



Public Meeting & Recommendation Report

Planning Applications submitted by:
WND Associates Ltd. for Adi Development Group

Site Address - Ward 1
1120 Cooke Blvd

Planner on File

Name: Thomas Douglas

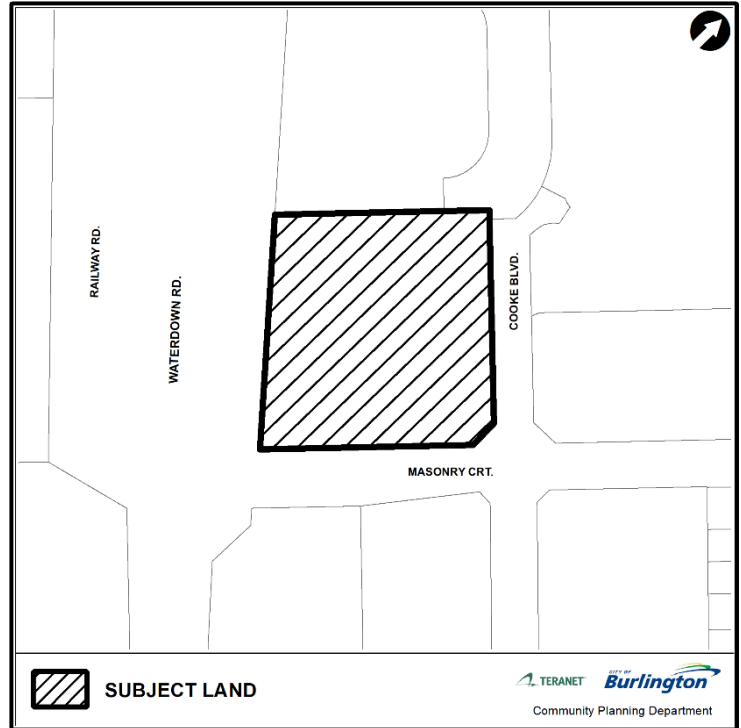
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File: 505-01/22 and 520-01/22
burlington.ca/1120cooke



What is Proposed?

WND Associates Ltd. has applied on behalf of Adi Development Group to amend the Official Plan and Zoning Bylaw for the property at 1120 Cooke Blvd., on the north side of Masonry Court between Waterdown Road and Cooke Boulevard in Ward 1.

The applications propose to amend the Official Plan and Zoning Bylaw to permit the development of three tall buildings (Buildings A, B, and C) with at-grade retail along Masonry Court.

Building A (northwest corner of site) is 34 storeys tall including a twelve-storey podium. Building B (southeast) is 30 storeys tall including a six-storey podium. Building C (southwest) is 32 storeys tall including a six-storey podium. A plaza separates Buildings B and C at the ground level. The proposed buildings would contain a total of 1,165 residential units and 475 m² of ground-level retail in Buildings B and C.

The applicant proposes to amend the Official Plan (1997) to create a site-specific policy that permits mixed-use development on the subject property with a maximum building height of 34 storeys and maximum Floor Area Ratio of 9.1:1. The applicant proposes to amend the Zoning Bylaw to rezone the site to MXC-531, creating a new site-specific exception (-531) that permits development with a maximum building height of 34 storeys and 112 metres, a maximum Floor Area Ratio of 9.1:1, reduced parking requirements, and other site-specific regulations to permit the proposed development.

Application materials are posted on the City's Development Project webpage at www.burlington.ca/1120cooke.

Community Planning Department - PO Box 5013, 426 Brant St., Burlington, ON L7R 3Z6 | burlington.ca

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 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. This meeting will take place on:

Meeting Date: March 4, 2024
(continuing to March 5 if needed)

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 Friday, February 23, 2024. The purpose of the report is to 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. If you require 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:

You must pre-register to speak by noon on Friday, March 1, 2024. You can pre-register in one of the following ways:

- complete the online delegation request form at www.burlington.ca/delegation;
- submit a written request by email to the Office of the City Clerk at clerks@burlington.ca, or
- phone 905-335-7600, ext. 7481.

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 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:

Visit 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 'Watch Video' 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.

To access the webpage for this application please go to: burlington.ca/1120cooke

To learn more about the planning process visit: 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
jo-anne.rudy@burlington.ca.

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.

CONCEPT PLAN



The applications propose to amend the Official Plan and Zoning Bylaw to permit the development of three tall buildings (Buildings A, B, and C) with at-grade retail within Building B. Building A is 34 storeys tall including a twelve-storey podium. Building B is 30 storeys tall including a six-storey podium. Building C is 32 storeys tall including a six-storey podium. The proposed buildings would contain a total of 1,165 residential units and 475 m² of ground-level retail at the corner of Masonry Court and Cooke Boulevard.



SUBJECT PROPERTY



TOWER



PODIUM

File Nos. 505-01/22 and 520-01/22

WATERDOWN ROAD



MASONRY COURT

Date: February 12, 2024
Community Planning Department

