



Application Submitted

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

Planning Applications submitted by:

Renimmob Properties Limited

Site Address - Ward 2

535-551 Brant Street

Planner on File

Name: Gordon Dickson

Mailing Address:

426 Brant St., Burlington, ON L7R 3Z6

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Phone: 905-335-7600, Ext. 7809

Files: 505-04/21 & 520-05/21

burlington.ca/535brant



What is Proposed?

Renimmob Properties Limited has made application to amend the Official Plan designation and Zoning for the lands located at 535-551 Brant Street.

The applications contemplate a mixed-use development, including a 25 storey tower (plus mechanical and rooftop outdoor amenity space) and a total of 248 residential units (one-bedroom; one-bedroom + den; two-bedroom; two-bedroom + den; and, three-bedroom models). An additional 1,068 m² of ground floor commercial uses are also proposed. The overall height of the proposed tower is 85.75 metres (281.33 feet) as measured to the top of the mechanical level.

The proposed development comprises a total of 21,003.90 m² of gross floor area (7.56 Floor Area Ratio (FAR)). A total of 253 parking spaces are proposed for the development. Bicycle parking is also proposed on site.

Demolition of the existing one and two storey, multi-tenant commercial plaza on the property is included as a component of the overall redevelopment concept.

Written Comments:

No decisions about this application have been made yet and the scheduling of a statutory public meeting date is pending and to be confirmed. We are asking for your feedback before we make a recommendation to the Community Planning, Regulation and Mobility 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 website.

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

Community Planning Department
PO Box 5013, 426 Brant St., Burlington,
ON L7R 3Z6

Attn: Gordon Dickson
Phone: 905-335-7600, Ext. 7809
Email: gordon.dickson@burlington.ca

Site Summary

Property Address: Ward 2

535-551 Brant Street

Size of Affected Area: 0.28 ha (0.69 ac)

Official Plan (1997, as amended) designation:

- 'Mixed Use Centre' (Downtown Core Precinct)

New Official Plan (2020) designation:

- 'Urban Centres' (Mid Brant Precinct)

Zoning By-law: 'DC' Zone

What is proposed to change:

The proposed residential density and building height are in excess of those currently permitted by the applicable Official Plan designation on the property. The application contemplates site-specific amendments to increase maximum permitted density and building height on the property.

A site-specific zoning by-law may also include amendments including those related to zoning provisions and regulations, including but not limited to, maximum permitted building height and residential density.

The layout of the proposed development, including the location and height of the building and commercial/retail podium, and proximity to adjacent properties, is illustrated on the Concept Plan (below).

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: burlington.ca/535brant

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

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 must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/newop

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.

Learn more at burlington.ca/zoning

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 add the person or public body as a party. For more information about preserving your appeal rights, contact the Planner on file, 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 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.



CONCEPT PLAN

Applications to permit the redevelopment of the site with a 25 storey (plus mechanical and rooftop outdoor amenity space) tower with 1,068 m² of ground floor commercial uses. A total of 248 residential units are also proposed.



SUBJECT PROPERTY

25 STOREYS

MECHANICAL/PENTHOUSE

File Nos. 505-04/21
& 520-05/21

Brant Street

John Street Extension

