

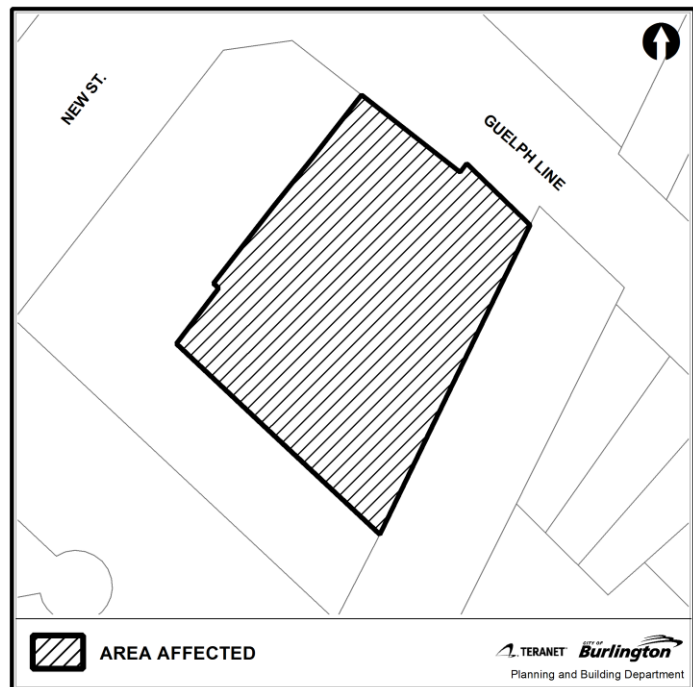
Planning Application for: 420 Guelph Line (Files: 505-01/20 & 520-02/20)

The City of Burlington has received applications from Weston Consulting on behalf of Valour Capital Inc. to re-designate and rezone the property located at 420 Guelph Line as shown on the sketch below.

The purpose of these applications is to allow for the development of a 13-storey residential building with 170 dwelling units at a density of 446 units per hectare. Access to the site is proposed from Guelph Line. A total of 220 parking spaces are proposed within two levels of underground parking and two levels of above-ground parking. The property is currently zoned “Neighbourhood Commercial (CN1)” and is designated “Neighbourhood Commercial”. The application seeks to change the Official Plan designation to “Residential – High Density” and the Zoning to “Residential – High Density (RH4)” and add site specific exceptions to facilitate the proposed development.

Burlington Community Planning staff have reviewed these applications along with the comments received from the public and technical agencies to date. Staff will be recommending **refusal** of the proposed amendments to the City’s Community Planning, Regulation and Mobility Committee of Council.

Location of Proposal



Public Meeting Information

Due to COVID-19 this meeting will be conducted virtually. Only the chair of the meeting, along with a clerk and audio/visual technician, will be in council chambers, with all other staff, members of council and delegations participating in the meetings remotely.

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

Date: September 15, 2020

Start Time: 6:30 pm

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/420Guelph.

How to Obtain the Staff Report:

The staff recommendation report, which contains discussion and review of the proposed Official Plan Amendment and Zoning By-law Amendment applications, will be available for public review on September 4, 2020. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility 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 Community Planning, Regulation and Mobility Committee regarding these applications please 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.

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 Melissa Morgan, (Planner II) using the contact information below.

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

Yours truly,

Melissa Morgan MCIP RPP, Planner II

Phone: 905-335-7600 Ext. 7788

Email: melissa.morgan@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.

