

Application for: 35 Plains Road East

File: 505-03/16 & 520-04/16

The City of Burlington invites you to attend a Neighbourhood Meeting where you can learn more about this planning application, ask questions, and share your comments.

Proposal:

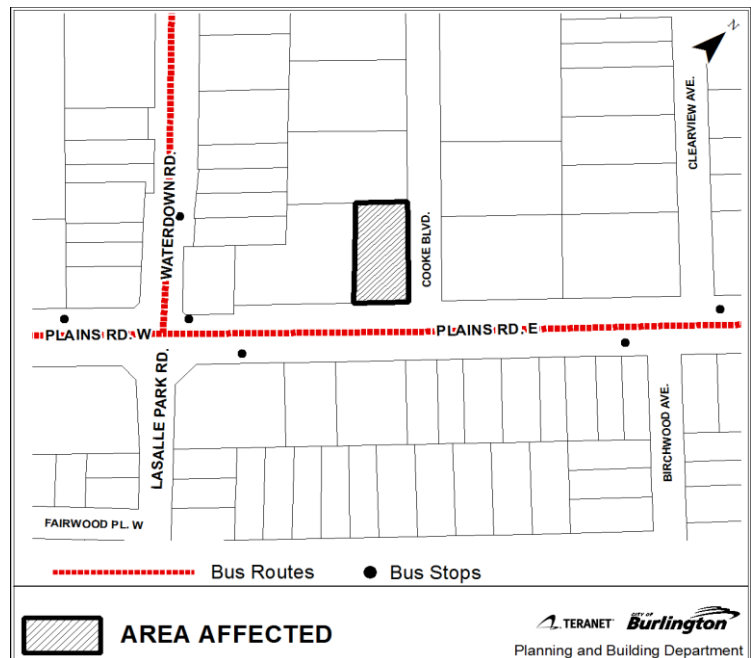
A Planning application has been made to amend the Official Plan and Zoning By-law regulations for 35 Plains Road East. The proposed development consists of an 8-storey mixed use building. A total of 80 residential units are proposed on levels 2 to 8, with 278.75 m² (3,000 ft²) of commercial/retail floor area proposed at grade, oriented towards the Plains Road East frontage. The existing driveway from Plains Road East is proposed to be abandoned and the driveway on Cooke Boulevard will be shifted north to provide access to the development. Parking is provided at grade and in a two level underground parking garage. A total of 91 parking spaces are proposed with 78 proposed underground.

The applicant submitted technical reports in support of the application including a planning justification report, traffic impact study, and functional servicing report. These reports are available for review on the city's website at www.burlington.ca/35Plains

You are invited to submit written comments about the proposed development to the City of Burlington. Your comments will be considered by the Planning Department when we make our recommendation to the Development & Infrastructure Committee of Council to approve or refuse the application. Your comments will form an appendix to a staff report about the proposed rezoning which will be posted on the City's web site. Notice of the Development & Infrastructure Committee public meeting to consider the applications will be sent to you later on.

Your written comments should be submitted by: Friday July 8, 2016

Please note that if you do not send in written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue.



Date: Wednesday June 22, 2016

Time: 7 pm

**Place: St Matthew's On-The-Plains
Fireside Room
126 Plains Road E.**

**To submit written comments, or for more
information, please contact:**

Lisa Stern, Planner

e-mail: lisa.stern@burlington.ca

phone: 905-335-7600 ext. 7427

Site Summary:

Official Plan Designation: Mixed Use Corridor – Commercial. MUC-Commercial areas are intended to provide for the retail needs of the residents and businesses within the City and from adjacent areas. The designation also allows for the development of medium and high density residential uses up to 6 storeys. However, there is a site specific regulation that applies to this property that prohibits residential land uses and supermarket/grocery store uses. The site specific provision also restricts the maximum floor area of each retail use to 3,000 m².

Zoning By-Law Designation: Mixed Use Corridor – Commercial Corridor Zone (MXC-175). The MXC zone allows for a range of retail, service commercial and personal service uses, a broad range of office uses, other community facilities such as day care centres and motor vehicle dealerships, as well as a residential uses. Exception 175 applies to this property and prohibits a supermarket/grocery store and all residential uses. It also restricts the floor area of each retail use to a maximum of 3,000 m².

Property Size: 0.2ha

Surrounding Land Uses:

- North of the site is zoned MXE (Mixed Use Employment) Zone and are developed with a range of office and industrial uses that front onto Cooke Boulevard. Northwest of the subject property is zoned MXE (Mixed Use Employment) Zone and developed with single detached residential dwellings front onto Waterdown Road.
- South of Plains Road East is zoned MXG (Mixed Use General) Zone and RM1-346 (Low Density Residential) Zone and is developed with a mix of residential and commercial uses.
- The lands to the east of Cooke Boulevard are zoned MXE (Mixed Use Employment) Zone and are occupied by a commercial use. Further east is a vacant parcel.
- The lands to the west are zoned MXE (Mixed Use Employment) Zone and are occupied by commercial uses.

Legal Notices (Required under the Planning Act)

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 zoning by-law is passed:

- a) the person or public body is not entitled to appeal the decision of the City of Burlington to the Ontario Municipal Board; and
- b) the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

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 an Ontario Municipal Board 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

