

February 6, 2017

Mr. Mark Bales  
Carriage Gate Homes  
421 Brant Street  
Burlington, Ontario L7R 2G3

Dear Mark:

**Re: Planning Justification Report  
Application for Official In Amendment and Rezoning  
421 Brant Street Inc.**

Section 4.5 of my Planning Justification Report identified relevant policies in the City of Burlington Official Plan. In addition to those policies included in my report, it is helpful to also include Policy 5.5.8.2(m) in Part III, which reflects Ontario Municipal Board decision dated January 9, 2012 with respect to the property and reads as follows:

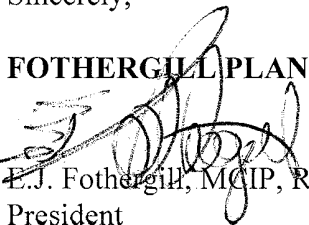
*(m) "Notwithstanding Part III, Section 5.5.8.2b) and c) of this Plan, for the lands described as 421, 425 and 427 Brant Street, the maximum height of buildings shall be seven storeys and 22 metres. Taller buildings up to a maximum height of twelve storeys and 37 metres may be permitted where they provide a sense of compatibility with surrounding land uses and a sense of pedestrian scale by the use of terracing above the second floor. The maximum floor area ratio shall be 4.5:1, except that higher floor area ratios may be permitted subject to the community benefits provisions of Part VI, Subsection 2.3 of this Plan."*

This provision is identified in the second paragraph in Section 7.5 on page 40 of my Planning Justification Report where the 12 storey height is identified. It should also be noted that the site specific provisions in the section of the OP establish maximum floor area of 4.5:1 with a provision that higher floor area ratios may be permitted subject to the community benefits provisions of Part VI, Subsection 2.3 of the Official Plan.

I trust this additional information is helpful.

Sincerely,

**FOTHERGILL PLANNING & DEVELOPMENT INC.**

  
E.J. Fothergill, MCIP, RPP  
President