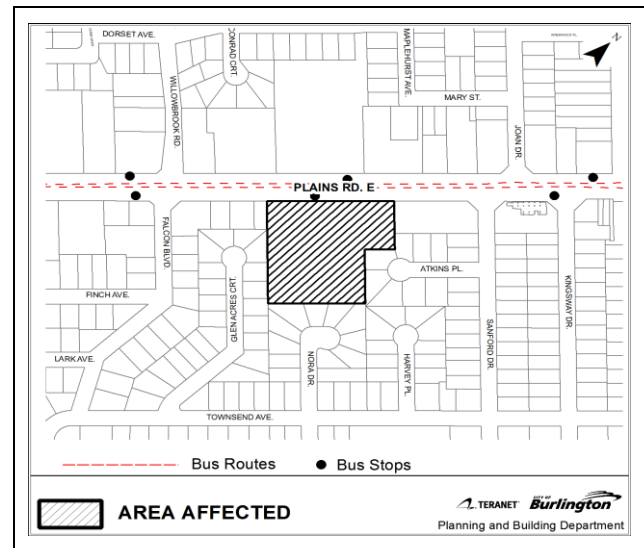


Planning Application for: 484-490 Plains Road East File: 505-06/17 and 520-14/17

As you may remember from the previous Notice letter that was mailed in December 2017, the City of Burlington has received applications from National Homes (Plains Road) LP to re-designate and rezone the property located at 484-490 Plains Road East as shown on the sketch below.

The purpose of these applications is to amend the Official Plan and Zoning By-law to facilitate the development of 2 nine storey mixed use buildings and 7 four storey stacked back to back townhouses. The 2 mixed use buildings include: 998.5 m² of commercial space at grade, 283 residential units and one storey of rooftop mechanical area and a roof top amenity space. There are 3 storeys of residential use, one storey of rooftop mechanical area and a roof top amenity space proposed in the stacked back to back townhouses. The Official Plan designation for the subject lands is “Mixed Use Corridor - General” which permits a range of retail, service commercial and personal service uses; financial institutions and services; office uses; employment, entertainment, recreation and community facilities; medium and high density residential uses and to a limited extent, low density residential uses. The maximum height is 6 storeys. The subject lands are currently zoned “Mixed Use Corridor – General (MXG)”. Permitted uses within the MXG zone include a range of retail commercial, service commercial, office, community, hospitality, automotive, entertainment and recreation and residential uses. The maximum height is 6 storeys and the maximum coverage is 1.5:1 FAR (Floor Area Ratio).

Location of Proposal



Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting to consider the proposed Official Plan Amendment and Zoning By-law amendment application for 484 -490 Plains Road East. This meeting will take place on:

Date: May 8, 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 April 27, 2018 after 4:30 pm. 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 January 17, 2018 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 May 14, 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 Suzanne McInnes, Senior Planner 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 Local Planning Appeals Tribunal 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 Suzanne McInnes, Senior Planner 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 Local Planning Appeals Tribunal 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/484PlainsRoad.

A copy of the proposed Official Plan Amendment is available for inspection at the Clerk's Department, 1st floor, City Hall, during regular business hours. If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

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

Yours truly,

Suzanne McInnes, MCIP, RPP

Senior Planner

Phone: 905-335-7600 Ext. 7555

Email: suzanne.mcinnnes@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.

