



Application Submitted

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

Planning Application submitted by:

MHBC Planning Ltd.

Site Address – Ward 1

1085 Clearview Ave., and
1082, 1086 & 1090 St. Matthews Ave.

Files: 505-01/19 & 520-02/19

www.burlington.ca/1085Clearview

Planner on File:

Name: Lauren Vraets

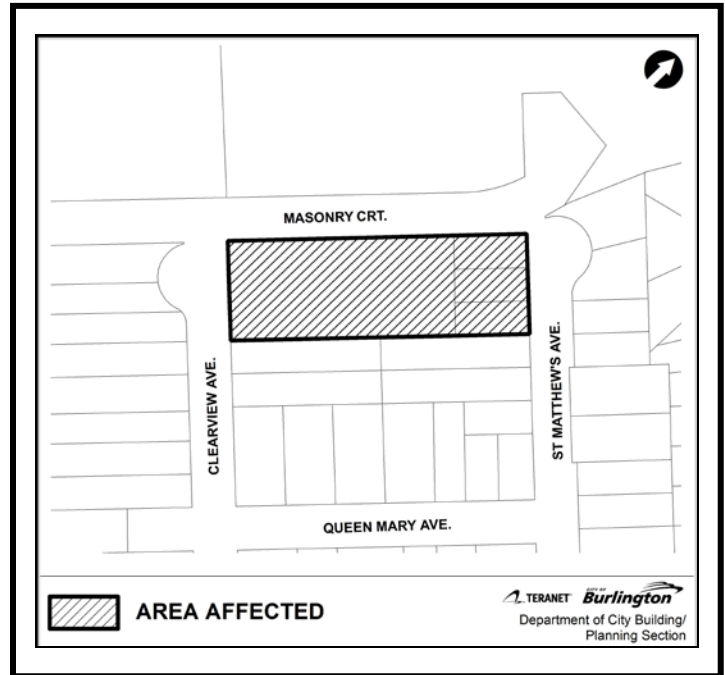
Phone: 905-335-7600 ext. 7536

E-mail: lauren.vraets@burlington.ca

What is Proposed?

A private land owner has made an application to change the Official Plan designation and Zoning for the property located at 1085 Clearview Ave., 1082, 1086 and 1090 St. Matthews Ave.

This will allow a 6 storey residential apartment building to be developed. The proposed building will have 160 units resulting in a density of 258 units per hectare. A total of 203 vehicle parking spaces are proposed, with 154 spaces below grade in an underground parking structure and 49 spaces at grade. Vehicle access to the site will be from two driveways off Masonry Court with one entrance into the underground parking garage on the west side of the building. The building is proposed to be terraced back from the third to the sixth floor on the east side abutting St. Matthew's Ave. An outdoor amenity area is proposed behind the building next to the rear entrance and drop-off area.



Written Comments:

No decisions about this application 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:

Department of City Building

P.O. Box 5013, 426 Brant St.
Burlington, ON, L7R 3Z6

Attn: Lauren Vraets

Phone: 905-335-7600 ext. 7536

E-mail: lauren.vraets@burlington.ca

Your written comments should be submitted by: March 1, 2019

Site Summary

Property Address: Ward 1

**1085 Clearview Ave., and 1082,
1086 & 1090 St. Matthews Ave.**

Property Size: 0.62 ha.

Existing Official Plan designation:

Residential – Low Density

Existing Zoning By-law designation:

Low Density Residential R2.1

What is proposed to change?

The application is to change the Official Plan designation to Residential – High Density, and to change the Zoning to High Density Residential RH1. The applicant has asked for site specific zoning for the property to allow for reductions to setbacks, landscaping areas and buffers, amenity area, and required parking, as well as increased site density, and permission for placement of patios in the front yard and a second driveway.

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/1085Clearview.

To learn more about the planning process visit: burlington.ca/planningprocess

The **Official Plan** is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

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.

Learn more at burlington.ca/zoning

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information about preserving your appeal rights, contact the Planner on file using the contact information in 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 a Local Planning Appeal Tribunal 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.


Detail Sketch

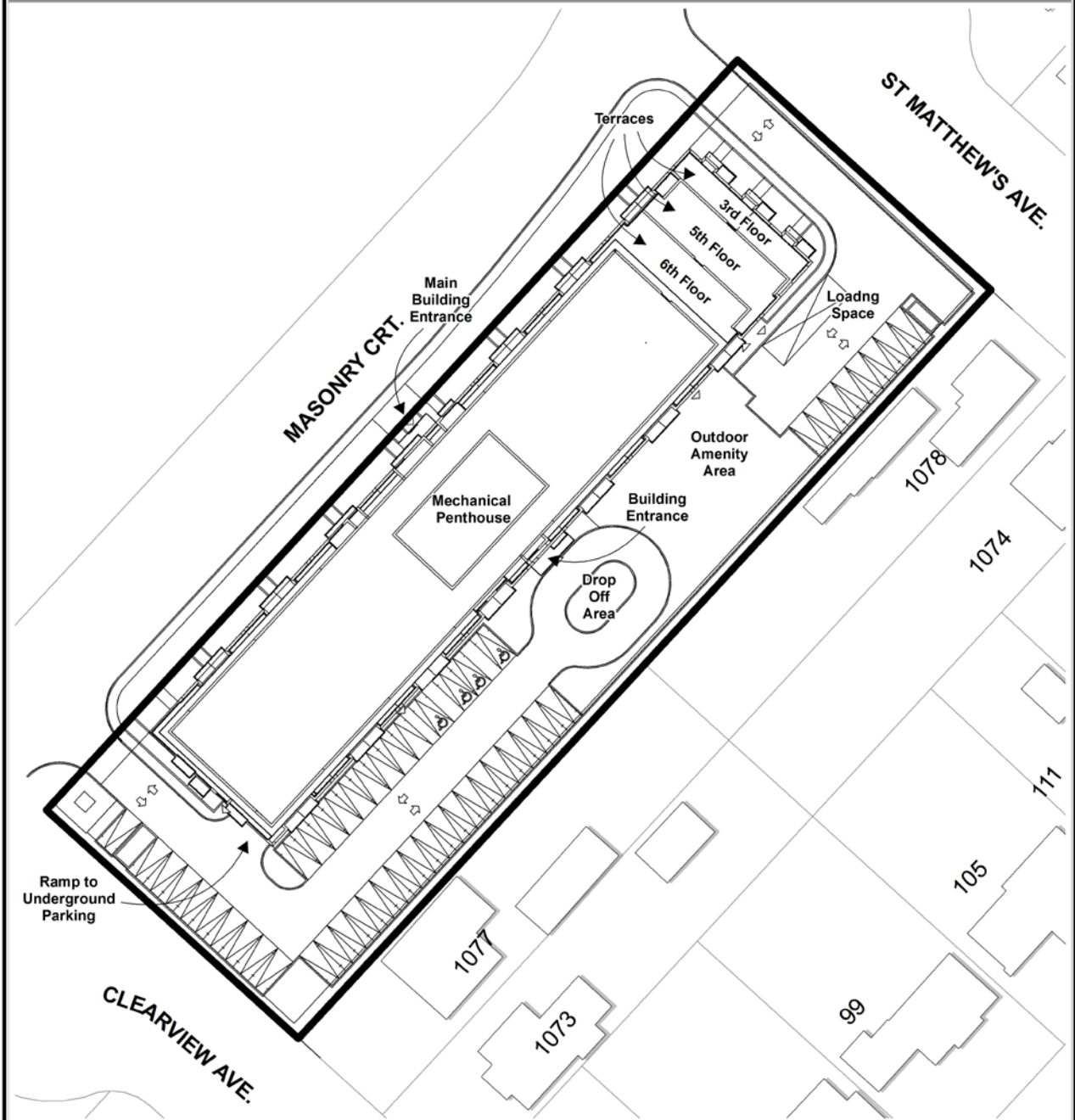
Sketch No. 2 DETAIL SKETCH



Official Plan Amendment and Zoning By-law Amendment to permit development of a 160 unit residential condominium building.

File Nos. 520-02/19 &
505-01/19

 SUBJECT PROPERTY



Date: January 31, 2019
Department of City Building/Planning Section

