

Statutory Public Meeting and Recommendation

Applications to amend the Official Plan and Zoning By-law

Applicant: Valour Capital Inc.
Addresses: 420 Guelph Line
Date: September 15, 2020



Overview of Development Site



Site Area: 0.38 hectares



Policy Context

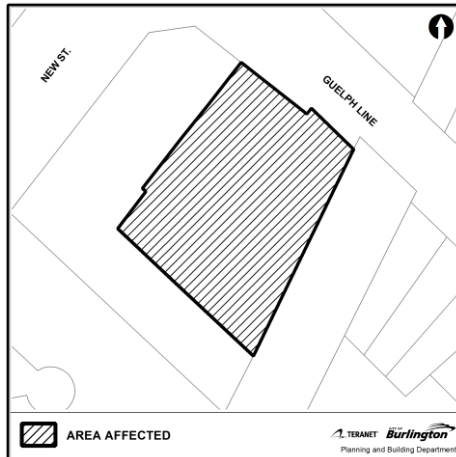
- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan
- City of Burlington Zoning By-law 2020

The Application



- The applicant has proposed an 13-storey residential building comprised of 170 units, 2 levels of underground parking and 2 levels of above-ground parking.
- The development would have access from Guelph Line.
- 3,609.73 m² of amenity area proposed.

Burlington Official Plan & Zoning By-law



Existing Land Use Designation:
Neighbourhood Commercial

Existing zoning:
Neighbourhood Commercial (CN1)



Public Consultation

- A neighbourhood information meeting to present the original proposal was held April 29, 2019
- Public comments attached as Appendix E to Report PL-49-20
- General Themes of Comments
 - Compatibility
 - Site Design
 - Parking
 - Traffic



Burlington Urban Design Panel (BUD)

- The applicant attended a BUD Meeting on July 16, 2019
- Overview of Concerns
 - Fit and Transition
 - Architectural Expression
 - Site Organization



For more information:

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Visit the City's website:

www.burlington.ca/420Guelph