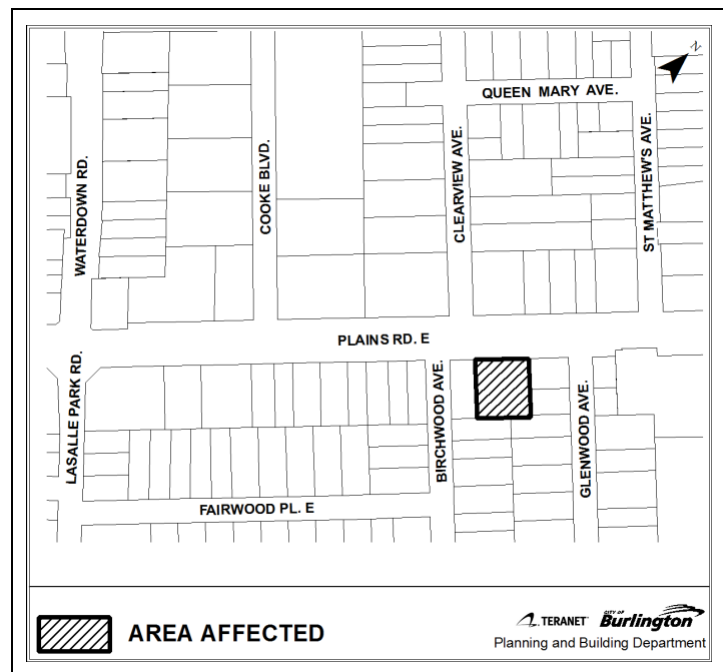


Planning Application for: 92 Plains Road East File: 505-02/16 and 520-03/16

As you may remember from the previous Notice letter that was mailed in November 2017, the City of Burlington has received applications from Chelten Developments Inc. to re-designate and rezone the property located at 92 Plains Road East as shown on the sketch below.

The purpose of these applications is 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.

Location of Proposal



Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting to discuss the proposed Official Plan Amendment and Zoning By-law Amendment applications for 92 Plains Road. This meeting will take place on:

Date: February 13, 2018
Start Time: 6:30 pm
Location: Council Chambers, Level 2, 426 Brant Street

How to Obtain the Staff Report:

An information report concerning the application will be available for public review on February 6, 2018. This report does not include a recommendation about the application at this time. The purpose of the information report is to update all members of Council about the development proposal. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Planning and Development Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

Speaking at the Meeting:

Since this is a statutory public meeting, you do not have to register in advance in order to speak. However, if you wish to arrange in advance to speak at the statutory public meeting, please register online at www.burlington.ca/delegation or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered to be public and will be posted to the city's website.

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this public meeting does not include a recommendation on the application at this time. A recommendation report will be presented to the Planning and Development Committee in the future. Notice of an upcoming recommendation report will be sent to the following people:

- 1) Those who attended the Neighbourhood Meeting on December 7, 2017 and signed the sign-in sheet;
- 2) People who submitted written comments to the City Building Department on the application;
- 3) People who speak at this Statutory Public Meeting on February 13, 2018; and,
- 4) Those who submit a request to be notified of this future meeting date.

To be added to the list of people to be kept informed about this development and upcoming meetings, or if you have questions about this application, please contact Melissa Morgan, Planner II – Development Review, at the phone number or email address provided on the last page of this notice.

Please note: If you do not include your name and address with 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. For more information about this matter, including information about preserving your appeal rights, contact Melissa Morgan using the contact information below.

Should you wish to be notified of the Council decision to approve, refuse, or approve with modification this application, or of any subsequent Ontario Municipal Board appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

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. To access the webpage for this file please go to: www.burlington.ca/92Plains.

If you have any questions about these applications, please contact me.

Yours truly,



Melissa Morgan

Planner II – Development Review

Phone: 905-335-7600 Ext.7788

Email: melissa.morgan@burlington.ca

Legal Notices: 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.

