



Statutory Public Meeting

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

Planning Application submitted by:

Infinity (Plains Road) Corporation and
Infinity (Aldershot) Developments Inc.

Site Address - Ward 1

40-70 Plains Road East

Planner on File

Name: Thomas Douglas

Mailing Address:

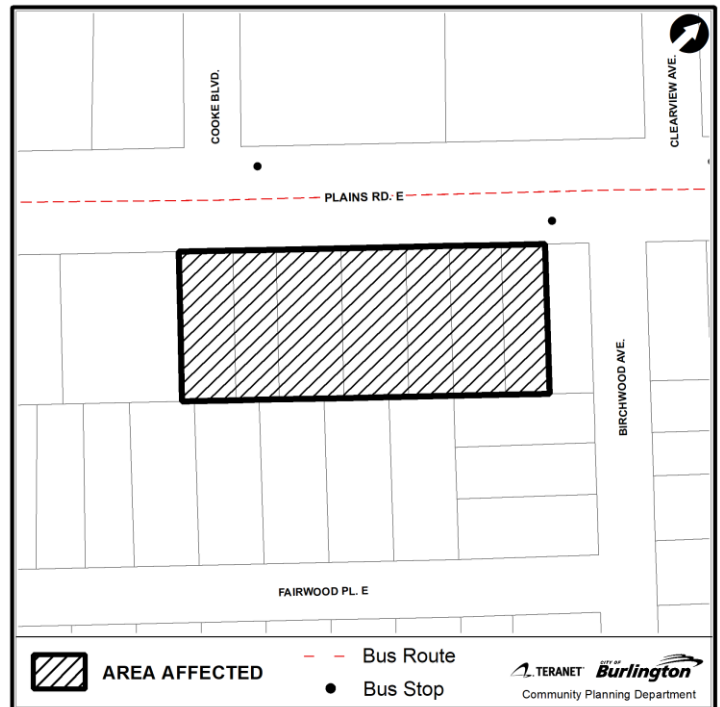
426 Brant St., Burlington, ON L7R 3Z6

Email: thomas.douglas@burlington.ca

Phone: 905-335-7600, ext. 7811

File: 505-02/21, 520-03/21

burlington.ca/70plains



What is Proposed?

As you may remember from the previous notice letter that was mailed in June 2021, the City of Burlington has received applications from Infinity (Plains Road) Corporation and Infinity (Aldershot) Developments Inc. to amend the Official Plan designation and Zoning of 40-70 Plains Road East.

The requested amendments would facilitate the development of a residential apartment building with a total height of 10 storeys. The proposed development contains 360 dwelling units with a density of 527.6 units per hectare and a Floor Area Ratio of 4.33:1. Driveway access to the proposed development would be provided from Plains Road East at the intersection with Cooke Blvd. The development would include a total of 424 vehicle parking spaces, consisting of 14 visitor parking spaces at grade and 410 occupant parking spaces within two levels of underground parking. The development proposes 960 square metres of indoor amenity space and 1,139 square metres of private outdoor amenity space.

Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting under the Planning Act to consider the staff recommendation report concerning the above-mentioned applications.

As not all technical comments have been received, Burlington Community Planning staff will be recommending that Council direct staff to continue to review and process the applications.

Due to COVID-19, this Statutory Public Meeting will be conducted virtually. Only the chair of the meeting, along with a clerk and audio/visual technician, will be in council chambers, with all other staff, members of council and delegations participating in the meeting remotely. This meeting will take place on:

Meeting Date – Sept. 14, 2021

Time: 6:30 pm

Location: Online at www.burlington.ca/calendar

How to Obtain the Staff Report:

The staff recommendation report which provides a description of the applications and updates on the technical review that is underway and public comments received to date, will be available for public review on **Friday, August 27, 2021**. The purpose of the report is to update all members of Council about the development proposal and recommend that Council direct staff to continue to review and process the applications. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee.

Speaking at the Meeting (Delegation):

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.

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: burlington.ca/70plains

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, etc.

Learn more at burlington.ca/zoning



Rendering of proposed development

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this public meeting includes a recommendation to continue processing the application. If Committee approves staff's recommendation to continue processing the applications, a recommendation report for approval, refusal or modified approval will be presented to the Community Planning, Regulation, and Mobility Committee in the future. Notice of a subsequent recommendation report will be sent to the following people:

- 1) People who submitted written comments to the Community Planning Department on the application;
- 2) People who speak at this Statutory Public Meeting on Sept. 14, 2021; and,
- 3) 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 Thomas Douglas, Senior Planner, at the phone number or email address provided on the first page of this notice.

Please note: If you do not include your name and address with written comments about the applications or speak at the public meeting, you may not be able to appeal the decision of Council to the Ontario Land Tribunal (OLT) 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 Thomas Douglas, Senior Planner, using the contact information on the first page of this notice.

Should you wish to be notified of the Council decision to approve, refuse, or approve with modification these applications, or of any subsequent Ontario Land Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy, Committee Clerk, jo-anne.rudy@burlington.ca, 426 Brant St., Burlington, ON L7R 3Z6.

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 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.

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Sketch No. 1
DETAIL/LOCATION SKETCH



Proposed 9-storey residential apartment building.

SUBJECT PROPERTY
 ● Bus Stop
 - - - Bus Route
 File Nos. 505-02/21 & 520-03/21

