

Planning Application for: 4880 Valera Road

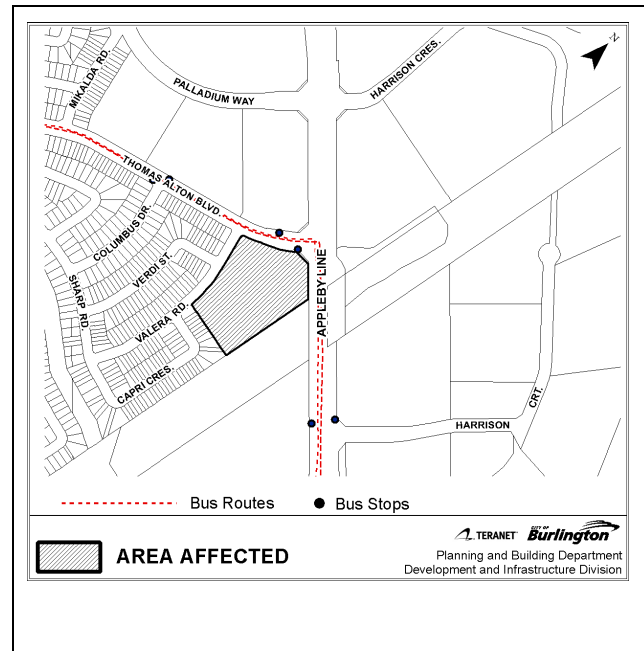
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As you may remember from the previous Notice letter that was mailed in March 2018 the City of Burlington has received an application from 4880 Valera Road LP to rezone the property located at 4880 Valera Road as shown on the sketch below.

The purpose of this application is to allow a mixed-use building with one 8 storey and one 10 storey tower comprised of one commercial unit on the ground floor and residential units on the remainder of the ground floor and above; and 70 townhouse units, both standard and back to back. The mid-rise development will be accessed via underground parking. 56 of the proposed townhouse units will be accessed by a private condominium road, while 14 will be freehold units fronting onto Valera Road. The proposed development will have a density of 184.3 units per hectare.

The property is currently zoned “Neighbourhood Commercial with site specific exception (CN1-332)” which permits various retail, service commercial, office, community, and residential uses. Permitted residential uses include dwelling units on the second and third floors only. The Official Plan designation for the subject lands is “Residential – High Density”, which allows residential development with a density ranging between 51 and 185 units per net hectare and a height up to 10 storeys. There is a site specific policy requiring commercial uses along Thomas Alton Blvd. and a transition from lower heights adjacent to existing residential uses and higher heights along Appleby Line.

Location of Proposal



Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting to consider the proposed zoning by-law amendment application for 4880 Valera Road. This meeting will take place on:

Date: June 5, 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 May 25, 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 March 21, 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 June 5, 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 Lisa Stern, 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 statutory public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal 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 Lisa Stern, 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 Appeal 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/4880Valera.

If you have any questions about this application, please contact me.

Yours truly,

Lisa Stern, RPP MCIP

Senior Planner

Phone: 905-335-7600 Ext.7824

Email: Lisa.Stern@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 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

