

Planning Applications for: 421 – 431 Brant Street
Files: 505-01/17 & 520-02/17 www.burlington.ca/421Brant

As you may remember from the previous Notice letter that was mailed in January 2017, the City of Burlington has received applications from 421 Brant Street Inc. to redesignate and rezone the properties located at 421 – 431 Brant Street, as shown on the sketch below.

421 Brant Street Inc. has submitted Official Plan and Zoning By-law amendment applications intended to permit a 27-storey mixed use building with retail, office and residential units (including 1-storey rooftop amenity area) at 421 – 431 Brant Street.

The proposed development, as revised, consists of 179 residential units; 870 square metres of office space; and 1,019 square metres of ground floor retail / commercial uses fronting onto Brant Street and James Street. The proposal also includes 4 levels of underground parking, with 183 parking spaces, accessed from John Street.

The proposed Official Plan and Zoning By-law amendments are intended to increase the maximum building height and maximum floor area ratio. The proposed Zoning By-law amendment also proposes to vary setbacks and reduce minimum parking requirements.

Burlington City staff have reviewed the application along with the comments received from the public and technical agencies to date. Staff will be recommending **modified approval** of the amendments to the City's Planning and Development Committee of Council.

Public Meeting Information

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

Date: November 1, 2017
Start Time: 6:30pm
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 these applications. The applications have their 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/421Brant .

How to Obtain the Staff Report:

The staff recommendation report which contains the proposed zoning by-law as well as discussion and review of the application, will be available for public review on October 25, 2017. 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 the application please register online at www.burlington.ca/delegation or contact Amber LaPointe, Committee Clerk at (905) 335-7600 Ext. 7862 or Amber.LaPointe@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. LaPointe 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 Ontario Municipal Board appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Amber LaPointe.

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 Ontario Municipal Board 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 Kyle Plas, Senior Planner, using the contact information below.

If you have any questions about this application, please contact me.

Respectfully,

Kyle Plas, MCIP, RPP

Senior Planner

Phone: 905-336-7600 Ext.7555

Email: kyle.plas@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 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.

