

Planning Applications for: 490-492 Brock Avenue & 1298 Ontario Street

Files: 505-02/17 & 520-08/17 www.burlington.ca/492Brock

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

You are invited to attend a Neighbourhood Meeting where you can learn more about this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

Date: September 27, 2017

Time: 7 p.m.

**Place: Burlington Performing Arts Centre
440 Locust St., Burlington**

What is Proposed?

The Molinaro Group has submitted Official Plan and Zoning By-law amendment applications intended to permit a 22-storey mixed use building with ground floor retail and residential units (including 1-storey rooftop amenity area) at 490-492 Brock Avenue & 1298 Ontario Street.

The proposed development consists of 170 residential units and 186 square metres of ground floor retail / commercial uses fronting onto Ontario Street. The proposal also includes 4 levels of underground parking, with 185 parking spaces, accessed from Ontario Street.

Written Comments:

No decisions about this proposal have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

Your written comments should be submitted by: October 13, 2017



To submit written comments, or for more information, please contact:

**Name: Kyle Plas, MCIP, RPP
Senior Planner
Development Review**

Phone: 905-335-7600 ext. 7555

E-mail: kyle.plas@burlington.ca

Mail: see below

The Official Plan is the City's blueprint for the future. It contains maps that show where different land uses should go and what areas must be protected. It also sets out plans for where new subdivisions, roads, and sewers should go. It also includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

The Zoning By-law contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage, etc.

Site Summary

Property Address: 490 and 492 Brock Avenue & 1298 Ontario Street

Property Size: 0.22 hectares (0.55 acres)

Existing Official Plan designation: Downtown Mixed Use Centre – Downtown Residential – Medium and/or High Density Precincts

Existing Zoning By-law designation: 'Holding – Downtown High Density Residential (H-DRH)'. This zone permits an apartment building with a maximum height of 22 metres.

What is proposed to change: Site specific Official Plan and Zoning By-law amendments to increase the maximum density. Zoning By-law amendment also proposed to increase maximum building height; reduce minimum front, rear and street side yard setbacks; reduce minimum amenity area; and reduce minimum parking requirements.

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. This webpage will be updated throughout the process and will include information about a future Public Meeting. To access the webpage for this file please go to: www.burlington.ca/492Brock

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, 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 preserving your appeal rights, contact Kyle Plas, using the contact information provided with this notice.

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.

