

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

**Applicant: MHBC Planning, Urban Design &
Landscape Architecture**

Addresses: 789-795 Brant Street

Date: January 10, 2023

Report: PL-04-23

File no.: 505-07/22, 520-08/22

Overview of Development Site



789-795 Brant Street
Site Area: 0.2 hectares

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

Proposed Development



- Mixed-use, tall building
- 31-storey's with a 7-storey podium
- 485sqm retail at grade
- 356 dwelling units
- Proposed Floor Area Ratio: 11.55:1
- Indoor amenity space on the 6th, 7th, and 8th floors
- Outdoor amenity space on the 7th and 8th floors
- Parking: 279 vehicle parking spaces

Burlington Official Plan

Current Official Plan (1997 as amended)

Designation:	Mixed Use Corridor – General
Permits:	Maximum height: 6-storeys Maximum Floor Area Ratio: 1.5:1

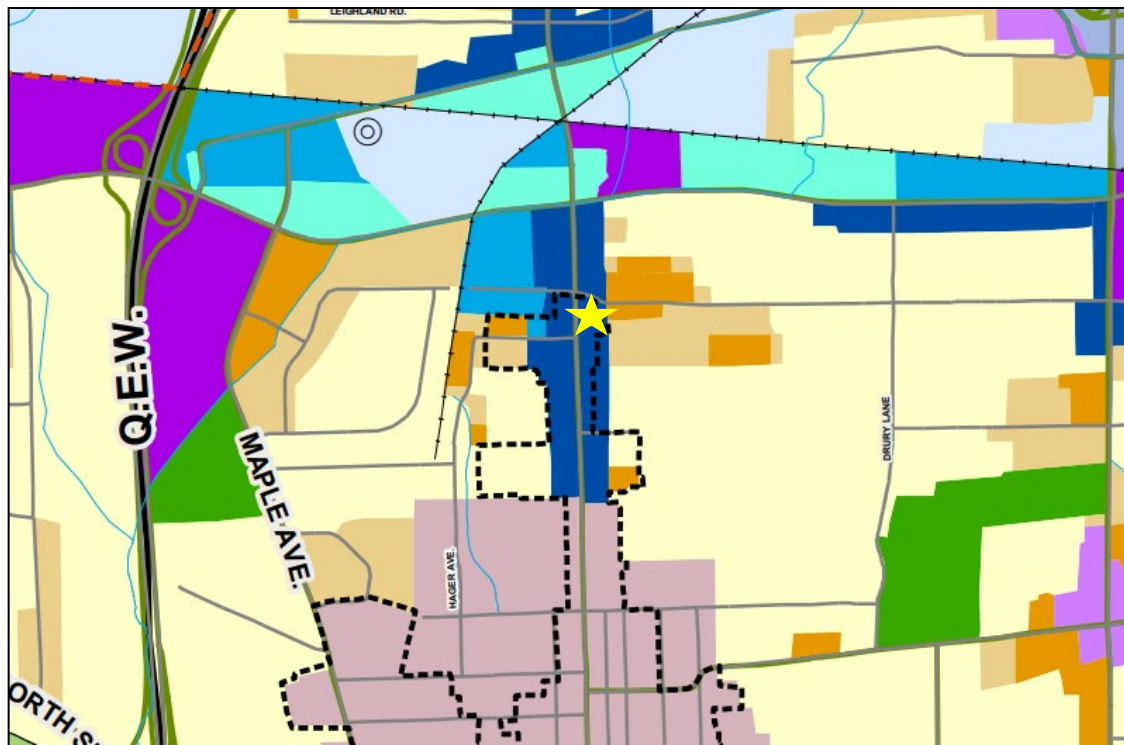
New Official Plan (2020) (subject to appeals)

Designation:	Downtown Urban Centres – Upper Brant Precinct
Permits:	Maximum height: 25-storeys

Requested Official Plan Amendment

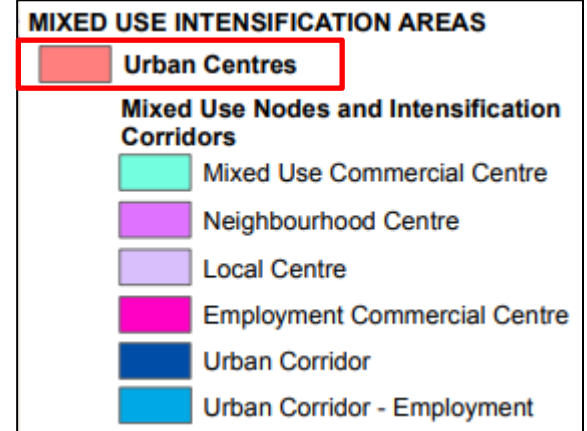
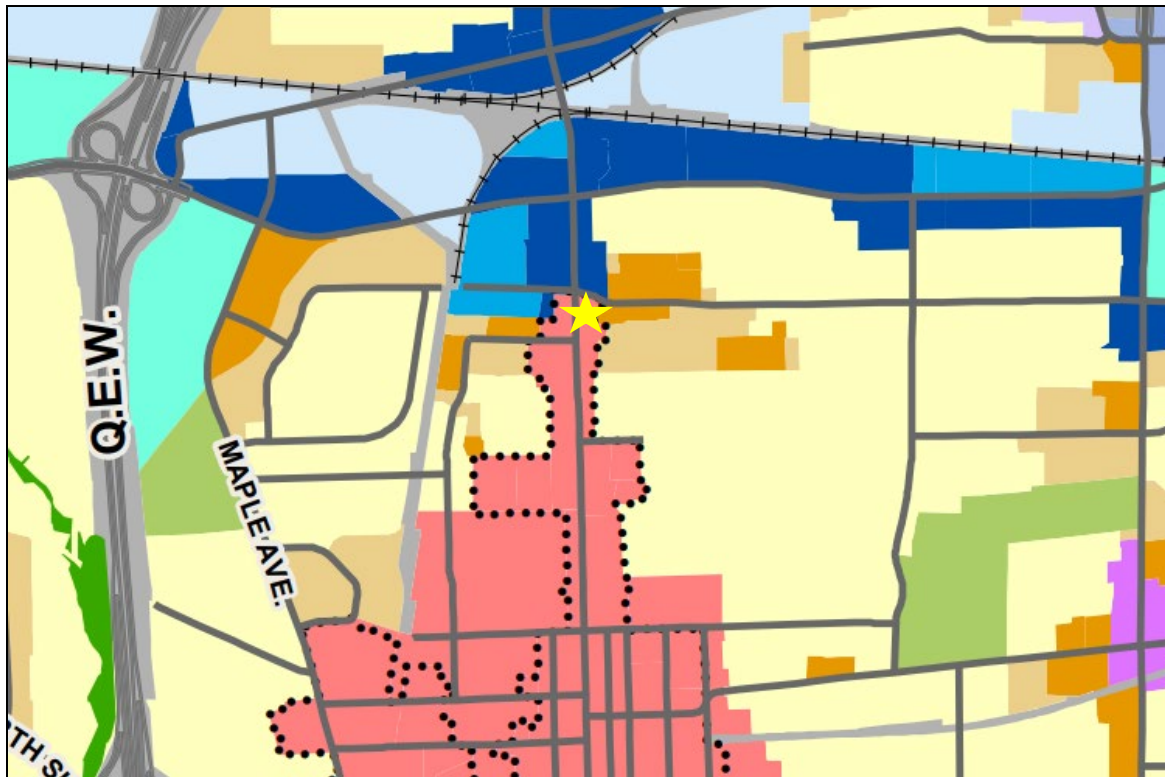
Designation:	Mixed Use Corridor General with site-specific policy
Permits:	Maximum height: 31-storey's Maximum Floor Area Ratio: 11.55:1

Burlington Official Plan, 1997



	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment

Burlington Official Plan, 2020



Burlington Zoning By-law

Zoning By-law

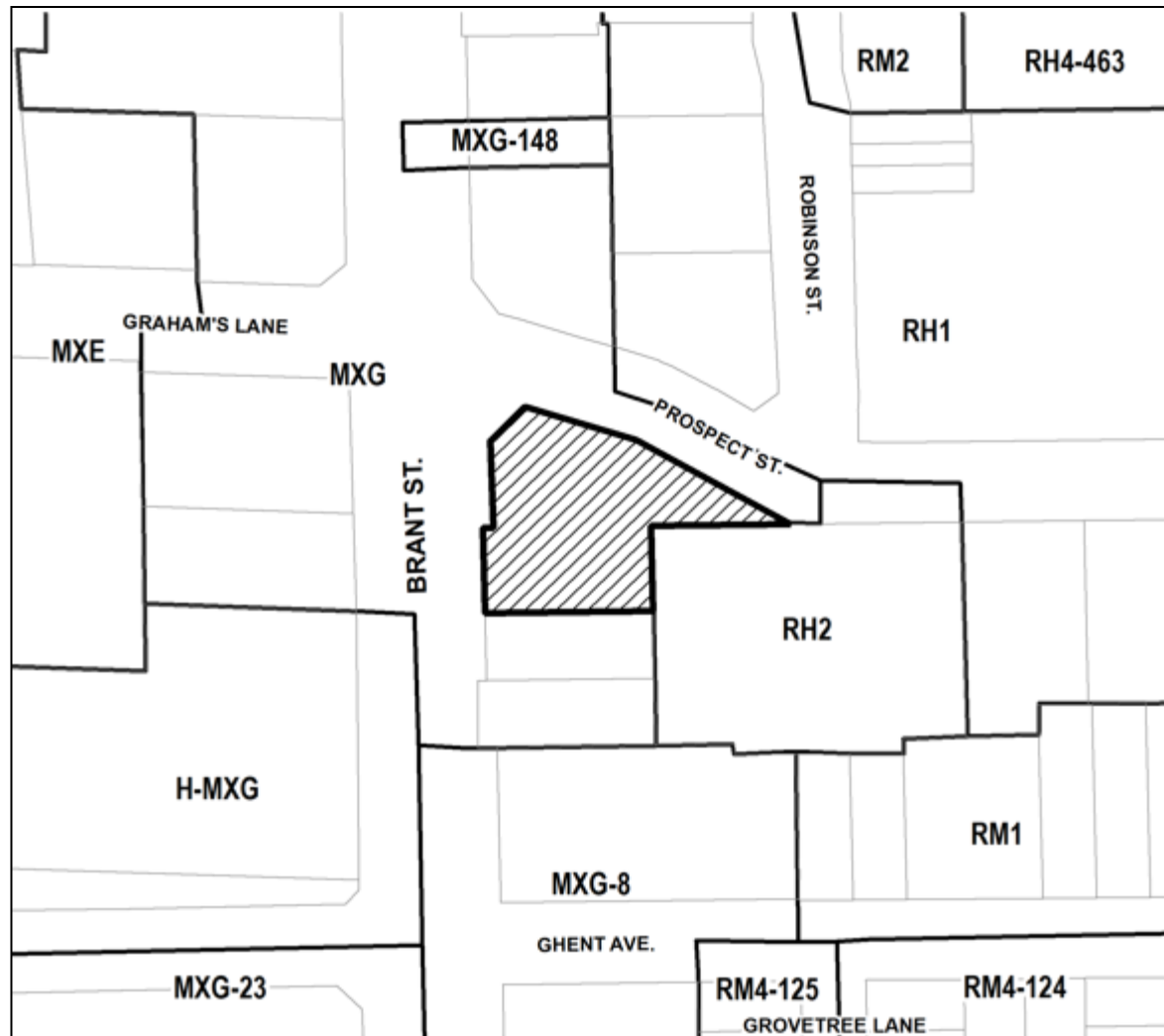
Zone:	Mixed Use General (MXG)
Permits:	Maximum height: 6-storey's Maximum Floor Area Ratio: 1.5:1

Requested Zoning By-law Amendment

Zone:	MXG-XXX (Mixed Use General with site-specific exception)
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Permits:	Maximum height: 31-storey's Maximum Floor Area Ratio: 11.55:1 Reduced amenity area Reduced parking supply and dimensions Reduced yards and setbacks Reduced landscape areas
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Burlington Zoning By-law



Notice of Intention to Designate 795 Brant Street

- December 6, 2022: Eligibility of 795 Brant Street for Heritage Designation (PL-80-22) report was supported by the CPRM Committee
- December 13, 2022: Council ratified the Committee motions of December 6th, and stated its' intention to proceed with designating the property at 795 Brant Street
- December 14, 2022: Notice of Intention to Designate 795 Brant Street was circulated

Public Consultation

- October 21, 2021: Pre-Application Community Meeting
- September 23, 2022: Complete application submitted
- December 2022:
 - Notice sign on property
 - Notice mailed to neighbours
 - Notice in Burlington Post
 - Webpage created: www.burlington.ca/789brant
- January 10, 2023: Statutory Public Meeting
- 724 notices were mailed to the public
- Technical comments are continuing to be received and reviewed by staff

Recommendation:

Direct staff to continue to process the submitted Official Plan Amendment and Zoning By-law Amendment applications for 789-795 Brant Street in an effort to bring forward a subsequent recommendation report. This report provides a description of the subject applications, an update on the technical review that is underway, and a summary of the technical and public comments received to date.

For more information:

Visit www.burlington.ca/789brant

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