

# PRE-APPLICATION CONSULTATION VIRTUAL MEETING

454 TO 462 CUMBERLAND AVENUE & 3255, 3259, 3265 NEW STREET IN THE CITY OF BURLINGTON

## TO OWNER/OCCUPANT

On behalf of TRADITIONS SENIOR HOUSING LTD., Weston Consulting is hosting a virtual pre-application community meeting to discuss a proposal to redevelop the properties located at 454 to 462 Cumberland Avenue & 3255, 3259, 3265 New Street in the City of Burlington.

The proposed development features a 7-storey retirement building consisting of approximately 132 suites; a mix of 114 one bedroom and 18 companion suites are proposed. The development will have a total Gross Floor Area of approximately 10,940 sq.m with a Floor Space Index of approximately 3.04. A total of approximately 1300 sq.m of landscaped area will be accommodated on the ground floor with a large courtyard that wraps the west and north ends of the building. Rooftop amenity space, including a green roof, is proposed on the 7th storey which face Cumberland Avenue, along with additional suites.

The site will feature two entry points that includes a one-way looped driveway on Cumberland Avenue which will be the primary access for drop-offs. This driveway provides access to the lobby and front the amenity area at the eastern side of the property. A secondary access to the underground parking garage is proposed on New Street. A total of approximately 53 parking spaces are proposed, the proposed development will provide 1 level of underground parking with a parking rate of approximately 0.4 spaces per unit (inclusive of staff and visitor parking).

No development applications have been submitted to the City of Burlington at this time, and the City has not made any decisions on this proposal.

A Pre-Application Community meeting has been scheduled to discuss this potential redevelopment, so that the public can provide feedback to TRADITIONS SENIOR HOUSING LTD. at this early stage.



**WEDNESDAY, JUNE 7<sup>th</sup>**  
2023 | TIME: 7:00PM - 8:30PM



**YOU CAN PARTICIPATE  
REMOTELY**  
SEE DETAILS BELOW

During the meeting, City Planning Staff will provide an overview of the development application review process, as well as the planning policies in effect on site. Weston Consulting will provide an overview of the proposed development.

There will be a question-and-answer session following the presentation to share your thoughts about the proposal. Mayor Marianne Meed Ward and Ward 4 Councillor Shawna Stolte may also be in attendance to hear your input.

Residents can subscribe to this proposed developments webpage to receive any updates about this proposal at: [burlington.ca/3265new](https://burlington.ca/3265new)

## HOW TO PARTICIPATE

**Participate via Zoom:** <https://us06web.zoom.us/j/88064168949>

**Webinar ID:** 880 6416 8949

**Participate by Telephone:** +1 (647) 374 4685 or +1 (647) 558 0588

**Visit the project website at:** [burlington.ca/3265new](https://burlington.ca/3265new)

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## FOR MORE INFORMATION, PLEASE CONTACT

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**Phone | 905-738-8080 ext. 266**

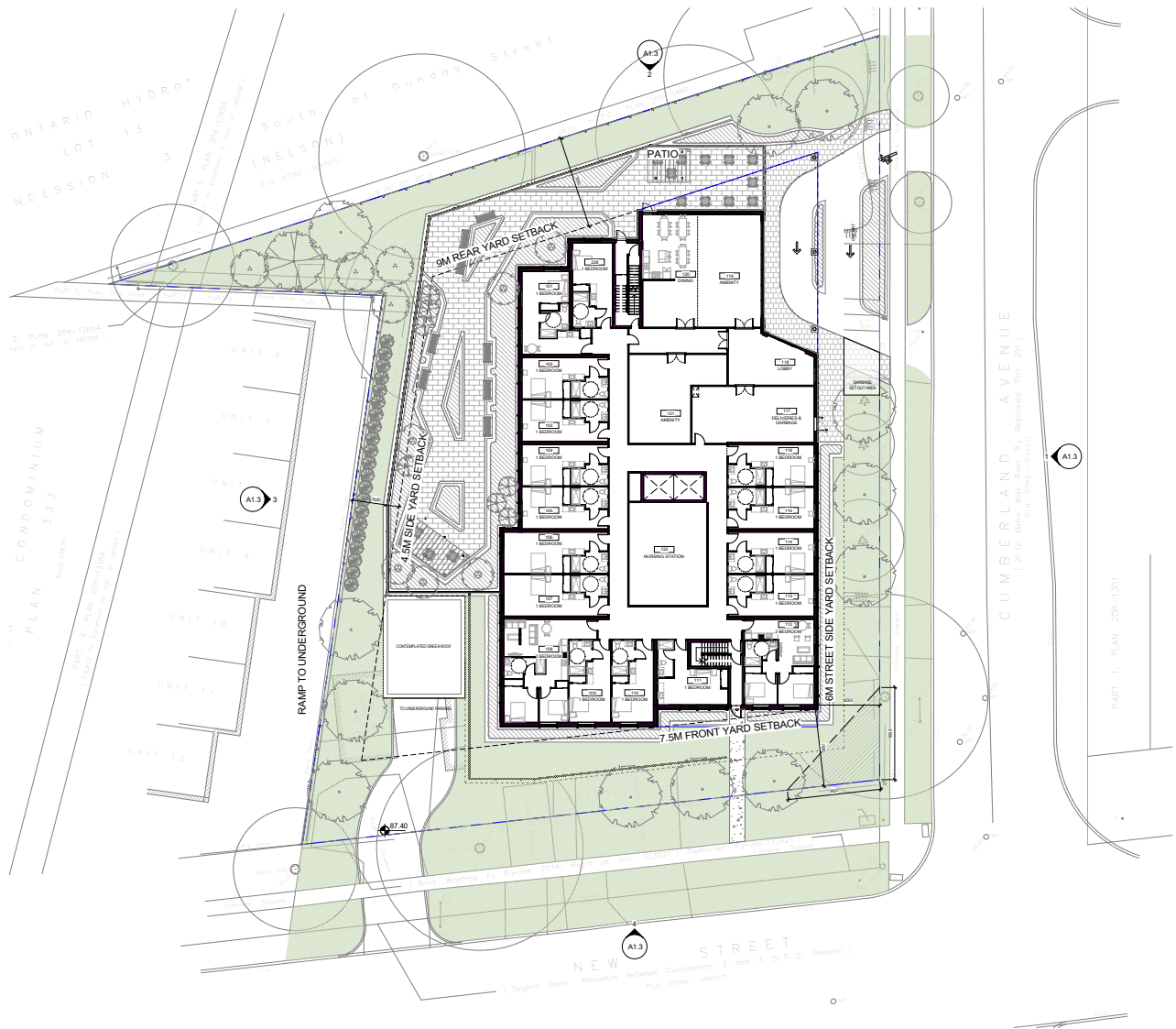
**E-mail | mquarcoopome@westonconsulting.com**

## FINAL STEPS

After the application has been submitted to the City a notice will be sent to residents within 120 meters of the site, and details of the application will be publicly available at: [burlington.ca/3265new](http://burlington.ca/3265new)

At that stage, residents can provide comments and questions to City staff.

## GROUND FLOOR PLAN



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## DEVELOPMENT RENDERINGS

