



## Statutory Public Meeting & Recommendation Report

**Planning Application submitted by:**  
MHBC Planning on behalf of Halton Standard Condominium Corporation No. 416

**Site Address - Ward 1**  
1026 Cooke Boulevard

**Planner on File**

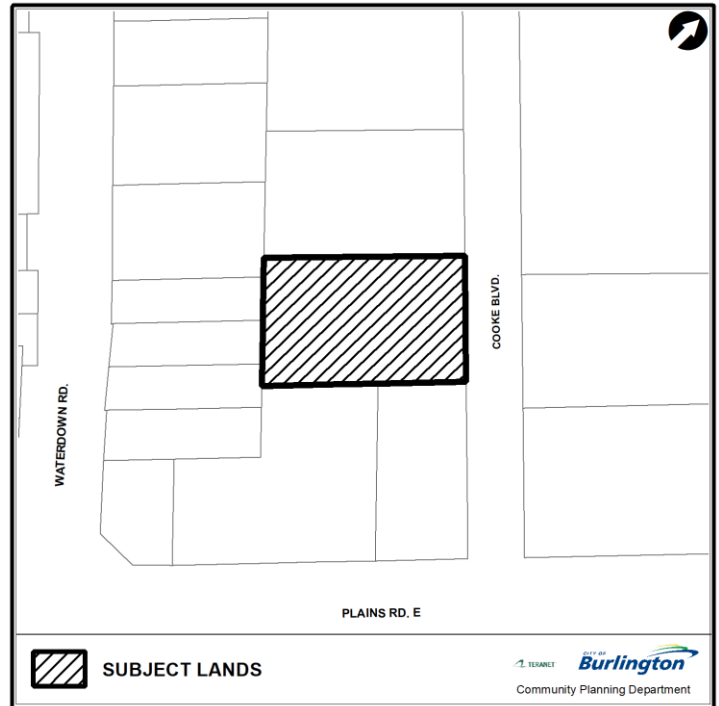
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**Email:** [elyse.meneray@burlington.ca](mailto:elyse.meneray@burlington.ca)

**Phone:** 905-335-7777, ext. 7462

**File:** 505-03/23 and 520-09/23  
[burlington.ca/1026cooke](http://burlington.ca/1026cooke)



## What is Proposed?

Halton Standard Condominium Corporation No. 416 has made an application to amend the Official Plan Designation and Zoning for the property located at 1026 Cooke Boulevard.

These applications will allow a 29-storey mixed use building on the subject property. The proposed development includes 370 m<sup>2</sup> of retail on the ground floor fronting Cooke Boulevard, as well as a mix of one, two and three bedroom residential units resulting in a total of 335 residential units. A total of 5,918 m<sup>2</sup> of amenity space (indoor and outdoor) is proposed.

Vehicular access is proposed from Cooke Boulevard with one driveway access from the north of the subject property. A total of 318 parking spaces are provided within 4-levels of underground parking and 190 bicycle parking spaces are provided in the underground parking levels and ground floor.

Application materials are posted on the City's Development Project webpage at [www.burlington.ca/1026cooke](http://www.burlington.ca/1026cooke).

## Public Meeting Information

You are invited to attend a Statutory Public Meeting to consider the recommendation report concerning the above mentioned applications.

City staff have reviewed the applications along with the comments from the public and technical agencies received to date. Staff will be recommending **modified approval** of the amendments to the City's Committee of the Whole.

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. This meeting will take place on:

### Meeting Date – March 5, 2024

**Time:** 9:30 a.m.

**Location:** Virtual Meeting held in hybrid model  
(See next page for Access Instructions)

## Options for Participating in the Public Meeting

### How to Obtain the Staff Report:

The staff recommendation report which contains a discussion and review of the applications, will be available for public review on Thursday, February 29, 2024. The purpose of the 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](http://www.burlington.ca/calendar) by searching for the meeting date for the Committee of the Whole. If you require a hard-copy of the report, please email the Clerks Department at [clerks@burlington.ca](mailto: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](http://www.burlington.ca/delegation);
  - b. submit a written request by email to the Office of the City Clerk at [clerks@burlington.ca](mailto:clerks@burlington.ca), or
  - c. phone 905-335-7600, ext. 7481.
2. Register during the Public Meeting.
  - a. If you are attending the meeting virtually, you can register to speak by emailing [clerks@burlington.ca](mailto: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 Jo-Anne Rudy, Committee Clerk at [Jo-Anne.Rudy@burlington.ca](mailto:Jo-Anne.Rudy@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 Public Meeting Online:

The live webcast can also be accessed on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Committee of the Whole and clicking the 'Video - Live' link.

## Looking for more information?

You can access the City of Burlington's website for more information about the 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.

To access the webpage for this application please go to: [burlington.ca/1026cooke](http://burlington.ca/1026cooke)

To learn more about the planning process visit: [burlington.ca/planningprocess](http://burlington.ca/planningprocess)

If you wish to be notified of the decision on the proposed Official Plan Amendment and/or proposed Zoning By-law amendment, 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.

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**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 must be consistent with provincial and regional plans and policies.

Learn more at [burlington.ca/newop](http://burlington.ca/newop)

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**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.

Learn more at [burlington.ca/zoning](http://burlington.ca/zoning)

**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



Development applications have been submitted for an Official Plan Amendment and Zoning By-law Amendment to permit the development of a 29 storey mixed use building with a total of 335 residential units, 370 sq. m of ground floor retail and 318 parking spaces within four levels of underground parking. Ground level and rooftop amenity areas are also proposed.



SUBJECT PROPERTY

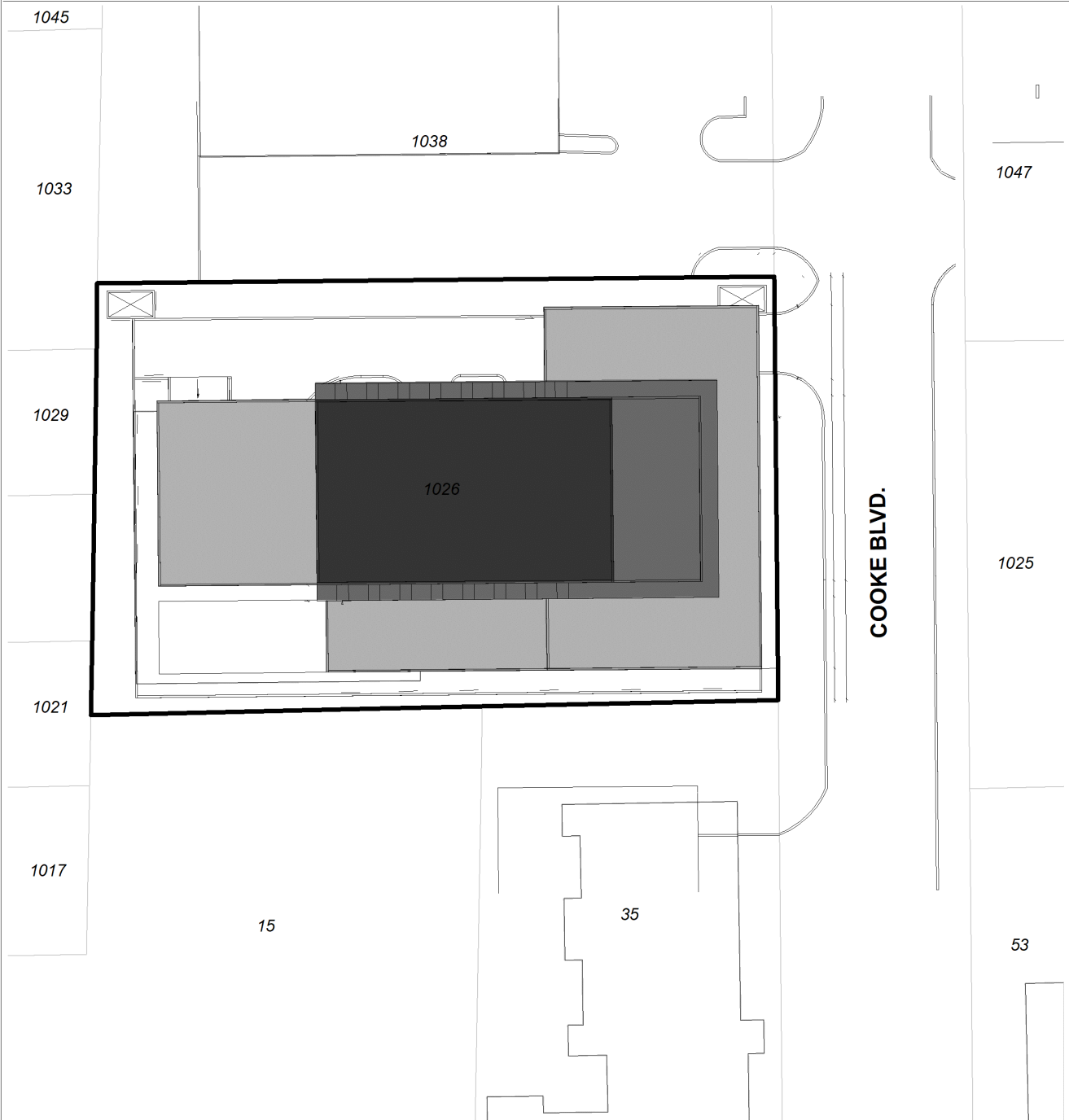


Bus Route



Bus Stop

File Nos. 520-09/23  
& 505-03/23



Date: December 06, 2023  
Community Planning Department