



## Statutory Public Meeting & Recommendation Report

### Planning Application submitted by:

MHBC Planning on behalf of Losani Investment Corporation

### Site Addresses - Ward 1

127 Plains Road West

### Planner on File

**Name:** Jaclyn Schneider

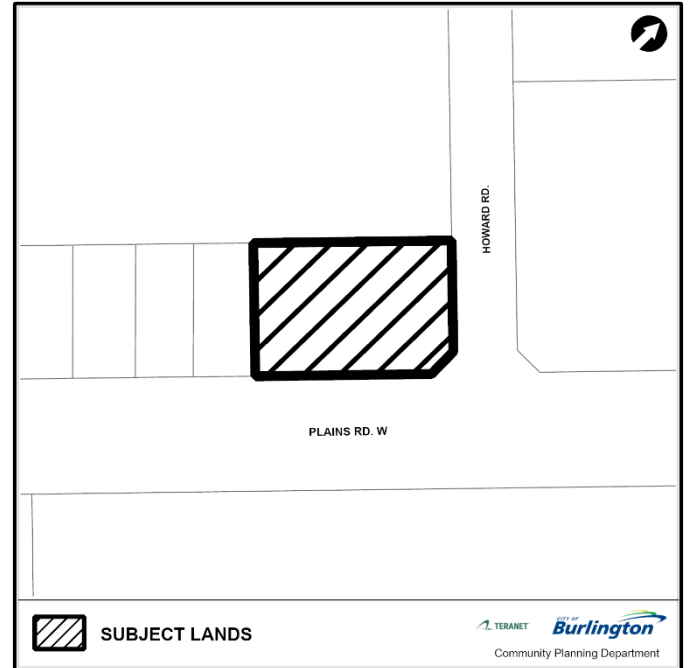
**Mailing Address:** 426 Brant St., Burlington, ON L7R 3Z6

**Email:** jaclyn.schneider@burlington.ca

**Phone:** 905-335-7777, ext. 7326

**File:** 520-05/25 and 505-04/25

**[burlington.ca/127plainsroadwest](http://burlington.ca/127plainsroadwest)**



### What is Proposed?

MHBC Planning on behalf of Losani Investment Corporation has made applications to amend the Official Plan and Zoning for the property located at 127 Plains Road West.

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a 24-storey mixed use building with 240 residential units and 475 square metres of non-residential use at-grade.

A total of 160 vehicular parking spaces are proposed. Vehicular access is proposed from both Plains Road West and Howard Road.

Application materials are posted on the City's Development Project webpage at **[burlington.ca/127plainsroadwest](http://burlington.ca/127plainsroadwest)**

### Statutory Public Meeting Information

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

City staff have reviewed the application along with the comments from the public and technical agencies received to date. Staff will be providing a recommendation on the amendments to Council.

This meeting will be held at Burlington City Hall, 426 Brant St. This meeting will take place on:

### Meeting Date – August 13, 2025

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

**Location:** Burlington City Hall, 426 Brant St

(See next page for Options Participating in the Statutory Public Meeting)

## 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 applications, will be available for public review on Friday, August 1, 2025. The purpose of the report is to update all members of Council about the development proposal and provide a recommendation to Council on the application. 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 Special Council Meeting. If you require a hard-copy of the report, please email Legislative Services 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 Public Meeting, there are two options:

1. Pre-register to speak by noon the 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 Legislative Services 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 5 minutes each and are webcasted online. If you have presentation materials, they must be submitted to Legislative Services at [clerks@burlington.ca](mailto:clerks@burlington.ca) no later than noon, the day before the meeting to allow for their distribution and review by all members of the Council. 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:

Visit the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Special Council Meeting and clicking the 'Watch Video' link. 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](http://www.burlington.ca/calendar) by searching for the meeting date for the Special Council Meeting 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/127plainsroadwest](http://burlington.ca/127plainsroadwest)**

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 Zoning By-law amendment, you must make a written request to Legislative Services at [clerks@burlington.ca](mailto:clerks@burlington.ca)

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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 specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land Tribunal, but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply 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 or Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the by-law.

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.

Sketch No. 3  
EXISTING ZONING

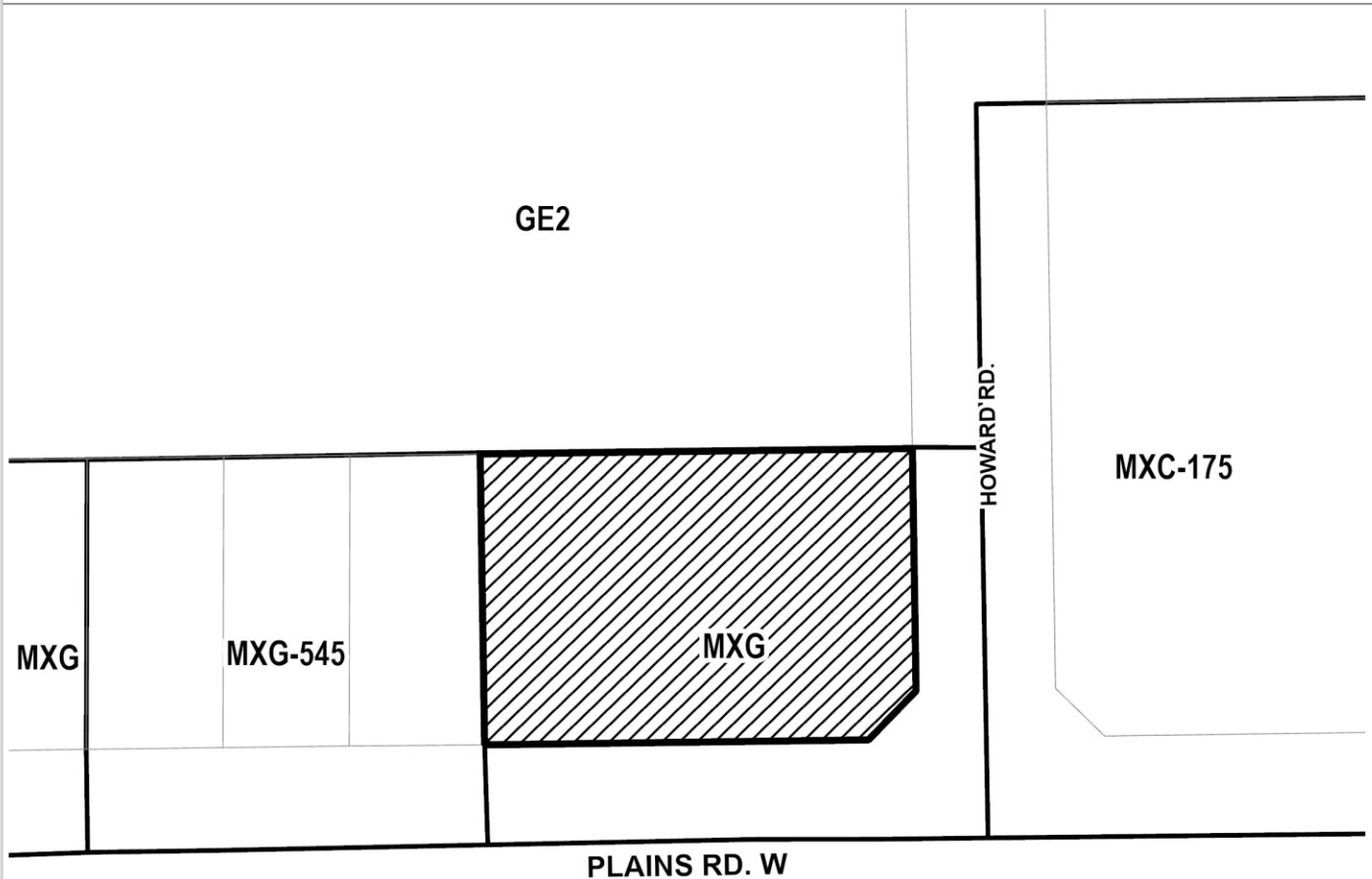


The applicant is proposing to amend the Official Plan and Zoning By-law to permit a 24-storey mixed use building with 240 residential units and 475 square metres of non-residential use at-grade. A total of 160 vehicular parking spaces are proposed. Vehicular access is proposed from both Plains Road West and Howard Road.



SUBJECT PROPERTY

File Nos. 520-05/25 & 505-04/25



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
			MXC MXG	CC1	GE2	

Date: May 13, 2025  
Community Planning Department