

**Planning Application for:** 401, 403,405,409,411 & 413 Brant St.,  
444,448 & 450 John St., 2002 & 2012 James St.

**File: 505-01/18 & 520-01/18**

***The City of Burlington is looking for your feedback on a development application in your area.***

You are invited to attend a Neighbourhood Meeting where you can learn more about this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

**Date: May 1, 2018**

**Time: 7 pm – 9 pm**

**Place: Burlington Lions Club  
471 Pearl Street**

### **What is Proposed?**

A private land owner has made an application to change the Official Plan and Zoning By-law for the property located at 401, 403,405,409,411 & 413 Brant Street, 444,448 & 450 John Street, 2002 & 2012 James Street. A 24 storey mixed use building with a Floor Area Ratio (FAR) of 10.0:1, 597 m<sup>2</sup> of ground floor commercial, 22 residential stories (227 units), a roof top amenity area and five (5) levels of underground parking are proposed.

### **Written Comments:**

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.



**To submit written comments, or for more information, please contact:**

**Name: Lisa Stern, Senior Planner**

**Phone: 905-335-7600 ext. 7824**

**E-mail: [lisa.stern@burlington.ca](mailto:lisa.stern@burlington.ca)**

**Your written comments should be submitted by: May 15, 2018**

**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.

**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.

### Site Summary

**Property Address:** 401, 403,405,409,411 & 413 Brant Street, 444,448 & 450 John Street, 2002 & 2012 James Street

**Property Size:** 0.2 ha

**Existing Official Plan designation:** Downtown Mixed Use Centre - Downtown Core Precinct. According to the Downtown Core Precinct designation, the maximum height of buildings shall be four storeys. Taller buildings up to a maximum height of eight storeys and 29 metres may be permitted where they provide compatibility with surrounding land uses and a sense of pedestrian scale by the use of terracing above the second floor, and subject to the community benefits provisions of the Official Plan.

**Existing Zoning By-law designation:** The subject lands are currently zoned Downtown Core (DC). The zone permits a range and mix of residential and commercial uses including apartment buildings provided the subject lands include retail or service commercial on the ground floor. The DC zone permits a maximum building height of 4 storeys/15 metres and a maximum floor area ratio (FAR) of 4.0:1.

**What is proposed to change:** An increase in building height to 24 stories and an increase in FAR from 4.0:1 to 10.0:1.

### Looking for more information?

You can access the City of Burlington's website for more information about this 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 and will include information about a future Public Meeting. To access the webpage for this file please go to:

[www.burlington.ca/409Brant](http://www.burlington.ca/409Brant)

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue. For more information about preserving your appeal rights, contact **Lisa Stern**, using the contact information provided with this notice

*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 Municipal Board 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. Questions about this collection and disclosure should be directed to: Coordinator of*



