Neighbourhood Meeting

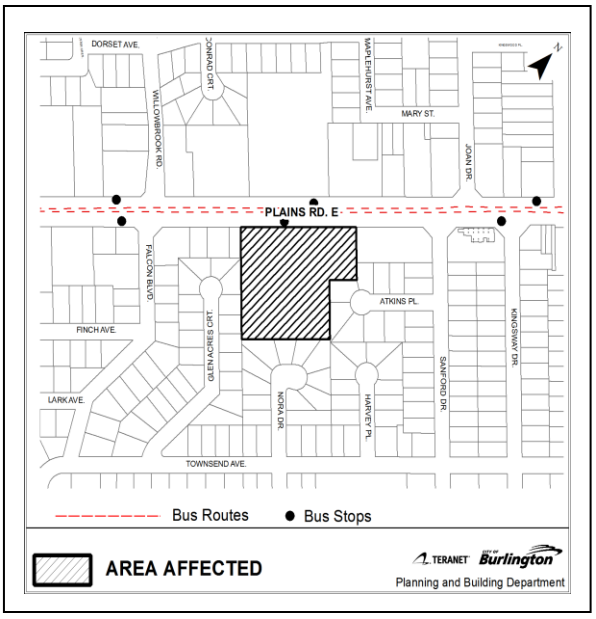
Planning Application for: 484-490 Plains Road East

File: 505-06/17 and 520-14/17

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

You are invited to attend a Neighbourhood Meeting where you can learn more about the changes to this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

Date: Wednesday, January 17, 2018
Time: 7:00pm
Place: East Plains United Church
375 Plains Road East, Burlington



What is Proposed?

A private land owner has made an application to change the zoning and Official Plan designation for the property located at 484-490 Plains Road East. The proposed application is to allow 2 eight-storey mixed-use buildings and 117 stacked townhouse units. The proposed mixed-use buildings will contain commercial space on the ground floor and 280 residential units above. A total of 397 units is being proposed for the property with a density of 216 units/ha. The development will have access from Plains Road East, and will be served internally by a private condominium road. The proposal includes 31 surface parking spaces, 421 underground parking spaces and 12 lay-by parking spaces. The two mixed-use buildings are proposed to be at the front of the site (along Plains Road), with the townhouses behind. The mixed-use buildings will be terraced in order to mitigate their impact on Plains Road East.

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

Name: Suzanne McInnes, MCIP, RPP
Senior Planner

Phone: 905-335-7600 ext. 7555
E-mail: suzanne.mcinnes@burlington.ca

Written Comments:

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

Your written comments should be submitted by: February 5, 2018

Neighbourhood Meeting

Site Summary

Property Address: 484-490 Plains Road East

Property Size: 1.84 hectares

Existing Official Plan designation: 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.

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.

Existing Zoning By-law designation: The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, lot coverage, etc.

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).

What is proposed to change: The applicant is proposing to add site specific exceptions to the "Mixed Use Corridor – General" designation of the Official Plan, and the "Mixed Use Corridor – General (MXG)" designation of Zoning By-law 2020, as amended, to increase the permitted height, density, FAR and reduced minimum parking requirements to facilitate the development of two mixed-use buildings and 117 stacked townhouse units.

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: www.burlington.ca/484PlainsRoad.

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, 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. For more information about preserving your appeal rights, contact **Suzanne McInnes**, using the contact information provided with this notice.

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.

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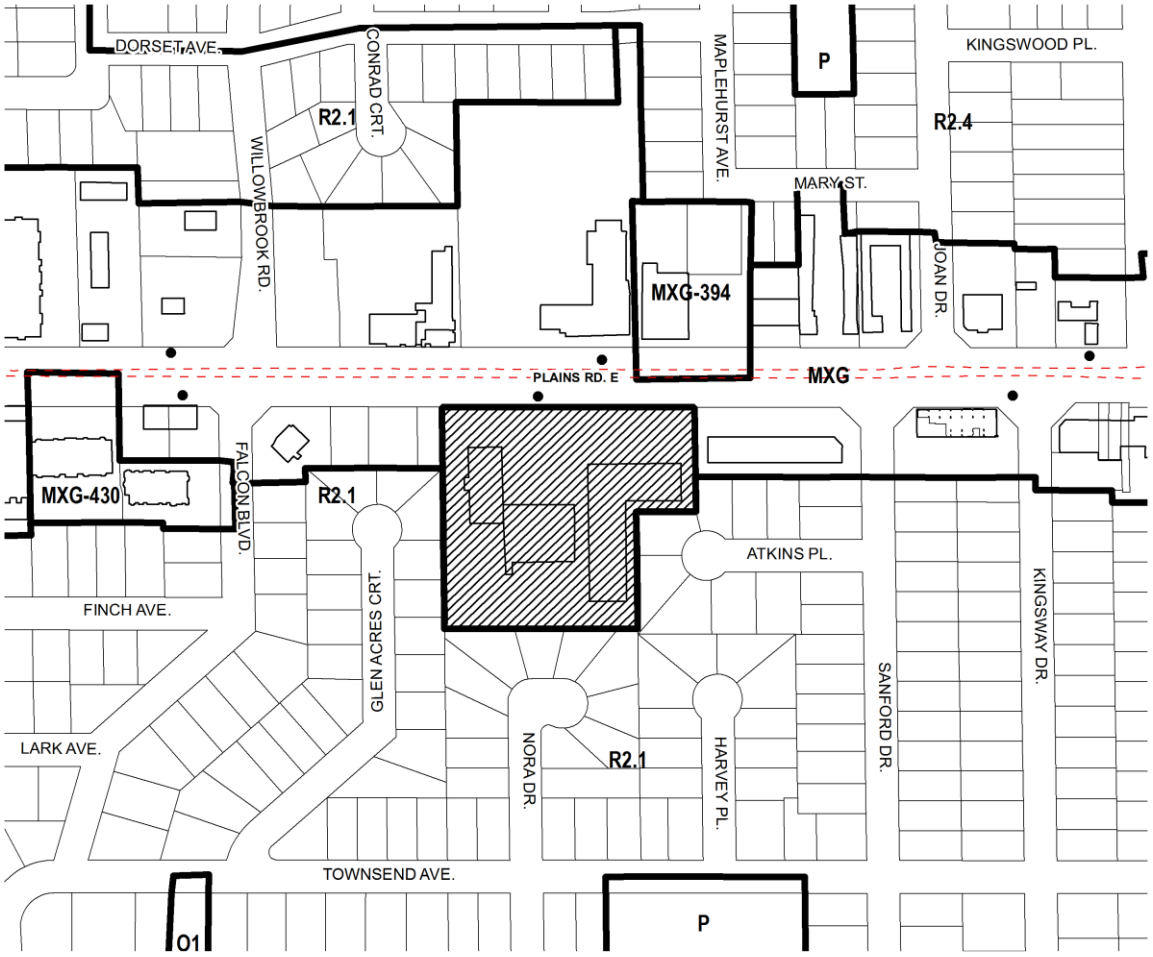
Sketch No. 1

LOCATION / ZONING SKETCH

Official Plan and Zoning Amendment to permit two eight-storey mixed use buildings and 117 stacked townhouse units.

SUBJECT PROPERTY — Bus Routes — Bus Stops

FILE No. 505-06/17
520-14/17

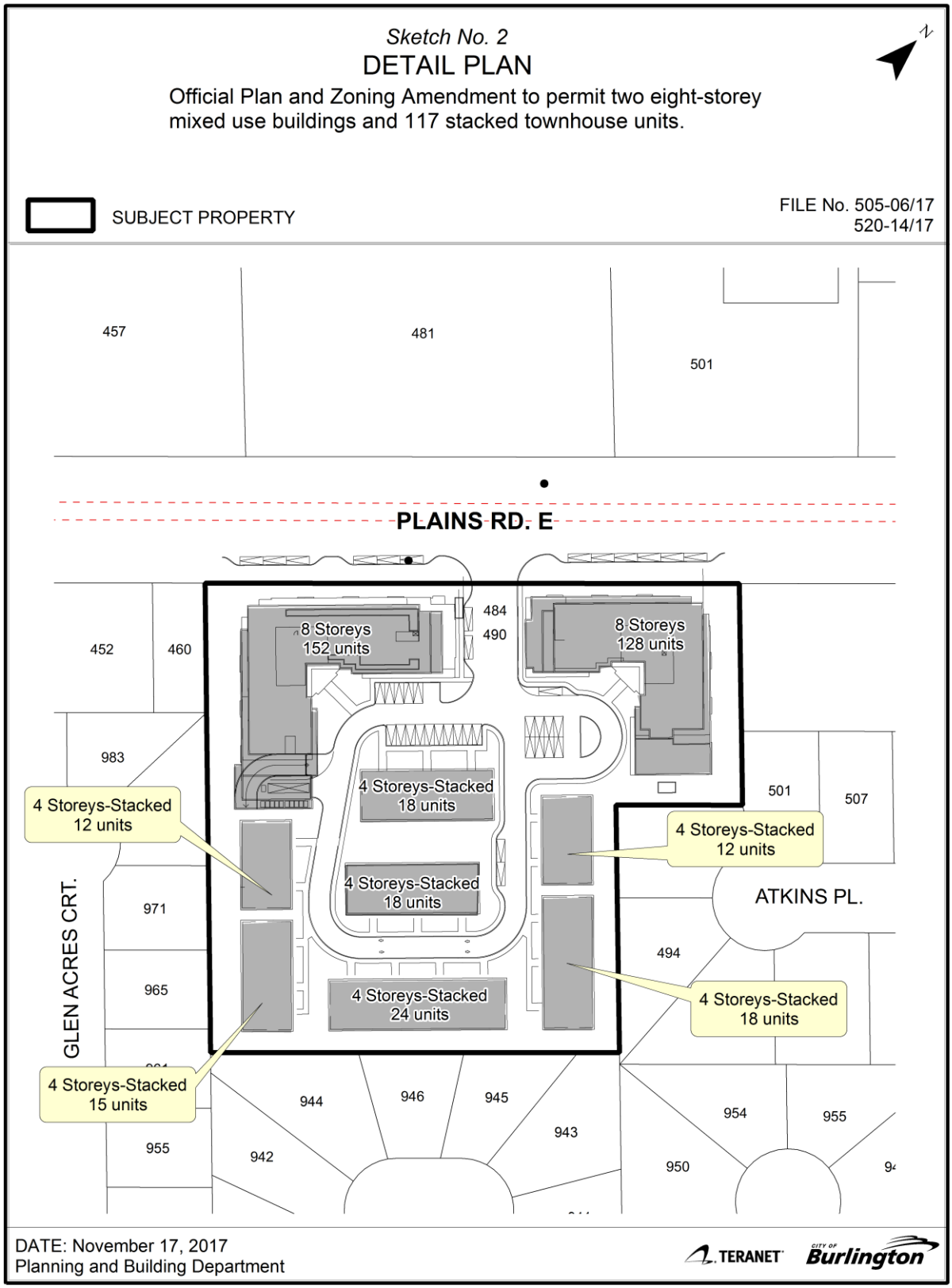


GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1 R2.4			MXG			O1 P

DATE: November 14, 2017
Planning and Building Department

Neighbourhood Meeting



Burlington City Building Department – Planning Division
PO Box 5013, 426 Brant St., Burlington, Ontario L7R 3Z6
www.burlington.ca