Neighbourhood Meeting

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

Files: 505-11/17, 520-22/17

www.burlington.ca/solidgold

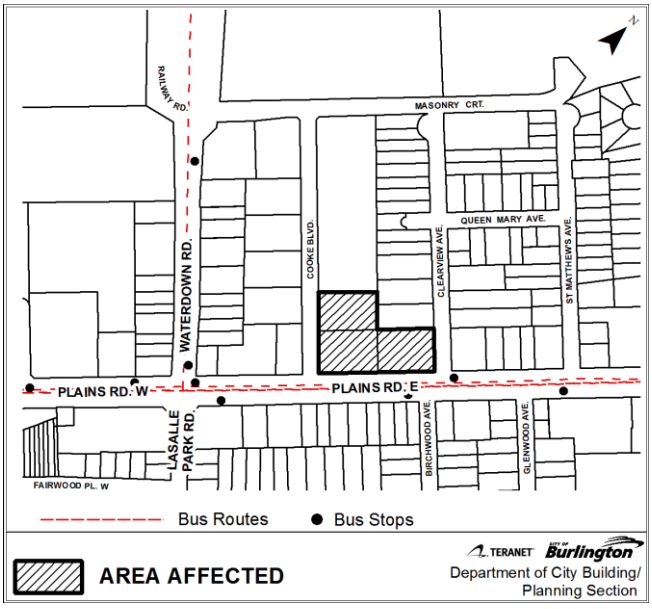
The City of Burlington is looking for your feedback on a development application in your area.

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

Date: **March 20th, 2018**

Time: **7 p.m.**

Place: **East Plains United Church**
375 Plains Road East
Burlington, ON



What is Proposed?

The 71 Burlington Plains Inc. has submitted Official Plan and Zoning By-law amendment intended to permit the development of 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.

Written Comments:

No decisions about this proposal 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.

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

Name: **Lola Emberson, MCIP, RPP**
Senior Planner, Development Review

Phone: 905-335-7600 ext. 7427
E-mail: lola.emberson@burlington.ca

Your written comments should be submitted by: April 6th, 2018

Neighbourhood Meeting

The Official Plan is the City's blueprint for the future. It contains maps that show where different land uses should go and what areas must be protected. It also sets out plans for where new subdivisions, roads, and sewers should go and includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

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.

Site Summary

Property Address: 53 & 71 Plains Road East, 1025 Cooke Boulevard,

Property Size: 1.08 hectares (2.67 acres)

Existing Official Plan designation: "Mixed Use Corridor - Employment" and "Mixed Use Corridor – General". The Mixed Use Corridor – General designation permits a range of retail, service commercial and personal service uses; financial institutions; a broad range of office uses; employment, entertainment, recreation and other community facilities such as day care centre; medium and high density residential uses and to a limited extent, low density residential uses. The Mixed Use Corridor - Employment designation permits industrial uses, a broad range of office uses, a limited range of retail, service commercial and personal service uses which serve the day to day needs of employees, financial institutions and services, entertainment, recreation and other community facilities such as libraries and day care centres and motor vehicle dealerships. Residential uses are prohibited within the "Mixed Use Corridor - Employment" designation and individual retail and service commercial uses are limited to a maximum size as set out in the zoning.

Existing Zoning By-law designation: '"Mixed Use Corridor - Employment" (MXE) and "Mixed Use Corridor – General (MXG)". Permitted uses within the MXE zone include limited retail, service commercial, Office, hospitality, industrial and entertainment and recreational uses. 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 Mixed Use Corridor designation permits a maximum height of six storeys, a Floor Area Ratio of between 0.5:1-1.5:1 and a maximum density of 51-185 units per hectare.

What is proposed to change: 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.

Neighbourhood Meeting

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/solidgold

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 Lola Emberson, 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.

Neighbourhood Meeting

Sketch No. 1

LOCATION / ZONING SKETCH

Application to permit two mixed-use, mid-rise buildings of 10 and 12 storeys with retail and service commercial uses at grade and 450 residential units above.

SUBJECT PROPERTY — Bus Routes — Bus Stops

FILE No. 505-11/17
520-22/17

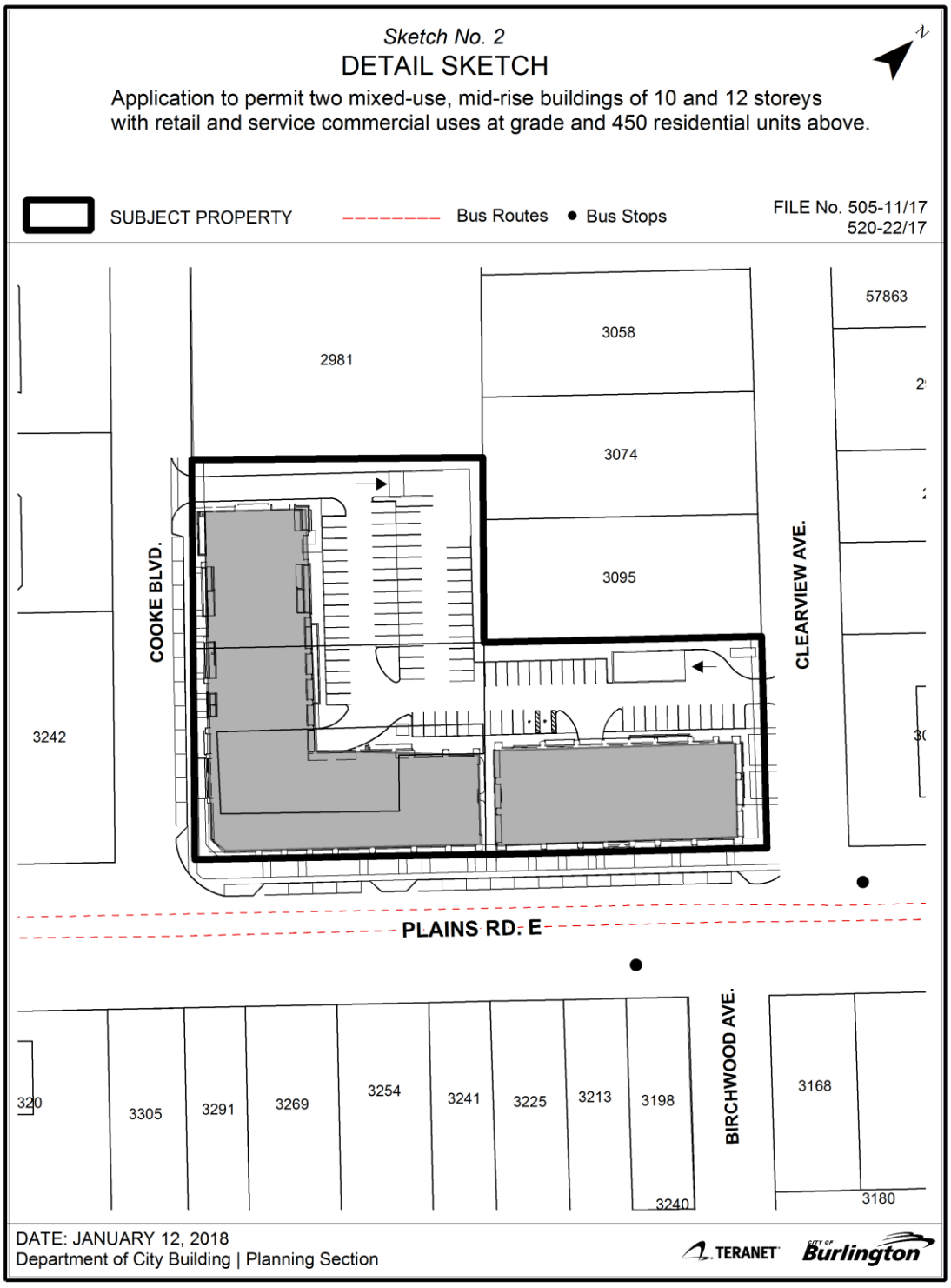


GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1	RM1		MXE MXG	CR	GE1 GE2	

DATE: JANUARY 12, 2018
Department of City Building | Planning Section

Neighbourhood Meeting



Burlington Planning and Building Department
PO Box 5013, 426 Brant St., Burlington, Ontario L7R 3Z6

www.burlington.ca/solidgold