

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 February 2017, the City of Burlington has received applications from 421 Brant Street Inc. to re-designate and rezone the properties located at 421-431 Brant Street as shown on the detail sketch below.

The purpose of these applications is 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 consists of 183 residential units; 1,327 square metres of office space; and 966 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 property is currently zoned 'Downtown Core (DC)', with a site specific provision (DC-434) applying to 421, 425 and 427 Brant Street which permits 7-storey height and 4.5:1 floor area ratio. According to the City's Official Plan, the subject properties are designated Downtown Mixed Use Centre – Downtown Core Precinct.



Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting to consider the proposed Official Plan amendment and Zoning By-law amendment applications for 421 – 431 Brant Street. This meeting will take place on:

Date: May 2, 2017
Start Time: 6:30 pm
Location: City Hall Council Chambers, Level 2, 426 Brant Street

How to Obtain the Staff Report:

An information report concerning the application will be available for public review on April 24, 2017. This report does not include a recommendation about the application at this time. The purpose of the information report is to update all members of Council about the development proposal. 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:

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 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.

Future Notification:

No decisions about this application have been made yet. The staff report prepared for this public meeting does not include a recommendation on the application at this time. A recommendation report will be presented to the Planning and Development Committee in the future. Notice of an upcoming recommendation report will be sent to the following people:

- 1) Those who attended the Neighbourhood Meeting on March 28, 2017 and signed the sign-in sheet;
- 2) People who submitted written comments to the Planning Department on the application;
- 3) People who speak at this Statutory Public Meeting on May 2, 2017; and,
- 4) Those who submit a request to be notified of this future meeting date.

To be added to the list of people to be kept informed about this development and upcoming meetings, or if you have questions about this application, please contact Kyle Plas, Senior Planner – Development Review at the phone number or email address provided on the last page of this notice.

Please note: 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 – Development Review, using the contact information below.

Should you wish to be notified of the Council 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.

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/421Brant.

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 Amber LaPointe, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

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

Yours truly,

Kyle Plas, MCIP, RPP

Senior Planner – Development Review

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.

