CITY OF Burlington

Statutory Public Meeting & Information Report

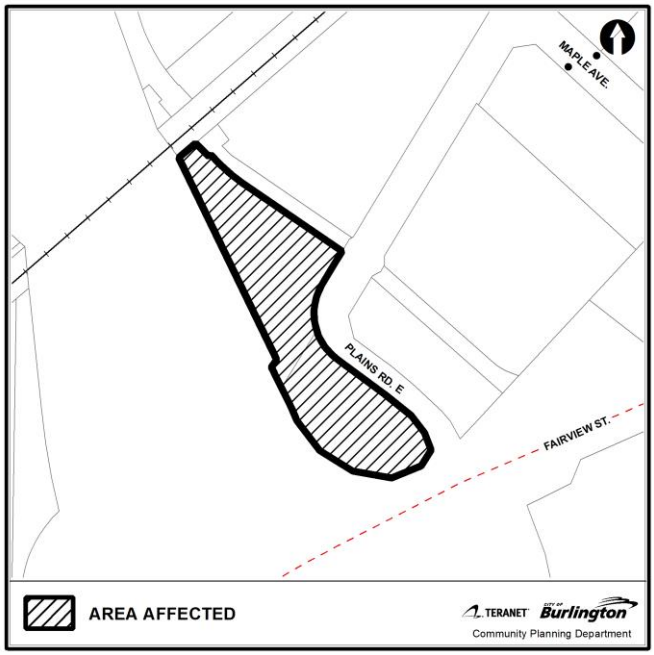
The City of Burlington is looking for your feedback on a development application in your area.

Planning Applications submitted by:
Molinaro Group

Site Address - Ward 1 and 2
1134 and 1167 Plains Road East

Planner on File
Name: Melissa Morgan
Mailing Address:
426 Brant St., Burlington, ON L7R 3Z6
Email: melissa.morgan@burlington.ca
Phone: 905-335-7600 Ext. 7788

Files: 505-05/21 and 520-06/21
burlington.ca/1134Plains



What is Proposed?

A private land owner has made an application to change the Official Plan and Zoning By-law designations for the properties located at 1134 and 1167 Plains Road East. The location of the subject properties is shown on the Location Sketch above.

The application proposes the re-designation and rezoning of the properties to facilitate four mixed-use towers ranging in height between 22 and 35 storeys with 1,049 residential units and approximately 998 square metres of retaill uses at grade. The development proposes 1,219 parking spaces within three levels of underground parking.

The subject lands are designated 'Mixed Use Corridor – Employment' and 'Mixed Use Corridor – Commercial Corridor' in the City of Burlington Official Plan (1997), as amended and 'Urban Corridor' in the New Official Plan. The applicant is proposing a site specific amendment to facilitate the proposal.

The applicable zoning of the subject lands is 'Mixed Use Commercial with Holding Provision and Site Specific Exception (H-MXC-423)' and 'Mixed Use Employment (MXE)' Zone. A site-specific exception has been proposed with amendments which include, but may not be limited to, matters related to permitted use(s), setbacks, height, Floor Area Ratio, landscape areas, parking spaces and amenity area.

Statutory Public Meeting Information

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

As not all technical comments have been received, and given the complexity and scale of the applications, Burlington Community Planning Department 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 – September 7, 2021

Time: 9:30 A.M.
Location: Online at **www.burlington.ca/calendar**

How to Obtain the Staff Report:

The staff information 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. If you require a hard-copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

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 these applications. The applications have its own webpage which contain 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 Council Meeting(s).

To access the webpage for this file please go to: **burlington.ca/1134Plains**

To learn more about the planning process visit: **burlington.ca/planningprocess**

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.

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**

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this Statutory 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 September 7, 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 these applications, please contact Melissa Morgan, Planner II, 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 Statutory Public Meeting, you may not be able to appeal the decision of Council to the Ontario Land Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about appeal rights, contact Melissa Morgan, Planner II, using the contact information on the first page of this Notice.

If you wish to be notified of the decision of Council 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 Clerks Department to the attention of Jo-Anne Rudy, Committee Clerk.

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 Land 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 Council 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 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 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 do so.

Sketch No. 1

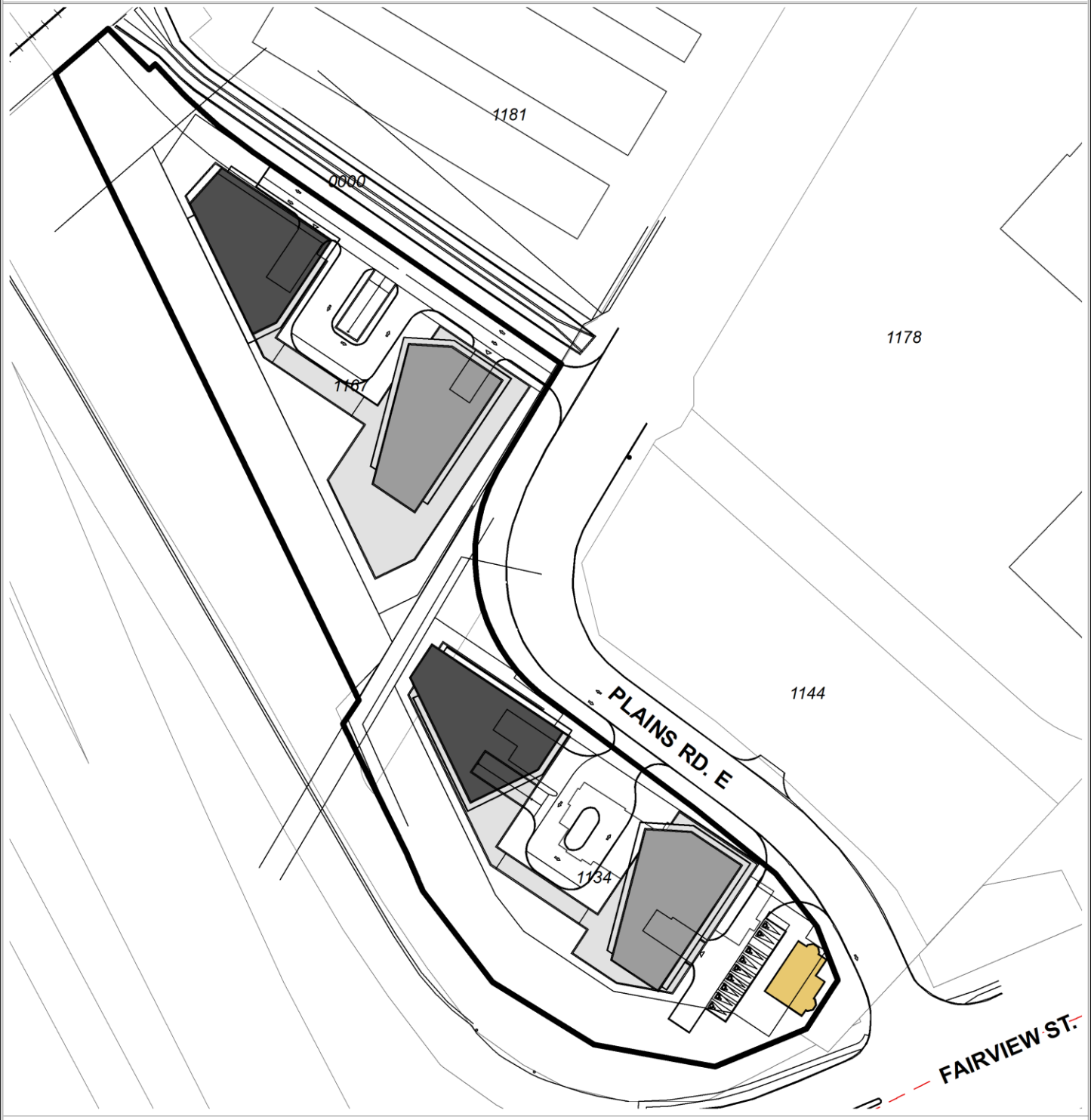
DETAIL/LOCATION SKETCH

Applications to amend the Official Plan and Zoning By-law to facilitate the development of four mixed-use towers ranging in height from 22 to 35 storeys. The proposal includes commercial uses at the ground level, 1,049 residential units and a density of 673 units per hectare.

SUBJECT PROPERTY

2 Storeys
30 Storeys
35 Storeys
Heritage Relocation

File Nos. 505-05/21
& 520-06/21



Date: July 05, 2021
Community Planning Department

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CITY OF Burlington

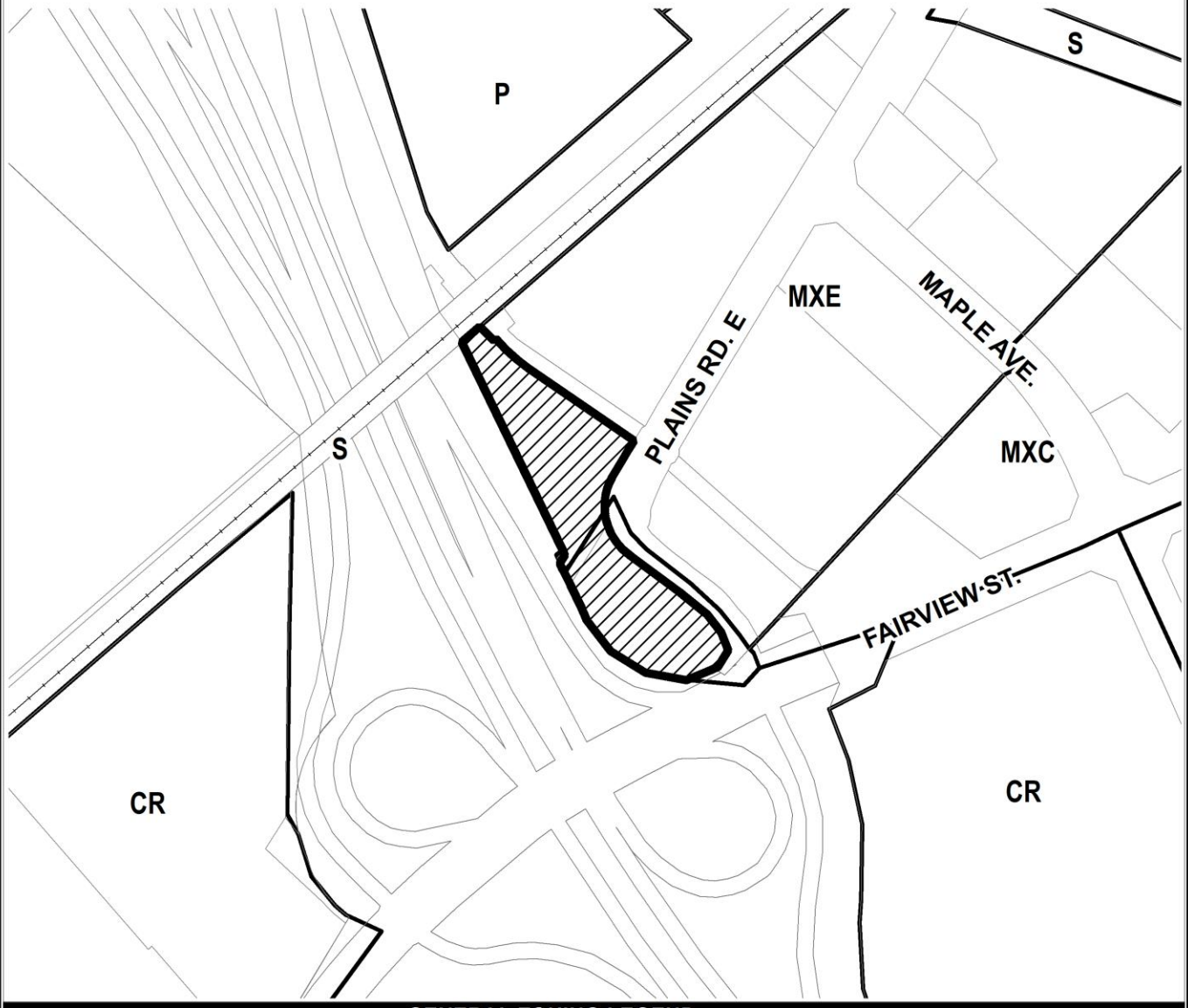
Sketch No. 2

ZONING SKETCH

Applications to amend the Official Plan and Zoning By-law to facilitate the development of four mixed-use towers ranging in height from 22 to 35 storeys. The proposal includes commercial uses at the ground level, 1,049 residential units and a density of 673 units per hectare.

SUBJECT PROPERTY

File Nos. 505-05/21 & 520-06/21



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
			MXC MXE	CR		P S

Date: July 05, 2021
Community Planning Department

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