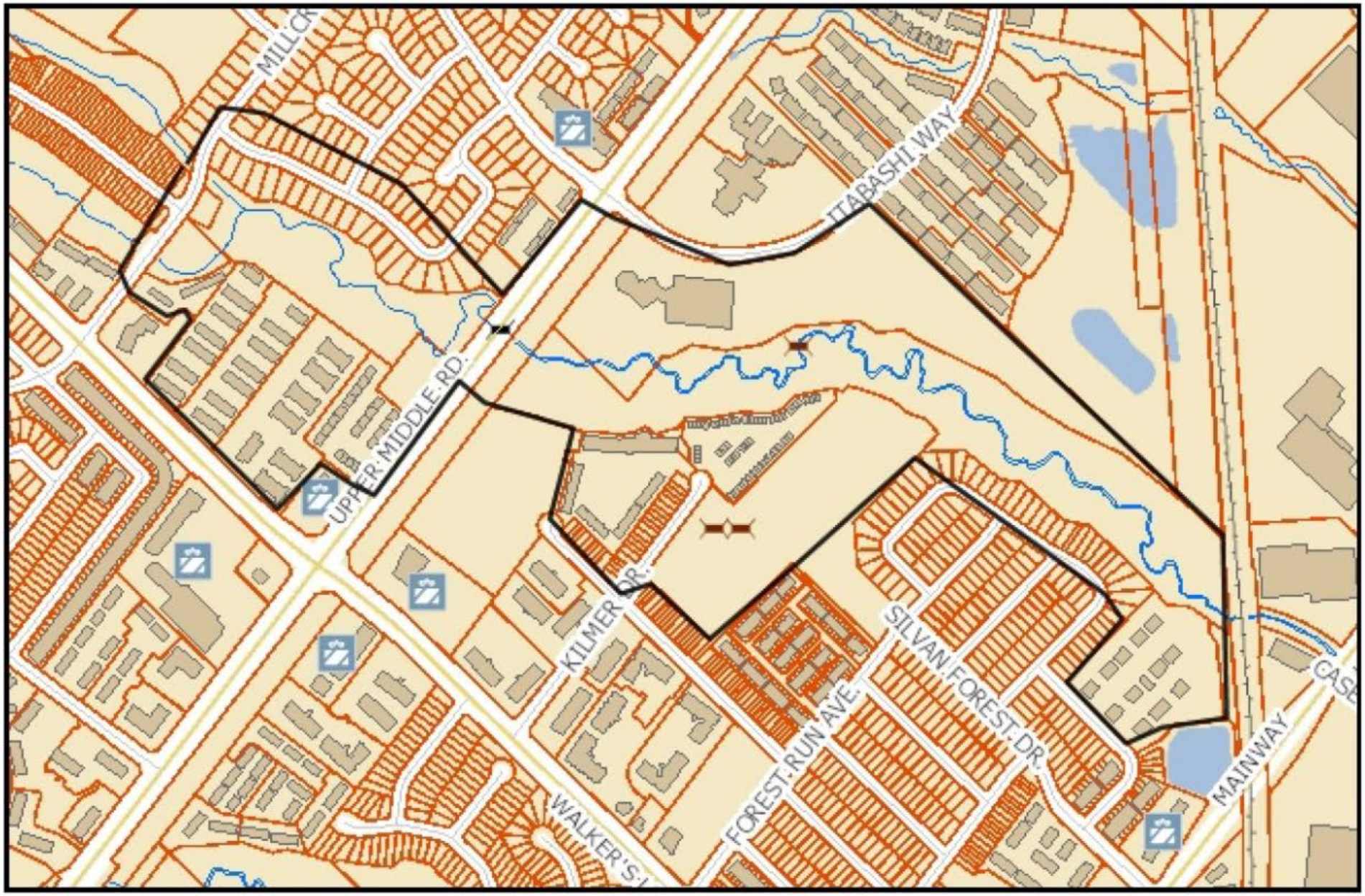
S. LLEWELLYN & ASSOCIATES LIMITED
CONSULTING ENGINEERS
TEL (905) 631-8378
FAX (905) 631-8807
3228 South Service Road, Suite 305 East Wing, Burlington, Ont., L7N 3H8

CLIENT
100 HAMILTON STREET LIMITED

PROJECT NAME
4063 UPPER MIDDLE ROAD
BURLINGTON, ONTARIO

TITLE
PRELIMINARY SITE SERVICING PLAN

PROJECT No. 16115 | DRAWING No. C2


ITABASHI WAY
UPPER MIDDLE RD
KILMER DR
SILVAN FOREST DR
FOREST RUN AVE
MAINWAY


4063
Upper Middle Rd.
THE RAVINE