

Planning Application for: 2421 & 2431 New St. File: 505-02/18 & 520-02/18

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 16, 2018

Time: 7p.m. - 9 p.m.

**Place: Burlington Seniors' Centre
Port Nelson/Wellington Room
2285 New Street**

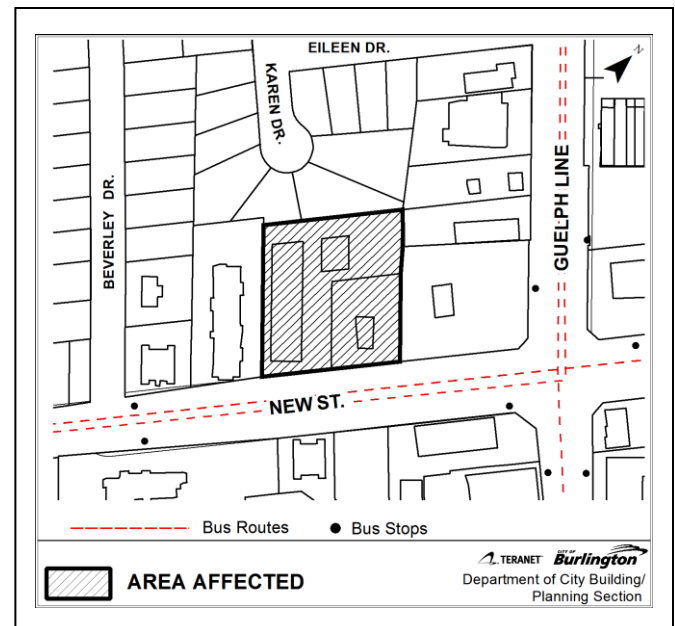
What is Proposed?

A private land owner has made an application to change the Zoning and Official Plan designation for the property located at 2421 & 2431 New Street. The proposal would replace the three (3) existing low-rise commercial/retail buildings with two joined (at the 6th and 7th floors) eleven (11) storey buildings comprised of a seniors retirement home (223 units) in the west building and a residential condominium (139 units) in the east building. Both towers will be terraced down to six (6) storeys at the north. Two 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.

Your written comments should be submitted by: May 30, 2018.



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

Name: Suzanne McInnes, Senior Planner

Phone: 905-335-7600 ext. 7555

E-mail: suzanne.mcinnnes@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.

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: 2421 and 2431 New Street

Property Size: 0.7 ha

Existing Official Plan designation: Neighbourhood Commercial

Existing Zoning By-law designation: Neighbourhood Commercial

What is proposed to change: The applicant proposes to change the Official Plan designation from Neighbourhood Commercial to Residential High Density designation with a site specific High Density Residential zone to permit the two joined (at the 6th and 7th floor) eleven (11) storey buildings comprised of a seniors retirement residence (223 units) in the west building and a residential condominium (139 units) in the east building.

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/2421NewStreet.

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 Suzanne McInnes, 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 Development Review, Planning (905) 335-7642.

