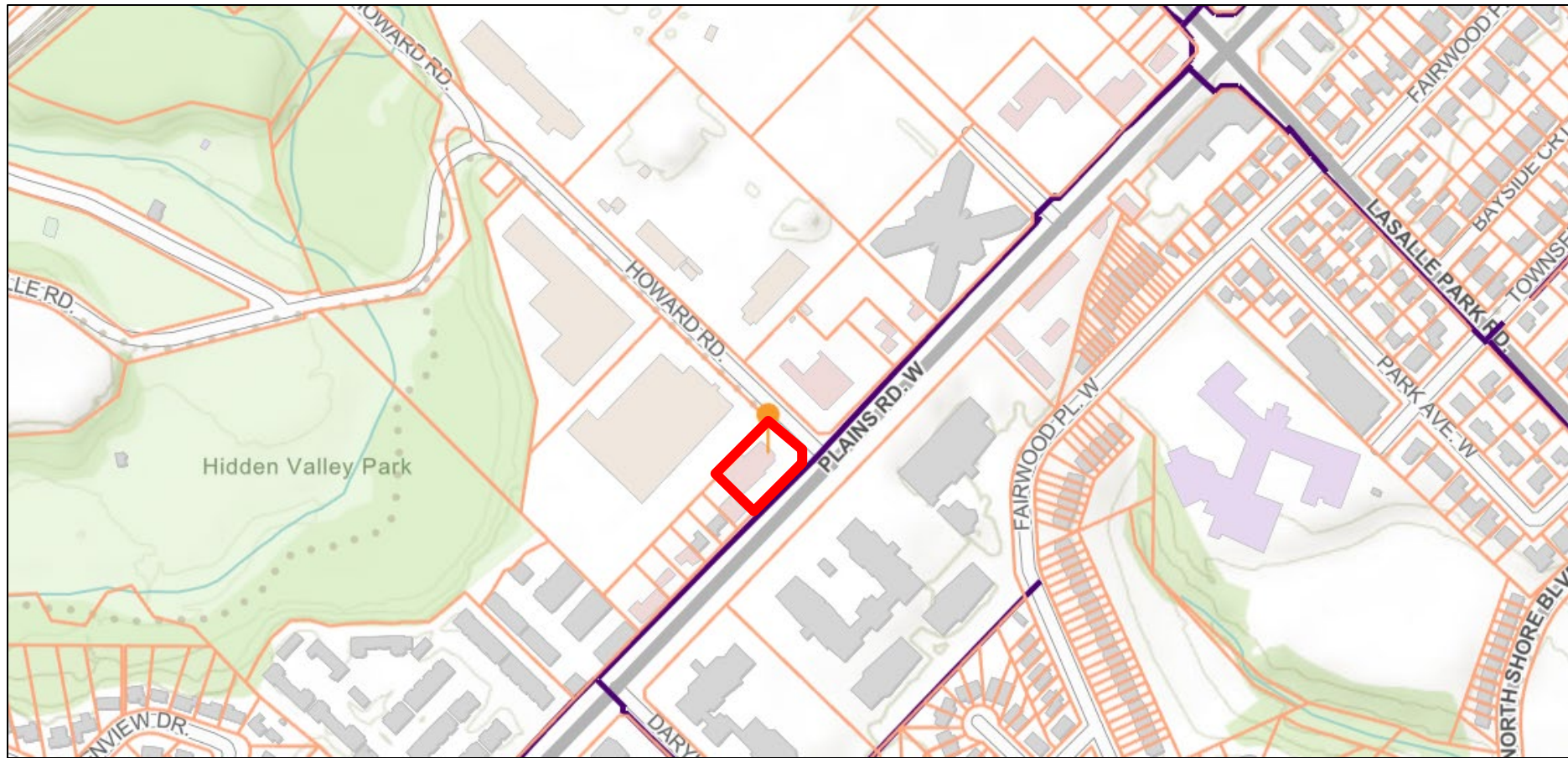


Statutory Public Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: Losani Investment Corporation
Owners: MHBC Planning
Address: 127 Plains Road West
File: 520-05/25 and 505-04/25
Date: August 13, 2025
Report: DGM-61-25

Overview of Development Site



Application History

- Pre-Consultation Meeting – September 6, 2023
- Pre-Application Community Meeting – May 1, 2024
- Burlington Urban Design Meeting – May 30, 2024
- Application Submitted – December 6, 2024
- Application Deemed Complete – May 12, 2025
- Preliminary Public Notice – May 20, 2025
- Notice of Statutory Public Meeting and Recommendation Report – July 11, 2025
- Special Council Meeting – August 13, 2025
- 120-day timeline – August 30, 2025

Proposal



- 25-storey mixed use building (240 residential units and 475 square metres of non-residential space)
 - bachelor units: 42
 - 1-bedroom units: 106
 - 2-bedroom units: 92
- Floor Area Ratio: 11.8:1
- Amenity Area: 16.4 square metres per unit
- Parking
 - Occupant: 155 spaces
 - Visitor/retail: 5 spaces
- Reduced setbacks

Proposed Amendments

Proposed Official Plan Amendment

- Mixed Use Corridor with site specific exceptions for floor area ratio and height.

Proposed Zoning By-law Amendment

- Mixed Use Corridor – General (MXG-XXX) with site specific exceptions for setbacks, floor area ratio, landscape areas, building height, parking, and amenity area.

Staff Recommendation

Refuse the applications for Official Plan Amendment and Zoning By-law Amendment submitted by MHBC Planning on behalf of Losani Investment Corporation proposing a 25-storey mixed use building with 240 residential units and 475 square metres of non-residential use at-grade at 127 Plains Road West.