

CPRM-07-20, CPRM August 11, 20

July 23, 2020

City of Burlington
426 Brant Street
PO Box 5013
Burlington, ON L7R 3Z6

Attention: Mayor Meed Ward and Members of Council

Dear Mayor and Members of Council:

**Re: PL190378 LIV Communities/1085 Clearview Limited Partnership
1085 Clearview Avenue and 1082,1086, and 1090 St. Matthews Avenue, Burlington
Revised Submission**

Through extensive discussions with City staff and legal counsel, the design for the Subject Lands has been revised to address the feedback that we have received from staff. On June 3, 2020 we provide a revised set of drawings to staff on a with prejudice basis to ensure that our good faith intentions were formally on the record for consideration by City staff and council.

These revised plans represent a number of significant wins for both the City and the community over the original proposal. The revision to the plans can be summarized as follows:

1. Building Length: Reduced from 113 meters to two 51 metre buildings with a connecting element;
2. Increased front yard setback (from Masonry Court) from 3 metres to 5 metres;
3. Increased rear yard landscape buffer from 1.51 metres to 5.25 metres;
4. Reduction in surface parking from 49 to 29 parking stalls;
5. Elimination of one driveway entrance/exit from the Subject Lands;
6. The addition of townhouse façade to the St. Matthews elevation to ensure appropriate transition to the homes along St. Matthews;
7. Setback of building along St. Matthews of 4.5 metres as requested by staff, which will align with the setback of the homes to the south;
8. 45 degree angular plane achieved to ensure no adverse privacy or overlook impacts;

9. Improved building articulation, landscape and amenity areas;

10. Increased suite mix from 22% two bedroom units to 35% two bedroom units.

We believe the aforementioned revisions deliver an improved development concept and one that addresses concerns raised by planning staff. We believe that this development is appropriate in both its policy context, and in its location in such close proximity to the Aldershot GO station.

Enclosed with this summary of revisions are the revised elevations for the proposed development. We request that this correspondence be added to the Committee agenda package for consideration by the Committee. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

Coletara Development



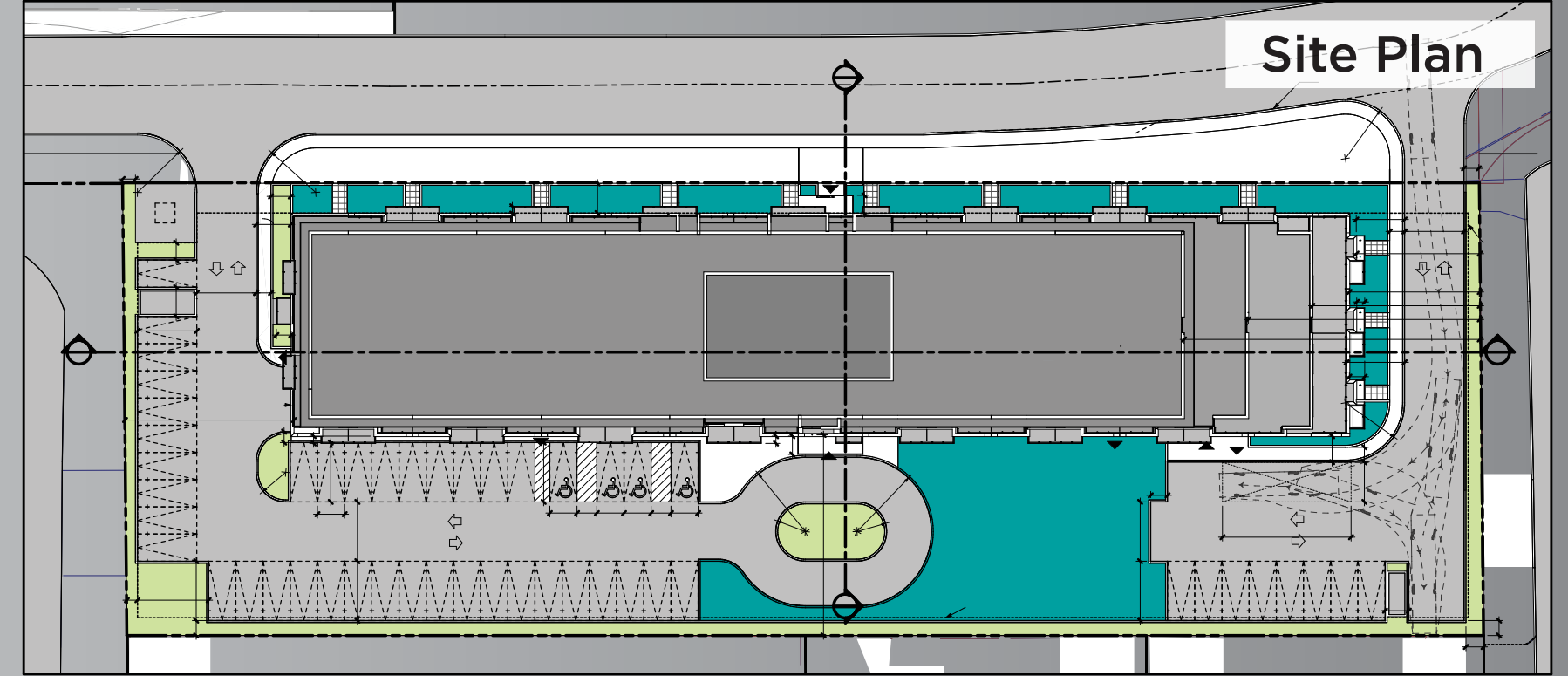
Paul Kemper
President and CEO



ORIGINAL DEVELOPMENT PLAN



North View



Site Plan



South View



Entrance View

DEVELOPMENT PLAN EVOLUTION

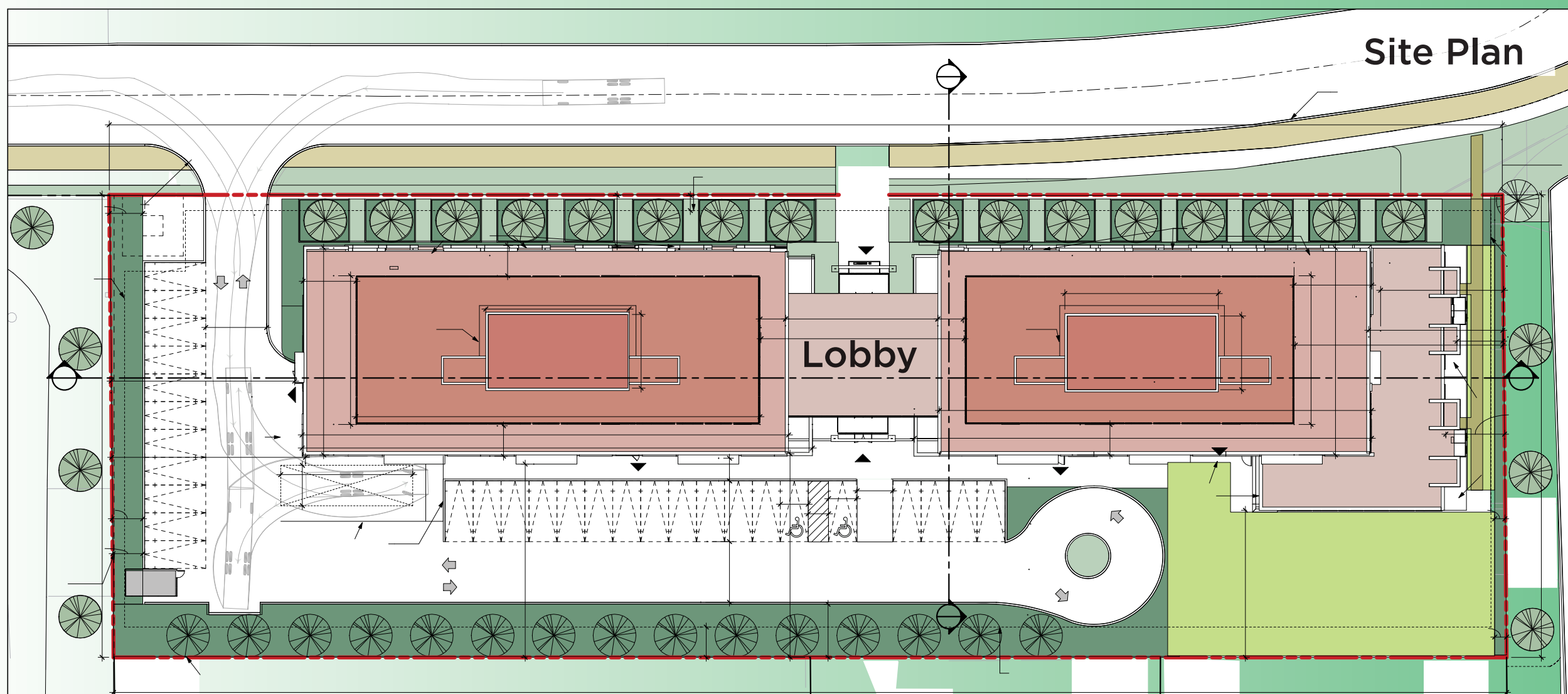
INCORPORATING CITY PLANNING STAFF RECOMMENDATIONS

- | | | | |
|---|---|---|--|
| 1 Two Buildings vs One | Length reduced from one 113m building, to two 51m buildings | 6 St Matthews Streetscape | Townhouse facade improved to compliment existing homes |
| 2 Increased Front Yard Setback | Increased front yard setback from 3.0m to 5.0m | 7 St Matthews Setback | Adjusted to 4.5 meters as requested by city staff, to align with the setback of the homes to the south |
| 3 Increased Rear Yard Landscape Buffer | Increased rear yard landscape buffer from 1.51m to 5.25m | 8 Angular Plane | Maintained 45 degree angular plane to respect surrounding residents |
| 4 Surface Parking | Reduced from 49 to 29 surface parking spaces | 9 Improved Articulation & Green Spaces | Dramatic recessed entrance between buildings and improved landscape and amenity areas |
| 5 Driveway Entrances | Reduced from 2 entrances to only 1 entrance | 10 Increased Two Bedroom Suites | 22% to 35% |

REVISED DEVELOPMENT PLAN



South View



Site Plan

Lobby



View of Townhouses



North View



Entrance View