Neighbourhood Meeting

Planning Applications for: **610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive**

Files: 505-04/17, 520-11/17 & 510-03/17

www.burlington.ca/GeorgianCourt

The City of Burlington is looking for your feedback on a development application in your area.

You are invited to attend a Neighbourhood Meeting where you can learn more about this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

Date: **November 20th, 2017**

Time: **7 p.m.**

Place: **École élémentaire catholique Saint-Philippe**

901 Francis Road



What is Proposed?

The bcIMC Realty Corporation (Realstar Managmenet) has submitted Official Plan and Zoning By-law amendment and draft plan of subdivision applications intended to permit 1450 residential rental units within a mix of townhouse, mid-rise and high-rise buildings. A mix of low rise 3-storey townhouse buildings are located around the perimetre of the site transitioning to multi-storey mid-rise (6-11 storeys) apartment buildings in the middle of the site framing a proposed 0.95 ha central park and high-rise (16-20 storeys) apartment buildings located on the northerly portion of the site.

Written Comments:

No decisions about this proposal have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

To submit written comments, or for more information, please contact:

Name: **Lola Emberson, MCIP, RPP**
Senior Planner, Development Review

Phone: 905-335-7600 ext. 7555
E-mail: **lola.emberson@burlington.ca**

Mail: see below

Neighbourhood Meeting

Your written comments should be submitted by: November 17th, 2017

The Official Plan is the City's blueprint for the future. It contains maps that show where different land uses should go and what areas must be protected. It also sets out plans for where new subdivisions, roads, and sewers should go and includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

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.

Site Summary

Property Address: 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive

Property Size: 8.4 hectares (20.75 acres)

Existing Official Plan designation: Residential – Medium Density. This designation allows for low-rise townhouses and attached housing and walk-up apartments within a density range of 26-50 units per net hectare provided the building forms are compatible with the scale, urban design and community features of the neighbourhood.

Existing Zoning By-law designation: 'Residential - Medium Density (RM2)'. The RM2 zone permits single detached dwellings, semi-detached dwellings, duplex, triplex and fourplex buildings and townhouses, retirement homes, lodges, fraternities and private clubs and community institutions. The RM2 zone sets out a density range of 25-40 units per hectare and a maximum building height of 2 storeys.

What is proposed to change: Site specific Official Plan and Zoning By-law amendments propose an increase the maximum net density to 302 units per ha within overall high density designation and maximum net density to 61 units per ha within the overall medium density designation in order to facilitate the development of 1450 residential rental units (see the density breakdown per block on Sketch 2. The site specific Zoning By-law amendment also proposes to increase maximum building height; reduce minimum front, rear and street side yard setbacks; reduce minimum amenity and private area; reduce parking setbacks (habitable room and underground) and increase balcony, canopy and porch projections.

Looking for more information?

You can access the City of Burlington's website for more information about this 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 Public Meeting. To access the webpage for this file please go to: www.burlington.ca/GeorgianCourt/

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue. For more information about preserving your appeal rights, contact Lola Emberson, using the contact information provided with this notice.

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 Municipal Board 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

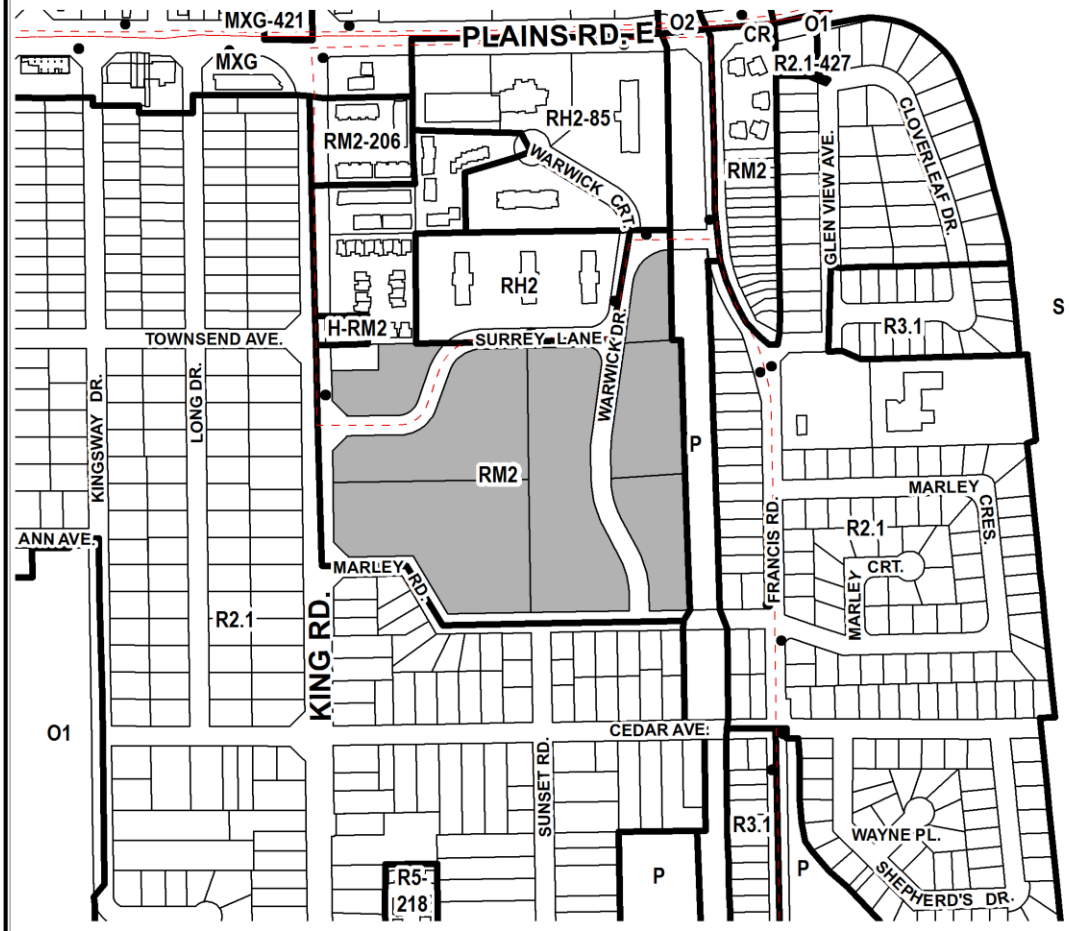
Neighbourhood Meeting

Sketch No. 1

LOCATION / ZONING SKETCH

SUBJECT PROPERTIES — Bus Routes — Bus Stops

FILE No. 505-04/17
520-11/17
510-03/17



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1 R3.1 R5	RM2		MXG	CR		O1 O2 P S

DATE: October 16, 2017
Planning and Building Department

TERANET — City of Burlington

Burlington Planning and Building Department
PO Box 5013, 426 Brant St., Burlington, Ontario L7R 3Z6

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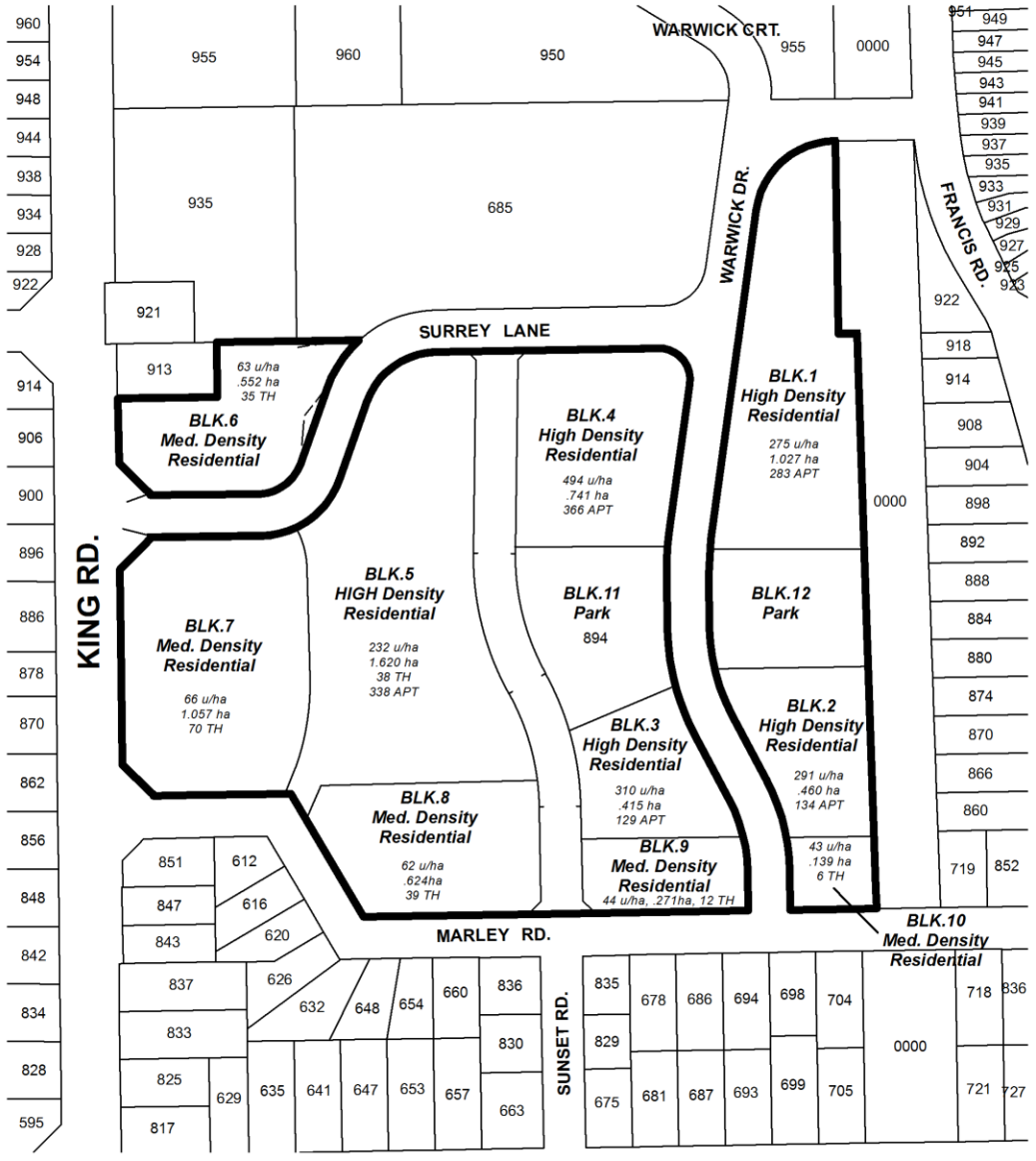
Sketch No. 2

DETAIL SKETCH

Application to permit the development of 1450 residential rental units comprised of a mix of low rise townhouses, mid rise and high rise apartments.

SUBJECT PROPERTY

FILE No. 505-04/17
520-11/17
510-03/17



DATE: October 18, 2017
Planning and Building Department

TERANET Burlington

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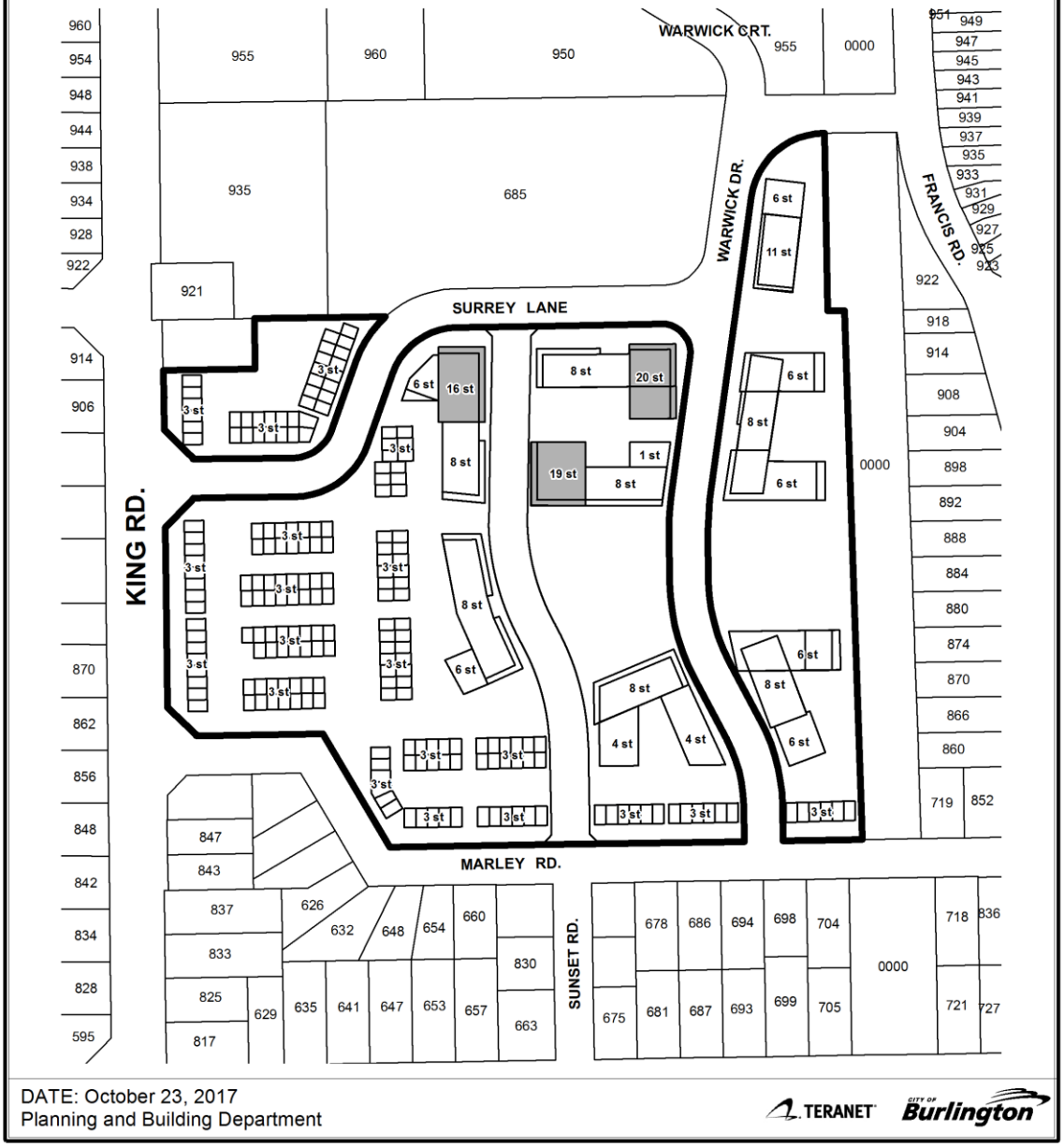
Sketch No. 3

CONCEPT SKETCH

Application to permit the development of 1450 residential rental units comprised of a mix of low rise townhouses, mid rise and high rise apartments.

SUBJECT PROPERTY

FILE No. 505-04/17
520-11/17
510-03/17



DATE: October 23, 2017
Planning and Building Department

TERANET Burlington

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