

2731115 Ontario Inc., F. K Deals on Wheels Inc., 2731119 Ontario Inc., and Manor Care Homes Inc. (collectively, the “owner”) is considering the redevelopment of 1376-1382 Plains Road East.

This proposed development would consist of a 25-storey mixed use building with approximately 284 residential units, including a mix of 1, 2 and 3 bedroom units.

The current Official Plan designation of the site is Mixed Use Corridor – Commercial Corridor, and the current zoning is Mixed Use Corridor Commercial Corridor Zone “MXC”. The site also falls within the City’s Burlington GO Major Transit Station Area, an area where the Official Plan directs the greatest heights and densities in the city.

If the owner chooses to pursue this redevelopment, it will require an amendment to the City of Burlington Official Plan and Zoning By-law.

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 by the owner to discuss this potential redevelopment so that public can provide feedback at this early stage. The meeting will be held in a virtual format.



The Pre-Application Community Meeting will take place:

Date:	January 14 th , 2026
Start Time:	6:30 p.m. - 8:00 p.m.
Participate On-Line via Zoom:	https://us06web.zoom.us/j/84456323197 (internet connection required – Zoom user guide available at www.burlington.ca/1382plains)
Webinar ID:	844 5632 3197
Participate by Telephone (audio only):	+1 647 374 4685 +1 647 558 0588

During the meeting, City Planning staff will provide an overview of the development application review process. The owner will provide an overview of planning policies in effect on the site and their development concept. There will be a question and answer session to share your thoughts on the proposal with the owner.

Councillor Kearns and Mayor Meed Ward have been invited and may also be in attendance to hear your input. Residents can subscribe to this proposed development's webpage at Burlington.ca/developmentprojects to receive any updates about this proposal.

Agenda:

- Meeting to commence at 6:30 pm with opening remarks
- City Planning staff to provide a summary of the planning process, opportunities for public consultation, and next steps
- Overview of the development concept from the project consultant team
- Audience consultation – opportunity for questions, answers and comments
- Overview of next steps
- Meeting adjournment

Comments and questions for the owner can be sent to the following:

Cale Vanderveen, MCIP, RPP, Bousfields Inc.
Planning Consultant
cvanderveen@bousfields.ca
416-947-9744 x218

After the application has been submitted to the City, notice will be sent to residents within 120 metres of the site, and details of the application will be publicly available at Burlington.ca/developmentprojects. At this stage residents can provide comments and questions to City Staff.

