

Revised Planning Application for: 92 Plains Road East

File: 505-02/16 and 520-03/16

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

You are invited to attend a Neighbourhood Meeting where you can learn more about the changes to this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

Date: Thursday, December 7, 2017

Time: 7:00pm

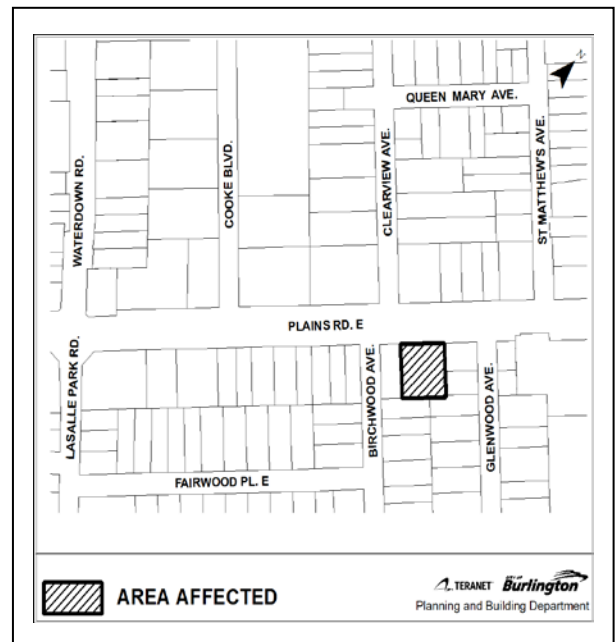
**Place: St. Matthews on-the-Plains Church
126 Plains Road East**

What is Proposed?

A private land owner has made an application to change the zoning and Official Plan designation for the property located at 92 Plains Road East. The previous proposal was for a four storey mixed-use building. The revised application is to allow a six-storey mixed-use building with a density of 230 units per hectare. The proposed building will contain office space on the ground floor and 50 residential units above. The development will front onto and have pedestrian and vehicular access from Plains Road East. The proposal includes 16 surface parking spaces and 54 underground spaces. The underground parking will be accessed via a ramp on the south side of the site. The fifth and sixth storeys of the proposed building will be terraced in order to mitigate its impact on Plains Road East.

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:

Name: Melissa Morgan, Planner II

Phone: 905-335-7600 ext. 7788

E-mail: melissa.morgan@burlington.ca

Your written comments should be submitted by: December 21, 2017

Site Summary

Property Address: 92 Plains Road East

Property Size: 0.21 hectares

Existing Official Plan designation: 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.

The Official Plan designation for the subject lands is "Residential – Medium Density" which allows for detached and semi-detached residential, townhouse, street townhouse, stacked townhouse, back to back townhouse, attached housing and walk up apartment uses up to a density ranging from 26-50 units per hectare.

Existing Zoning By-law designation: 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, etc.

The Zoning By-law designation for the subject lands is "Residential – Medium Density with site specific exception (RM1-346)" which allows single detached and semi-detached dwelling, duplex and triplex building, retirement home, lodge, fraternity, private club and community institution.

What is proposed to change: The applicant is proposing to change the Official Plan designation to "Mixed Use Corridor – General", and the Zoning By-law designation to "Mixed Use Corridor – General (MXG)" to facilitate the development of a six-storey mixed-use building having a density of 230 units per hectare.

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/92plains.

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, 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. For more information about preserving your appeal rights, contact **Melissa Morgan**, using the contact information provided with 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 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.

