

**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**

As you may remember from the previous Notice letter that was mailed in March 2018, the City of Burlington has received applications from Reserve Properties Inc. to re-designate and rezone the property located at 401, 403,405,409,411 & 413 Brant Street, 444,448 & 450 John Street, 2002 & 2012 James Street, as shown on the sketch below. The Planning and Development Committee of Council will be holding a statutory public meeting to consider a staff recommendation for these applications.

The property is currently zoned Downtown Core Zone which permits mixed use buildings up to 4 storeys in height. The property is designated Downtown Core which permits mixed use buildings of 4 to 8 storeys.

Burlington City Building staff have reviewed these applications along with the comments received from the public and technical agencies to date. Staff will be recommending **modified approval** of the amendment to the City's Planning and Development Committee of Council. Staff recommend approval of a mixed use building with a height up to 18 storeys (17 residential floors plus roof top amenity area), including 760m<sup>2</sup> of commercial space at grade and 365 m<sup>2</sup> of commercial or office space on the second floor, subject to significant design and public realm improvements, and a parking rate of 1.25 spaces per unit.

### **Statutory Public Meeting Information**

You are invited to attend a Statutory Public Meeting under the *Planning Act* to consider the staff recommendation report concerning the above mentioned application. This meeting will take place on:

**Date:** July 10, 2018  
**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: [burlington.ca/409-Brant](http://burlington.ca/409-Brant).

## **How to Obtain the Staff Report:**

The staff recommendation report which contains the proposed Official Plan and Zoning By-law amendments as well as discussion and review of the applications, will be available for public review on June 29, 2018. 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 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):**

Since this is a statutory public meeting, you do not have to register in advance in order to speak. However, if you wish to arrange in advance to speak at the statutory public meeting, please register online at [www.burlington.ca/delegation](http://www.burlington.ca/delegation) or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or [Jo-Anne.Rudy@burlington.ca](mailto:Jo-Anne.Rudy@burlington.ca). Speakers are limited to a maximum of 10 minutes each and are webcasted online.

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:**

If 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 Lisa Stern, Senior Planner using the contact information below.

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

Yours truly,

**Lisa Stern RPP, MCIP**

**Senior Planner, Development Planning**

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

**Email: [lisa.stern@burlington.ca](mailto:lisa.stern@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.

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.

