

# Statutory Public Meeting

## Application to amend Official Plan and Zoning By-law and Draft Plan of Subdivision

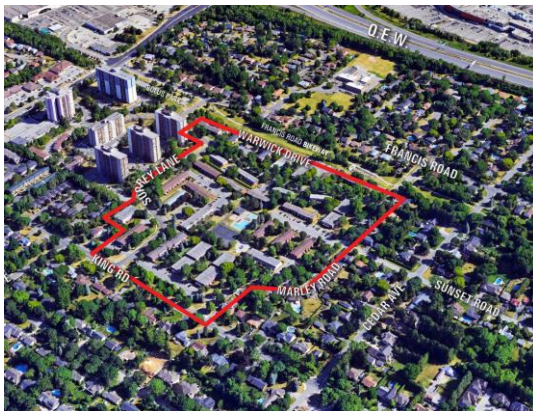
**Applicant:** bcIMC Realty Corporation  
(Quadreal Property Group)

**Address:** 610, 611 Surrey Lane; 865, 875 King Road;  
615, 699 Marley Road; 847,871, 894, 917  
Warwick Drive (Ward 1)

**Date:** April 2, 2019



## Development Site



### Site and Surrounding Area:

- Bound by Surrey Lane, King Road, Marley Road and Francis Road Bikeway
- Site Area 8.4 ha (20.8 ac)
- Surrounding land uses include high rise apartment buildings, townhouse and single detached dwelling units and the Francis Road Bikeway and Bolus Gardens Parkette



# Planning Application



### Proposal:

- Official Plan & Zoning By-law amendments and Draft Plan of Subdivision to permit 1450 residential rental units within a mix of low-rise 3 storey townhouses, 6-11 storey mid-rise and 16-20 storey high-rise buildings



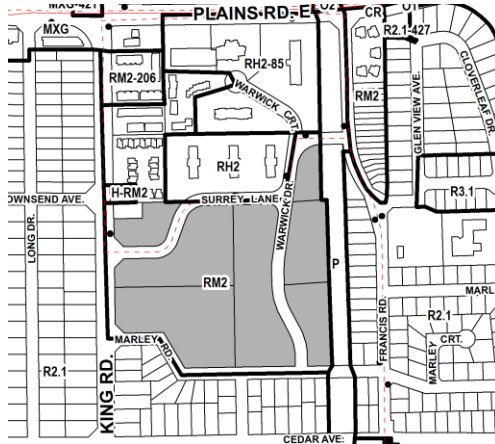
# Official Plan Designation



- Designated 'Residential Medium Density'
- Application proposing a site specific amendment to re-designate the mid to northerly portion of the site to 'Residential High Density' and increase permitted density within both the medium and high density designations



## Zoning



- **‘Residential Medium Density (RM2)’**
- Application is proposing to rezone the northerly portion of the site to Residential High Density (RH2) and to allow a site specific amendment to:
  - increased height;
  - Increased density;
  - reduced minimum setbacks;
  - reduced minimum amenity areas.



## Public Consultation

- Notice of the application was circulated to 920 owners/tenants
- A Neighbourhood Meeting to present the proposal was held on November 20, 2017 and attended by 80 members of the public
- Written correspondence received includes 20 emails and 10 neighborhood meeting comment sheets. Public comments are attached as Appendix D to report PB-33-19
- **General Themes:**
  - Increased traffic.
  - Loss of affordable housing.
  - Phasing/ relocation of residents / impacts from construction.
  - Increased height and density.
  - Loss of community feel / compatibility with neighbourhood



## Technical Review

- Concerns raised with respect to:
  - Relating groundwater conditions and floodplain on the site
  - Requirement of Phase 2 Environmental Site Assessment
  
- As a result of additional information requested to address technical concerns received, staff anticipate that the applicant will be making a revised submission.



## For more information:

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Senior Planner – Development Review

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Visit the City's website: [www.burlington.ca](http://www.burlington.ca)

Application website:

[www.burlington.ca/GeorgianCourt](http://www.burlington.ca/GeorgianCourt)

