

**Planning Application for: 53-71 Plains Road East & 1025 Cooke Boulevard**

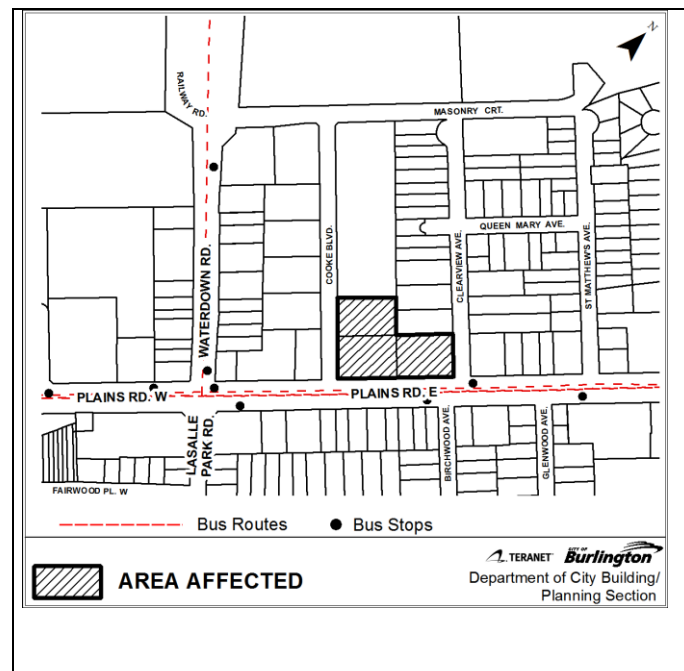
**File: 505-11/17, 520-22/17**

As you may remember from the previous Notice letter that was mailed in March 2018, the City of Burlington has received application from 71 Burlington Plains Inc. to re-designate and rezone the property located at 53-71 Plains Road East & 1025 Cooke Boulevard as shown on the sketch below.

The purpose of these applications is to develop two mixed-use buildings of 10 and 12 storeys with retail and service commercial uses at grade and 450 residential units. The proposed Floor Area Ratio of 3.58:1 that will include 752 square metres of commercial uses on the ground floor of Building A and 456 square metres of commercial uses on the ground floor of Building B. The applications also propose a total of 581 parking spaces consisting of 91 surface parking spaces and 461 underground parking spaces and 29 lay-by parking spaces. The development proposes accesses from Cooke Boulevard and Clearview Avenue.

The property is currently zoned Mixed Use Corridor - Employment" (MXE) and "Mixed Use Corridor - General (MXG)". The property is designated for Mixed Use Corridor - Employment" and "Mixed Use Corridor - General" uses in the Official Plan. Site specific Official Plan and Zoning By-law amendments propose to permit the residential mixed use on the entire site, increase the maximum building height to 12 storeys, increase the Floor Area Ratio to 3.6:1, increase the maximum density to 415 units per ha. The site specific Zoning By-law amendment also proposes to reduce yard setbacks; reduce minimum amenity area; reduce parking standards to 1.2 spaces per unit and 0.2 spaces per unit for visitors and commercial uses.

**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 applications for 53-71 Plains Road East & 1025 Cooke Boulevard. This meeting will take place on:

- Date:** June 11, 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 June 1, 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](http://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](http://www.burlington.ca/delegation) or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or [Jo-Anne.Rudy@burlington.ca](mailto: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 20, 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 11, 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, 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 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, 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: [burlington.ca/solidgold](http://burlington.ca/solidgold).

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 wish to be notified of the decision of the Director of Planning and Building, of the City of Burlington, in respect of this proposed plan of subdivision; you must make a written request to the undersigned and send a copy of this request to Curt Benson, Director of Planning Services, Regional Municipality of Halton, 1075 North Service Rd. W., Unit 27 Oakville ON L6M 2G2 (e-mail address- [Curt.Benson@Halton.ca](mailto:Curt.Benson@Halton.ca)).

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

Yours truly,

**Lisa Stern RPP MCIP**

**Senior Planner**

**Phone: 905-335-7600 Ext.7824**

**Email: [Lisa.Stern@burlington.ca](mailto: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.

