

**REQUEST FOR COMMENTS**

<p><b>Re: Applications for Draft Plan of Subdivision and to amend the Official Plan &amp; Zoning By-law (Georgian Court Estates) bc IMC Realty Corporation (Realstar Management)</b> 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive</p> <p><b>File: 505-04/17, 520-11/17 &amp; 510-03/17 (24T-17003/B)</b></p> <p>Application for Draft Plan of Subdivision and to amend Official Plan and Zoning By-law to permit 1450 residential units on a redeveloped 8.4 ha site</p>	<p>Circulation Date: October 23/17</p> <p><b>REPLY DATE: November 17/17</b></p> <p><b>Reply To: Lola Emberson</b> <i>(phone, fax, email info above)</i></p>
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**If comments are not received by the noted REPLY DATE, we will assume that you have no comments.**

**DISTRIBUTION**

**Required**

- |   |   |
|---|---|
| <p>J. Ridge, City Manager<br/>N. Shea Nicol, Director of Legal Services and City Solicitor<br/>V. Aykroyd, Site Engineering/Landscaping<br/>A. Moore, Coordinator of Collections / C. Gosse, Financial Analyst<br/>I. Cameron, Business Development Manager (BEDC)<br/>C. Glenn, Director of Parks &amp; Recreation<br/>R. Peachey, Manager Parks &amp; Open Spaces, Capital Works<br/>C. Lahey, Fire Prevention Officer<br/>R. Monteith, Deputy Fire Chief</p> | <p>G. Rowland, Supervisor of Transit Planning &amp; Scheduling<br/>Cary Clark, Manager, Capital Works<br/>A. Capone, Coordinator of Site Engineering<br/>S. Kade, Coordinator of Zoning<br/>T. Evershed, Special Business Area Coordinator<br/>R. Bustamante, Manager of Policy, Mobility Hubs<br/><b>External</b><br/>K. Moore, Planner - Halton Regional Police<br/>*C. Benson, Acting Director of Plng Svcs - Region of Halton (*5 copies)</p> |
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**Optional**

- |   |   |
|---|---|
| <p><input checked="" type="checkbox"/> Burlington Hydro Incorporated<br/><input checked="" type="checkbox"/> Union Gas - Hamilton<br/><input checked="" type="checkbox"/> * Halton District School Board<br/><input checked="" type="checkbox"/> * Halton Catholic District School Board<br/><input type="checkbox"/> * Ministry of Transportation – St. Catharines<br/><input type="checkbox"/> * Ministry of Transportation – Downsview<br/><input checked="" type="checkbox"/> Conservation Halton<br/><input type="checkbox"/> * Niagara Escarpment Commission<br/><input checked="" type="checkbox"/> * Canada Mortgage and Housing<br/><input checked="" type="checkbox"/> * Hydro One Inc.<br/><input type="checkbox"/> * Metrolinx<br/><input checked="" type="checkbox"/> Canada Post, Huron Division<br/><input checked="" type="checkbox"/> Bell Network Services<br/><input type="checkbox"/> * Canadian National Railways<br/><input type="checkbox"/> * Canadian Pacific Railway<br/><input type="checkbox"/> ETR 407</p> | <p><input type="checkbox"/> * TransCanada Pipelines, c/o Lehman &amp; Associates<br/><input type="checkbox"/> Enbridge Pipelines<br/><input type="checkbox"/> Trans-Northern Pipelines<br/><input type="checkbox"/> Sun Canadian Pipe Line<br/><input checked="" type="checkbox"/> * Bay Area Restoration Council<br/><input type="checkbox"/> * Chamber of Commerce, Attn: Keith Hoey, President<br/><input type="checkbox"/> * Burlington Downtown BIA<br/><input checked="" type="checkbox"/> * Aldershot BIA<br/><input type="checkbox"/> * Waterfront Advisory Committee – Acting Policy Mgr., Plng<br/><input type="checkbox"/> Heritage Burlington LACAC – Thomas Douglas, Planning<br/><input type="checkbox"/> Heritage Burlington LACAC – Amber LaPointe, Clerks<br/><input checked="" type="checkbox"/> * Sustainable Development Cttee – Leah Smith<br/><input checked="" type="checkbox"/> * Burlington Cycling Cttee – Jo-Anne Rudy, Clerks<br/><input type="checkbox"/> Other: _____<br/><input type="checkbox"/> Other: _____<br/><input type="checkbox"/> Other: _____</p> |
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**For Information Only**

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|--|---|
| <p><input type="checkbox"/> * Bell Canada Right-of-Way Call Centres<br/><input checked="" type="checkbox"/> * Conseil Scolaire Public de District du Centre-Sud-Ouest<br/><input checked="" type="checkbox"/> * Conseil Scolaire de District Catholique Centre-Sud</p> | <p><input type="checkbox"/> * Orchard Residents' Association – c/o Darrin Heynings<br/><input type="checkbox"/> * North Aldershot Leaders – c/o Councillor Craven</p> |
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**[\*NOTE:** [Link to Specific Notations for Distribution](#)]

**PLANNING & BUILDING DEPARTMENT**  
**REQUEST FOR COMMENTS**

Date: Monday, October 16, 2017

Re: Georgian Court Estates, 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road; 847,871, 894, 917 Warwick Drive

File: 505-04/17; 520-11/17; 510-03/17; 24T-17003/B

Application(s) to Draft Plan of Subdivision and amend the Official Plan and Zoning By-law to permit 1450 residential units through a master planned redevelopment of a 8.4 ha site

Owner: Realstar Management bc IMC Realty Corporation

Contact Person:

Name: Heather Grey-Wolf, Vice President, Development  
Address: 77 Bloor Street W., Suite 2000, Toronto, ON M5S 1M2  
Phone No.: 416-966-8373

**DESCRIPTION OF SITE:**

These applications apply to 6 properties, known municipally as 610, 611 Surrey Lane; 865 King Road; 615, 699 Marley Road and 847,871, 894, 917 Warwick Drive, which the applicants have assembled. These lands are bound by Surrey Lane to the north, Francis Road Bikeway to the east, Marley Road to the south, and King Road to the west. The lands currently contain 280 rental townhouse units that are proposed to be redeveloped into 1450 residential rental units consisting of 200 townhouse units and 1250 apartment units that will be phased over a 10 year period. The lands comprise a total area of approximately 8.4 hectares (20.75 acres).

Currently to the north of the subject properties are high-density residential uses (i.e. apartment buildings) medium-density uses (ie. townhouse units), a low density use (ie. single detached dwellings) and Bolus Gardens Parkette; to the east is the Francis Road Bikeway and low density uses fronting on Francis Road; to the south are low-density residential uses (i.e. single detached dwellings); and to the west are low density uses (ie. single detached dwellings).

**DESCRIPTION OF APPLICATION(S):**

The applicant is requesting a draft plan of subdivision and amendments to the City's Official Plan and Zoning By-law 2020 to permit a master planned community. The proposed development will 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 perimeter of the site transitioning to multi-storey mid-rise (6-11 storeys) apartment buildings in the middle of the site framing the central parkland and high-rise (16-20 storeys) apartment buildings located on the northerly portion of the site. The proposed development consists of 1450 residential units and also includes 2411 parking spaces including underground parking and .95 ha of public parkland. Sketch No. 3 shows the proposed development.

**OFFICIAL PLAN AND ZONING BY-LAW:**

The City of Burlington Official Plan designates the subject lands as Residential -Medium Density which allows for low-rise townhouse dwelling units 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. The principles of the Residential-Medium

Density is to provide opportunities for a range of residential types and uses that provide a sufficient supply of owner occupied and rental housing that is affordable and accessible for residents. According to the Residential - Medium Density designation, the objective is to balance intensification with other planning considerations such as infrastructure capacity, compatibility and integration with existing residential neighbourhoods. It also states that development shall encourage transit use, pedestrian and cycling transportation and decrease dependence on automobiles.

The City's draft Official Plan provides for a density range of 26-76 units per net hectare for the Residential-Medium Density designation and a density range of 76-185 units per net hectare for Residential-High Density.

The applicant is proposing a master planned community that would be comprised of 200 townhouse units and 1450 apartment units within 8 buildings of varying heights from 4 -20 storeys and parkland open space. The proposed density is 61 units per hectare for the overall Residential-Medium Density and 302 units per hectare for the overall Residential-High Density, thus necessitating an Official Plan amendment, see proposed density per block breakdown on Sketch 2.

The subject lands are zoned 'Residential Medium Density (RM2)'. The RM2 zone permits single detached, semi-detached, duplex, triplex, fourplex and townhouse units. The RM2 zone sets out a density range of 25-40 units per hectare and a maximum building height of 2 storeys. The applicant is seeking to amend the Zoning By-law to a site specific Residential Medium Density (RM2) and Residential High Density (RH2) zone in order to accommodate the proposed development on the subject lands.

The proposed amendment to the RM2 zone for the medium density blocks would permit back-to-back townhouses, maximum 3 storeys, 5 m landscape buffer abutting Marley and King Roads, minimum street side yard setback of 3 metres, maximum balcony projection of 2.5 metres, minimum amenity area of 20 m<sup>2</sup> per unit, minimum privacy area of 10 m<sup>2</sup> and porch projection of 1 metre. The proposed amendment to the RH2 zone for the high density blocks includes reduction of minimum street, front, side and rear yard setbacks to 3 metres, minimum setback of underground parking garage from a public street or public park of 0 metres, minimum driveway and parking setback from habitable room to 0 metres, minimum step-back above a height of 8 storeys of 3 metres, maximum density of 302 units per hectare calculated collectively over all the lands site specifically zoned RH2, minimum amenity area of 10 m<sup>2</sup> per unit, balconies and canopies projection into any yard to 2.5 metres and all other encroachments to 1 metre.

The following documents have been submitted in support of the application:

- **Application Forms and Covering Letter** (Prepared by Urban Strategies Inc., September 21 2017)
- **Draft Conceptual Site Plan** (Urban Strategies Inc., July 2017)
- **Draft Plan of Subdivision** (Prepared by Bousfields Inc., July 2017)
- **Environmental Site-Screening Questionnaire** (Prepared by Realstar - bclMC Realty Corporation September 2017)
- **Functional Servicing & Stormwater Management Report** (Prepared by UrbanTech, September 2017)
- **Geotechnical Report** (Prepared by WSP, January 2017)
- **Environmental Noise Feasibility Study** (Prepared by Valcoustic Canada Ltd., September 2017)
- **Phase I Environmental Site Assessment** (Prepared by Pinchin, May 2017)
- **Hydrogeological Investigation Report** (Prepared by WSP, January 2017)
- **Planning Justification Report** (Prepared by Bousfields Inc., September 2017)
- **Plan of Survey** (Prepared by R. Avis Surveying Inc., December 2016)
- **Landscape Concept Plan** (Prepared by the mbtw group, September 2017)

- **Transportation Study** (Prepared by BA Group, September 2017)
- **Arborist Report** (Prepared by Urban Forest Innovations Inc., July 2017)
- **Urban Design Brief** (Prepared by Urban Strategies Inc., July 2017)
- **Pedestrian Wind Assessment** (Prepared by RWDI, July 2017)
- **Fiscal Impact Study** (Prepared by Altus Group, September 2017)
- **Consultation Summary Report** (July 2017)

A preliminary concept plan is attached in Sketch No. 3. The above documents are available at:  
[www.burlington.ca/GeorgianCourt/](http://www.burlington.ca/GeorgianCourt/)

**RESPONSE DEADLINE: November 17, 2017**

Planning staff intend to complete a report on this application in Spring 2018. In order to keep within this time frame, it will be necessary to receive your written comments by November 17, 2017. Please advise if you are unable to meet this deadline. If no response is received by this date, it will be assumed that you do not have any comments. Should you have any questions, please do not hesitate to call me at (905) 335-7600 Ext. 7427.

Please also forward a copy of your comments to Curt Benson, Acting Director of Planning Services, Regional Municipality of Halton, 1151 Bronte Road, Oakville, Ontario, L6M 3L1 (p: 905.825.6000 x7181) (email: [curt.benson@halton.ca](mailto:curt.benson@halton.ca)).

Yours truly,



Lola Emberson, MCIP, RPP  
Senior Planner, Development Review

Sketch No. 1  
LOCATION / ZONING SKETCH



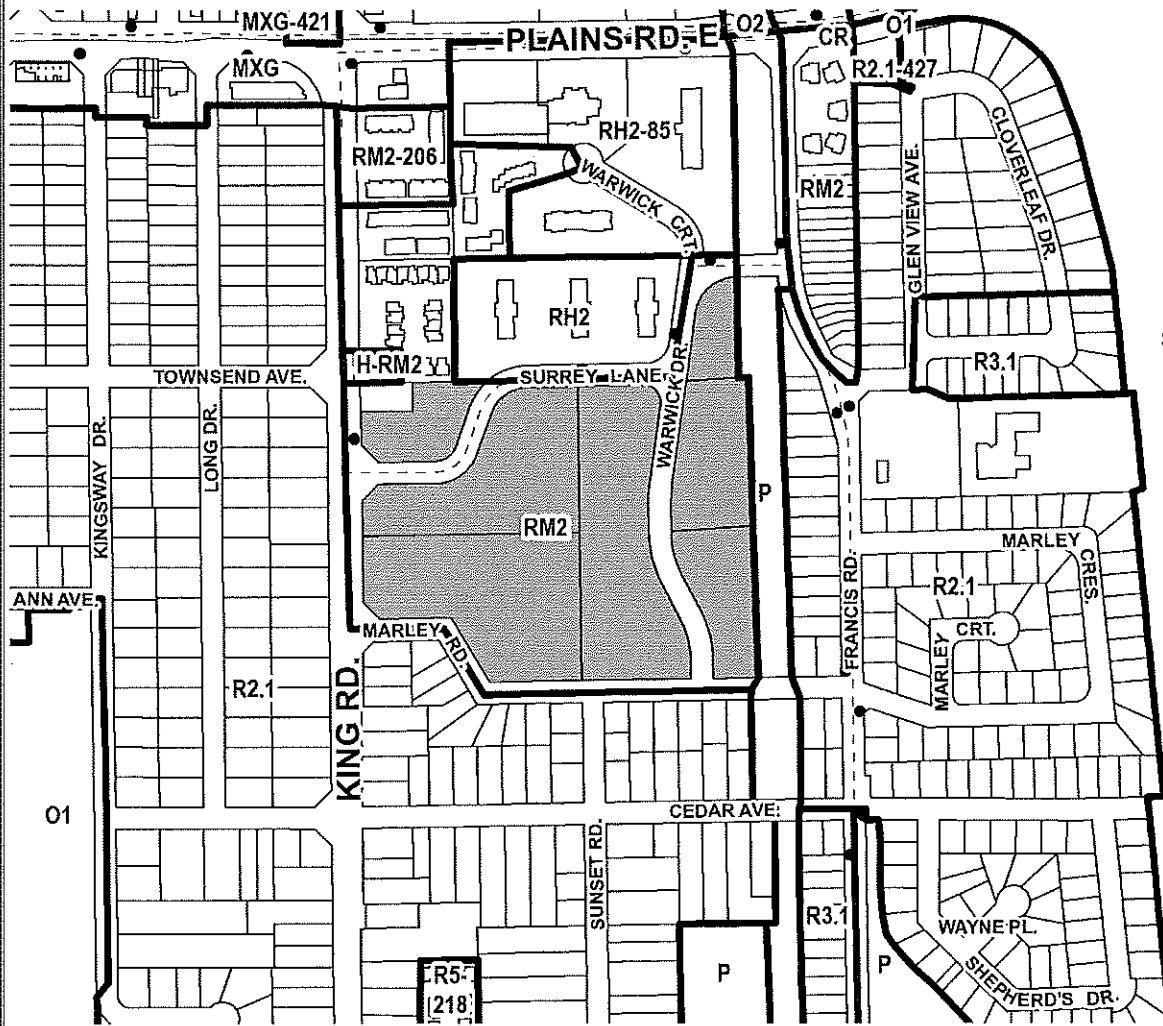
FILE No. 505-04/17  
520-11/17  
510-03/17



SUBJECT PROPERTIES

----- Bus Routes

● Bus Stops



**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



Sketch No. 3  
**CONCEPT SKETCH**

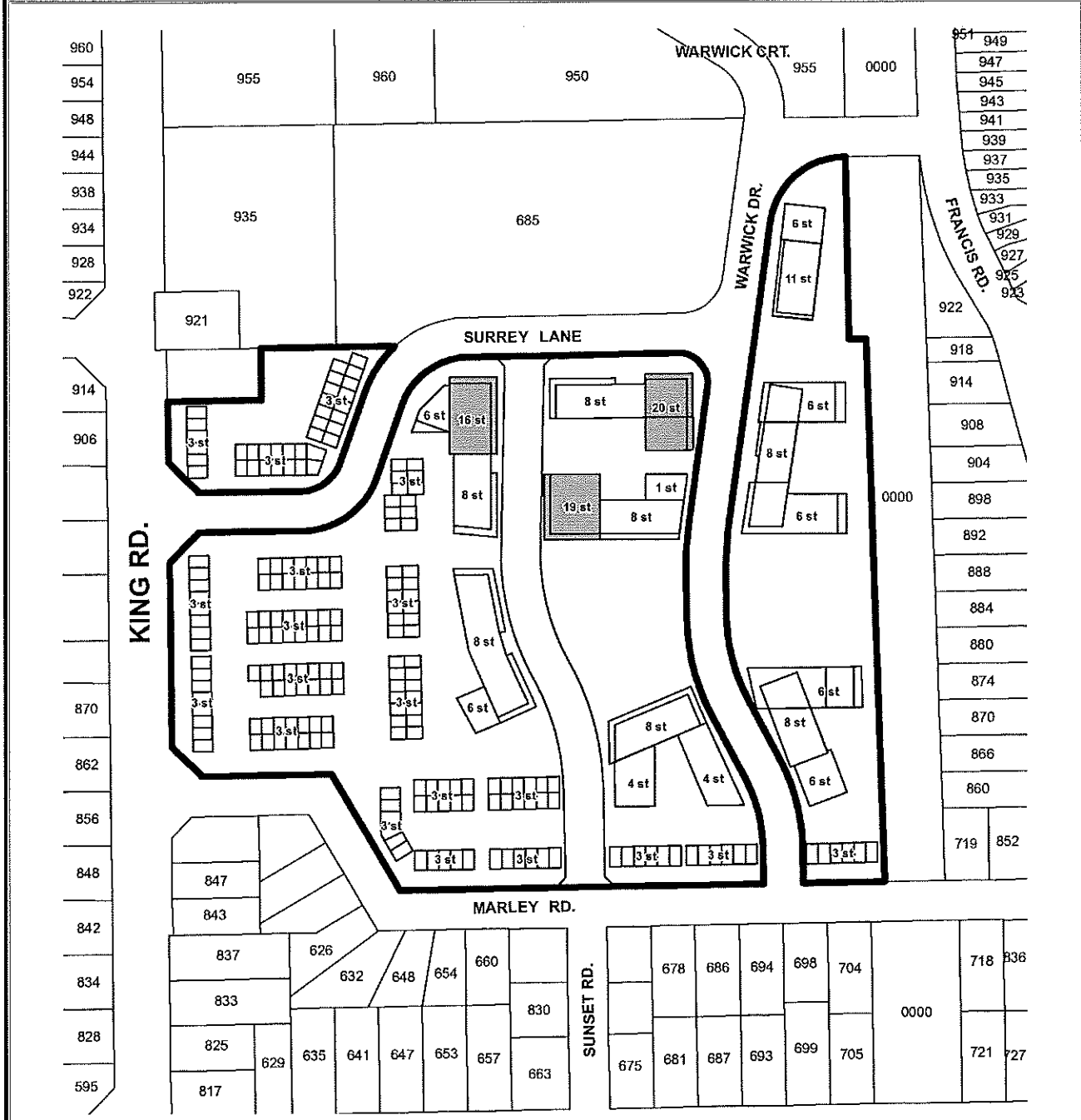


Application to permit the development of 1450 residential rental units comprised of a mix of low rise townhouses, mid rise and high rise apartments.

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



SUBJECT PROPERTY



DATE: October 23, 2017  
 Planning and Building Department



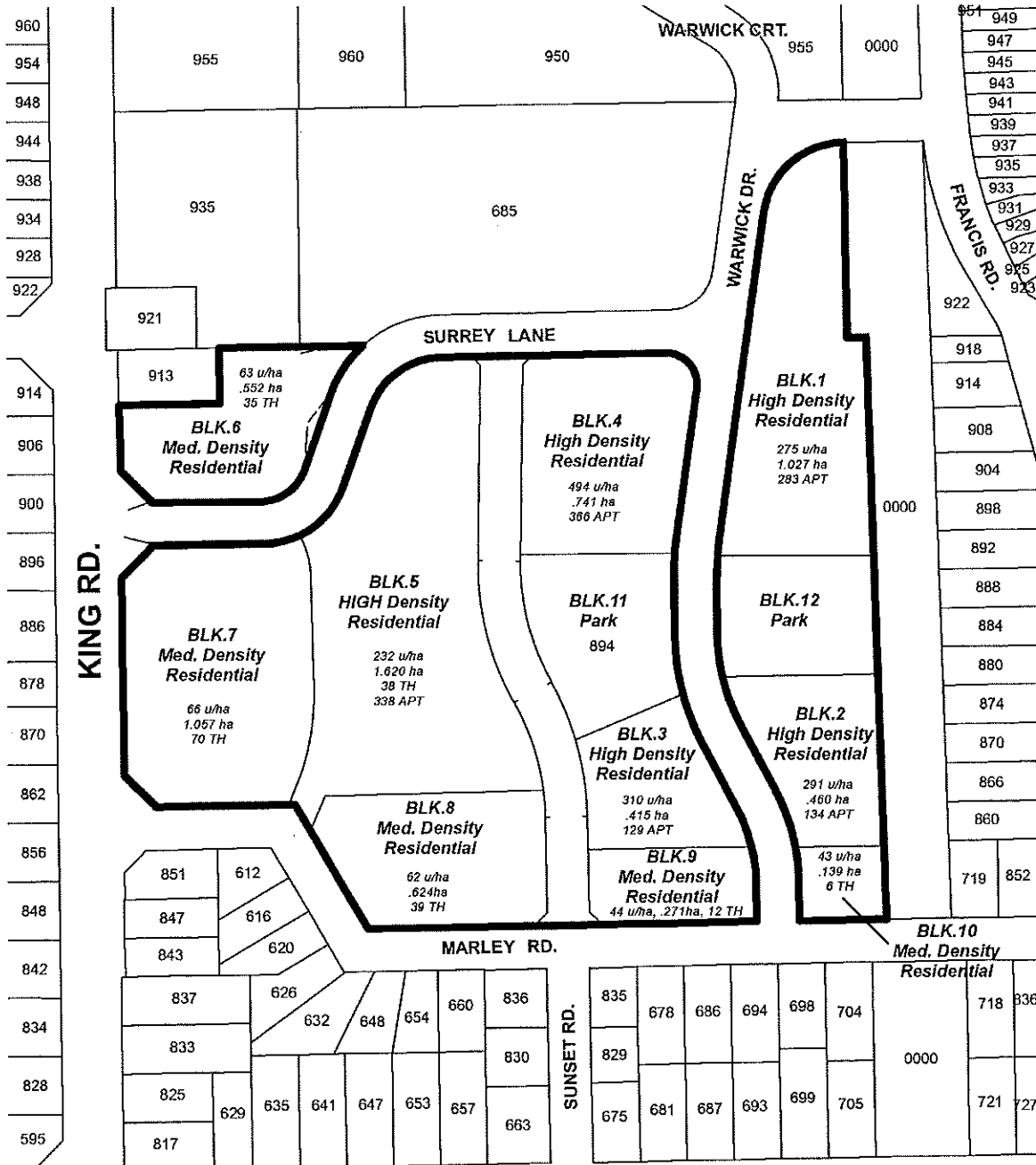
Sketch No. 2  
**DETAIL SKETCH**



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

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

 SUBJECT PROPERTY



DATE: October 18, 2017  
 Planning and Building Department

