

## Official Plan Amendment and Rezoning Applications for 374 Martha Street:

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.

**Date:** Thursday October 9, 2014  
**Time:** 7:00 – 9:00pm  
**Place:** Art Gallery of Burlington  
Shoreline Room  
1333 Lakeshore Road, Burlington

### **Proposal:**

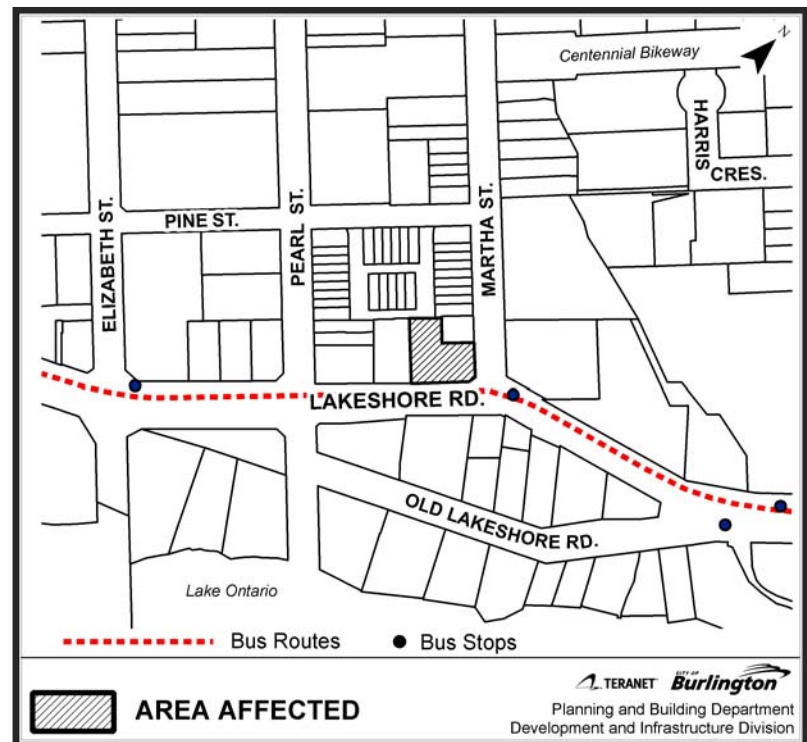
A Planning application has been made to amend the Official Plan designation and the Zoning By-law regulations for 374 Martha Street.

This proposal is to allow a 28 storey apartment building with ground floor retail on the site. The proposed building will contain 226 residential units and 348m<sup>2</sup> of retail/commercial use. The retail uses will front onto Lakeshore Road. The entrance to the residential units will be from Martha Street.

The proposed building will contain 5 levels of underground parking and 3 levels of above ground parking. A total of 218 parking spaces are proposed. Driveway access into the property will be from Martha Street. The proposed development will have a floor area ratio (coverage) of approximately 12:1 (12x). All units will have balconies, and outdoor terraces will be provided on the 5<sup>th</sup> and 22<sup>nd</sup> storeys.

Further information and background studies about this proposal can be found on the City's web site at [www.burlington.ca/374Martha](http://www.burlington.ca/374Martha)

**Your written comments should be submitted by: October 24, 2014**



**There has been no decision made at this point in the application process. You are invited to submit written comments about this proposal.**

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

**Rosa Bustamante, Development Planner**  
e-mail: [rosa.bustamante@burlington.ca](mailto:rosa.bustamante@burlington.ca)  
phone: 905-335-7600 ext. 7811  
Web: [www.burlington.ca/374Martha](http://www.burlington.ca/374Martha)

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, modify or refuse the application. Your comments will form an appendix to a staff report about the proposed development 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.

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. See the attached Legal Notice for more details.

### Site Summary:

**Property Size:** 0.13 hectares (0.3 acres)

**Surrounding Land Uses:**

- South: parking lot
- East: 5 storey retirement home
- North: 3 storey townhouses
- West: 1 storey medical clinic

**Existing Official Plan Designation:** Mixed Use Centre- Downtown Core Precinct

- *Allows mixed use buildings between 2 and 4 stories in height and a wide range of uses including commercial, residential, office, recreation, entertainment and hospitality.*
- *Taller buildings up to 8 storeys or 29 metres in height may be allowed through a rezoning process, provided they are compatible with surrounding land use and provide a sense of pedestrian scale through terracing above the second floor.*
- *Maximum FAR(Floor Area Ratio) = 4.0:1 but a higher FAR may be permitted in conjunction with a rezoning to increase height.*
- *Retail or service commercial uses are required a grade except where a site borders residential (eg: Martha Street frontage). Located within the downtown defined parking area and therefore non-residential uses do not require parking spaces to be provided.*

**Existing Zoning By-Law Regulations:** DC (Downtown Core)

- *Permits retail, service commercial, office, hospitality, entertainment and residential uses. Allows buildings up to 4 storeys and 15 metres in height.*
- *Requires a 2 metre building setback from Lakeshore Road, a 0 metre setback from Martha Street, and a 3 metre setback from the residential development to the north.*
- *Maximum floor area ratio (coverage) is 4.0:1 (4x).*
- *Parking requirement = 1.25 spaces per apartment unit. Surface parking is not permitted.*
- *Required amenity area = 20m<sup>2</sup> per residential unit*

## Legal Notices (Required under the Planning Act)

If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to the Committee Clerk, City of Burlington, 426 Brant St., Burlington, ON L7R 3Z6.

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:

- 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*

# DETAIL SKETCH

Official Plan and Zoning By-law Amendment Applications to permit a 28 storey mixed use apartment with ground floor commercial.



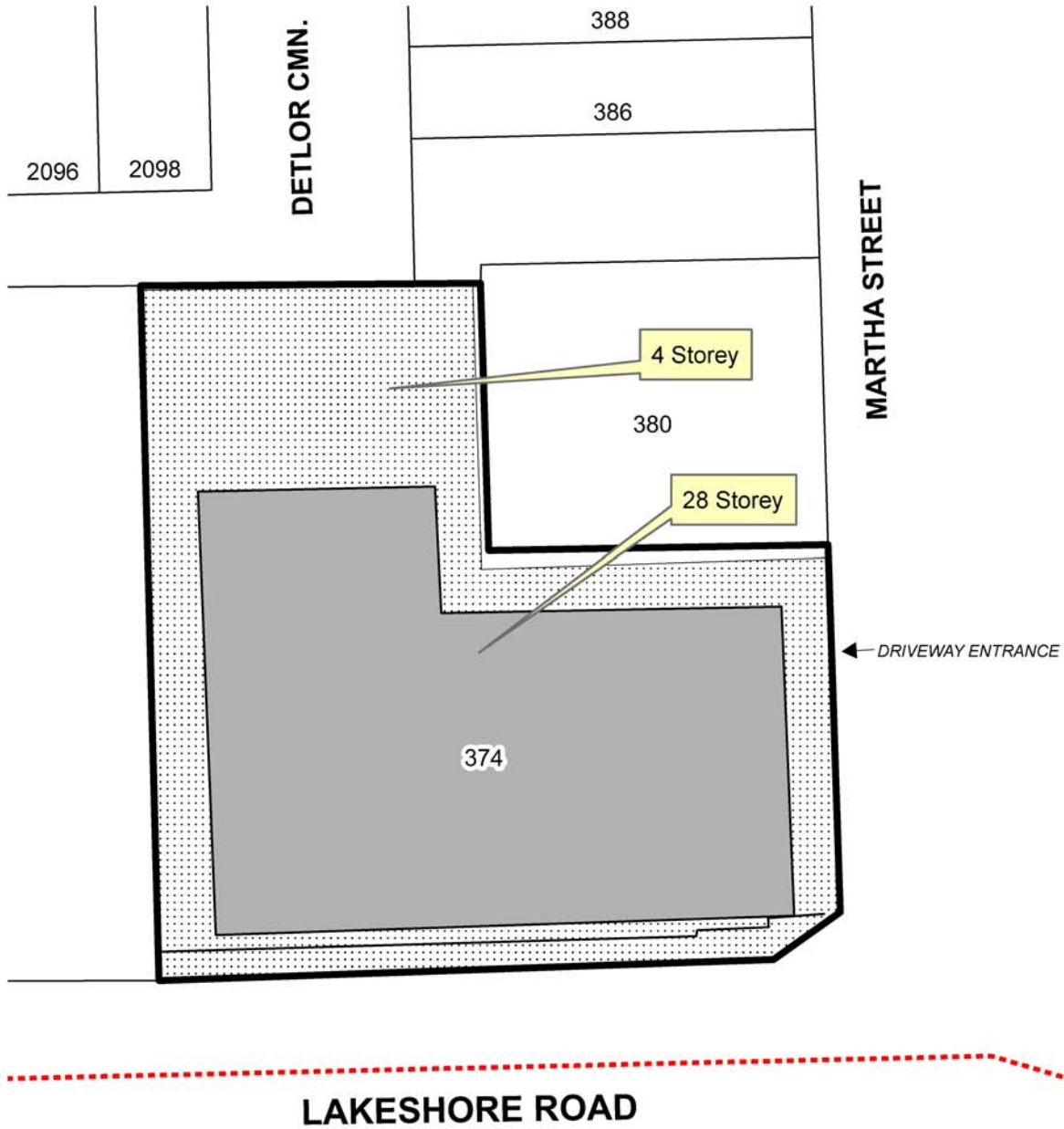
SUBJECT PROPERTY



Bus Routes

• Bus Stops

FILE No. 505-02/14  
520-07/14



DATE: September 19, 2014  
Planning and Building Department  
Development and Infrastructure Division



# Proposed Building Elevation

