



**Planning Application submitted by:**

Glen Schnarr & Associates Inc on behalf of  
National Homes (Plains Road)

**Site Address - Ward 1**

484 Plains Road East

**Planner on File**

**Name:** Alicia West

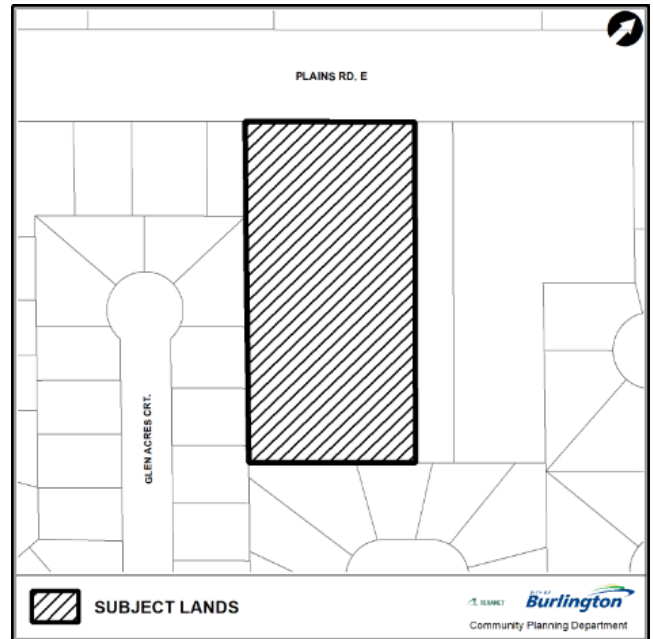
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**Phone:** 905-335-7777, ext. 7504

**File:** 520-07/24

[burlington.ca/484plainseast](http://burlington.ca/484plainseast)



## What is Proposed?

The application proposes to amend Zoning Bylaw site exception 504 to address some minor technical deficiencies including adjusting the overall number of stacked back-to-back townhouse units from 110 to 81; a reduction in 29 townhouse units; increase in the number of residential condominium units in Phase 2 from 124 to 166 units and an overall increase from 277 to 319 units. The other deficiencies include an increase in height for the rooftop mechanical and amenity space, a reduced underground parking setback to the Phase 1 line and amending the definition of stacked townhouse.

No changes are proposed to any of the minimum parking requirements as well as the current front, side, and rear yard setbacks.

Application materials are posted on the City's Development Project webpage at [www.burlington.ca/484plainseast](http://www.burlington.ca/484plainseast).

## Public Meeting Information

You are invited to attend a Statutory 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. This meeting will take place on:

### Meeting Date – August 7, 2024

**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 July 26, 2024. The purpose of the report is to update all members of Council about the development proposal. 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 Committee of the Whole. If you require a hard-copy of the report, please email the Clerks Department 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 statutory 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](http://www.burlington.ca/delegation);
  - b. submit a written request by email to the Office of the City Clerk 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 10 minutes each and are webcasted online. If you have presentation materials, they must be submitted to Clerks Department at [clerks@burlington.ca](mailto:clerks@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:

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 Committee of the Whole 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/484plainseast](http://burlington.ca/484plainseast)

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/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.

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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 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



National Homes (Plains Road) LP is proposing a minor adjustment to the permitted unit distribution. The proposal also addresses some minor technical deficiencies required to facilitate an efficient built form and building design as well as a distribution of unit types over the Phase 2 lands: Adjusting the overall number of stacked back-to-back townhouse units from 110 to 81; a reduction in 29 townhouse units; Increase in the number of residential condominium units in Phase 2 from 124 to 166 units; an overall increase from 277 to 319 units.



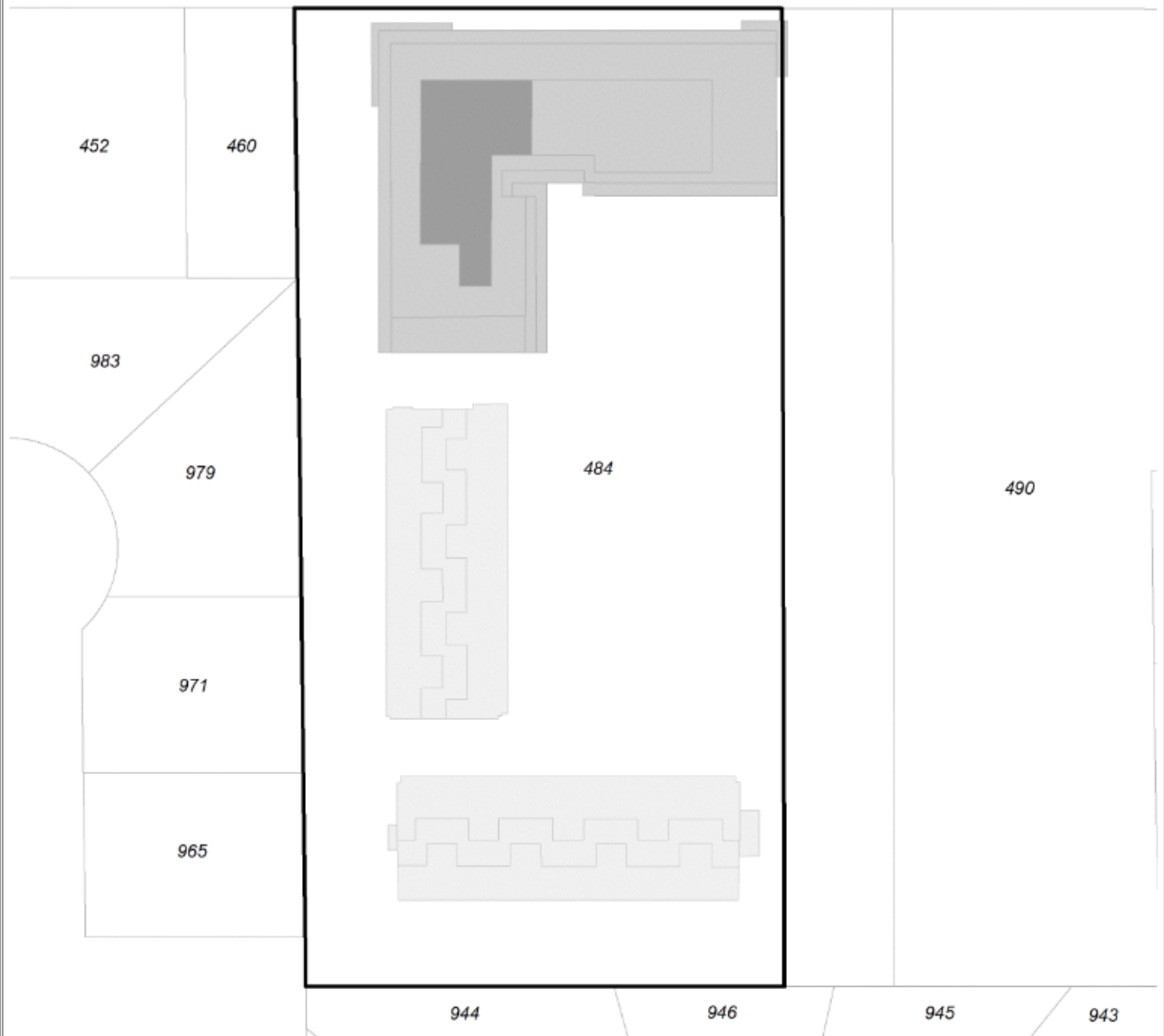
SUBJECT PROPERTY

- - Bus Route

● Bus Stop

File No. 520-07/24

PLAINS RD. E

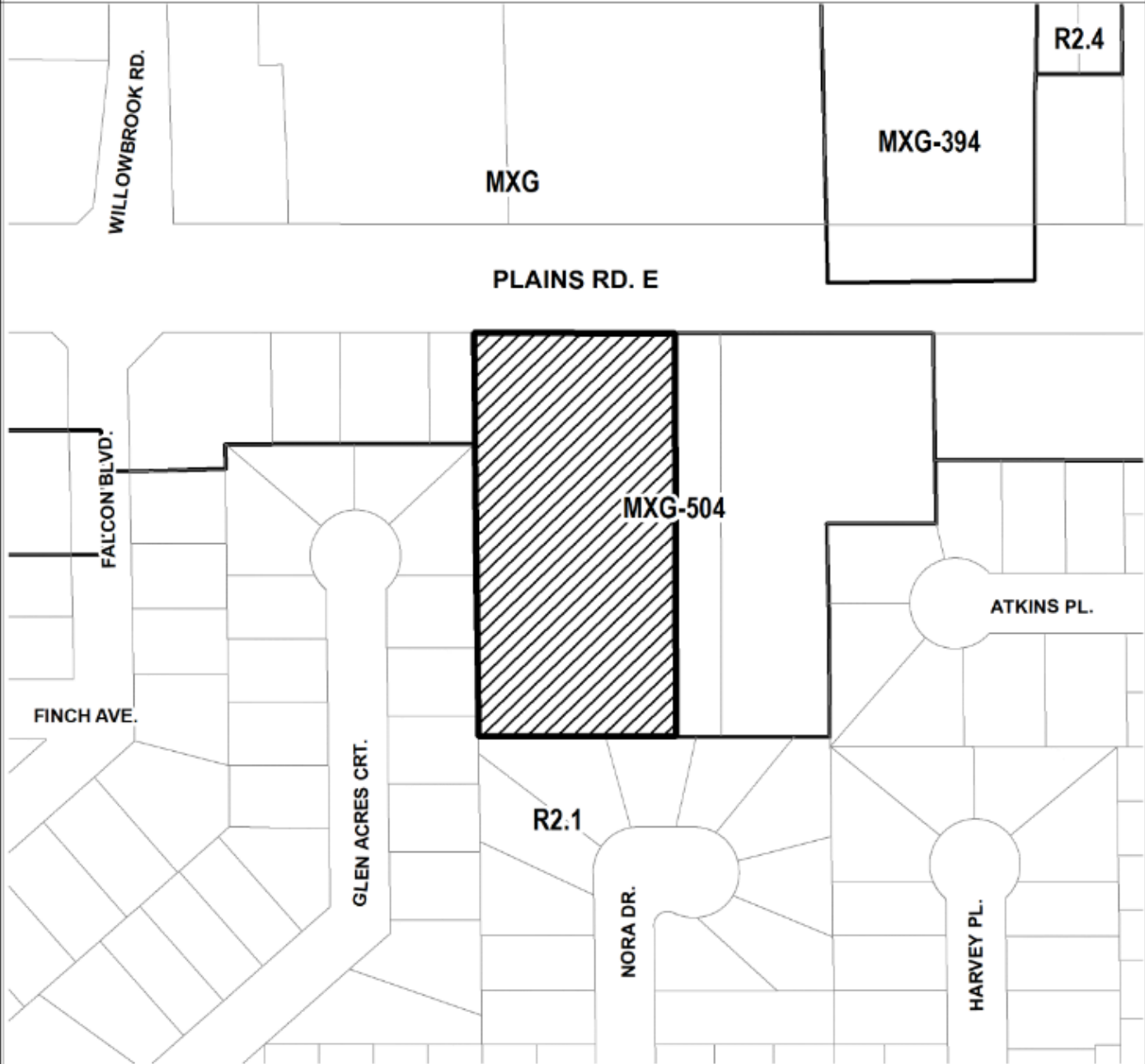


# EXISTING ZONING



SUBJECT PROPERTY

File No. 520-07/24



## GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1 R2.4			MXG			