Statutory Public Meeting

Planning Application for: 2085 Pine Street

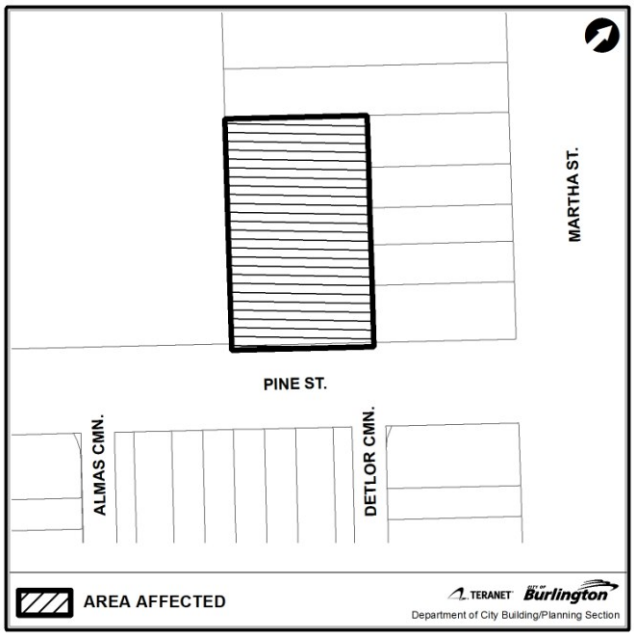
File: 505-03/19 & 520-06/19

The City of Burlington has received applications from Glen Schnarr & Associates Inc. on behalf of Pine Street Burlington Corp. to amend the Official Plan and Zoning By-law on the property located at 2085 Pine Street as shown on the sketch below.

The purpose of these applications is to amend the Official Plan and Zoning By-law to facilitate the development of an 11-storey building consisting of 39 residential units having a density of 375 units per hectare and a Floor Area Ratio of 5.3:1. The proposal includes 3 levels of underground parking consisting of 48 parking spaces. The existing heritage dwelling on the site is proposed to be retained, attached to the proposed building and used for commercial or office.

The property is currently designated "Downtown Residential – Medium and/or High Density Precinct" within the City's Official Plan. The applicant is proposing to add a site specific policy to allow an increased density.

Location of Proposal



The property is zoned "Downtown Residential Medium-Density with a site specific exception (DRM-472)" in accordance with the Zoning By-law. The applicant is proposing a site specific amendment to seek relief from development standards such as setbacks, parking and amenity area.

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 2085 Pine Street. This meeting will take place on:

Date:	September 10, 2019
Start Time:	6:30 pm
Location:	Council Chambers, Level 2, 426 Brant Street

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

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How to Obtain the Staff Report:

An information report concerning the application will be available for public review on August 30, 2019. 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 February 1, 2019 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 September 10, 2019; 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 Melissa Morgan, Planner II at the phone number or email address provided on the last page of this notice.

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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 Melissa Morgan, Planner II, 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/2085Pine.

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).

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

Yours truly,



Melissa Morgan, MCIP RPP

Planner II- Development Review

Phone: 905-335-7600 Ext.7788

Email: melissa.morgan@burlington.ca

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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.

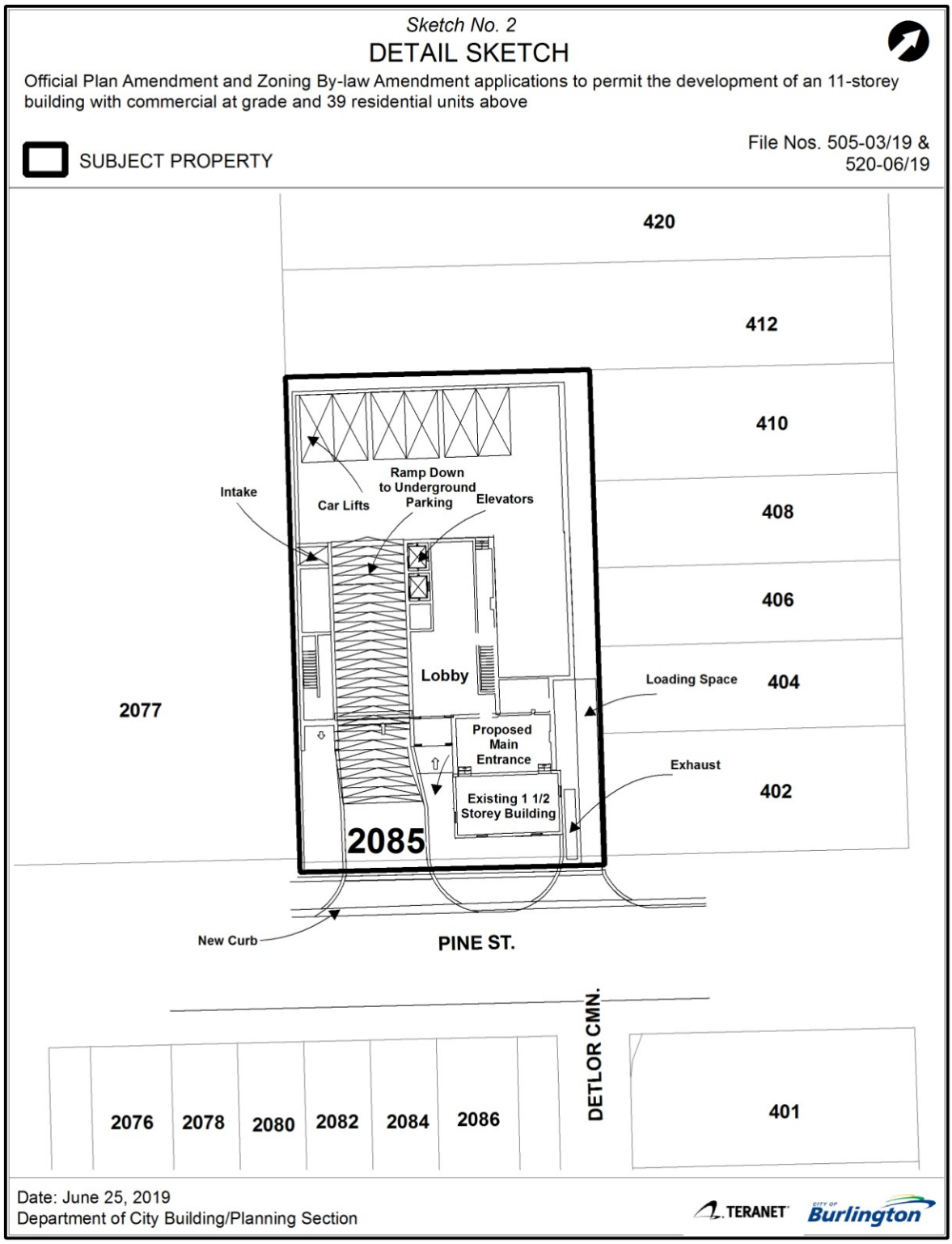
If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Statutory Public Meeting



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


Sketch No. 2
DETAIL SKETCH
Official Plan Amendment and Zoning By-law Amendment applications to permit the development of an 11-storey building with commercial at grade and 39 residential units above
SUBJECT PROPERTY
File Nos. 505-03/19 & 520-06/19
420
412
410
408
406
404
402
2077
Intake
Car Lifts
Ramp Down to Underground Parking
Elevators
Lobby
Loading Space
Proposed Main Entrance
Exhaust
Existing 1 1/2 Storey Building
2085
New Curb
PINE ST.
DETLOR CMN.
2076
2078
2080
2082
2084
2086
401
Date: June 25, 2019
Department of City Building/Planning Section
TERANET
Burlington