

Planning Application for: 2421-2431 New Street

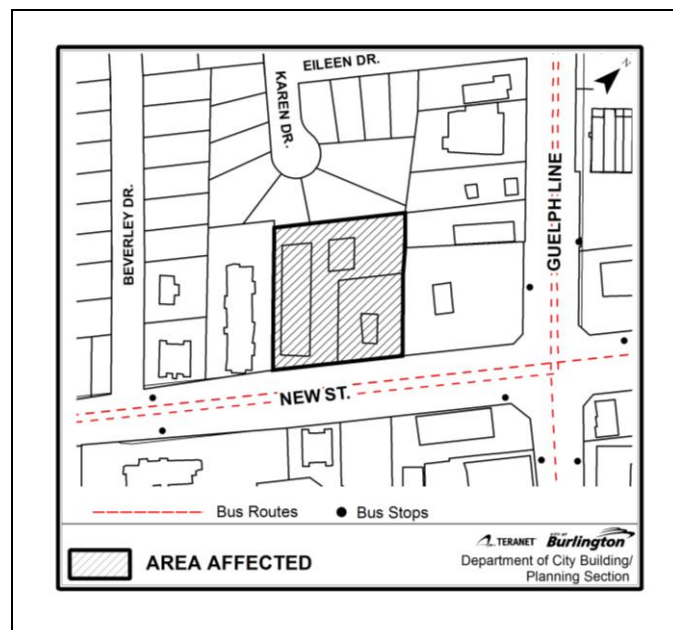
Files: 505-02/18 & 520-02/18

As you may remember from the previous Notice letter that was mailed in December 2018, the City of Burlington has received applications from TRG (New-Guelph) Inc. to re-designate and rezone the property located at 2421-2431 New Street.

The purpose of these applications is to allow for the development of two (2) joined 11-storey buildings comprised of a senior's retirement home and a residential apartment building. Both buildings will be terraced down to six (6) storeys at the north. Three levels of underground parking are proposed. The property is currently zoned Neighbourhood Commercial (CN1) and the current Official Plan designation is Neighbourhood Commercial. The application seeks to change the Official Plan designation to Residential – High Density, and the Zoning to a site-specific High Density Residential (RH4) zone.

Community Planning staff have reviewed these applications along with the comments received from the public and technical agencies to date. Staff will be recommending **modified approval requiring additional building setbacks** to the City's Planning and Development Committee of Council.

Location of Proposal



Public Meeting Information

You are invited to attend a Public Meeting to consider the recommendation report concerning the above-mentioned application. This meeting will take place on:

Date: November 12, 2019
Start Time: 6:30 pm
Location: Council Chambers, Level 2, 426 Brant Street

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. To access the webpage for this file please go to:
www.burlington.ca/2421NewStreet.

How to Obtain the Staff Report:

The staff recommendation report which contains the proposed Official Plan amendment and Zoning By-law amendment as well as discussion and review of the applications, will be available for public review on Friday, October 25, 2019. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Planning and Development Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

Speaking at the Meeting (delegation):

If you wish to make a delegation to the Planning and Development Committee regarding these applications you must register online at www.burlington.ca/delegation or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online. You will not be permitted to speak at this meeting unless you have registered as a delegate in advance.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the 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 to be public and will be posted to the city's website.

Additional Notice:

Should you wish to be notified of City Council's decision to approve, refuse, or approve with modification this application, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

If you do not include your name and address with written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Lauren Vraets, Planner II using the contact information below.

If you have any questions about these applications, please contact me.

Yours truly,

Andreas Houlios, Senior Planner
Phone: 905-335-7600 Ext.7436
Email: Andreas.Houlios@burlington.ca

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 a Local Planning Appeal 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal 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 zoning 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 zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

A copy of the proposed Official Plan Amendment is available for inspection at the Clerk's Department, 1st floor, City Hall, during regular business hours. If you wish to be notified of the adoption of the proposed Official Plan 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.

Sketch No. 2
DETAIL SKETCH



Official Plan Amendment and Zoning By-law Amendment to construct two, 11-storey buildings including a retirement home building and a residential apartment building with a total density of 441 units per hectare.



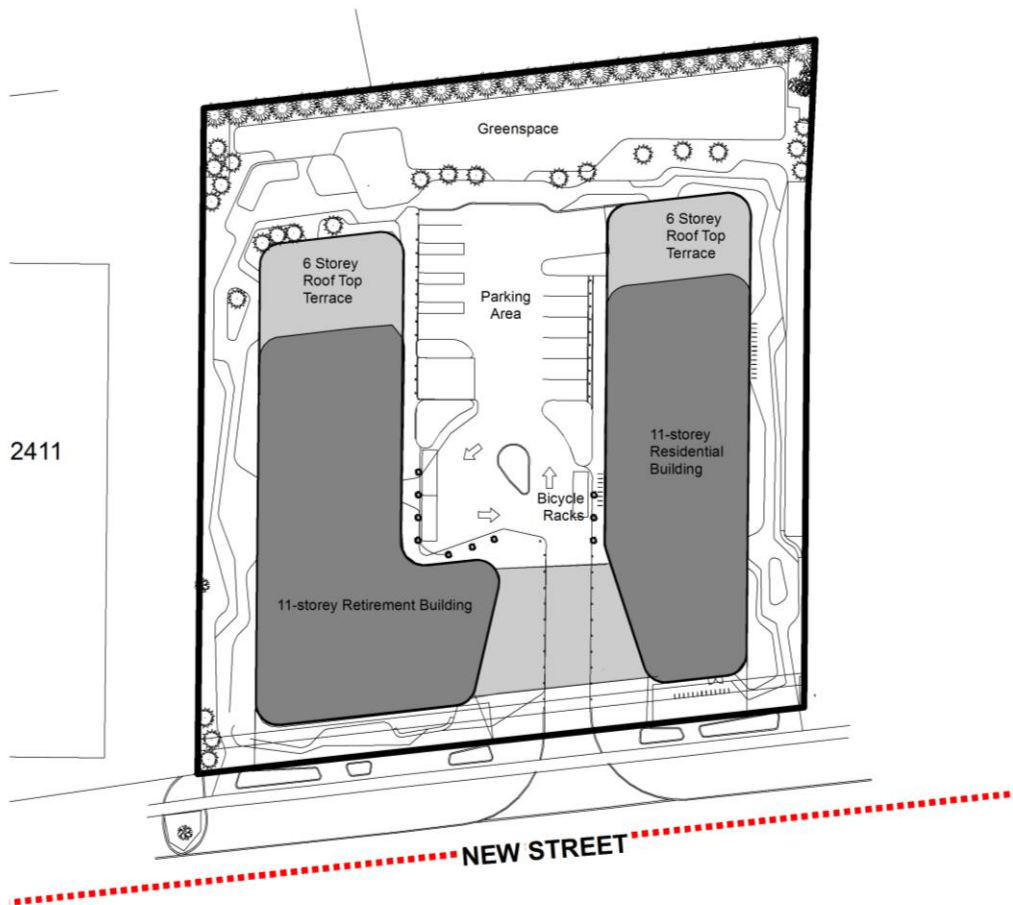
SUBJECT PROPERTY



Bus Routes

• Bus Stops

FILE Nos. 505-02/18
520-02/18



2411

2440

DATE: October 2, 2019
Department of City Building | Planning Section

