

4880 VALERA ROAD PUBLIC INFORMATION MEETING

ZONING BY-LAW AMENDMENT
CITY FILE: 520-18/17



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HISTORY OF PLANNING APPROVALS

Official Plan Amendment (OPA) - File No. 505-03/15

- Application for OPA to redesignate lands from “Neighbourhood Commercial” to “ Residential – High Density” deemed complete on May 29th, 2015
- Public Meeting held on June 23, 2015 at Haber Community Centre
- Statutory Public Meeting was held on September 13th, 2016
OPA was passed by Council on October 3rd, 2016
- No Zoning By-law Amendment Application Submitted –
Development Concept TBD.



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DETAILS OF PREVIOUS OFFICIAL PLAN AMMENDMENT

Official Plan Amendment (OPA) - File No. 505-03/15

- OPA passed containing Site Specific Policies that state:
- Commercial land uses in the form of mixed use or stand alone buildings shall be provided fronting on Thomas Alton Boulevard.
- Residential building height shall be transitioned to provide for a lower height fronting Valera Road and existing residential development to the south.
- Residential – High Density (Alton Community)
Permits a variety of residential land uses including:

Street Townhouses	Stacked Townhouses
Attached Housing and Apartments	Back to Back Towns

A maximum height of 10 storeys



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PURPOSE OF REZONING APPLICATION

- Existing “CN1-332” Zoning on-site is reflective of old “Neighbourhood Commercial” designation
- Zoning must be updated to reflect new “Residential – High Density” (Alton Community) designation
- Zoning By-law Amendment will implement the Council direction received through the passing of OPA 102
- A Site-Specific “RAL4” will be requested in order to implement the existing “Residential – High Density” designation



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COMMUNITY ENGAGEMENT TO DATE

- Developer Initiated Community Meeting - November 29, 2017.
 - The Alton Community was introduced to a series of development concepts.
 - Roundtable discussion to determine the concept preferred by the community.
 - Community feedback was included within the Development Concept submitted on December 22, 2017.

- City Initiated Public Consultation Meeting – March 21, 2018
 - The Community was presented with the revised application submitted on December 22, 2017, which incorporated the feedback received from the community members at the November 29, 2017, developer initiated meeting.



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TIMELINE OF KEY EVENTS

1. Developer Initiated Community Meeting – November 29, 2017
2. Zoning By-Law Amendment Application Submission – December 22, 2017
3. City Initiated Public Consultation Meeting – March 21, 2018
4. Staff and Agency Comments Received – March/April, 2018
5. Burlington Urban Design (BUD) Meeting – April 17, 2018
6. Meeting to address comments received to date – April 30, 2018
7. Address comments from BUD Panel and Staff – Ongoing
8. Resubmission Package – TBD



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DECEMBER 22 – ZBLA SUBMISSION

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SITE DESIGN IMPROVEMENT TO ADDRESS STAFF AND PUBLIC COMMENTS TO DATE

1. Enhanced pedestrian and trail connections
2. Consolidated Landscape Amenity Area
3. Enhanced pedestrian permeability through the site and open air lobby area
4. Enhanced Internal vehicular circulation
5. Enhanced landscaping adjacent to rear yards or Street Townhouses
6. Increased commercial area at the open lobby and ground floor amenity area
7. Redesigned building transition of floors 3, 5 and 7, at the corner of Valera and Thomas Alton

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REVISED CONCEPT 4880 Valera Road

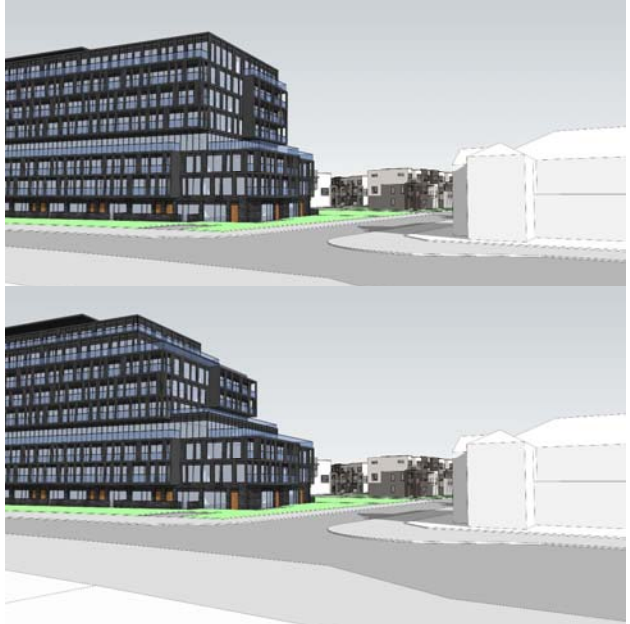


Preliminary Landscape Concept
ADI DEVELOPMENT GROUP

adesso design inc.
Landscape Architecture



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- December 22, 2017 ZBLA Submission

- Revised design to address staff, BUD and Public Comments

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NEXT STEPS

- The updated Development Concept will be forwarded to staff for review and comment.
- Additional staff comments will be addressed in the forthcoming submission
- Transportation Comments were just recently received. A formal analysis will be completed prior to resubmission
- Continued willingness to work with City Staff and the community to address any outstanding concerns



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QUESTIONS?



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