



**Planning Application submitted by:**

MacNaughton Hermsen Britton Clarkson  
(MHBC) Planning Ltd.

**Site Address - Ward 2**

1393 Graham's Lane

**Planner on File**

**Name:** Thomas Douglas

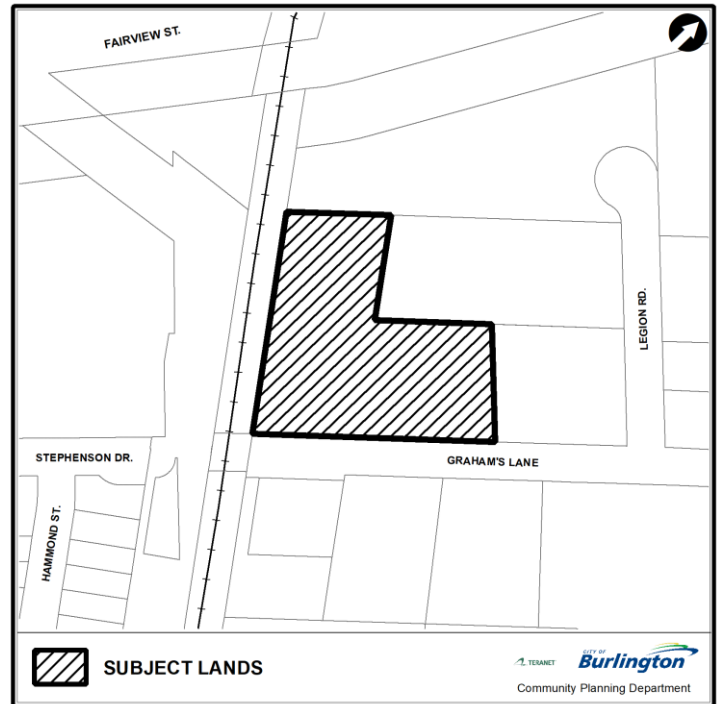
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**Phone:** 905-335-7600, ext. 7811

**File:** 505-01/24, 520-04/24

[burlington.ca/1393grahams](http://burlington.ca/1393grahams)



**What is Proposed?**

MacNaughton Hermsen Britton Clarkson (MHBC) Planning Ltd. has made an application on behalf of the landowner to amend the Official Plan and Zoning Bylaw for the lands located at 1393 Graham's Lane.

The application requests amendments to permit the development of three residential buildings with a combined total of 722 residential units, a density of 668.5 units per hectare and a total Floor Area Ratio of 4.25:1. Proposed Building A (east) is 16 storeys tall with 311 units, Building B (southwest) is 9 storeys tall with 125 units, and Building C (northwest) is 20 storeys tall with 286 units. The proposed development includes 598 vehicle parking spaces and 398 bicycle parking spaces.

Application materials are posted at [burlington.ca/1393grahams](http://burlington.ca/1393grahams).

The City of Burlington Official Plan (1997), as amended, designates the subject property as "Mixed-Use Corridor – Employment". The City's Official Plan (2020, subject to appeals) designates the property as "Urban Corridor – Employment". The City's Zoning Bylaw zones the subject property as "MXE (Mixed-Use Corridor – Employment)".

The current Official Plan designation and zoning do not permit residential uses. The applications request Official Plan amendments to redesignate the subject property to "Mixed-Use Corridor – General" with site-specific policies for land use, intensity of development and building height. The applications also request Zoning Bylaw Amendments to rezone the subject property to "MXG (Mixed-Use Corridor – General)", with site-specific regulations to permit increased height and intensity, reduced parking and amenity area and other technical amendments. The requested amendments, if approved, would permit the proposed development described above.

**Statutory Public Meeting  
Information**

You are invited to attend a Statutory Public Meeting to consider the recommendation report concerning this application.

City staff have reviewed the applications along with the comments from the public and technical agencies received to date. Staff will be providing a recommendation on the requested amendments to City Council.

This meeting will be held using a hybrid model, allowing members of Council, City staff and the public the option of participating remotely or in person at Burlington City Hall, 426 Brant St. This meeting will take place on:

**Meeting Date: Wednesday, Aug. 7,  
2024**

**Time: 9:30 a.m.**

**Location:** Online at  
[www.burlington.ca/calendar](http://www.burlington.ca/calendar) or in person at  
Burlington City Hall, Council Chambers, 2nd floor,  
426 Brant St., Burlington, Ont.

## Options for Participating in the Statutory Public Meeting

### How to Obtain the Staff Report:

The staff recommendation report will be available for public review on **Friday, July 26, 2024**. The purpose of the report is to update all members of Council about the development proposal and provide a recommendation to Council on the application. The report will be available on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Aug. 7 Special Meeting of Council. If you require a hard copy of the report, please email the Clerks Department at [clerks@burlington.ca](mailto:clerks@burlington.ca) to arrange pick-up.

### Speaking at the Statutory Public Meeting as a Delegation:

To speak at the Public Meeting, there are two options:

1. Pre-register to speak by noon the business day before the meeting is to be held. You can pre-register in one of the following ways:
  - a. complete the online delegation request form at [www.burlington.ca/delegation](http://www.burlington.ca/delegation);
  - b. submit a written request by email to the Office of the City Clerk at [clerks@burlington.ca](mailto:clerks@burlington.ca), or
  - c. phone 905-335-7600, ext. 7481.
2. Register during the Public Meeting.
  - a. If you are attending the meeting virtually, you can register to speak by emailing [clerks@burlington.ca](mailto:clerks@burlington.ca), as noted in the ticker tape that will be scrolling along the bottom of the live stream webcast of the meeting with registration information.
  - b. If you are attending the meeting in person, you can register to speak during the meeting by following instructions provided at the meeting.

Speakers are limited to a maximum of 10 minutes each and are webcasted online. If you have presentation materials, they must be submitted to the Clerks Department, [clerks@burlington.ca](mailto:clerks@burlington.ca), no later than noon, one business day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered public and will be posted to the City's website.

### To Watch the Public Meeting Online:

The live webcast can also be accessed on the City's website at [www.burlington.ca/calendar](http://www.burlington.ca/calendar) by searching for the meeting date for the Special Meeting of Council and clicking the 'Video - Live' link.

## Looking for more information?

You can access the City of Burlington's website for more information about the 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.

To access the webpage for this application please go to: [burlington.ca/1393grahams](http://burlington.ca/1393grahams)

To learn more about the planning process visit: [burlington.ca/planningprocess](http://burlington.ca/planningprocess)

If you wish to be notified of the decision of the City of Burlington on the proposed Official Plan Amendment and Zoning By-law amendment, you must make a written request to the Clerks Department, City of Burlington, City Hall, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6, [clerks@burlington.ca](mailto:clerks@burlington.ca).

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**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/officialplan](http://burlington.ca/officialplan)

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**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](http://burlington.ca/zoning)

**Legal Notices:** 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.

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 do so.

Sketch No. 1  
CONCEPT PLAN



Application for Official Plan Amendment and Zoning By-law Amendment for 1393 Graham's Lane.



SUBJECT PROPERTY



Bus Route



Bus Stop

File Nos. 520-04/24  
& 505-01/24

