CITY OF Burlington

Statutory Public Meeting

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

Planning Applications submitted by:

WND Associates Ltd. for Adi Development Group

Site Address - Ward 1

1120 Cooke Blvd

Planner on File

Name: Thomas Douglas
Mailing Address:
426 Brant St., Burlington, ON L7R 3Z6
Email: thomas.douglas@burlington.ca
Phone: 905-335-7600, ext. 7811

File: 505-01/22 and 520-01/22

burlington.ca/1120cooke

What is Proposed?

WND Associates Ltd. has applied on behalf of Adi Development Group to amend the Official Plan and Zoning Bylaw for the property at 1120 Cooke Blvd., on the north side of Masonry Court between Waterdown Road and Cooke Boulevard in Ward 1.

The applications propose to amend the Official Plan and Zoning Bylaw to permit the development of three tall buildings (Buildings A, B, and C) with at-grade retail within Building B.

Building A (northwest corner of site) is 36 storeys tall including a four-storey podium. Building B (southeast) is 26 storeys tall. Building C (southwest) is 36 storeys tall. Buildings B and C share a three-storey podium. Five levels of underground parking are proposed to be shared by all three buildings.

The proposed buildings would contain a total of 1,139 residential units and 231 m^2 of ground-level retail at the corner of Masonry Court and Cooke Boulevard.

The applications propose to develop the site in three phases, beginning with Building B, then C, then A.

Application materials are posted on the City's Development Project webpage at **www.burlington.ca/1120cooke**.

Have your say:

No decisions about these applications have been made yet. The City is asking for your feedback to inform a future decision. You can provide feedback by submitting written comments and/or by speaking at the Statutory Public Meeting.

Submit written comments:

Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file, using the contact information provided on the left side of this page. Your comments will be included in a future staff report about the application which will be posted on the City's web site.

Attend the Statutory Public Meeting:

You are invited to attend a Statutory Public Meeting under the Planning Act to consider the staff report concerning these applications. This meeting will be held using a hybrid model, allowing members of Council, City staff and the public the option of participating remotely or in person at Burlington City Hall, 426 Brant St.

Meeting Date: June 14, 2022
Time: 6:30 p.m.
Location: Online at www.burlington.ca/calendar or in person at Burlington City Hall, Council Chambers, 2nd floor, 426 Brant St., Burlington, Ont.

Requests to delegate to this hybrid meeting can be made by completing the online delegation registration form at www.burlington.ca/delegate, by submitting a written request by email to the Office of the City Clerk at clerks@burlington.ca, or by phoning 905-335-7600, ext. 7481 by noon the business day before the meeting is to be held.
Detailed information about how to participate in the Statutory Public Meeting is provided below.

Site Summary

Property Address: 1120 Cooke Blvd (Ward 1)

Property Size: 0.95 ha.

Existing Official Plan designation:

The City of Burlington Official Plan (1997), as amended, designates the subject property as "Mixed-Use Corridor – Commercial", which permits mixed-use developments with a maximum building height of six storeys and maximum Floor Area Ratio of 1.5:1.

New Official Plan designation:

The City's new Official Plan (2020) is subject to appeals. The new Official Plan identifies the subject property as being located within a Primary Growth Area and designates the property as "Urban Corridor", which permits mixed-use developments with a maximum building height of six storeys and maximum Floor Area Ratio of 2.0:1.

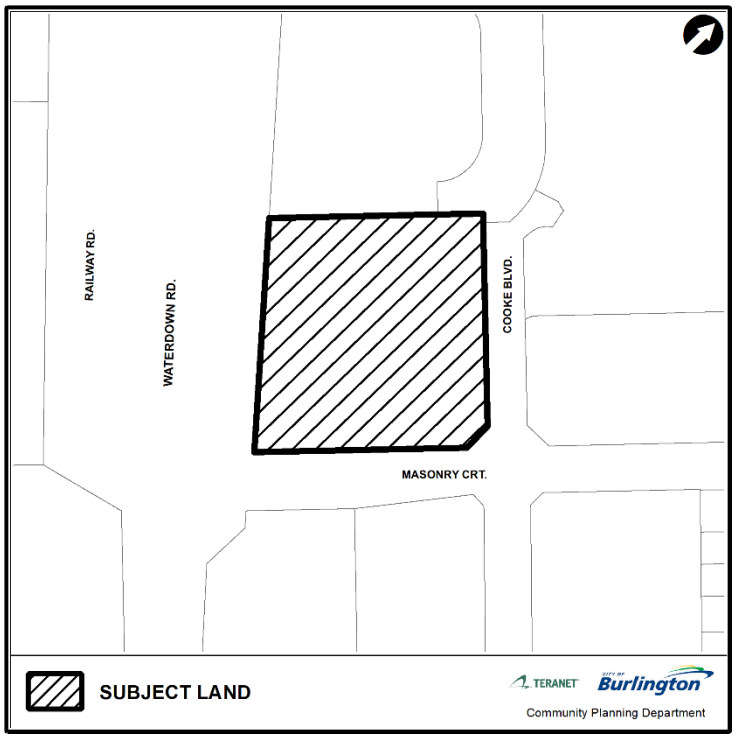
Existing Zoning By-law designation:

The zoning of the subject lands is MXC-26 (Commercial Corridor with site-specific exception 26), which permits mixed-use development with a maximum building height of six storeys and a maximum Floor Area Ratio of 1.5:1.

What is proposed to change?

The applicant proposes to amend the Official Plan (1997) to create a site-specific policy that permits mixed-use development on the subject property with a maximum building height of 36 storeys (plus mechanical), maximum Floor Area Ratio of 7.9:1, and maximum density of 1200 units per hectare.

The applicant also proposes to amend the Zoning Bylaw to rezone the site to MXC-XXX, creating a new site-specific exception (-XXX) that permits development with a maximum building height of 36 storeys and 123 metres (plus mechanical), a maximum Floor Area Ratio of 7.9:1, reduced parking requirements, and other site-specific regulations to permit the proposed development.



Looking for more information?

Visit the City of Burlington's website for more information about the applications. The applications have their own webpage with more material, including studies that have been submitted by the applicant, and copies of the proposed Official Plan Amendment and Zoning By-law Amendment. This webpage will be updated throughout the process and will include information about a future Council Meeting.

To learn more about this application, visit **burlington.ca/1120cooke.**

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

If you cannot access the webpage and wish to review the proposed Official Plan Amendment and Zoning By-law Amendment, contact Thomas Douglas at thomas.douglas@burlington.ca or (905) 335-7600, ext. 7811.

If you wish to be notified of the decision of the City of Burlington on the proposed Official Plan Amendment and/or passing of the proposed By-law, 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 is 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 permitted uses, maximum heights, building setbacks, lot coverage, etc.
Learn more at **burlington.ca/zoning**

Options for Participating in the Statutory Public Meeting

How to get the Staff Report:

The staff report provides:

- a description of the application,
- updates on the technical review that is underway, and
- public comments received to date.

This report will be available for public review on Friday, June 3, 2022. The report will update all members of Council about the development proposal and recommend that Council direct staff to continue to review and process the application. The report will be available on the City's website at **www.burlington.ca/calendar** by searching for the June 14 meeting date for the Community Planning, Regulation and Mobility Committee – Public. If you need a hard copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Statutory Public Meeting as a Delegation:

To speak at the statutory Public Meeting, there are two options:

1. Pre-register to speak by noon the business day before the meeting is to be held. You can pre-register in one of the following ways:
    a. complete the online delegation request form at www.burlington.ca/delegation;
    b. submit a written request by email to the Office of the City Clerk at clerks@burlington.ca, or
    c. phone 905-335-7600, ext. 7481.
2. Register during the Statutory Public Meeting.
    a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
    b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online.

If you have presentation materials, they must be submitted to Kristin Sprukulis, Committee Assistant at kristin.sprukulis@burlington.ca no later than noon, one business 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 public and will be posted to the City's website.

To Watch the Statutory Public Meeting Online:

To watch the live stream webcast of the Statutory Public Meeting, please:

1. Visit the City of Burlington website at **www.burlington.ca**.
2. Click on the 'live stream' button 

3. You will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the right column of the page.
4. Click on the link to view the virtual statutory Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at **www.burlington.ca/calendar** by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

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 application, another report will be presented to the Community Planning, Regulation and Mobility Committee in the future with a recommendation for approval, refusal, or modified approval of the applications. Notice of the future recommendation report will be sent to:

1) People who submitted written comments to the Community Planning Department on the application;

2) People who speak at the Statutory Public Meeting on June 14, 2022; and,

3) Those who submit a request to be notified of the future meeting date.

To be added to the list of people who will be notified about this development and upcoming meetings, or if you have questions about this application, please contact Thomas Douglas, Senior Planner, at thomas.douglas@burlington.ca or (905) 335-7600, ext. 7811.

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 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 Thomas Douglas, Senior Planner.

If this Notice is received by property owner(s) of land containing seven or more residential units, please post in a location that is visible to all of the residents.

If you wish to be notified of the decision of Council to approve, refuse, or approve with modification the application, 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.

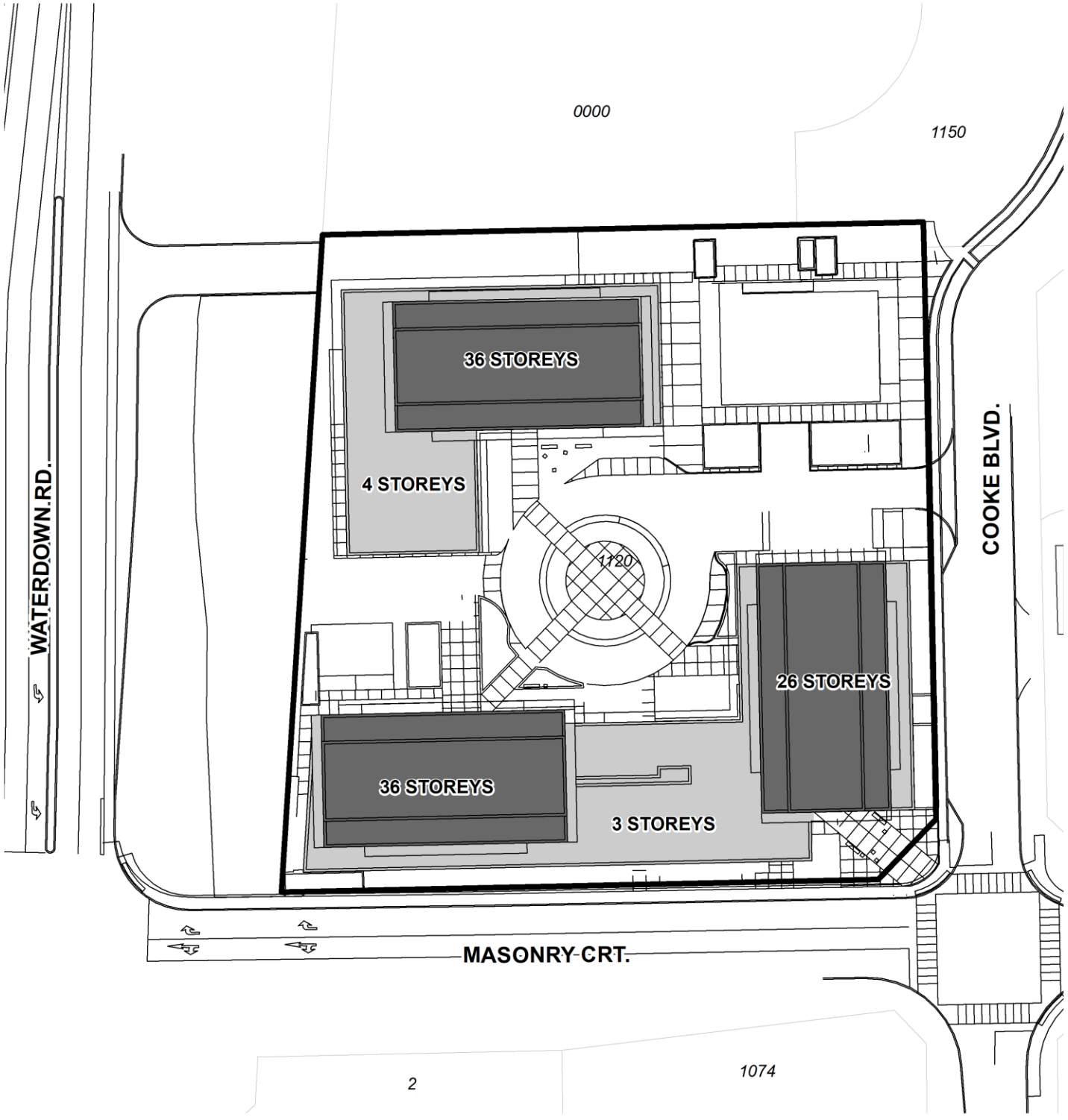
If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed 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.

CONCEPT PLAN

Applications to amend the Official Plan and Zoning By-law to permit the development of three tall buildings with podium heights of three to four storeys, and total building heights of 26 to 36 storeys. The proposed buildings would contain a total of 1,139 residential units and 231m2 of ground-level retail at the corner of Masonry Court and Cooke Blvd.

SUBJECT PROPERTY TOWER PODIUM File Nos. 505-01/22 and 520-01/22



Date: April 12, 2022
Community Planning Department

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