Neighbourhood Meeting

1335-1355 Plains Road East (Ward 2)

DVLP Property Group Inc.
and 1445470 Ontario Inc.

March 7, 2018

The Salvation Army Burlington Community Church

2090 Prospect Street

CITY OF Burlington

Meeting Agenda

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

CITY OF Burlington

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.

CITY OF Burlington

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.

CITY OF Burlington

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 just the beginning of the City's process and there is still a lot of information to be received and analysis to undertaken.

CITY OF Burlington

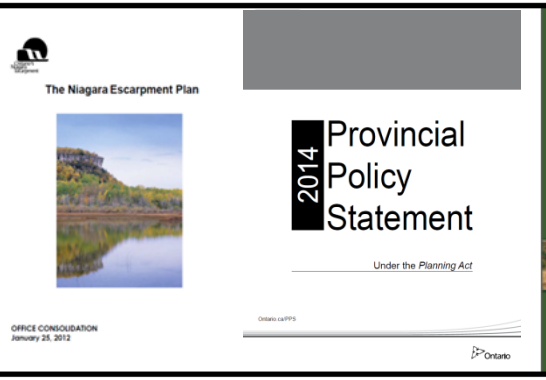
The Planning Process and How to Get Involved

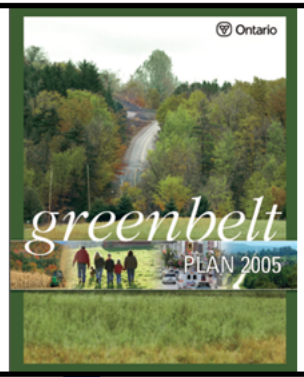
CITY OF Burlington

Planning Hierarchy

PROVINCIAL

Ontario **Planning Act & Other Provincial legislation**









REGIONAL

Halton Regional Official Plan

MUNICIPAL

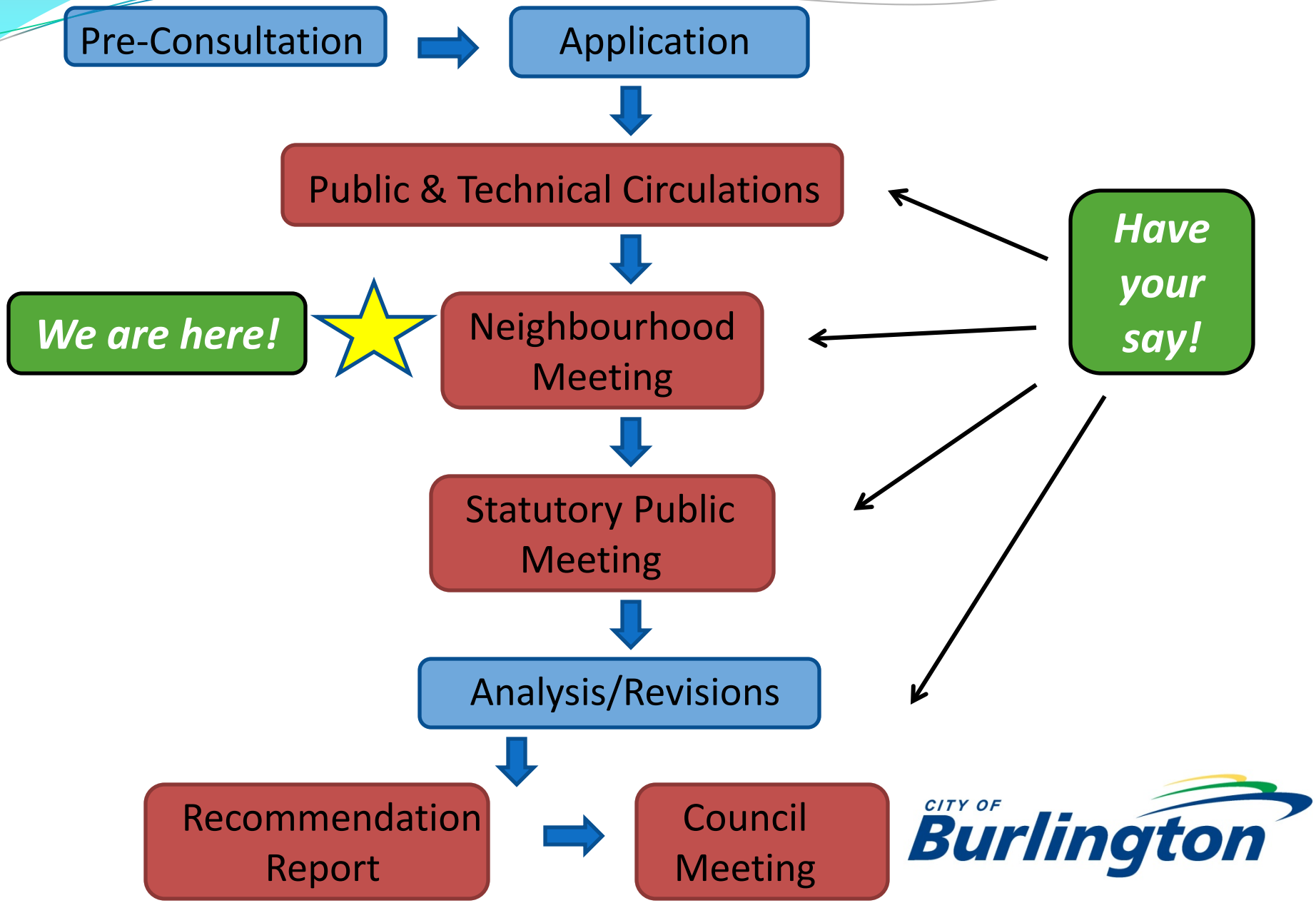
City of Burlington Official Plan — ***Amendment Requested***

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 application

CITY OF Burlington


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

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 Meed-Ward

CITY OF Burlington

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
- Subscribe to the application webpage:

www.burlington.ca/1335-1355-Plains-East

CITY OF Burlington

Ontario Municipal Board

- The OMB is an independent tribunal responsible for hearing appeals and deciding on land use planning matters under the Planning Act. The OMB has the authority to approve, change, or refuse planning applications and it's decisions take the place of decisions made by Council.
- There have been recent legislative changes to the OMB. These changes replace the OMB with the Local Planning Appeal Tribunal (LPAT). Regulations outlining this transition have just recently been released.
- The important thing to note is that, whether OMB or LPAT, you must participate in the planning process in order to lodge an appeal or participate in a Hearing.

Overview of Applications

CITY OF Burlington

Development Site

Site and Surrounding Area:

- 1335-1355 Plains Road East
- Bound by Helena Street and Plains Road East just east of Glendor Avenue
- Adjacent properties include single detached dwellings, townhouse units, apartment units and mixed and commercial uses



CITY OF Burlington



View of subject property



Single detached units to north



Townhouse units to west



Properties to the East

CITY OF Burlington

Planning Application

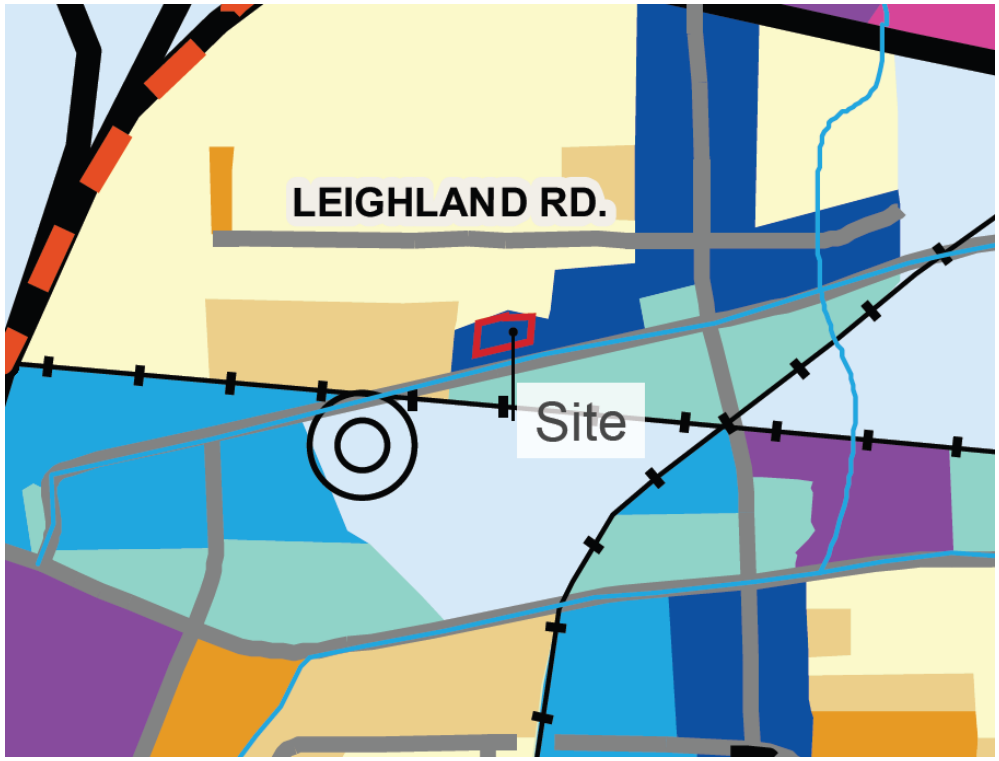


Proposal:

- Official Plan & Zoning By-law amendments to permit a total of 38 townhouse units within the Mixed Use Corridor designation and site specific exceptions to the Zoning By-law
- Comprised of 9 Standard townhouses and 29 Back to Back Townhouses

CITY OF Burlington

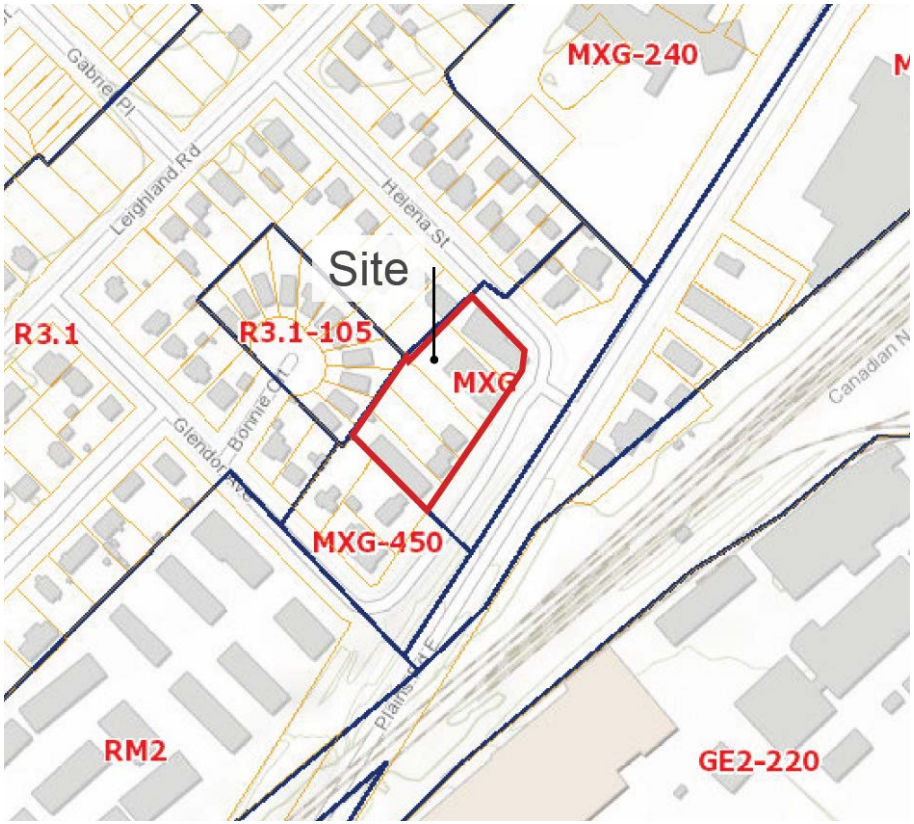
Official Plan Designation



- Designated ‘Mixed Use Corridor - General’
- Mixed Use Corridor – General permits townhouse units but only as part of the overall mixed use development
- Official Plan amendment is requesting to site specifically permit stand alone townhouse units within the Mixed Use Corridor at this location

CITY OF Burlington

Zoning By-law



- **‘Mixed Use General (MXG)’**
- Application is proposing to rezone the lands with site specific exceptions to accommodate the proposed concept plan:
  - Reduce minimum setbacks
  - Increase density
  - Reduce landscape buffer
  - Reduce number of visitor parking spaces
  - Reduce minimum amenity area

CITY OF Burlington

For more information:

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

T: (905) 335-7600 ext. 7427

E: lola.emberson@burlington.ca

Visit the City's website: www.burlington.ca
Application website: www.burlington.ca/1335-1355-Plains-East

CITY OF Burlington

Applicant's Presentation

CITY OF Burlington