

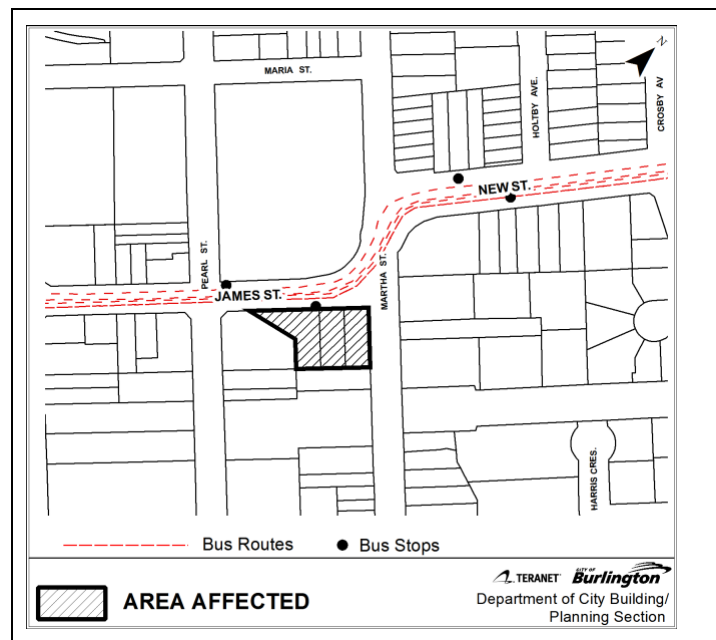
## Planning Application for: 2082, 2086 and 2090 James Street

**File: 505-07/17 and 520-16/17**

As you may remember from the previous Notice letter that was mailed in February 2018, the City of Burlington has received applications from Mattamy (Monarch) to re-designate and rezone the property located at 2082, 2086 and 2090 James Street as shown on the sketch below.

The purpose of these applications is to develop a 17 storey (62.5 m) building on the subject site. The proposed development would consist of 164 residential units (860 units/hectare) and 351 m<sup>2</sup> of ground floor commercial/office uses fronting onto James Street. The proposal also includes 5 levels of underground parking, with 205 parking spaces, 1 car share space and 1 short term parking space, accessed from Martha Street. The property is within the Downtown Residential – Medium and/or High Density Precinct which permits either ground or non-ground-oriented housing units with a density ranging between 26 and 185 units per net hectare. The property is zoned Downtown Residential – Medium Density Zone which permits building heights up to 3 storeys and a density of 50 units per hectare. Site specific exception 3, which applies to 2090 James Street, permits office uses on that property. The applicant has requested Official Plan and Zoning Bylaw amendments to increase the permitted height and density on the subject lands.

**Location of Proposal**



## **Statutory Public Meeting Information**

You are invited to attend a Statutory Public Meeting to consider the proposed Official Plan Amendment, zoning by-law amendment applications for 2082, 2086 and 2090 James Street. This meeting will take place on:

**Date:** March 5, 2019  
**Start Time:** 6:30 pm  
**Location:** 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 February 22, 2019. 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](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:**

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.

## **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 27, 2018 and signed the sign-in sheet;
- 2) People who submitted written comments to the City Building Department on the application;
- 3) People who speak at this Statutory Public Meeting on March 5, 2019; 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 Lisa Stern, Senior Planner 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 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.

Should you wish to be notified of the Council 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.

### **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/2082-2086-2090-James-St](http://www.burlington.ca/2082-2086-2090-James-St).

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.

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

Yours truly,

**Lisa Stern RPP MCIP**

**Senior Planner**

**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.

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.

