



Planning Application submitted by:
Corley Development Inc.

Site Address - Ward 1
276, 284 and 292 Plains Road East

Planner on File

Name: Elyse Meneray

Mailing Address:

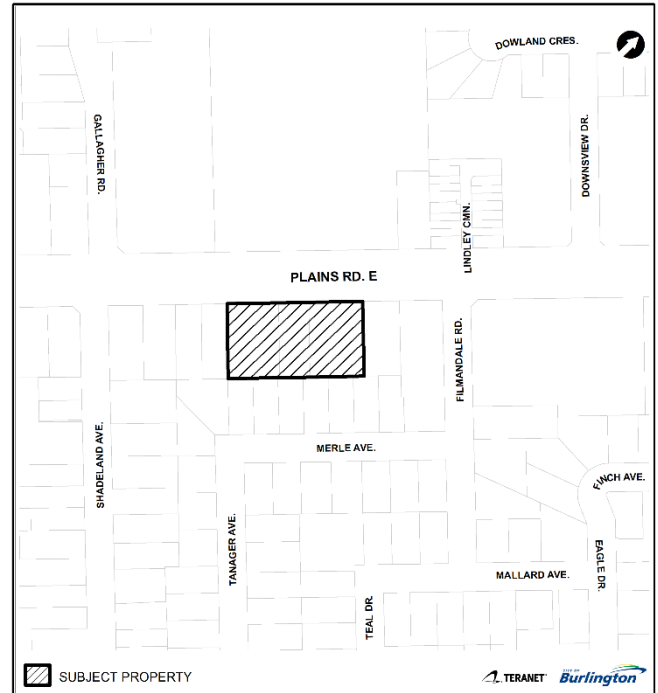
426 Brant St., Burlington, ON L7R 3Z6

Email: elyse.meneray@burlington.ca

Phone: 905-335-7600 Ext. 7462

Files: 505-07/21 & 520-08/21

burlington.ca/284plains



What is Proposed?

Corley Development Inc. has made an application to amend the Official Plan Designation and Zoning for the properties located at 276, 284 and 292 Plains Road East.

These applications will allow a 7-storey residential building, including the mechanical penthouse on the subject properties. The proposed development includes a mix of one, two and three bedroom residential units resulting in a total of 141 residential units. A total of 3,361.8 m² of amenity space (indoor and outdoor) is proposed.

Vehicular access is proposed from Plains Road East with one driveway access on the east side of the subject properties. A total of 153 parking spaces are provided, with 53 surface parking spaces and 100 parking spaces located within one level of underground parking. There will also be 78 bicycle parking spaces provided in the underground parking levels and ground floor.

Application materials are posted on the City's Development Project webpage at www.burlington.ca/284plains.

Public Meeting Information

You are invited to attend a 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 **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.

Meeting Date – May 13, 2024

Time: 9:30 A.M.

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

Options for Participating in the Statutory Public Meeting

How to Obtain the Staff Report:

The staff recommendation report which contains a discussion and review of the application, will be available for public review on Friday, May 10, 2024. The report will update all members of Council about the development proposal and recommend that Council **approve** the application. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Committee of the Whole meeting. If you need a hard copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Public Meeting as a Delegation:

To speak at the 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;
 - b. submit a written request by email to the Office of the City Clerk at 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, 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 Kristin Sprukulis, Committee Assistant at kristin.sprukulis@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:

To watch the live stream webcast of the Statutory Public Meeting, please:

1. Visit the City of Burlington website at www.burlington.ca.
2. Click on the 'live stream' button 
3. You will be directed to the Council and Committee Meetings page. The 'Council and Committee Live Stream' link is located in the right column of the page.
4. Click on the link to view the virtual statutory Public Meeting in progress at the time listed on this Notice.

The live webcast can also be accessed on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee 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 and will include information about a future Council Meeting.

To access the webpage for this application please go to: burlington.ca/284plains.

To learn more about the planning process visit: burlington.ca/planningprocess

If you wish to be notified of the adoption of the proposed Official Plan Amendment and/or passing of the proposed By-law, 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.

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/officialplan

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

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.

If you wish to be notified of the decision 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, Regional Municipality of Halton, 1075 North Service Rd. W., Unit 27 Oakville ON L6M 2G2 (e-mail address- Curt.Benson@Halton.ca).

CONCEPT PLAN

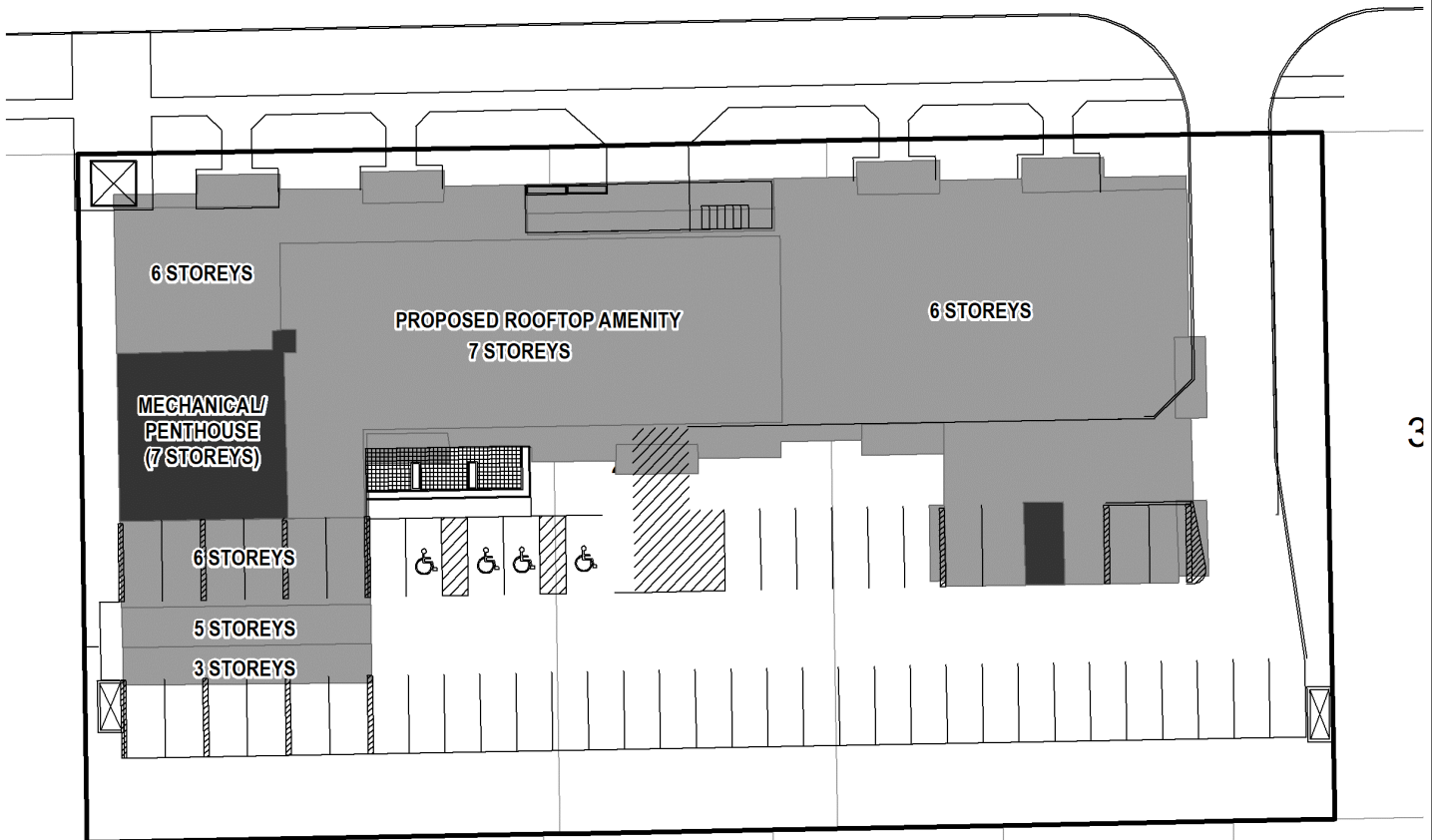


Applications to permit the development of a 7 storey apartment building with a FAR of 2.6:1 and 141 dwelling units including 89 one-bedroom units, 49 two-bedroom units and 3 three-bedroom units. There will be a total of 153 parking spaces (100 parking spaces located underground and 53 surface parking spaces) and 78 bicycle parking spaces. Vehicular access to the site is proposed from Plains Road East by a two-way driveway located at the east side of the property.

 SUBJECT PROPERTY

File Nos. 505-07/21 & 520-08/21

PLAINS RD. E



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277

283

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