CITY OF Burlington

Statutory Public Meeting

The City of Burlington is looking for your feedback on a development application in your area.

Planning Applications submitted by:
Infinity Development Group

Site Address - Ward 3
1396 Guelph Line

Planner on File
Name: Thomas Douglas
Mailing Address:
426 Brant St., Burlington, ON L7R 3Z6
Email: thomas.douglas@burlington.ca
Phone: 905-335-7600, ext. 7811

File: 505-03/22 and 520-04/22

burlington.ca/1396guelph

What is Proposed?

As you may remember from the previous notice that was mailed in July 2022, a private landowner has made an application to change the Official Plan and Zoning By-law Designations for the property located at 1396 Guelph Line.
The requested amendments would facilitate the development of a residential apartment building with 11 storeys of apartments plus a penthouse level comprising mechanical penthouse and indoor and outdoor amenity space. The proposed development contains 236 dwelling units with a density of 566 units per hectare and a Floor Area Ratio of 4.02:1. Driveway access to the proposed development would be provided from Guelph Line at the north end of the site. The development would include a total of 236 vehicle parking spaces, consisting of 8 parking spaces at grade and 228 occupant parking spaces within three levels of underground parking. The development proposes 446 square metres of indoor amenity space and 1,807 square metres of private outdoor amenity space.

Have your say:

No decisions about these applications have been made yet. The City is asking for your feedback to inform our review of the applications. You can provide feedback by submitting written comments and/or by speaking at the Statutory Public Meeting.

Attend the Statutory Public Meeting:

You are invited to attend a Statutory Public Meeting under the Planning Act to consider the staff report concerning these applications. This meeting will be held using a hybrid model, allowing members of Council, City staff and the public the option of participating remotely or in person at Burlington City Hall, 426 Brant St.

Meeting Date: Sept. 13, 2022
Time: 6:30 p.m.
Location: Online at www.burlington.ca/calendar or in person at Burlington City Hall, Council Chambers, 2nd floor, 426 Brant St., Burlington, Ont.

Requests to delegate to this hybrid meeting can be made by completing the online delegation registration form at www.burlington.ca/delegate, by submitting a written request by email to the Office of the City Clerk at clerks@burlington.ca, or by phoning 905-335-7600, ext. 7481 by noon the business day before the meeting is to be held.
Detailed information about how to participate in the Statutory Public Meeting is provided below.

Submit written comments:

Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file, using the contact information provided on the left side of this page. Your comments will be considered in staff's review of the applications.

Site Summary

Property Address: Ward 3

1396 Guelph Line

Property Size: 0.42 hectares

Existing Official Plan designation:

Official Plan (1997, as amended): Residential – Medium Density

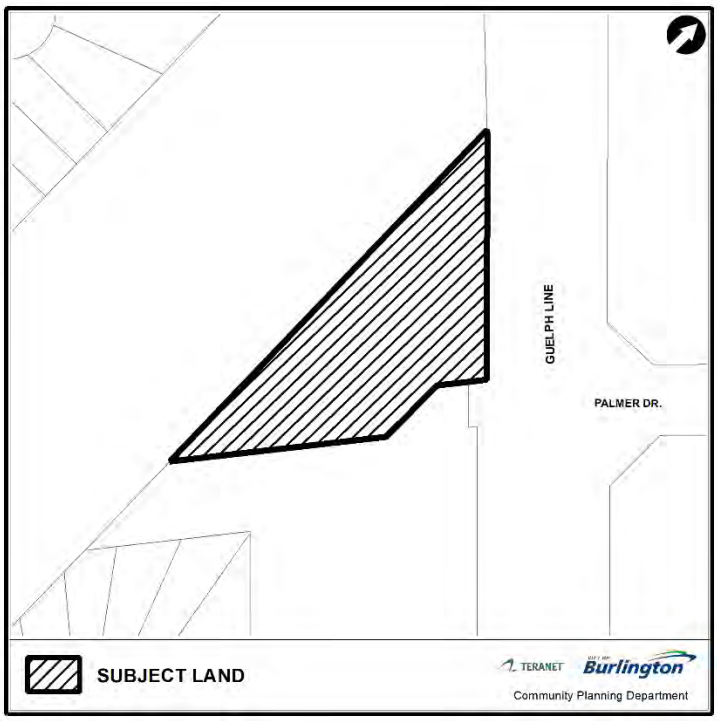
New Official Plan (2020, subject to appeals): Infrastructure and Transportation Corridors

Existing Zoning By-law designation:

S (Utility Services)

What is proposed to change?

The applicant is proposing to amend the Official Plan (1997) to redesignate the subject lands from "Residential – Medium Density" to "Residential – High Density", with site-specific policies for height and density.



The Official Plan is the City's blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan is consistent with provincial and regional plans and policies.
Learn more at **burlington.ca/officialplan**

The Zoning By-law contains specific rules about how each property should develop and includes permitted uses, maximum heights, building setbacks, lot coverage, etc.
Learn more at **burlington.ca/zoning**

Looking for more information?

Visit the City of Burlington's website for more information about the applications. The applications have their own webpage with more material, including studies that have been submitted by the applicant, and copies of the proposed Official Plan Amendment and Zoning By-law Amendment. This webpage will be updated throughout the process and will include information about a future Council Meeting.

To learn more about this application, visit **burlington.ca/1396guelph.**

To learn more about the planning process, visit: **burlington.ca/planningprocess**

If you cannot access the webpage and wish to review the proposed Official Plan Amendment and Zoning By-law Amendment, contact Thomas Douglas at thomas.douglas@burlington.ca or (905) 335-7600, ext. 7811.

Options for Participating in the Statutory Public Meeting

How to get the Staff Report:
The staff report provides:

- a description of the application,
- updates on the technical review that is underway, and
- public comments received to date.

This report will be available for public review on Friday, Sept. 2, 2022. The report will 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 Sept. 13 meeting date for the Community Planning, Regulation and Mobility Committee. If you need a hard copy of the report, please email the Clerks Department at clerks@burlington.ca to arrange pick-up.

Speaking at the Statutory Public Meeting as a Delegation:

To speak at the statutory Public Meeting, there are two options:

1. Pre-register to speak by noon the business day before the meeting is to be held. You can pre-register in one of the following ways:
    a. complete the online delegation request form at www.burlington.ca/delegation;
    b. submit a written request by email to the Office of the City Clerk at clerks@burlington.ca, or
    c. phone 905-335-7600, ext. 7481.
2. Register during the Statutory Public Meeting.
    a. If you are attending the meeting virtually, you can register to speak by emailing clerks@burlington.ca, as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
    b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online.

If you have presentation materials, they must be submitted to Kristin Sprukulis, Committee Assistant at kristin.sprukulis@burlington.ca no later than noon, one business 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 public and will be posted to the City's website.

To Watch the Statutory Public Meeting Online:

The live webcast can be accessed on the City's website at burlington.ca/calendar by searching for the meeting date for the Community Planning, Regulation and Mobility Committee and clicking the 'Video - Live' link.

Future Notification:

No decisions about this application have been made yet. Feedback provided by the public will be considered by the City in its review of the application.

The application has been appealed by the applicant to the Ontario Land Tribunal (OLT). The OLT will schedule a future Case Management Conference. Notice of the future Case Management Conference will be sent to:

1) People who submitted written comments to the Community Planning Department on the application;

2) People who speak at the Statutory Public Meeting on Sept. 13, 2022; and,

3) Those who submit a request to be notified of the future meeting date.

To be added to the list of people who will be notified about this application and upcoming meetings, submit a written request to the Clerks Department to the attention of Jo-Anne Rudy, Committee Clerk, at jo-anne.rudy@burlington.ca or by mail at: Jo-Anne Rudy, Committee Clerk, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6.

If you have questions about this application, please contact Thomas Douglas, Senior Planner, at thomas.douglas@burlington.ca or (905) 335-7600, ext. 7811.

Please note: If you do not include your name and address with written comments about the application or speak at the Statutory Public Meeting, you may not be able to appear as a Party or Participant to any future tribunal hearing about this issue. For more information about this matter, including information about appeal rights, contact Thomas Douglas, Senior Planner.

If this Notice is received by property owner(s) of land containing seven or more residential units, please post in a location that is visible to all of the residents.

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 Land 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.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Burlington to the Ontario Land 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 by-law is passed, the person or public body is not entitled to appeal the decision.

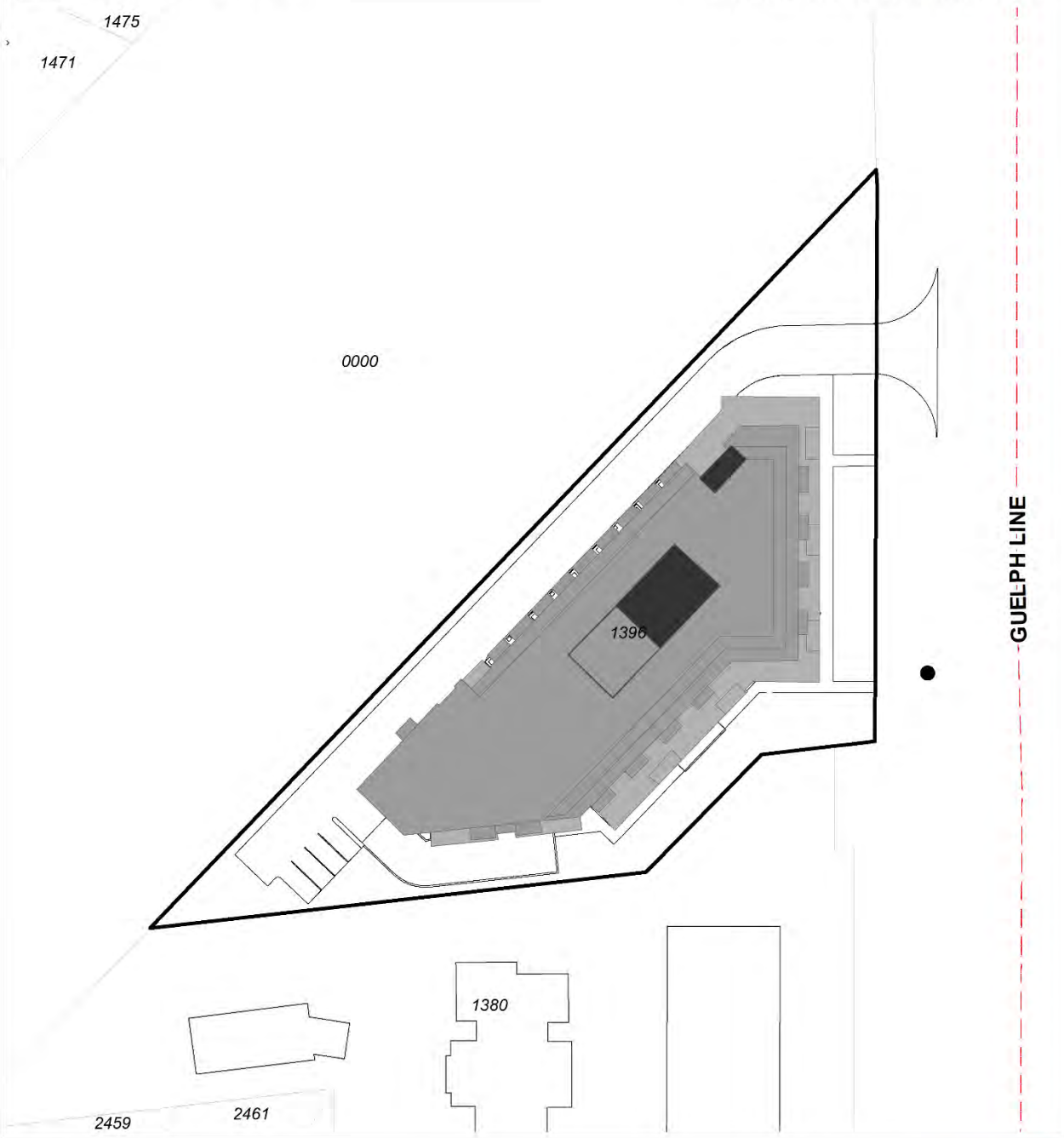
If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted and/or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

CONCEPT PLAN

Applications to amend the Official Plan and Zoning By-law to permit the development of an 11-storey residential apartment building with 232 dwelling units and 236 parking spaces. The proposed development has a density of 566 units per hectare and a Floor Area Ratio of 4.02:1.

SUBJECT PROPERTY

File Nos. 505-03/22 and 520-04/22



Date: June 28, 2022
Community Planning Department

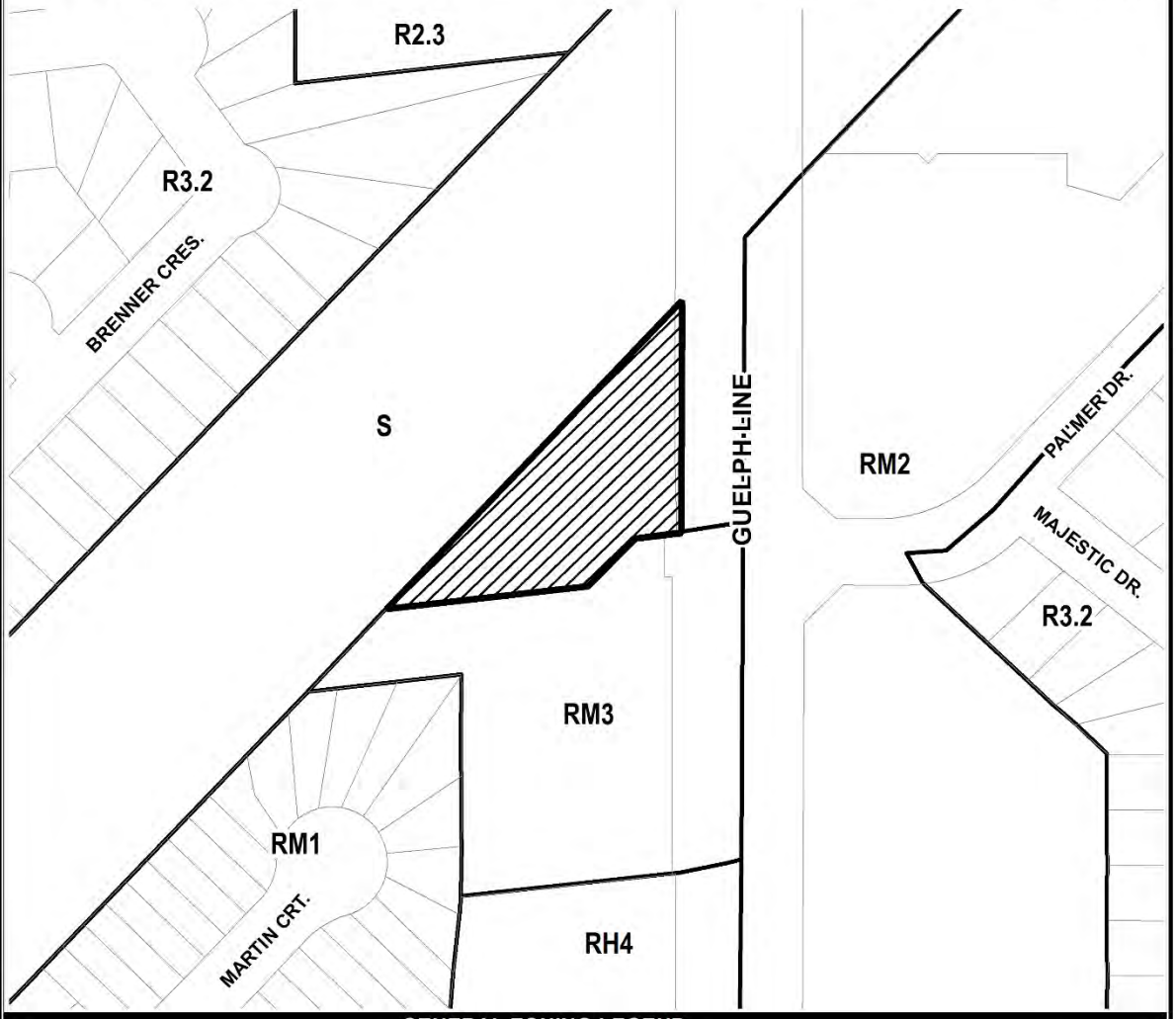
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City of Burlington

EXISTING ZONING

Applications to amend the Official Plan and Zoning By-law to permit the development of an 11-storey residential apartment building with 232 dwelling units and 236 parking spaces. The proposed development has a density of 566 units per hectare and a Floor Area Ratio of 4.02:1.

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GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.3 R3.2	RM1 RM2 RM3	RH4				S

Date: June 28, 2022
Community Planning Department

TERANET City of Burlington