

**Kagan
Shastri** ^{LLP}
LAWYERS

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File No: 18044

November 16, 2018

VIA LETTERMAIL

To Whom It May Concern:

**Re: LPAT File Number: PL180331; PL180333; PL180332
Notice of Pre-hearing Conference for Appeals under Subsections 22(7), 51(34) and 34(11)
of the Planning Act, R.S.O 1990, c. P. 13, as amended.
Property Address: 2100 Brant Street, City of Burlington
Applicant/Appellant: National Homes (Brant) Inc.**

We are the lawyers for National Homes (Brant) Inc., the Applicant/ Appellant in the above-noted matters.

The Local Planning Appeal Tribunal (the "LPAT") has directed our firm to provide you with Notice of the Prehearing Conference (the "PHC") being held on **Tuesday, December 18, 2018 at 10:00 a.m. at Municipal Building, Room 247, 426 Brant Street, Burlington, Ontario, L7R 3Z6** as you are either: an owner of land within 120 metres of the property; have requested notice; or are a public body, agency, landowner or other party with a possible interest in this matter. The notice is attached.

Please also be advised that we will be asking the LPAT to convert this PHC to a **SETTLEMENT HEARING** to approve the settlement which National Homes (Brant) Inc. and the City of Burlington have reached. The settlement is reflected in the planning instruments (the Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision), all of which are attached to this letter. If you have a concern with the PHC being converted to a settlement hearing please contact the undersigned prior to Tuesday, December 18, 2018.

Please contact the undersigned with any questions.

Yours truly,

KAGAN SHASTRI ^{LLP}

Kristie May Jennings

KMJ*cw

Encl.

**Environment and Land Tribunals
Ontario**

Local Planning Appeal Tribunal

655 Bay Street, Suite 1500
Toronto ON M5G 1E5
Telephone: (416) 212-6349
Toll Free: 1-866-448-2248
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de
l'aménagement du territoire Ontario**

Tribunal d'appel de l'aménagement
local

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Site Web: www.elto.gov.on.ca



PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	National Homes (Brant) Inc.
Subject:	Request to amend the Official Plan - Failure of the City of Burlington to adopt the requested amendment
Existing Designation:	"Urban Area" (RHOP) "Residential-Low Density" (CBOP)
Proposed Designated:	"Residential - Medium Density"
Purpose:	To permit the development of 233 townhouse consisting of 27 dual frontage townhouses, 123 standard townhouses and 83 street townhouses at a density of 43.4 units per net hec.
Property Address/Description:	2100 Brant St.
Municipality:	City of Burlington
Approval Authority File No.:	505-03/17
OMB Case No.:	PL180331
OMB File No.:	PL180331
OMB Case Name:	National Homes (Brant) Inc. v. Burlington (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	National Homes (Brant) Inc.
Subject:	Proposed Plan of Subdivision - Failure of the City of Burlington to make a decision
Purpose:	To permit the development of 233 townhouse consisting of 27 dual frontage townhouses, 123 standard townhouses and 83 street townhouses at a density of 43.4 units per net hec.
Property Address/Description:	2100 Brant St.
Municipality:	City of Burlington
Municipality File No.:	510-02/17
OMB Case No.:	PL180331
OMB File No.:	PL180333

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	National Homes (Brant) Inc.
Subject:	Application to amend Zoning By-law No. 2020- Neglect of the City of Burlington to make a decision
Existing Zoning:	'Residential 2.2" (R2.2), "Open Space" (O2),"Development" (D)
Proposed Zoning:	Residential Medium Density 2 (RM2), RM5 and "Development" (D), and "Open Space" (O2)
Purpose:	To permit the development of 233 townhouse consisting of 27 dual frontage townhouses, 123 standard townhouses and 83 street townhouses at a density of 43.4 units per net hec.
Property Address/Description:	2100 Brant St.
Municipality:	City of Burlington
Municipality File No.:	520-10/17
OMB Case No.:	PL180331
OMB File No.:	PL180332

NOTICE OF PREHEARING CONFERENCE

The Local Planning Appeal Tribunal will conduct a prehearing conference respecting this matter.

TIME AND PLACE OF PREHEARING CONFERENCE

A prehearing conference will be held

at: 10:00 AM

on: Tuesday December 18, 2018

**at: Municipal Building
Room 247
426 Brant Street
Burlington, ON L7R 3Z6**

The Tribunal has set aside **1 day(s)** for this conference.

If you do not attend the prehearing conference, the Local Planning Appeal Tribunal may proceed in your absence and you will not be entitled to any further notice of these proceedings. The Tribunal may finalize the list of appellants, parties and/or participants at this prehearing conference, and may order that no additional appellants, parties and/or participants be added or included in this proceeding, without leave of the Tribunal.

PURPOSE OF PREHEARING CONFERENCE

The conference will deal with preliminary and procedural matters, including the following:

- **Identification of parties** - these persons have the right to participate throughout by presenting evidence, questioning witnesses, and making final arguments. In order for the Tribunal to determine your status for the hearing, you or your representative should attend the prehearing conference and ask to be added as a party. Groups, whether incorporated or not, who wish to become parties should name a representative. Parties do not need to be represented by lawyers or agents.
- **Identification of participants** - persons who do not wish to participate throughout the hearing may attend the hearing and make a statement to the Tribunal. Such persons should also attend the prehearing conference.
- **Identification of issues.**
- **Possibility of settlement of any or all of the issues** – the panel will explore with the parties whether the case before the Tribunal and the issues in dispute are matters that may benefit from the assistance of a mediation meeting conducted by a Member of the Tribunal. Mediation is a voluntary process of negotiation that encourages all sides in a dispute to get a better understanding of each other's positions and fully explore and consider options for a mutually acceptable settlement of all or some of the issues in dispute. The panel may direct, upon consent of the parties, that some or all of the issues in dispute proceed to mediation. Where mediation is directed, a different Member of the Tribunal would conduct the mediation.
- **Start date of the hearing.**
- **Duration of the hearing.**
- **Directions for prefiling of witness lists, expert witness statements and written evidence.**
- **The hearing of motions.**
- **Such further matters as the Tribunal considers appropriate.**

Everyone present should come prepared to consider specific dates for proceedings in this matter.

EVIDENCE

Evidence or formal statements may also be heard at the prehearing conference in an attempt to settle the matters in dispute. Note that even if no settlement is reached the Tribunal may make a final decision on the evidence it received.

All parties or their representatives should attend the prehearing conference.

Pour recevoir des services en français, veuillez communiquer avec la Division des audiences au (416) 212-6349, au moins 20 jours civils avant la date fixée pour l'audience.

We are committed to providing accessible services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible by emailing ELTO@ontario.ca. If you require documents in formats other than conventional print, or if you have specific accommodation needs, please let us know so we can make arrangements in advance. Please also identify any assistance you may require in the event of an emergency evacuation.

DATED at Toronto, this 29th day of June, 2018.

Mary Ann Hunwicks
Registrar

LOCAL PLANNING APPEAL TRIBUNAL RULES ON ADJOURNMENTS

17.01 Hearing Dates Fixed Hearing events will take place on the date set unless the Tribunal agrees to an adjournment. Adjournments will not be allowed that may prevent the Tribunal from completing and disposing of its proceedings within any applicable prescribed time period.

17.02 Requests for Adjournment if All Parties Consent If all of the parties agree, they may make a written request to adjourn a hearing event. The request must include the reasons, a suggested new date, and the written consents of all parties. However, the Tribunal may require that the parties attend in person or convene an electronic hearing to request an adjournment, even if all of the parties consent. The consenting parties are expected to present submissions to the Tribunal on the application of any prescribed time period to dispose of the proceeding.

17.03 Requests for Adjournment without Consent If a party objects to an adjournment request, the party requesting the adjournment must bring a motion at least 15 days before the date set for the hearing event. If the reason for an adjournment arises less than 15 days before the date set for the hearing event, the party must give notice of the request to the Tribunal and to the other parties and serve their motion materials as soon as possible. If the Tribunal refuses to consider a late request, any motion for adjournment must be made in person, at the beginning of the hearing event.

17.04 Emergencies Only The Tribunal will grant last minute adjournments only for unavoidable emergencies, such as illnesses so close to the hearing date that another representative or witness cannot be obtained. The Tribunal must be informed of these emergencies as soon as possible.

17.05 Powers of the Tribunal upon Adjournment Request The Tribunal may,

- (a) grant the request;
- (b) grant the request and fix a new date or, where appropriate, the Tribunal will schedule a prehearing or case management conference on the status of the matter;
- (c) grant a shorter adjournment than requested;
- (d) deny the request, even if all parties have consented;

- (e) direct that the hearing proceed as scheduled but with a different witness, or evidence on another issue;
- (f) grant an indefinite adjournment, if the request is made by a party and is accepted by the Tribunal as reasonable and the Tribunal finds no substantial prejudice to the other parties or to the Tribunal's schedule. In this case a party must make a request, or the Tribunal on its own initiative may direct, that the hearing be rescheduled or resumed as the case may be;
- (g) convert the scheduled date to a mediation or prehearing or case management conference;
- (h) issue a Notice of Postponement or a Notice of Resumption; or
- (i) make any other appropriate order.

April 3, 2018

**EXPLANATION OF THE PURPOSE AND EFFECT
OF THE PROPOSED OFFICIAL PLAN AMENDMENT, ZONING BY-LAW
AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

The purpose and effect of the application is to amend City of Burlington Official Plan and Zoning By-law 2020 and permit a plan of subdivision to allow the development of the property known as 2100 Brant Street and Part of Lot 3, Registrar's Complied Plan 99, City of Burlington. The development would provide a mix of 26 common element condominium semi-detached dwelling units, 105 street townhouse dwellings units, and 81 common element condominium townhouse dwelling units.

The proposed Official Plan Amendment is to change the land use designation from Residential – Low Density to Residential – Medium Density, Major Parks and Open Space, and Greenlands.

The proposed Zoning By-law Amendment is to change the zoning from the Residential Low Density 2.2 "R2.2" Zone and Development "D" zone to a site-specific Residential Medium Density 3 "RM3 – Exception 491" zone, Neighbourhood Park "P" zone, and Open Space "O2" zone.

The plan of subdivision proposes twelve street townhouse blocks, one condominium semi-detached dwelling and townhouse dwelling block, two condominium townhouse blocks, two park blocks and one natural heritage system and buffer block. One 17 metre municipal right-of-way and one road widening block are also proposed.

The subject lands are located on the west side of Brant Street, south of Havendale Boulevard in the City of Burlington.

**PL180331; PL180333; PL180332
Draft Zoning By-law Amendment**

**BY-LAW NUMBER 2020.XXX, SCHEDULE 'A' AND
EXPLANATORY NOTE**

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.XXX

Being a By-law to amend By-law 2020, as amended, for 2100 Brant Street for the purpose of facilitating the development of a residential subdivision.

File Nos.: 505-03/17 & 520-10/17

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved PB-xx/18 on **Date**, to amend the City's existing Zoning By-law 2020, as amended, to permit a residential subdivision consisting of 78 street townhouse units and 134 common element condominium units comprised of 27 dual frontage townhouse units, 81 townhouse units and 26 semi-detached units.

**THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY
ENACTS AS FOLLOWS:**

1. Zoning Map Number 11-E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.
2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from R2.2 to RM3-491.
3. The lands designated as "B" on Schedule "A" attached hereto are hereby rezoned from R2.2 to P.
4. The lands designated as "C" on Schedule "A" attached hereto are hereby rezoned from R2.2 to O2.
5. The lands designated as "D" on Schedule "A" attached hereto are hereby rezoned from D to O2.
6. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception 491.

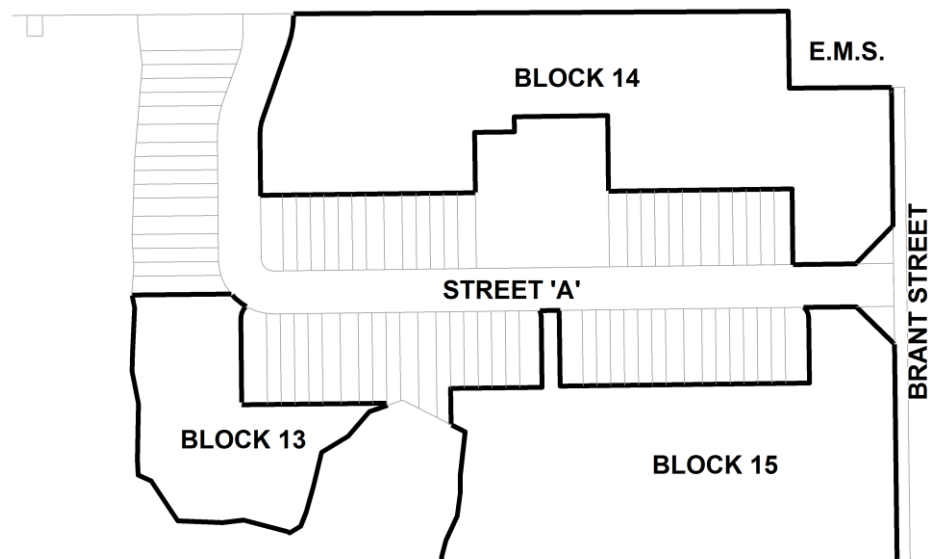
Exception 491	Zone RM3	Map 11-E	Amendment 2020.XXX	Enacted
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Notwithstanding Part 1, Section 2.33 (POTL) and Part 2, Sections 8 (RM1), 9 (RM2) and 12 (RM5), only the following site specific regulations shall apply:

1. Permitted Uses
Townhouses, Street Townhouses and Semi-Detached Dwellings.
2. Density - 43 units per net hectare (maximum overall).
3. Number of Units – 212 maximum.
4. Regulations for Common Element Blocks (as illustrated on Diagram A)

	Block 13	Block 14	Block 15
Lot Area	.5 ha	1.5 ha	1.3 ha
Lot Width	15 m	54 m	86 m
Front Yard	10.0 m (Street A)	5.0 m (Brant St)	5.0 m (Brant St)
Rear Yard	6.0 m**	2.5 m (Street A)	7.5 m
Side Yard	5.8 m	6 m (southerly) 9 m (northerly) 1.5 m (abutting park)	7.9 m (southerly)*** 1.5 m (northerly)
Street Side Yard	Not Required	3.0 m	3.0 m
Yard abutting R1, R2, R3 (Emergency Medical Services- EMS)	Not Required	1.8 m	Not Required
Yard abutting hypotenuse of daylight triangle	Not Required	0.6 m	0.6 m
Yard abutting a creek block	2.0 m	Not Required	7.5 m
** Except 2.0 m at east and west corners of southerly townhouse block side yards			
*** Except 1.5 m for southerly street townhouse block side yard fronting Brant Street			

Diagram A



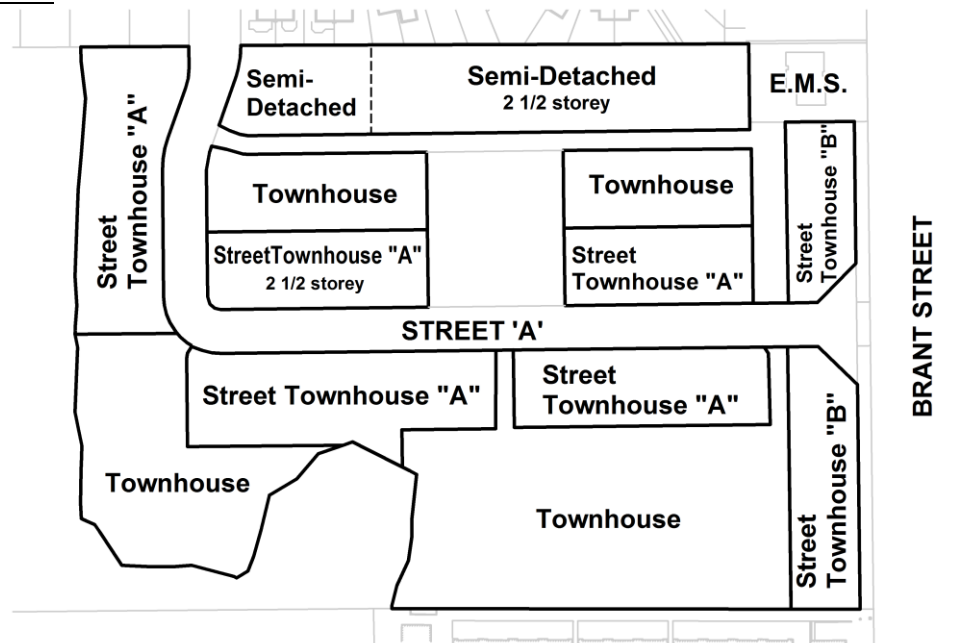
5. Regulations for each Lot or Parcel of Tied Land (POTL) for Semi-Detached, Street Townhouse, Dual Frontage Townhouse, Townhouse (as illustrated on Diagram B)

Minimum Regulation	Semi-Detached (POTL)	Street Townhouse "A"	Street Townhouse "B" (POTL)	Townhouse (POTL)
<i>Lot Width</i>	7.0 m/unit	5.5 m (Interior) 7.2 m (End)	5.5 m (Interior) 7.2 m (End)	5.5 m (Interior) 7.2 m (End)
<i>Lot Area</i>	235 m ² /unit	1080 m ² (Block) 164 m ² (Interior) 215 m ² (End)	800 m ² (Block) 130 m ² (Interior) 145 m ² (End)	800 m ² (Block) 164 m ² (Interior) 215 m ² (End)
<i>Front Yard**</i>	5.0 m	4.0 m	5.0 m	2.3 m
<i>Rear Yard</i>	9.0 m	7.0 m	3.0 m (Private St)	6.0 m
<i>Side Yard</i>	0.0 m, 1.5 m	0.0 m (Interior) 1.5 m (End)	0.0 m (Interior) 1.5 m (End)	0.0 m (Interior) 1.5 m (End)
<i>Street Side Yard**</i>	2.5 m	3.0 m	3.0 m	2.5 m
<i>Yard abutting R1, R2, R3</i>	2.0 m (EMS)	7.0 m	1.8 m (EMS)	<i>Not Required</i>
<i>Yard abutting hypotenuse of daylight triangle</i>	<i>Not Required</i>	<i>Not Required</i>	0.6 m	<i>Not Required</i>
<i>Yard abutting a creek block</i>	<i>Not Required</i>	7.0 m	<i>Not Required</i>	2.0 m
<i>Driveway Length</i>	6.7 m	6.7 m	6.7 m	6.7 m
<i>Amenity Area</i>	<i>Not Required</i>	<i>Not Required</i>	<i>Not Required</i>	33 m ² /unit
<i>Privacy Area</i>	<i>Not Required</i>	<i>Not Required</i>	7 m ² /unit	<i>Not Required</i>
<i>Maximum Height to Peak</i>	2 storeys (11.5 m) 3 storeys (13 m) *	2 storeys (12.5 m) 3 storeys (13.5 m) *	3 storeys (15 m)	2 storeys (12.5 m)

* Identified as 2 ½ storey in Diagram B that are considered 3 storey under Zoning By-law.

** Front Yard and Street Side Yard setbacks shall not apply to daylight triangles.

Diagram B



6. Notwithstanding Part 1, Section 2.24, 4), the following shall apply:
Maximum driveway width - 3.0 m
Maximum walkway width – 1.5 m (driveway to front entrance)
7. Parking
Parking shall be in accordance with Part 1, Subsection 2.25 "Off-Street Parking and Loading Requirements."

Notwithstanding Part 2, Section 1 h) and i), the following shall apply:
Parking lots shall be set back from a street line a minimum of 3.0 m.
Parking spaces shall be setback from the Emergency Medical Services property (R2) a minimum of 4.0 m.
Parking spaces and driveways shall be setback from the wall of a habitable room - 1.5 m
8. Landscape Area and Landscape Buffer
Landscape Area shall not apply.
Landscape Buffer abutting R1, R2, R3 shall not apply.
9. Privacy Area Screening
Privacy Areas are permitted to have privacy screens on two sides only; with the opening on the side opposite the building.
10. Patios, Decks, Balconies and Porches - Residential
Patios, Decks and Balconies are not permitted in a required side yard.
All units within condominium blocks are subject to Part 1, Section 2.3, Table 1.2.2
11. Encroachments
A roofed over porch, excluding steps, may project 1.0 m into a required yard
Uncovered steps and landings may project into a required yard provided a 1.0 m setback from the property line is provided, except where abutting a daylight triangle a 0.3 m setback from the property line is provided.
12. Street A to be added to Table 1.2.9 upon registration of subdivision.

- 5 a) When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed;
- 5 b) If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this.....day of2018.

_____MAYOR

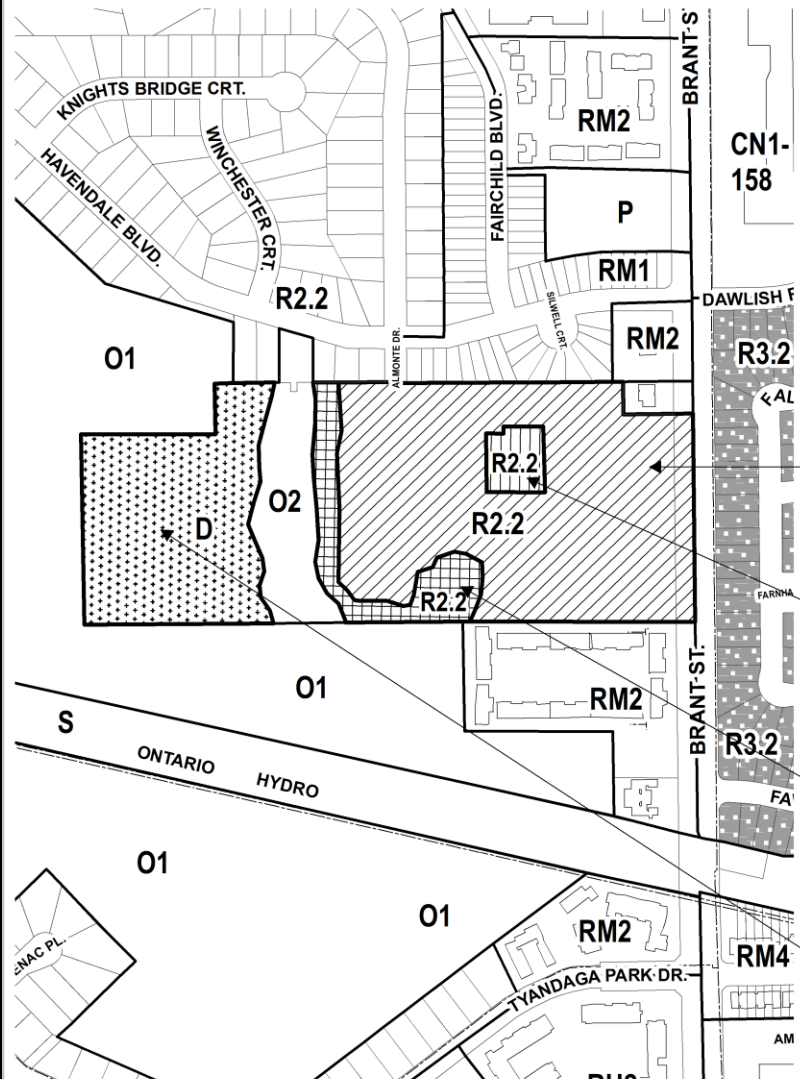
_____CITY CLERK





Schedule 'A' to By-law 2020.XXX

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.XXX

By-law 2020.XXX rezones lands 2100 Brant Street to permit a residential subdivision of a 212 units consisting of townhouse, street townhouse and semi-detached dwellings.

For further information regarding By-law 2020.XXX, please contact Lola Emberson of the City of Burlington Planning & Building Department at (905) 335-7600, extension 7427.



-  **AREA 'A'**
To be rezoned from R2.2 to RM3-491
-  **AREA 'B'**
To be rezoned from R2.2 to P
-  **AREA 'C'**
To be rezoned from R2.2 to O2
-  **AREA 'D'**
To be rezoned from D to O2

'A'

'B'

'C'

'D'

SCHEDULE 'A' TO BY-LAW 2020.xxx AMENDING MAP NOS. 11-E and 12-E PART 15, BY-LAW 2020 AS AMENDED.
PASSED THE DAY OF

_____ MAYOR _____ CITY CLERK

PL180331; PL180333; PL180332
Draft Official Plan Amendment

**AMENDMENT NO.109 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA**

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. 109 to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to permit the development of a 212 unit residential subdivision at 2100 Brant Street with a maximum net density of 43 units per hectare.

2. SITE AND LOCATION

The subject lands are located on the west side of Brant Street between Havendale Boulevard and Tyandaga Park Drive, known municipally as 2100 Brant Street. The property has 188.8 m of frontage on Brant Street and is adjacent to an unopened road allowance that provides access to Havendale Boulevard. The property has a total lot area of 11.06 ha that includes 4.9 hectares of natural features including a valley, tributaries of Upper Rambo Creek and associated woodlands that traverse the property leaving the westerly portion of the site undevelopable. The remainder of the lands have a net developable area of 5.04 hectares.

The majority of the lands to the north of the “developable area” of the subject lands are designated Residential – Medium Density and are comprised of townhouse and semi-detached residential units, with the exception of Residential - Low Density residential lots located on the north side of Havendale Boulevard and north-west of the proposed Almonte Drive connection with Havendale Boulevard. Also to the north, there is a place of worship located on the south-west corner of the intersection of Havendale Boulevard and Brant Street and an EMS (paramedic) station adjacent to the subject lands fronting onto Brant Street. To the north-east of Brant Street/Havendale Boulevard/Dawlish Road intersection, the lands are designated Neighbourhood Commercial comprised of a commercial shopping centre. To the east of Brant Street, the lands are designated Residential - Low Density consisting of single detached dwellings. To the south of the subject lands, the land is designated as Residential – Medium Density and Major Parks and Open Space that consists of a townhouse condominium complex and Tyandaga Golf Course. To the west of the property, the land is designated Major Parks and Open Space and is the location of the Tyandaga Golf Course.

The existing subject lands are rolling in nature with woodlands, tablelands and valley tributaries that flow in a southerly direction across the site. The lands slope from

northerly property line towards the Upper Rambo creek valleylands, a wetland area located along the south property line and the southeast corner of the property along Brant Street.

3. BASIS FOR THE AMENDMENT

- a) The subject development proposes infill and intensification that is consistent with the policies of the Provincial Policy Statement (PPS). The PPS promotes the achievement of complete communities that are compact, transit-supportive and makes effective use of investments in infrastructure and public service facilities. The proposed land use provides a compact mix of housing with a proposed density that is compatible, supports transit and makes efficient use of land, infrastructure and public service facilities. The “developable area” of the subject lands is bound to the north and south by lands designated Residential – Medium Density, with the exception being two low density residential lots located in the north-westerly corner adjacent to the developable area. The subject lands are located along an existing Burlington Transit route, identified as a Primary Bus Route in the Long Term Transit Service Network in Appendix A of the Official Plan, which provides a connection with the Burlington GO station and Highway 407 GO lot that offer connections to other destinations within the City;
- b) The subject development contributes towards a community that is well-designed, offers transportation choices that increase use of active transportation and transit, provides one neighbourhood park for recreational use and one park adjacent to natural heritage features that is to be retained in its natural state, accommodates people at all stages of life and provides a mix of housing with easy access to stores and services to meet daily needs;
- c) The subject development directs intensification to a settlement area within the built boundary in proximity to transit and facilitates the appropriate type and scale of development to assist the City in achieving its intensification targets and meet the intent of the Provincial Growth Plan and Halton Region Official Plan;
- d) The property is identified within the Urban Planning Area Boundary for the City of Burlington delineated on Schedule B, Comprehensive Land Use Plan – Urban Planning Area. In accordance with the Provincial Growth Plan for the Greater Golden Horseshoe, 2017, the City is to direct growth to areas within the Urban Planning Area Boundary. The proposed intensification comprised of 212 residential units will contribute to the City reaching the required intensification and growth targets;
- e) The objective of the “Residential Areas” Official Plan designation is to provide housing and other land uses that are part of the residential environment. The policies state that housing may take many forms to provide a broad range of residential uses to satisfy the City’s housing requirements and provide for compatibility issues to be suitably addressed. Development within the urban area is to be in accordance with Provincial growth objectives while balancing with

other planning considerations such as infrastructure capacity, compatibility and integration with the natural environment, active transportation and housing opportunities in proximity to employment areas. The proposed development is in conformity with these policies;

- f) The proposed development for a 212 residential units comprised of 26 semi-detached dwellings and 186 townhouse dwelling units is comparable to the existing built form within the surrounding area and the overall design of the built form is responsive and sensitive to the character of the area adequately addressing compatibility with surrounding properties;
- g) The proposed development is within 800 metres (10 minute walk) of existing commercial, retail, employment uses along Brant Street, cultural and recreational uses such parks, trails and the Brant Hills Community Centre, in addition to having convenient access to schools;
- h) The applicant submitted technical studies and reports that provide adequate and appropriate information to support the development; and
- i) The proposed development is located on lands with adequate infrastructure and in close proximity to transit routes, commercial uses and community amenities which meet Official Plan policies to provide housing opportunities in locations that can reduce travel times and decrease dependence on the car.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change: The following schedules of the Official Plan are hereby amended as follows:

- 1.1.1. Schedule B - “Comprehensive Land Use Plan – Urban Planning Area,” of the Official Plan is hereby amended as shown on Map 1 which constitutes part of this amendment.

Schedule B indicates the lands are to be redesignated from “Residential – Low Density” to “Residential – Medium Density”, “Major Parks and Open Space” and “Greenlands”.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with Section 3.0, Interpretation policies of Part VI, Implementation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate “Implementation” policies of Part VI of the Official Plan of the Burlington Planning Area.

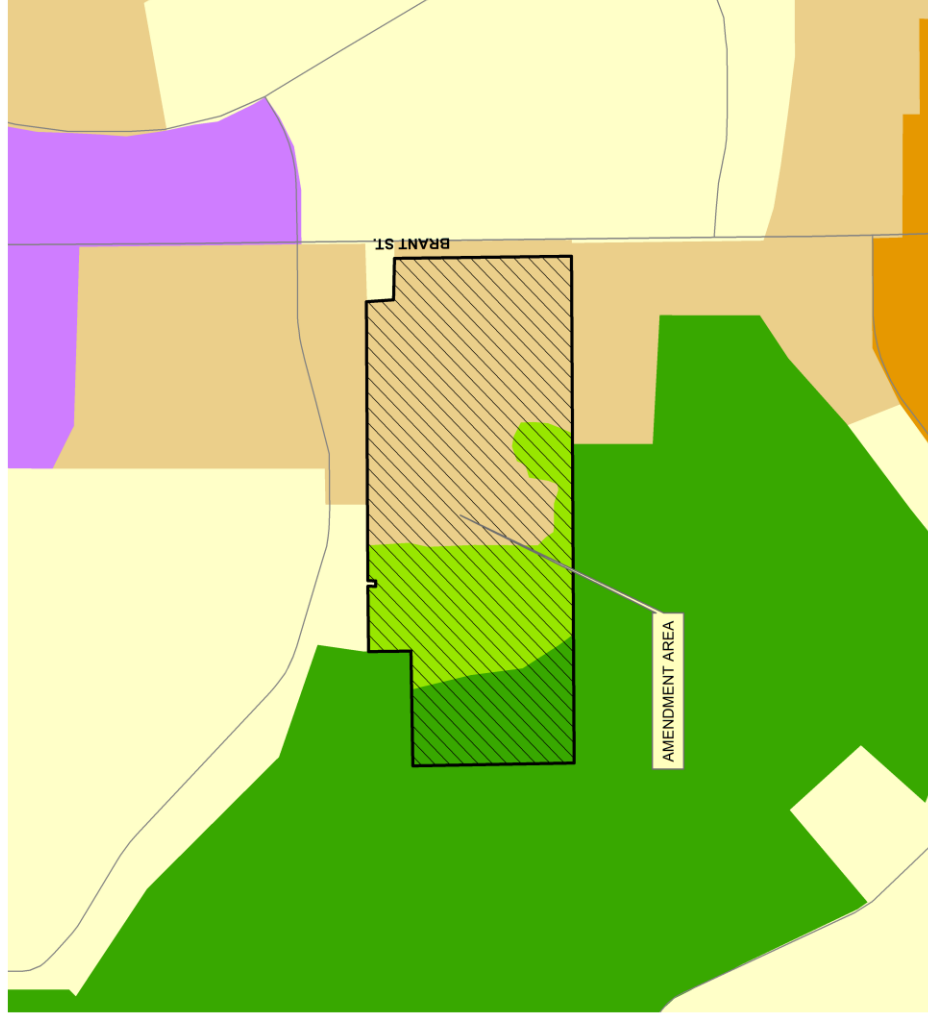
AMENDMENT No. 109 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

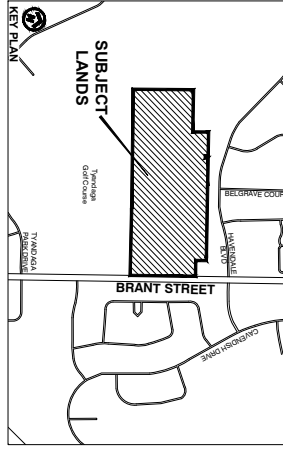
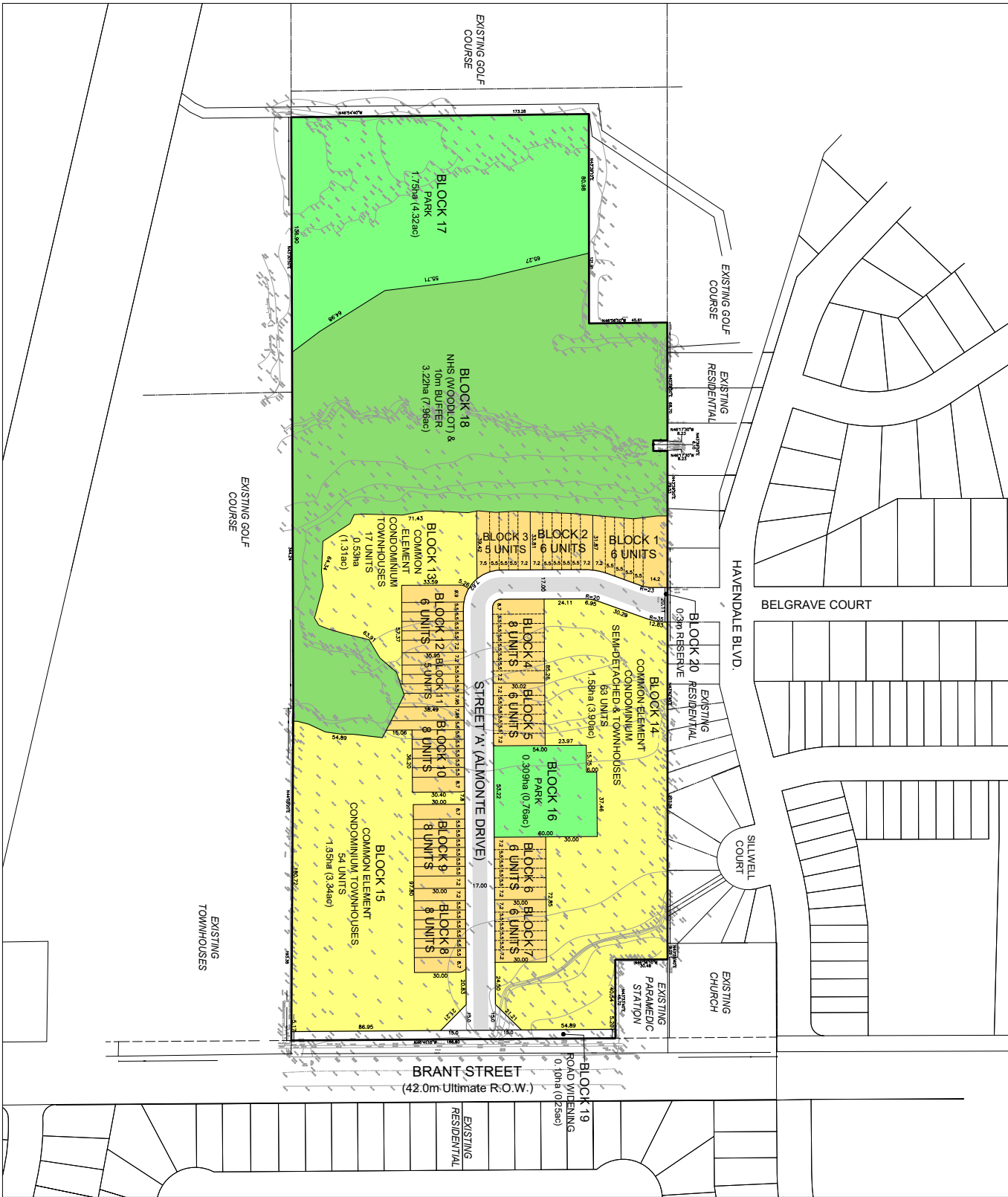
MAP 1

File No. 505-03/17

- Legend**
- Residential - Low Density
 - Residential - Medium Density
 - Residential - High Density
 - Neighbourhood Commercial
 - Major Parks and Open Space
 - Greenlands
 - 2100 Brant Street

Date: September 26, 2018
Department of City Building/
Planning Section





**DRAFT PLAN OF SUBDIVISION
NATIONAL HOMES (BRANT) INC.
CITY FILES 505-03/17, 520-10/17 & 510-02/17**

PART OF LOT 3,
REGISTRARS COMPILED PLAN 99
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GERSCHNIGER & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BURLINGTON FOR APPROVAL.

SIGNED: JACOB TRIVITTALONE A.S.O.
NATIONAL HOMES (BRANT) INC.

DATE: JULY 12, 2017

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS DRAFT PLAN OF SUBDIVISION AND THE ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: DAVID BLACK O.L.S.

DATE: JULY 12, 2017

J.D. BARNESLIMITED
401 VICTORIA AVENUE, SUITE A
BURLINGTON, ONTARIO L7R 4K6
P: (905) 335-0055 F: (905) 335-0066

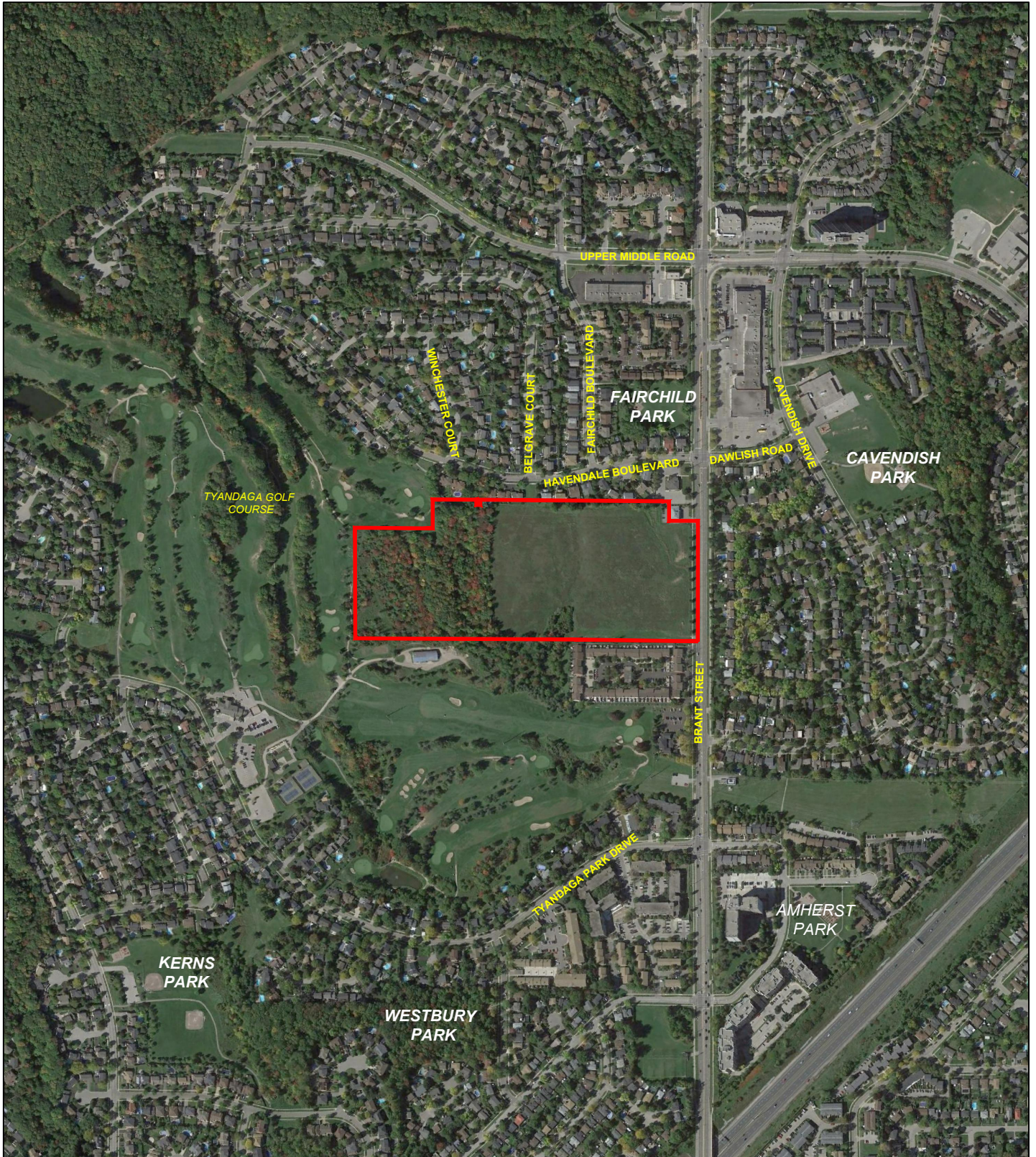
ADDITIONAL INFORMATION

- (UNDER SECTION 317(7) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A.6, C.1, E.1, F.3, G.1, & L.1 ARE SHOWN ON THE DRAFT PLAN AND KEY PLANS.
- H) MAJOR PRINCIPAL AND PAVED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
TOWNHOUSE (DETACHED) 1.5m (1.5)	1-12	1.58	3.90	78
COMMON ELEMENT CONDOMINIUM 1.5m (1.5)	13-16	3.46	8.55	134
TOWNHOUSE (DETACHED) 1.5m (1.5)	17-19	2.06	5.09	42
TOWNHOUSE (DETACHED) 1.5m (1.5)	20	3.22	7.96	66
COMMON WINDING	19	0.10	0.25	
COMMON WINDING	20	0.10	0.25	
COMMON WINDING	21	0.10	0.25	
COMMON WINDING	22	0.10	0.25	
COMMON WINDING	23	0.10	0.25	
COMMON WINDING	24	0.10	0.25	
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COMMON WINDING	96	0.10	0.25	
COMMON WINDING	97	0.10	0.25	
COMMON WINDING	98	0.10	0.25	
COMMON WINDING	99	0.10	0.25	
COMMON WINDING	100	0.10	0.25	

NOTES
-Daylight Triangle at Brant Street and Street A = 15.0m x 15.0m



Case Number: PL180331
File Number: PL180331
Related File Number(s): PL180332, PL180333

 SUBJECT PROPERTY

AERIAL KEY MAP
2100 BRANT STREET, BURLINGTON, ON



Scale NTS
November 9, 2018

 **GSAI**
Glen Schnarr & Associates Inc.