

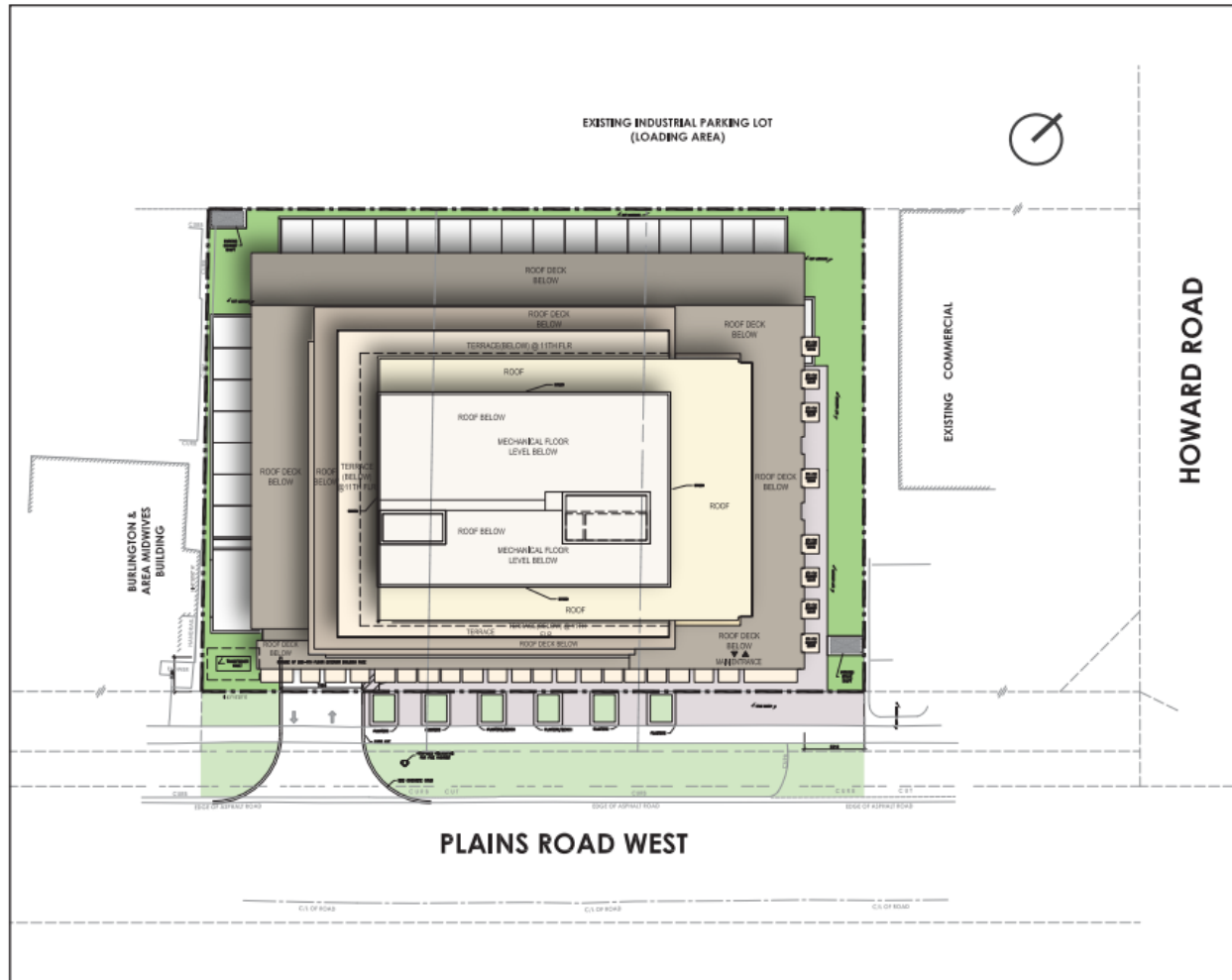
February 17, 2023

**COMMUNITY INFORMATION MEETING
TO DISCUSS THE REDEVELOPMENT PLANS**
For 141, 147, & 153 Plains Road West

Evans Planning are consulting land use Planners for 2412947 Ontario Ltd., Dr. Laith Al-Dabbagh, 2381798 Ontario Ltd., collectively the 'Owner' of the properties municipally described as 141, 147, and 153 Plains Road West. The properties are located on the north side of Plains Road West, west of Howard Road, and consists of three individual lots of record with an aggregate frontage of approximately 57.77 metres (+/- 189.53 feet), and a total lot area of approximately 2,418 square metres (+/- 0.6 acres). A context plan depicting the location of this land is below.



The proposed development consists of an 11-storey mixed-use building, containing 131 apartment dwelling units and 143 square metres of retail space at grade, with two levels of underground parking and two levels of parking above grade oriented to the northern side of the building. The overall building height is contemplated to be approximately 42 metres, not including the mechanical penthouse, with a gross floor area of 11,640 square metres (+/-125,292 square feet), resulting in a floor area ratio of approximately 4.8:1. Amenity space will be allocated to each unit in the form of terraces or balconies, along with shared amenity spaces inside the building. The working site plan and building elevation are shown below.





To facilitate this project, it will be necessary to submit applications to the City of Burlington to amend the City's Official Plan and Zoning By-law and to secure Site Plan Control Approval. At a subsequent time, a further application will be made to the City to secure the requisite condominium approvals.

As part of the City's planning process, we invite you to attend a Community Information Meeting on Monday March 6th, 2023 between 7:00 pm to 8:30 pm, where the consultants for the landowner will present the plans designs and respond to questions you may have. City Planning Staff will be in attendance to provide an overview of the development application review process. Mayor Marianne Meed Ward and Ward Councilor Kelvin Galbraith will also be in attendance.

The meeting is scheduled to take place virtually via Zoom link. The Zoom meeting details include:

Webinar Link: <https://us06web.zoom.us/j/86070093720>

Telephone: +1 647 374 4685 or +1 647 558 0588

Webinar ID: 860 7009 3720

Residents can subscribe to this proposed development's webpage at www.burlington.ca/141plains to receive any updates about this proposal.

Should you require anything further, please contact the writer at fvenditti@evansplanning.com or 905-669-6992 x 106.

Yours truly,

A handwritten signature in blue ink that reads 'Frank Venditti'.

Frank Venditti