

Statutory Public Meeting and Recommendation Report

Applications to amend the Official Plan and Zoning By-law

Applicant: Bousfields Inc.

Owners: 2735843 Ontario Inc., 2060188 Ontario Inc., 2735841 Ontario Inc., 2059977 Ontario Inc.

Address: 1056-1060 Brant Street

File: 520-01/26 and 505-01/26

Date: April 14, 2026

Report: DGM-26-26

Overview of Development Site



Application History

- Pre-Consultation Meeting – December 18, 2025
- Pre-Application Community Meeting – May 6, 2025
- Burlington Urban Design Meeting – May 6, 2025
- Application Submitted – January 9, 2026
- Application Deemed Complete – January 21, 2026
- Preliminary Public Notice – January 29, 2026
- Notice of Statutory Public Meeting and Recommendation Report – March 9, 2026
- 120-day timeline – May 9, 2026

Proposal



- 11 Storey residential building (plus mechanical penthouse)
- 93 residential units
 - 1-bedroom units: 64
 - 2-bedroom units: 20
 - 3-bedroom units: 9
- Floor Area Ratio: 4.5:1
- Amenity Area: 14.2 m² / unit
- Parking
 - Occupant: 54 spaces
 - Visitor: 14 spaces
- Reduced setbacks

Proposed Amendments

Proposed Official Plan Amendment

- “Mixed Use Corridor – General” with site specific exceptions for floor area ratio and height.

Proposed Zoning By-law Amendment

- Mixed Use Corridor – General (MXG-XXX) with site specific exceptions for setbacks, floor area ratio, landscape areas, building height, parking (rate and dimensions for parking stackers) and amenity area.

Staff Recommendation

Refuse the applications for Official Plan Amendment and Zoning By-law Amendment submitted by Bousfields Inc. on behalf of the Owners, proposing an 11 Storey (plus mechanical penthouse) residential building with 93 residential units at 1056-1060 Brant Street.