



July 14, 2017

Refer To File: 815-006

Planning & Building Department
426 Brant Street
Burlington, ON L7R 3Z6

Attention: Rosalind Minaji, MCIP, RPP
Coordinator of Development Review

**Re: Application to Amend the Official Plan, Zoning By-law and for Draft
Plan of Subdivision
National Homes (Brant) Inc.
2100 Brant Street
Part of Lot 3 of Registrar's Compiled Plan 99
City of Burlington**

Glen Schnarr & Associates Inc. are the Planning Consultants for National Homes (Brant) Inc., owner of the subject lands. We are pleased to submit an Application to amend the Official Plan, Zoning By-law and for Draft Plan of Subdivision for the above-noted lands. The subject lands are located on the west side of Brant Street, south of Havendale Boulevard. The property is legally described as Part of Lot 3 of Registrar's Compiled Plan 99. The subject lands were subject to a Pre-Consultation Meeting with the City of Burlington held on March 1, 2017.

The subject lands have a frontage of 219.3 metres (719.5 feet) on Brant Street. They have a total area of approximately 11.1 hectares (27.2 acres) and a net developable area of 5.37 hectares (13.27 acres). The lands are currently vacant and have historically been used for agricultural purposes. The subject lands are designated *Residential – Low Density* by the City of Burlington Official Plan which permits detached and semi-detached dwellings to a maximum density of 25 units per hectare. The subject lands are zoned *Low Density Residential (R2.2)*, *Open Space (OS)* and *Development (D)* which permits detached dwellings, municipal parks and public utilities. As the proposed development does not conform to the existing Official Plan policies or Zoning By-law provisions, amendments to the Official Plan and Zoning By-law are required.

The Applicant is proposing to develop:

- 12 townhouse (street) blocks comprising 83 units;
- 3 condominium townhouse blocks comprising 150 units;
- 1 natural heritage system (woodlot) block;
- 1 natural heritage system buffer block;



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

- 1 road widening block;
- 1 0.3 metre reserve block; and,
- an internal road network.

The proposed development has a net density of 43.39 units per net developable hectare (17.56 units per net developable acre).

In support of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications, we have enclosed the following items:

- One (1) original copy of the executed Official Plan and Zoning By-law Amendment Application form;
- Twenty (20) copies of the executed Official Plan and Zoning By-law Amendment Application form;
- One (1) original copy of the executed Draft Plan of Subdivision Application form;
- Twenty (20) copies of the executed Draft Plan of Subdivision Application form;
- Two (2) copies of the completed Development Application Pre-Consultation form;
- Eight (8) copies of the Planning Justification Report including the Draft Official Plan and Zoning By-law Amendments prepared by Glen Schnarr & Associates Inc. and dated July 2017;
- Fifteen (15) copies of the Plan of Survey prepared By J.D. Barnes Limited and dated June 27, 2017;
- Fifteen (15) copies of the Draft Plan of Subdivision prepared by Glen Schnarr & Associates Inc. and dated July 10, 2017;
- Fifteen (15) copies of the Site Plan Scheme 'C' and Design Concepts prepared by Cassidy & Co. and dated June 2017;
- Nine (9) copies of the Functional Servicing & Stormwater Management Report prepared by Urbantech Consulting and dated July 2017;
- Twelve (12) copies of the Grading Plan prepared by Urbantech Consulting and dated May 2017;
- Twelve (12) copies of the Watermain Plan (WM-1) prepared by Urbantech Consulting and dated May 2017;
- Twelve (12) copies of the Sanitary Servicing & Drainage Plan (SAN-1) prepared by Urbantech Consulting and dated May 2017;
- Twelve (12) copies of the Storm Servicing & Drainage Plan (STM-1) prepared by Urbantech Consulting and dated May 2017;
- Nine (9) copies of the Tree Inventory and Preservation Plan (V100 & V101) prepared by Strybos Barron King Ltd. and dated July 10, 2017;
- Nine (9) copies of the Preliminary Landscape Plan (L100) prepared by Strybos Barron King Ltd. and dated July 10, 2017;
- Seven (7) copies of the Urban Transportation Considerations Study prepared by BA Consulting Group Ltd and dated June 2017;



GLEN SCHNARR & ASSOCIATES INC.

URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

- Six (6) copies of the Report on Slope Stability Investigation prepared by Sirati & Partners Consultants Limited and dated May 4, 2017;
- Seven (7) copies of the Environmental Impact Study prepared by GeoProcess Research Associates Inc. and dated June 23, 2017;
- Seven (7) copies of the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. and dated June 26, 2017;
- Three (3) copies of the Shadow Study prepared by Cassidy & Co. and dated May 2017;
- Three (3) copies of the Shadow Impact Analysis prepared by Cassidy & Co. and dated July 4, 2017;
- Five (5) copies of the completed Environmental Site Screening Checklist dated July 4, 2017;
- Five (5) copies of the Phase I Environmental Assessment prepared by Sirati & Partners Consultants Ltd. and dated March 27, 2017;
- Five (5) copies of the Phase II Environmental Assessment prepared by Sirati & Partners Consultants Ltd. and dated March 30, 2017;
- Five (5) copies of the Letter of Reliance – Environmental & Geotechnical Investigations prepared by Sirati & Partners Consultants Ltd. and dated May 11, 2017;
- Two (2) copies of the Height Survey prepared by Cassidy & Co. and dated May 26, 2017;
- Three (3) copies of the Stage 1-2 Archaeological Assessment prepared by Golder Associates Ltd. And dated January 27, 2016;
- Three (3) copies of the Review and Entry into the Ontario Public Register of Archaeological Reports letter received from the Ministry of Tourism, Culture and Sport dated February 25, 2016;
- Five (5) copies of the Urban Design Brief prepared by Strybos Barron King Ltd., Cassidy & Co. and Glen Schnarr & Associates Inc. and dated July 5, 2017;
- Four (4) copies of the Geotechnical Investigation prepared by Sirati & Partners Consultants Ltd. and dated March 29, 2017;
- Six (6) copies of the Watermain Hydraulic Analysis prepared by WSP Canada Inc. and dated June 2017;
- One (1) CD digital copy containing PDF versions of the submission package;
- A cheque in the amount of \$18,805.00 payable to the Regional Municipality of Halton in payment of the Application fee;
- A cheque in the amount of \$160,979.00 payable to the City of Burlington in payment of the Application fee; and,
- A cheque in the amount of \$71,200.00 payable to Conservation Halton in payment of the Application fee.

The Hydrogeology Study is being finalized by Sirati & Partners Consultants Ltd. and will be submitted as soon as possible. We look forward to your review and circulation of the application. Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

m. Bradley

Mark Bradley, MCIP, RPP
Senior Planner and Project Manager

c. National Homes (Brant) Inc.