



August 3, 2017

Mr. Kyle Plas  
Senior Planner – Development  
Planning and Building Department  
City of Burlington  
426 Brant Street, PO Box 5013  
Burlington, ON L7R 3Z6

Dear Mr. Plas,

**Re: *Application for Official Plan and Zoning By-law Amendment  
421-431 Brant Street and 2007-2011 James Street, Burlington***

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We are urban design consultants to 421 Brant Street Inc., owner of the above captioned lands, a 0.2 hectare property bound by Brant Street in the south, James Street in the east and John Street in the north (the “site”). The site is currently occupied by five low-rise commercial buildings all of which front onto Brant Street with the exception of the corner building which has some retail units that front onto James Street.

On January 12, 2017, Official Plan and Zoning By-law Amendment applications were submitted to the City of Burlington to permit the development of a 26-storey mixed-use residential and retail/commercial building in a tower-podium form. The first three storeys consisted of a street-related podium element, with stepbacks occurring at the fourth and fifth floors. The remaining 23-storeys consisted of a 799 square metre floorplate with parking in four below-grade levels. A total of 16,712.5 square metres of residential gross floor area, 966.8 square metres of retail gross floor area and 1,327 square metres of office gross floor area were proposed in the building.

From March through June 2017, the City of Burlington issued comments from internal departments and external commenting agencies as part of the technical circulation process. The comments proposed specific changes to the building’s design, among other things. As a result of the design-related comments, a series of revisions to the architectural plans were completed, those of which are itemized in the list below for your convenience:

*1. Tower Floorplate*

The tower floorplate, which was originally proposed as 799 square metres in the first submission, has been reduced to 749.60 square metres for consistency with the City’s Tall Building Design Guidelines. The proposed decrease in tower floorplate size provides for increased tower stepbacks from the podium with 3.0 metres minimum along James Street, 6.52 metres along Brant Street and over 3 metres along John Street. The tower continues to maintain a minimum setback of 12.5 metres from the east.

## *2. Tower Design and Articulation*

Tower Elevations have been revised slightly to accommodate the updated tower floorplate, which has resulted in adjustments to the location of certain balconies.

## *3. Rooftop and Mechanical Penthouse*

Minor modifications have been made to the rooftop and mechanical penthouse which do not impact their overall function.

## *4. Total Gross Floor Area*

The overall building gross floor area, which was originally proposed as 22,333.9 square metres in the first submission, has been reduced to 20,439.3 square metres.

## *5. Retail and Office Gross Floor Area*

In response to the relocation and function of the common outdoor amenity space that has been relocated to the second level from the third level, retail gross floor area has been increased from 966.8 square metres to 1,019.5 square metres while office gross floor area has been reduced from 1,337 square metres to 870.8 square metres.

## *6. Floor Area Ratio (FAR)*

The development initially proposed 11.24 FAR, which has since been reduced to 10.29 FAR.

## *7. Unit Distribution*

The development initially proposed a total of 183 dwelling units, which has been reduced to 179 dwelling units resulting in a density reduction from 920.99 units per hectare to 900.86 units per hectare.

## *8. Interior Amenity Areas*

Common interior amenity areas have been revised slightly resulting in a minor change to the ratio provided from 25.9 square metres/unit to 25.7 square metres/unit.

## *9. Exterior Amenity Areas*

Slight modifications have been made to common exterior amenity areas as the terrace on the north side of the building has been relocated to the second level whereas the exterior amenity area on the 3<sup>rd</sup> level has been relocated to the 2<sup>nd</sup> level resulting in reduced gross floor area for the office use.

*10. Retail Entrances*

In response to comments from Councillor Meed Ward at the Statutory Public Meeting, additional building entrances for the retail units have been provided on Brant Street, John Street and James Street.

Based on the foregoing changes, it is our opinion that the proposed development continues to represent good urban design. The mixed-use proposal of residential, combined with office and retail uses continues to bring additional vitality and complementary activity to the downtown and will be highly compatible with adjacent land uses. The podium component continues to create a high quality and contemporary retail façade wrapped around the three public road frontages while the tower component is set back from the podium edge allowing for ample outdoor amenity space and private terraces.

The proposal maintains general conformity with the Burlington Tall Building Guidelines and is reflective of the broad aims of the Official Plan urban design policies, and the public realm elements of the Downtown Urban Design Guidelines. Although the development requires OP and Zoning amendments for its proposed height and density, our opinion remains the same that such approvals are warranted. Should you require anything further, please do not hesitate to contact me directly.

Yours very truly,  
**Bousfields Inc.**



Tom Kasprzak, B.Arch., M.U.D., MCIP, RPP, MRAIC, LEED AP