

To Owner/ Occupant:

Pre-Application Consultation Hybrid Meeting – 84 to 104 Plains Road East & 990 Glenwood Avenue

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") and Miura Development Group Inc. are hosting a pre-application community meeting to discuss the proposed redevelopment of the properties located at 84 to 104 Plains Road East & 990 Glenwood Avenue and to receive public input. The properties that are being considered for redevelopment are shown on the map below and are currently occupied by single detached dwellings and by a vacant lot.

The properties are designated *Residential - Low Density* and *Mixed Use Corridor – General* by the City of Burlington Official Plan and are zoned *Medium Density Residential* (RM1-346) and *Mixed-Use Corridor* (MXG-498) by the City of Burlington Zoning By-law 2020. Official Plan Amendment and Zoning By-law Amendment applications are required to facilitate the proposed redevelopment of the properties.

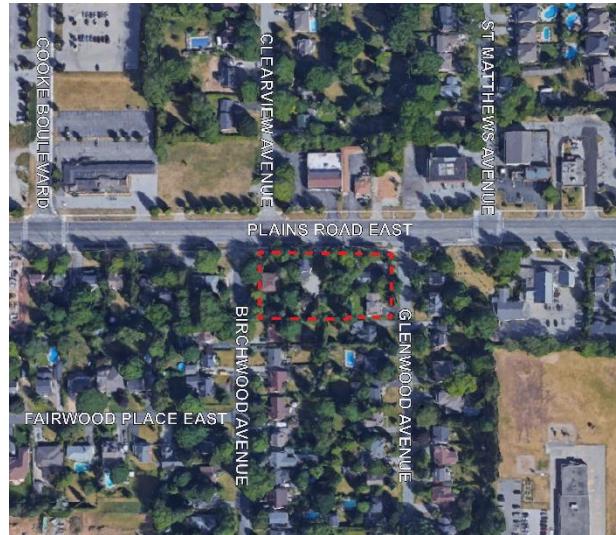
The Hybrid Pre-Application Community Meeting will take place:

**October 30, 2024
6:30 p.m. – 8:00 p.m.**

To Participate In-Person:
St. Matthew On The Plains Anglican Church
Fireside Room
126 Plains Road East
Burlington, ON L7T 2C3

To Participate On-Line via Zoom:
<https://us06web.zoom.us/j/85919293598>
Webinar ID: 85919293598

Participate by Telephone:
Telephone Number: +1-647-374-4685
Webinar ID: 85919293598



Site Location Map: 84 to 104 Plains Road East & 990 Glenwood Avenue

The Proposed Redevelopment

The proposed concept for the redevelopment of the Subject Lands consists of an 11-storey mixed-use building containing commercial and residential uses at-grade, and residential uses in its above-ground levels. The proposed concept provides vehicular parking in a surface parking area located along the south side of the building and below-grade in 3 underground levels. In total, approximately 316 vehicle parking spaces and 276 bicycle parking spaces are provided. The proposed concept provides a total of 255 residential units, consisting of 3 (1%) studio units, 162 (64%) one-bedroom units, 48 (19%) two-bedroom units, and 41 (16%) three-bedroom units. Approximately 1,273 m² of commercial space is also provided.

The Process

The community meeting will provide an opportunity for the project team to present an overview of the current proposal and gather input from the community before submitting any formal development applications to the City. It will also provide an opportunity for the project team to respond to questions regarding the proposal and the process. At this time, no application has been received, nor has a decision been made by the City of Burlington.

The Format

The meeting will be held in a hybrid format all the public to attend the meeting in-person or online via the Zoom Webinar platform. Burlington City Staff will provide an overview of the development application review process and explain how the public may participate as the development process advances. The consulting team for the project will then provide an overview of the proposal and there will be an opportunity for questions and input of comments. Ward Councillor Kelvin Galbraith will also be in attendance to listen in and answer questions as needed.

Additional comments, questions, and feedback can be directed to MHBC Planning (100Plains@mhbcplan.com). Project information is also available online on the City of Burlington's website at: www.burlington.ca/100Plains.

Below, please refer to a Conceptual Rendering and Conceptual Site Plan of the 84 to 104 Plains Road East & 990 Glenwood Avenue proposal, which are subject to change following the pre-application community meeting.

Conceptual Rendering

(Looking south-east from the Plains Road East and Birchwood Avenue intersection)



Conceptual Site Plan

