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Key Considerations

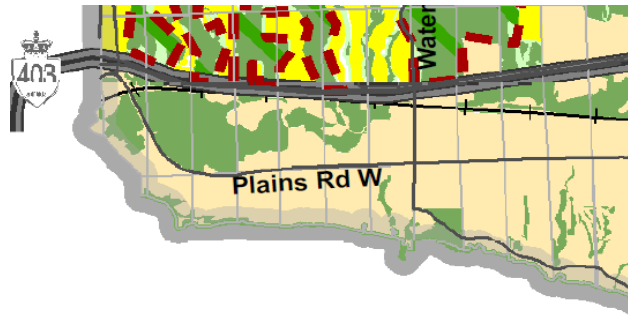
- Current approvals context
- Options moving forward
 - (Scenario 1): Agreement for Staged process to Final Approval
 - (Scenario 2): Loss of Draft Approval – New Application Required
- Request for a minimum 1 Year Extension

2

Current Approvals Context

Site is **designated and zoned** for infill development.

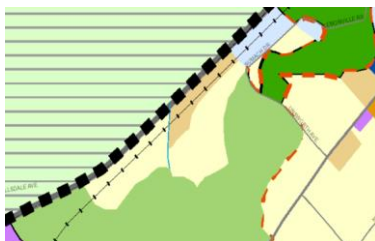
Region of Halton Official Plan: Maps 1G (Urban Area and Natural Heritage System)



3

Current Approvals Context

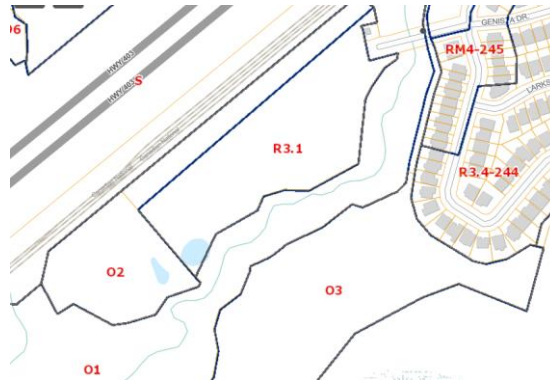
Burlington Official Plan - Current Schedule B and April Adopted Plan Schedule C – Within Built Boundary, Residential Low Density and Natural Heritage



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Current Approvals Context

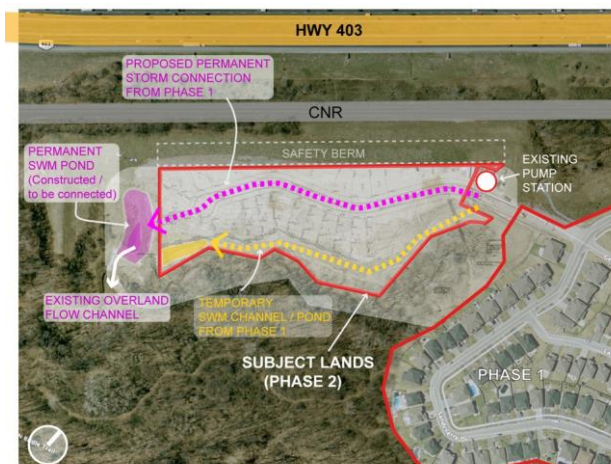
Zoning By-law 2020 – R3.1 and O2



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Current Approvals Context

- Draft Approval for Phase 2 granted by OMB 2001 – Phase 2 commenced in 2007
- Critical: Phase 2 completion needs to connect Phase 1 to permanent storm pond (existing built homes need connection) have been seeking these approvals from Conservation Halton for over 10 years



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(Scenario 1): Agreement for Staged process to Final Approval

- Garden Trail Developments Ltd. (GTD) has Draft Approval and a set of Draft Approval conditions
- GTD agrees additional work and updated reports are needed to address current regulations and inform an updated plan and modified conditions
- GTD can move forward on the path they are on now with the additional information through a staged approach
- Significant work and progress has been made in the last 6 months
- Meetings with City, Regional and CH staff took place on June 29, July 15, July 27 (with CH) and site visit and staking on August 4th
- Full resubmission for CH approvals submitted in April 2020 with full fees and GTD are working through responses
- Modified conditions were prepared and forwarded to City in June for review – receipt of modified conditions from City Capital Works



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(Scenario 1): Agreement for Staged process to Final Approval

- GTD had understood there was general **agreement** with the City, CH and the Region to consider a **staged approach** as discussed at the meetings held since June 9th and based on the submission of updated materials as discussed and requested:
 - An updated set of draft conditions were forwarded to Planning staff on **June 16, 2020** as a template – updated conditions from Capital Works were provided on July 9, 2020
 - GTD provided a Terms of Reference for an updated EIS for review on August 5, 2020
 - GTD has provided confirmation letter that there are no changes to the current site conditions impacted from the new RSC standards. The issued RSC and acceptance of RSC was circulated to Region on July 16, 2020.
 - Addendum letter provided noting current FSR still applicable to Regional staff on July 16, 2020.
 - City confirmed that no further traffic work is required other than work to clear draft conditions (as revised to reflect current standards). Confirmed by the City on July 9, 2020.
 - GTD submitted an information package on July 16, 2020 that reflected all work completed to date on SWM and approved on site through Phase 1 and linked to Phase 2.
 - GTD submitted detailed information completed to date on stable top of slope on July 16, 2020 and attended site walk and staking on August 4, 2020
 - City provided list all studies/reports as discussed to be updated or prepared and was to provide an estimated revision fee(s)
 - GTD has agreed to pay all revision and resubmission fees for the scope of work agreed to



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(Scenario 1): Agreement for Staged process to Final Approval

Following Scenario 1:

- finalize scope of additional work and studies and confirm and pay fees
- complete the work (depending on scope of EIS could be up to 6 months, or greater)
- during this time other work and several of the standard conditions not dependent on the EIS can be completed
- submit updated plan and any further modifications to conditions
- proceed to clear conditions for final approval



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(Scenario 2): Loss of Draft Approval – New Application Required

Following Scenario 2:

- Requires pre-consultation process (essentially this has been completed through meetings the last two months)
- Requires going backwards from current status– lose time and continuum of work – will require duplication of work completed to date and unnecessary review
- If the City requires the entire Draft Plan process to start again, the status of the temporary pond serving Phase 1 is uncertain and has significant implications for Phase 1 assumption
- We believe Scenario 2 creates more work and more resources by staff and for the City that are not necessary



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Request for Extension

- Given the current approval context, the ability to efficiently complete approvals with an extension, and not create significant implications for the Phase 1 by starting again, a Draft Plan Approval Extension for a minimum of 1 year is requested from Council
- GTD hopes the City, CH and the Region will continue to move forward with the staged approach to reach a positive outcome for the site
- GTD is requesting a motion from the Committee:
To extend Draft Plan Approval for the Garden Trails Subdivision (24T099005/B) at 550 Genista Drive to August 31, 2021.

