Application for
Official Plan Amendment and Rezoning
1167 and 1134 Plains Road East
City of Burlington

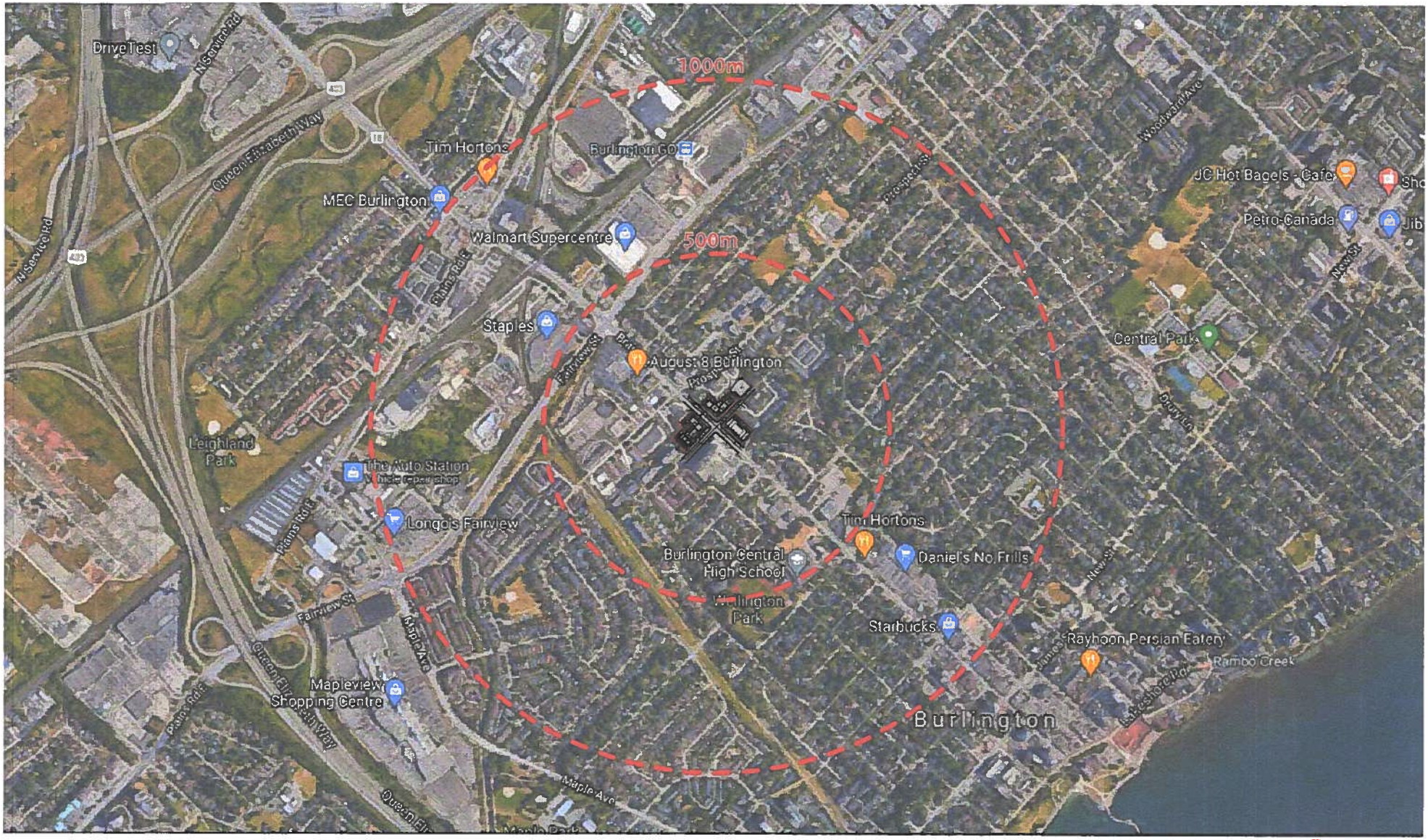
Planning Justification Report

List of Schedules

1	Location Map
2	Survey Plans (Parcels A, B)
3	Draft Reference Plans (Parcels A, and B)
4	Concept Plan
5	Notes from Pre-Consultation Meeting
6	Pre-Consultation - Minutes from Urban Design Panel - October 20, 2020
7	Draft Official Plan Amendment
8	Draft Zoning By-law

SCHEDULE 1

Location Map



BRANT & GHENT
• Mar. 9, 2021

1:10,000

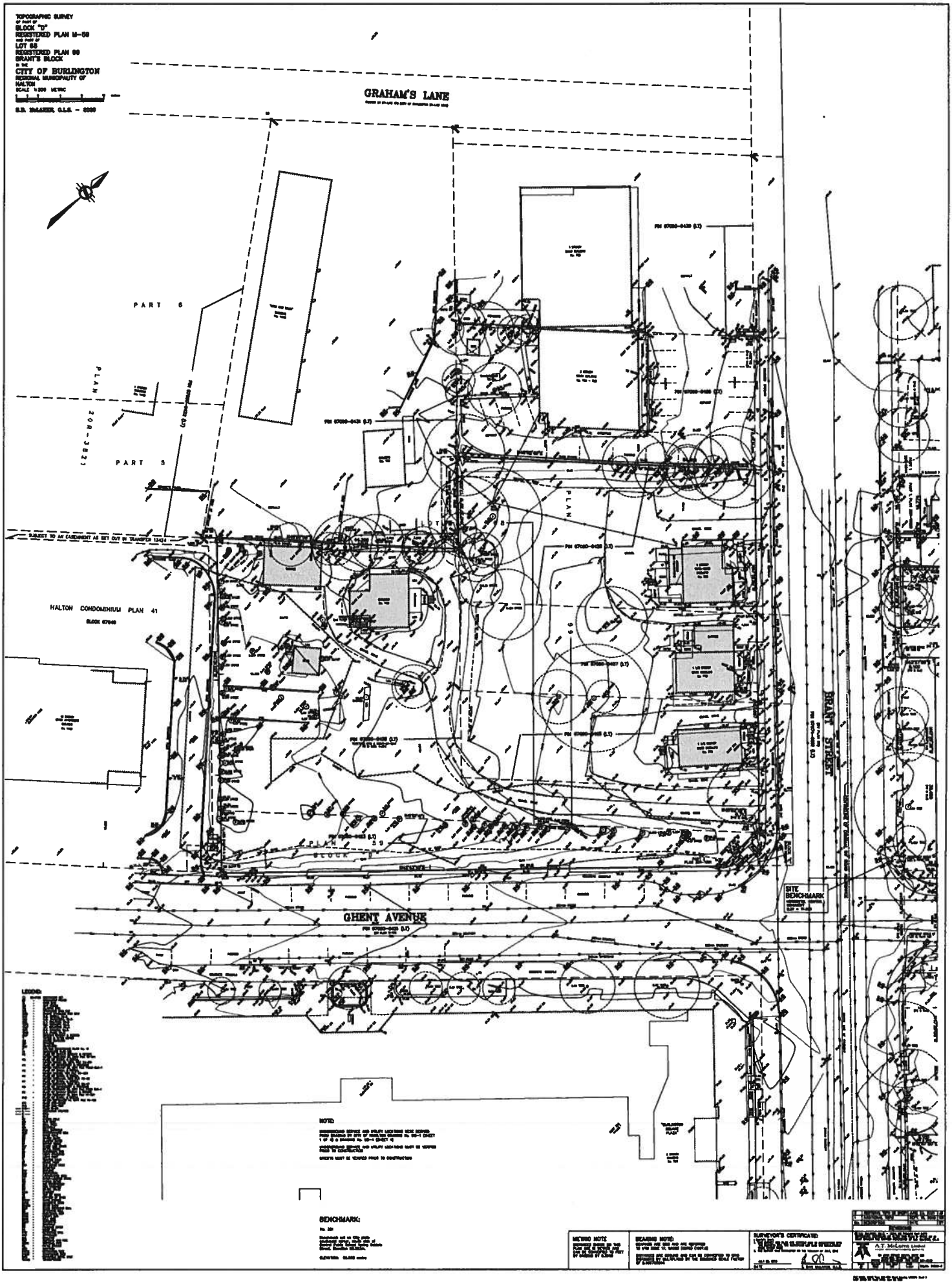
GRAZIANI + CORAZZA ARCHITECTS

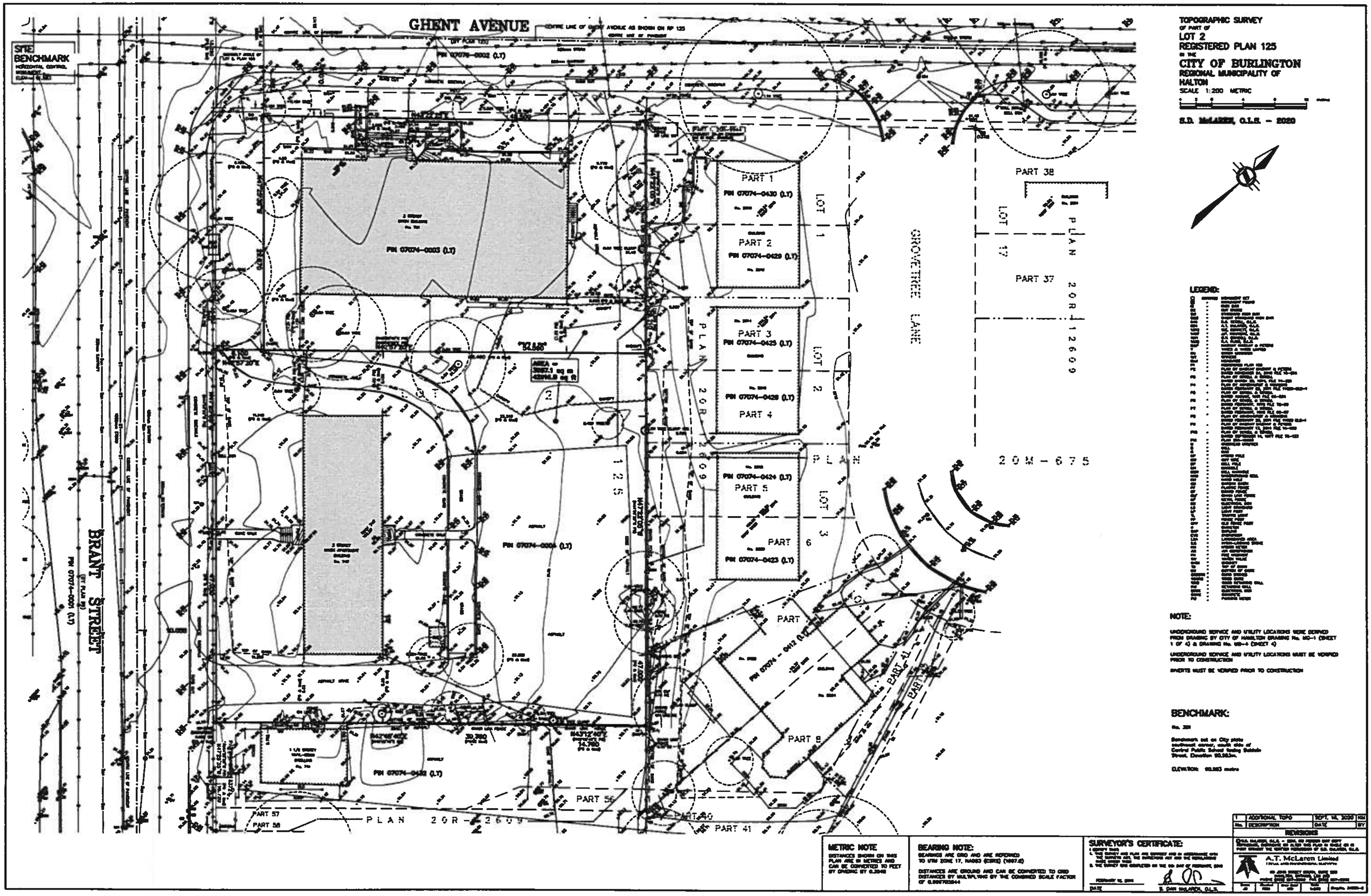
BRANT AND GHENT
PROPERTY ADDRESSES

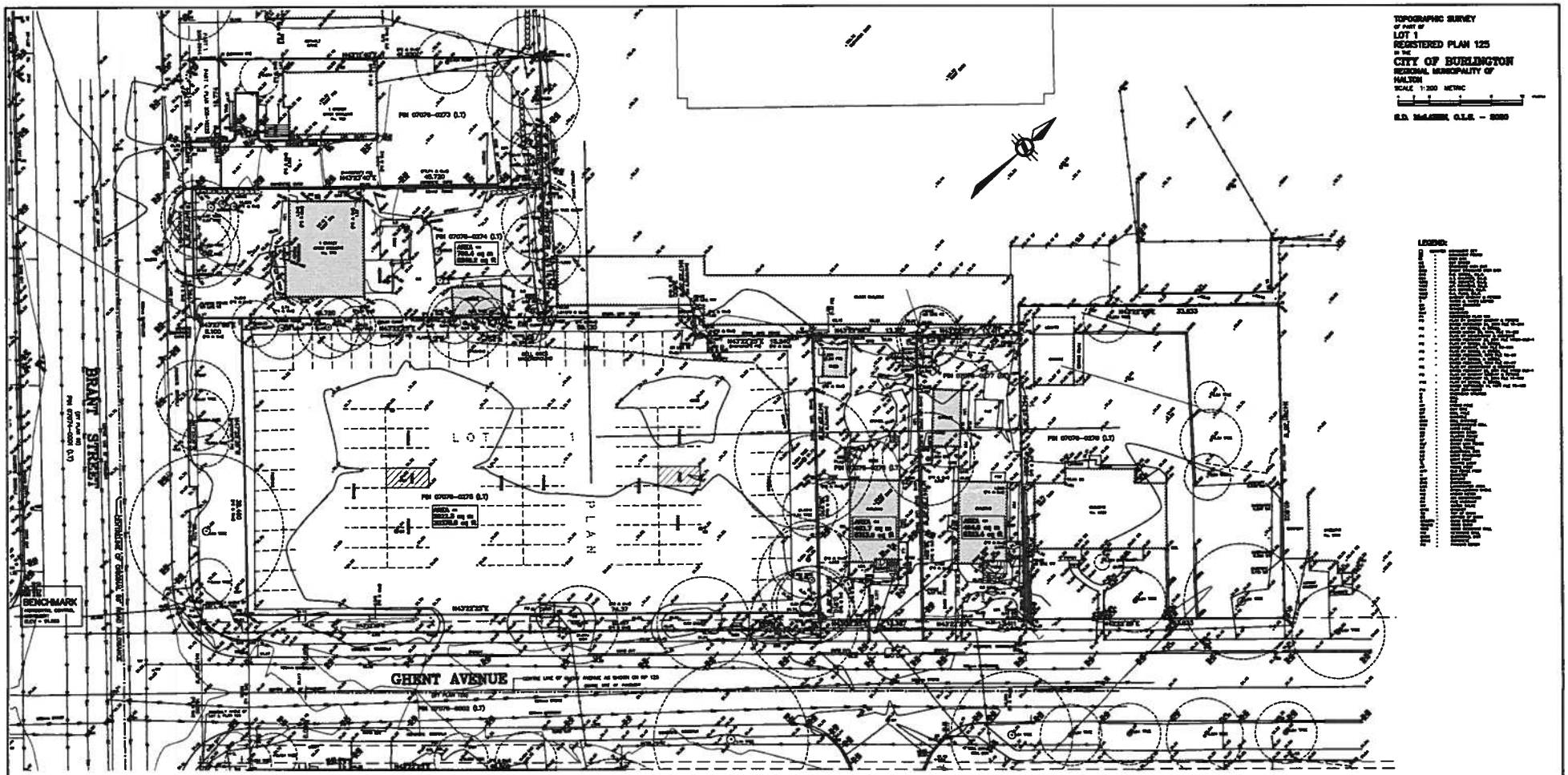


SCHEDULE 2

Survey Plans (Parcels A and B)


TOPOGRAPHIC SURVEY
OF PART OF
BLOCK "D"
REGISTERED PLAN M-59
AND PART OF
LOT 58
REGISTERED PLAN 59
BRANT'S BLOCK
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF
HALTON
SCALE 1:200 METRIC
S.S. SHAKER, O.L.S. - 2000
GRAHAM'S LANE
PART 6
PART 5
PLAN 20R-3821
SUBJECT TO AN EASEMENT AS SET OUT IN TRANSFER 134241
HALTON CONDOMINIUM PLAN 41
BLOCK 67040
PLAN 59
BLOCK
BRANCH
BRANT STREET
GHENT AVENUE
SITE BENCHMARK
LEGEND
NOTE:
BENCHMARK:
METRIC NOTE
BEARING NOTE
SURVEYOR'S CERTIFICATE
A.T. McLaren Limited


TOPOGRAPHIC SURVEY
OF PART OF
LOT 2
REGISTERED PLAN 125
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:200 METRIC
S.D. McLAREN, O.L.S. - 2020
GHENT AVENUE
BRANT STREET
GROVETREE LANE
SITE BENCHMARK
PLAN 20R-12609
20M-675
LOT 1
LOT 2
LOT 3
LOT 17
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 8
PART 37
PART 38
PART 40
PART 41
PART 56
PART 57
PART 58
PIN 07074-0003 (LT)
PIN 07074-0004 (LT)
PIN 07074-0412 (LT)
PIN 07074-0432 (LT)
PIN 07074-0001 (LT)
PIN 07074-0002 (LT)
PIN 07074-0430 (LT)
PIN 07074-0429 (LT)
PIN 07074-0425 (LT)
PIN 07074-0426 (LT)
PIN 07074-0424 (LT)
PIN 07074-0423 (LT)
LEGEND:
NOTE:
UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION
INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION
BENCHMARK:
METRIC NOTE
BEARING NOTE:
SURVEYOR'S CERTIFICATE:
A.T. McLaren Limited
REVISIONS
ADDITIONAL TOPO
SEPT. 16, 2020



BENCHMARK:

NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE SURVEYED FROM DRAWING BY CITY OF BURLINGTON DRAWING No. 100-1 (SHEET 1 OF 4) & DRAWING No. 100-2 (SHEET 4)

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

GRADES MUST BE VERIFIED PRIOR TO CONSTRUCTION

METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE:

BEARINGS ARE GRID AND ARE DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999954

SURVEYOR'S CERTIFICATE:

1. THIS SURVEY AND PLAN IS CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE FIELD WORK WAS COMPLETED ON THE 14TH DAY OF FEBRUARY, 2020

OCTOBER 15, 2020

S. DAVID MCLAREN, O.L.S.

No.	DESCRIPTION	DATE	BY
1	ADDITIONAL TOPO	SEPT. 15, 2020	SM

REVISIONS

A.T. McLaren Limited
www.atmclaren.com

CONSULTING ENGINEERS
PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
CAMBRIDGE, ONTARIO

DRAWN	CHECKED	APPROVED	SCALE	Project Number
SM	DM	DM	1:200	

SCHEDULE 3

Draft Reference Plans
(Parcels A and B)

PLAN OF SURVEY
OF PART OF
LOT 68
REGISTRAR'S COMPILED PLAN 99
AND PART OF
BLOCK 'D'
PLAN M-59
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200 METRIC

S.D. McLAREN, O.L.S. - 2021

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 68	REGISTRAR'S COMPILED PLAN 99	ALL OF PIN 07074-0570(LT)
2	PART OF BLOCK 'D'	PLAN M-59	ALL OF PIN 07074-0426(LT)

PLAN 20 R-____
RECEIVED AND DEPOSITED
Date _____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
Date _____
S. Ian McLaren, O.L.S.

GRAHAM'S LANE

PART 5
PLAN 20R-3821

PIN 07080-0431 (LT)

LOT 68

REGISTRAR'S COMPILED PLAN 99

PIN 07080-0428 (LT)

N46°02'40"E

44.196 (P1 & Meas)

N46°57'05"E

44.386 (P1 & Meas)

BRANT STREET
(BY PLAN 99)
PIN 07074-0020 (LT)

HALTON CONDOMINIUM PLAN 41
BLOCK 07940

PART 1
P.I.N. 07080 - 0570 (LT)

N43°02'55"E

BLOCK "D" PLAN M-59

PART 2
PIN 07080-0423 (LT)

N43°43'10"E
91.375

PART 2
PLAN 20R-1681
PIN 07080-0424 (LT)

PART 1
PLAN 20R-1681
PIN 07080-0424 (LT)

BLOCK 1
PIN 07080-0425 (LT)

GHENT AVENUE
PIN 07080-0421 (LT)
(BY PLAN M-59)

LEGEND:

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99970943

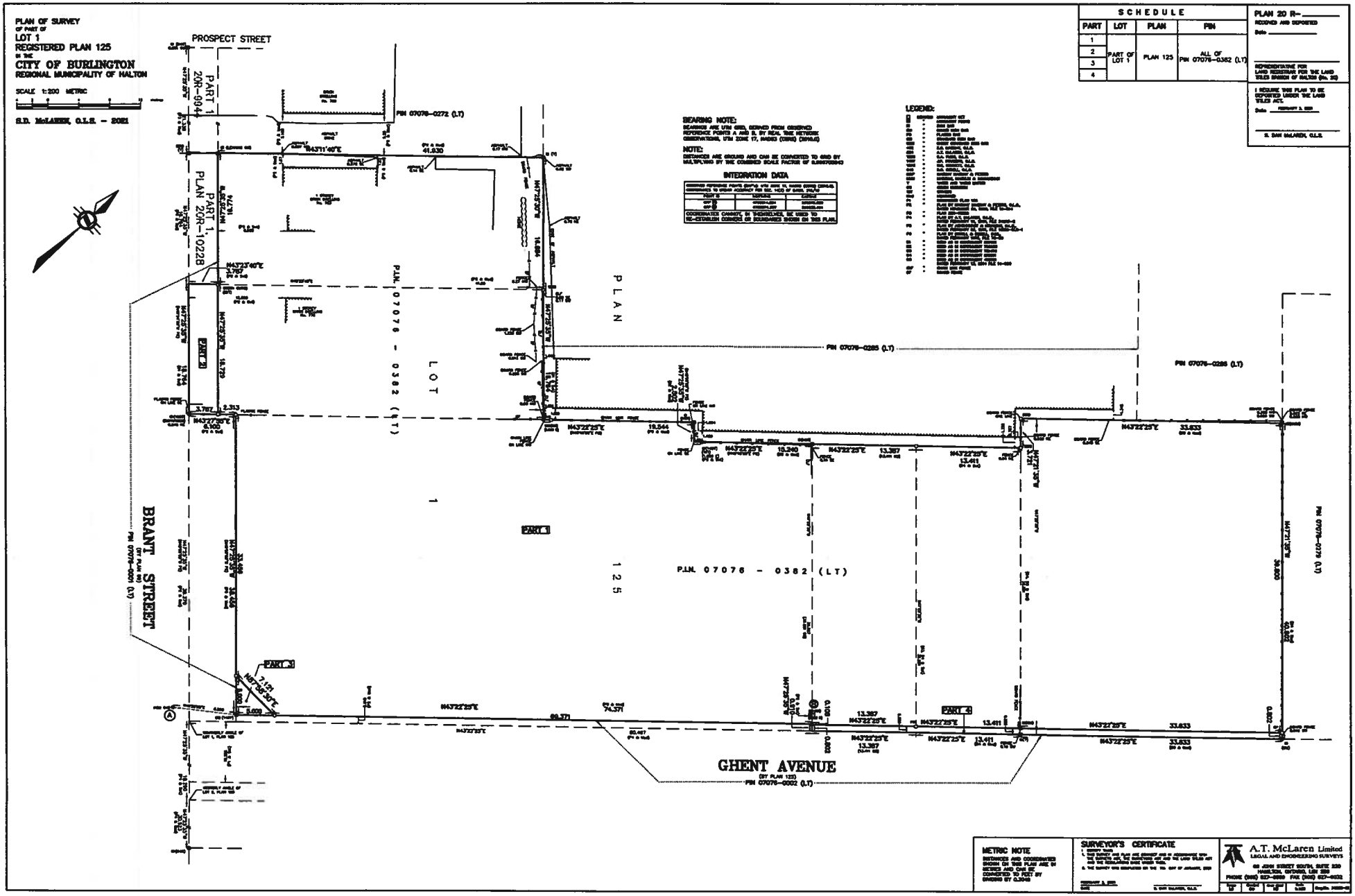
INTEGRATION DATA

POINT ID	NORTHING	EASTING
POINT A	4784546.685	594555.000
POINT B	4784546.685	594555.000

COORDINATES CANNOT BE INDEPENDENTLY VERIFIED

SURVEYOR'S CERTIFICATE

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 220
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-6559 FAX (905) 527-0022


PLAN OF SURVEY
OF PART OF
LOT 1
REGISTERED PLAN 125
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON
SCALE 1:200 METRIC
S.D. McLAREN, O.L.S. - 2021
PROSPECT STREET
PART 1
20R-9944
PART 1
PLAN 20R-10228
PIN 07076-0272 (LT)
N43°11'40"E
41.930
N43°23'40"E
3.787
PART 2
PART 3
N43°22'25"E
6.105
2.313
P.I.N. 07076 - 0382 (LT)
LOT 1
PLAN 125
PIN 07076-0285 (LT)
PIN 07076-0286 (LT)
N43°22'25"E
19.544
15.240
13.397
13.411
33.633
BRANT STREET
(BY PLAN 99)
PIN 07076-0001 (LT)
PART 4
7.371
N43°37'35"W
5.609
N43°22'25"E
69.371
74.371
80.467
PART 5
PART 6
13.397
13.411
33.633
GHENT AVENUE
(BY PLAN 125)
PIN 07076-0002 (LT)
PIN 07076-0179 (LT)
34.000
BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)
NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996159843
INTEGRATION DATA
COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
LEGEND:
SCHEDULE
PART | LOT | PLAN | PIN
1
2 | PART OF LOT 1 | PLAN 125 | ALL OF PIN 07076-0382 (LT)
3
4
PLAN 20 R-
RECORDED AND DEPOSITED
Date
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)
I HEREBY CERTIFY THAT I AM AUTHORIZED BY THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20) TO CERTIFY THAT THIS PLAN IS CORRECTLY DEPOSITED IN THE LAND TITLES OFFICE.
Date FEBRUARY 3, 2021
S. DAN McLAREN, O.L.S.
METRIC NOTE
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 7th DAY OF JANUARY, 2021
FEBRUARY 3, 2021
DATE
S. DAN McLAREN, O.L.S.
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
68 JOHN STREET SOUTH, SUITE 320
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527-8559 FAX (905) 527-8321

PLAN OF SURVEY
OF PART OF
LOT 2
REGISTERED PLAN 125
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

SCALE 1:200 METRIC

S.D. McLAREN, O.L.S. – 2020

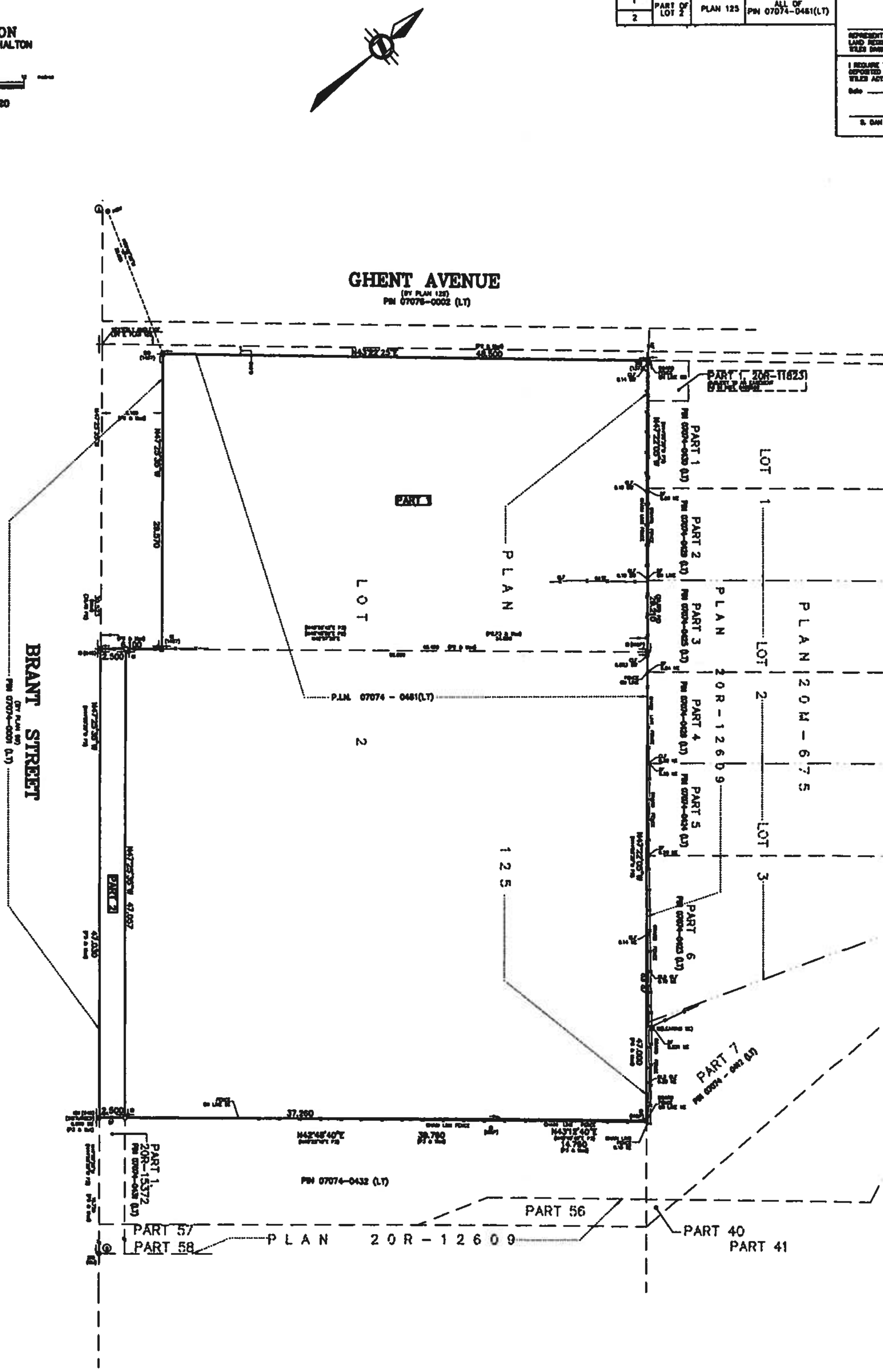
SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF LOT 2	PLAN 125	ALL OF PIN 07074–0481(LT)
2			

PLAN 20 R–______
RECEIVED AND DEPOSITED
Date ______

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF HALTON (No. 20)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
Date ______

S. DAN McLAREN, O.L.S.



NOTE:

UNDERGROUND SERVICE AND UTILITY LOCATIONS WERE DERIVED FROM DRAWING BY CITY OF HAMILTON DRAWING No. MG–1 (SHEET 1 OF 4) & DRAWING No. MG–4 (SHEET 4)

UNDERGROUND SERVICE AND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION

INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99970[illegible]

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's): UTM ZONE 17, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP A	[illegible]	[illegible]
ORP B	[illegible]	[illegible]
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

LEGEND:
[illegible]

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ___ DAY OF ___

DATE ______ S. DAN McLAREN, O.L.S.

A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE (905) 527–8559 FAX (905) 527–0032

SCHEDULE 4

Concept Plan



Proposed Residential Development

BRANT + GHENT

Burlington Ontario

MOLINARO GROUP

GRAZIANI + CORAZZA ARCHITECTS

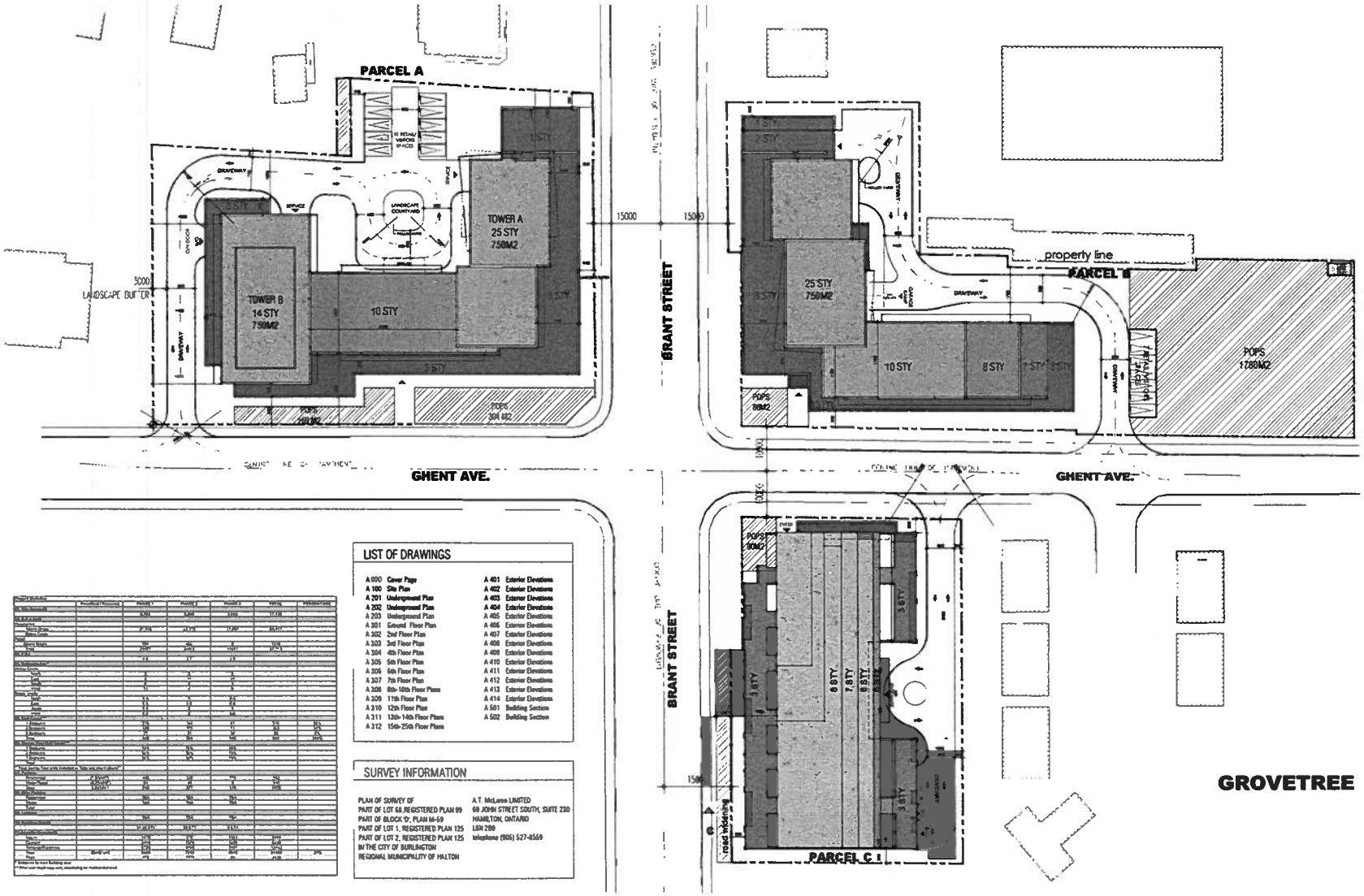
1320 Shawson Drive, Suite 100 Mississauga, ON L4W 1C3
T. 905.795.2601 F. 905.795.2844 www.gc-architects.com

Client
Molinaro Group
472 Brock Ave, Suite 103
Burlington, ON
ON L7S 1N1
T. 905.634.1128
F. 289.816.1440
Vince Molinaro

Planner
Fothergill Planning & Development Inc.
62 Daffodil Cres.
Ancaster, Ontario
ON L9K 1E1
T. 905.512.6523
F. -
Ed Fothergill

Landscape Architect
Seferian Design Group
761 Brant Street, Suite 202
Burlington, Ontario
ON L7R 2H7
T. 905.634.3110
F. -
Haig Seferian

Servicing Engineer
S.Llewellyn & Associates Limited
3226 South Service Road, Suite 105
Burlington, ON
ON L7N 3H8
T. 905.631.6978
F. 905.631.8927
Scott Llewellyn



	Proposed Rezoning	Phase 1	Phase 2	Phase 3	Total	Notes/Comments
Site Area (metric)		6,282	6,438	3,252	17,132	
Residential						
Density (Units Per Hectare)		397 UPH	465 UPH	77 UPH	355 UPH	
Retail						
Retail Density (Units Per Hectare)						
Gross Floor Area		25,000	30,000	2,500	57,500	
FSI		4.0	4.7	0.8	3.4	
Residential Units						
Studio		0	0	0	0	
1 Bedroom		124	162	11	297	56%
2 Bedroom		93	120	8	221	42%
3 Bedroom		4	5	0	9	2%
Total		221	287	19	527	100%
Retail Area (m2) (Location)						
Retail Area		1,000	1,000	0	2,000	
Parking Provided						
Underground	P1 Level	106	106	106	318	
Underground	P2 Level	106	106	106	318	
Surface	At Grade	20	20	20	60	
Total		232	232	232	696	
Parking Ratio						
Residential		1.05	1.05	1.05	1.05	
Visitor		0.05	0.05	0.05	0.05	
Total		1.10	1.10	1.10	1.10	
Loading						
Loading Spaces		2	2	2	6	
Bicycle Parking						
Short-term		12	12	12	36	
Long-term		111	144	10	265	
Total		123	156	22	301	

LIST OF DRAWINGS

A 000	Cover Page	A 401	Exterior Elevations
A 100	Site Plan	A 402	Exterior Elevations
A 201	Underground Plan	A 403	Exterior Elevations
A 202	Underground Plan	A 404	Exterior Elevations
A 203	Underground Plan	A 405	Exterior Elevations
A 301	Ground Floor Plan	A 406	Exterior Elevations
A 302	2nd Floor Plan	A 407	Exterior Elevations
A 303	3rd Floor Plan	A 408	Exterior Elevations
A 304	4th Floor Plan	A 409	Exterior Elevations
A 305	5th Floor Plan	A 410	Exterior Elevations
A 306	6th Floor Plan	A 411	Exterior Elevations
A 307	7th Floor Plan	A 412	Exterior Elevations
A 308	8th-10th Floor Plans	A 413	Exterior Elevations
A 309	11th Floor Plan	A 414	Exterior Elevations
A 310	12th Floor Plan	A 501	Building Section
A 311	13th-14th Floor Plans	A 502	Building Section
A 312	15th-25th Floor Plans		

SURVEY INFORMATION

PLAN OF SURVEY OF
PART OF LOT 68, REGISTERED PLAN 99
PART OF BLOCK 'D', PLAN M-59
PART OF LOT 1, REGISTERED PLAN 125
PART OF LOT 2, REGISTERED PLAN 125
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO
L8N 2B9
telephone (905) 527-8569

GENERAL NOTES

1. For landscaping, refer to landscape drawings.
2. For proposed grading refer to landscape drawings and approved grading plan.
3. All perimeter existing information indicated taken from survey.
4. All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended)
5. All driveway with access onto City owned roadway conform to City of Burlington standards.

NOTES

1. Fire access route to existing buildings will be maintained during construction.
2. Accessibility for all pathway to Go Station, Wal-Mart during construction will be maintained.
3. The fire access route will be designed to support a load of not less than 11,363 kg per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.
4. Fire Department access route will be constructed of hard surface material such as asphalt, concrete or lockstone

KEY PLAN



VAN ACCESSIBLE SIGNAGE DETAIL



GFA definition

The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purpose. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common walls. Gross Floor Area shall not include floor space devoted to:
-Vehicle Parking
-Storage
-Air Handling Equipment
-Enclosed mall and hallways, excluding kiosk, stairways
-Elevators and associated equipment
Washrooms
-Foyers, lobbies, but not waiting areas/rooms

The drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor shall verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural mechanical electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigations has been undertaken or reported on by the office in regards to the environmental conditions of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for employer information transfer

If electronic information is supplied by the other associated firms used there in the preparation of their contributions. The recipient firm/s shall determine the compatibility/appropriateness/adequacy of the information so supplied to their particular requirements.

Graziani + Corazza Architects Inc. shall not be responsible for
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred
2. Transmission of any virus or damage to the receiving electronic system when information is transferred

Issued for revisions

GRAZIANI CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS

1229 Plasser Drive, Suite 101, Mississauga, Ontario, L4W 1C3
Phone: 905.755.2001 Fax: 905.755.2041 www.gc-architects.com

Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

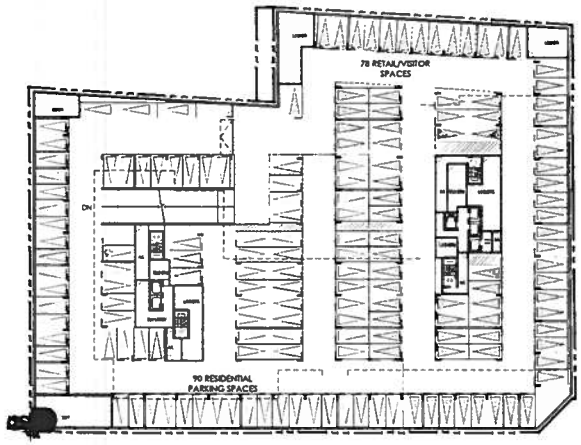
Definition	Remarks
Project Architects:	R. Graziani
Assistant Designers:	S. Salemi/R. Alessi
Drawn By:	S. Salemi/R. Alessi
Checked By:	R. Rocca
Plot Date:	May. 14, 2021
Job #:	1398.16

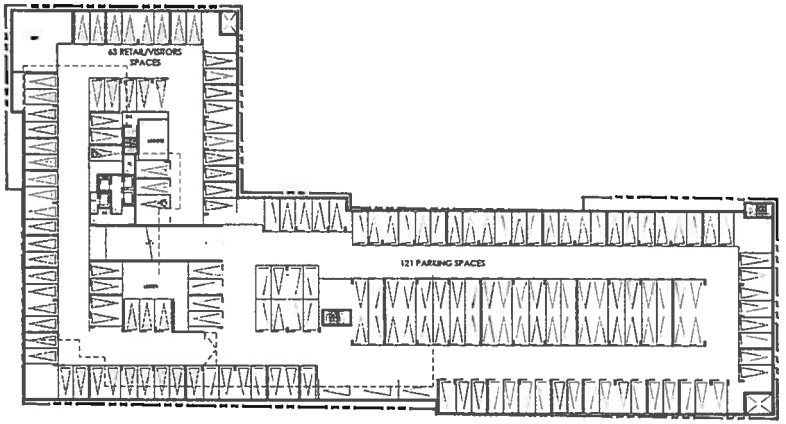
SITE PLAN

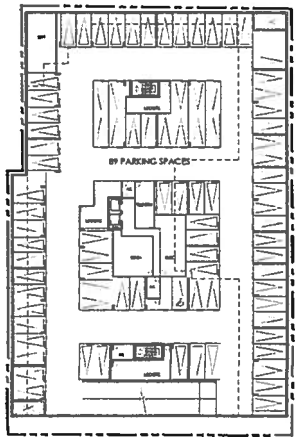
1:400

A101

TITLEBLOCK SIZE: ARCH D 900







This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. the contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural measurement sketches, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, this development has been undertaken as reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

If electronic information is supplied for the other consultant forms to assist them in the completion of their contributions. The recipient forms must determine the completeness and appropriate accuracy of the information in regards to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1 Errors, omissions, inaccuracies due to lack of information in whole or part when information is transferred
2 Transmission of any virus or damage to the receiving electronic system when information is transferred

PARKING LEGEND

residential parking space
dimensions: width = 2.70 m
dimension space = 16.50 m²

residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway

TYPE A

TYPE B

visitor/office/retail parking space
size as per (a)

visitor/office/retail parking(accessible)
size as per (a)
+ 2.00 m delineated accessible parking walkway

TYPE A

TYPE B

car share parking space
size as per (a)

1) Commercial parking spaces on level 1 to be pre-sold to the working one full electric vehicles

Issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.
1520 Dickson Drive, Suite 101, Mississauga, Ontario, L4W 1C3
Phone: 905 755 2001, Fax: 905 755 2044, www.gc-architects.com

ONTARIO ASSOCIATION OF ARCHITECTS

Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

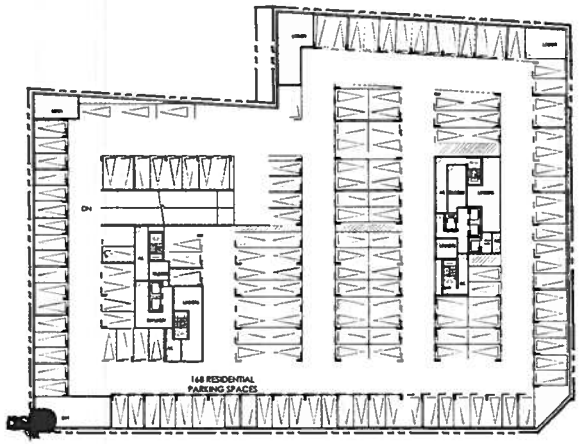
Definition	Details
Project Architects	R. Graziani
Assistant Designers	S. Salemi,R. Mansi
Drawn By:	S. Salemi,R. Mansi
Checked By:	G. Bozzo
Plot Date:	May. 14, 2021
Job #	1398.16

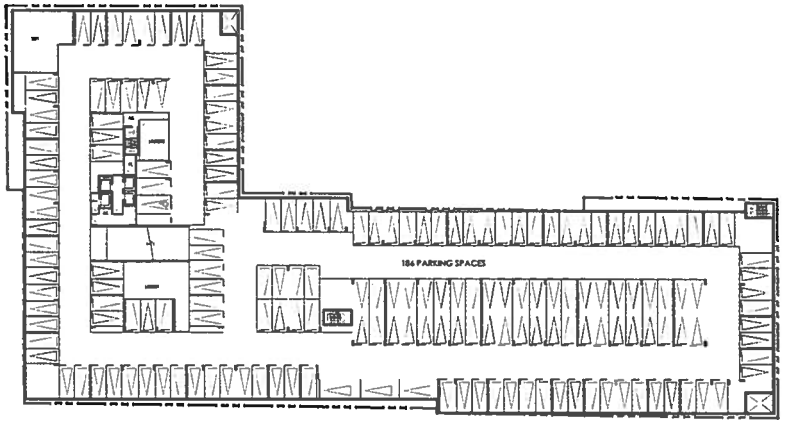
P1 LEVEL

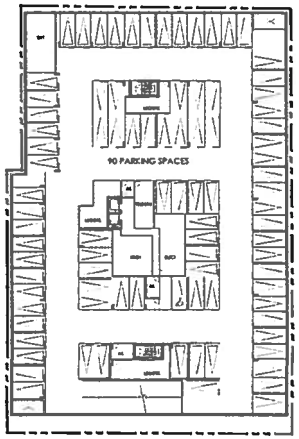
1:400

A201

TITLE BLOCK SIZE 4"H x 8"D







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Conditions for electronic information transfer

1 Electronic information is supplied to the other associated firms to speed them in the execution of their commissions. The recipient firms must determine the completeness/appropriateness/accuracy of the information in regard to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for
1 Errors, omissions, inconsistencies due to lack of information in whole or part when information is transferred
2 Transformation of any virus or damage to the receiving electronic system when information is transferred

PARKING LEGEND

residential parking space
minimum width = 2.75 m
minimum area = 16.50 sq.

residential parking space (barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway

TYPE A

TYPE B

visitor/office/retail parking space
size as per (a)

visitor/office/retail parking(barrier free)
size as per (a)
+ 2.00 m delineated accessible parking walkway

TYPE A

TYPE B

car share parking space
size as per (a)

(a) Designated parking spaces are shown to be provided for the anything one foot different wheelies

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Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

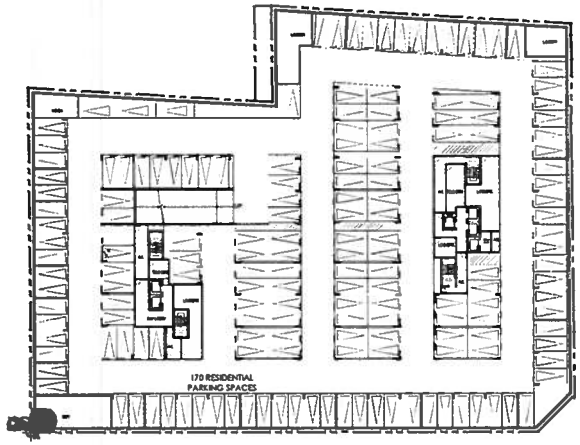
Architects	Graziani
Project Architects	G. Graziani
Associated Designers	S. Salemi/R. Alessi
Drawn By	S. Salemi/R. Alessi
Checked By	D. Biasa
Plot Date	May. 14, 2021
Job #	1598.16

P2 LEVEL

1:400

A202

TITLE BLOCK SIZE 432 x 600



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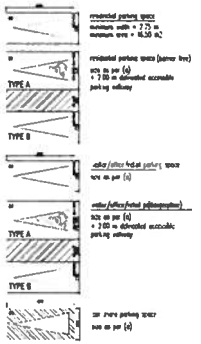
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other consultant firms to assist them in the distribution of their workphases. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for
1 Errors, omissions, incompleteness due to lack of information in whole or part when information is transferred
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PARKING LEGEND



0.6 Designated parking spaces on floor 1 to be pre-wired for the charging and fuel efficient vehicles

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Phone 905.795.7991 Fax 905.795.2944 www.gc-architects.com

Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

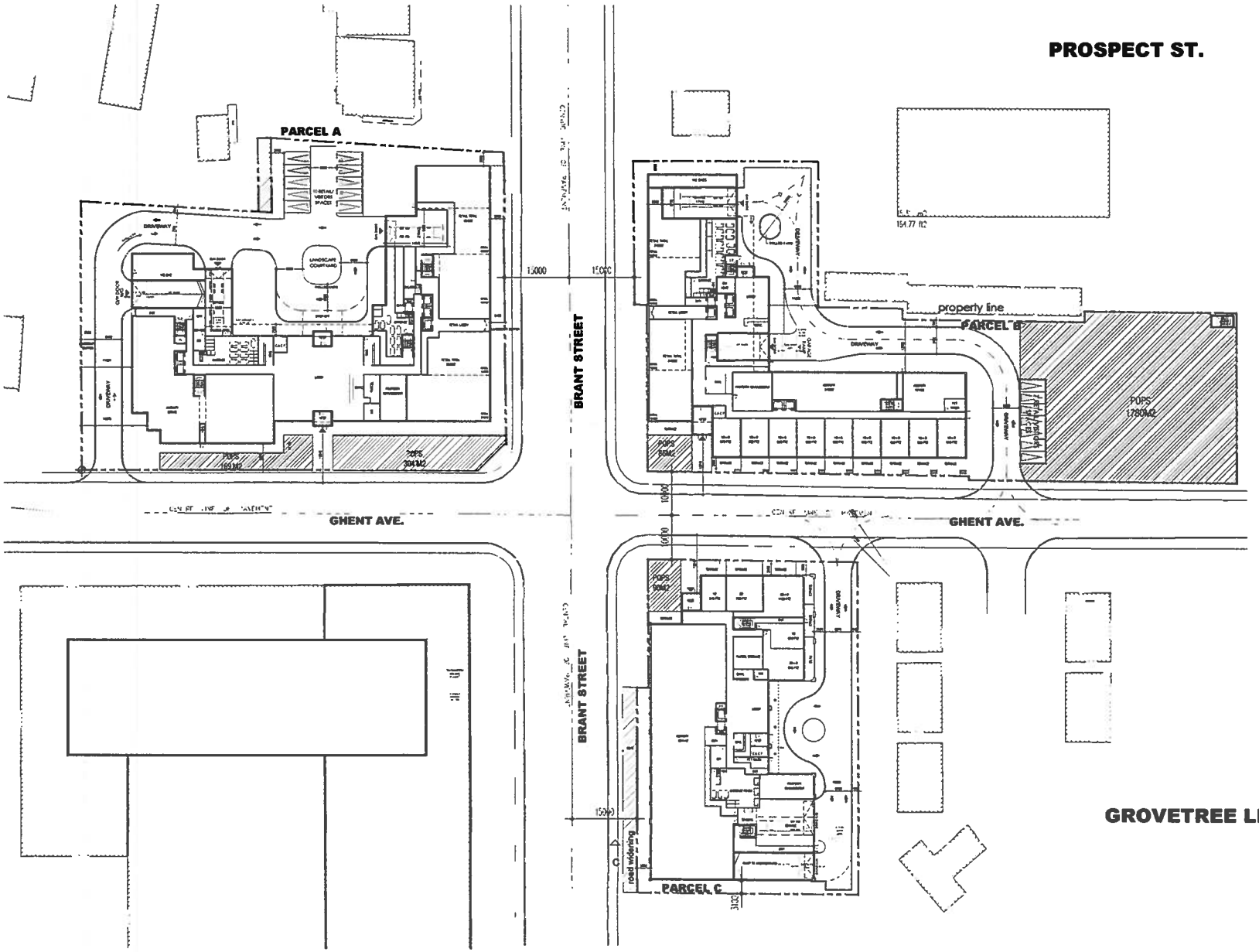
Production	Comments
Project Architects	D. Graziani
Assistant Designers	S. Soloni/E. Aloni
Drawn By:	S. Soloni/E. Aloni
Checked By:	D. Reese
Plot Date:	May. 14, 2021
Job #	1399.16

P3 LEVEL

1:400

A203

TITLEBLOCK SIZE 4"x 6 900



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Compliance for electronic information transfer

If electronic information is supplied to the other associated firms to assist them in the execution of their mandates with the recipient firms must diligently the compliance/applicable/appropriate/conformance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

1. Errors, omissions, incompatibilities due to lack of information or where or part where information is transferred.
2. Transformation of any virus or damage to the receiving electronic system when information is transferred.

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www.gc-architects.com

Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

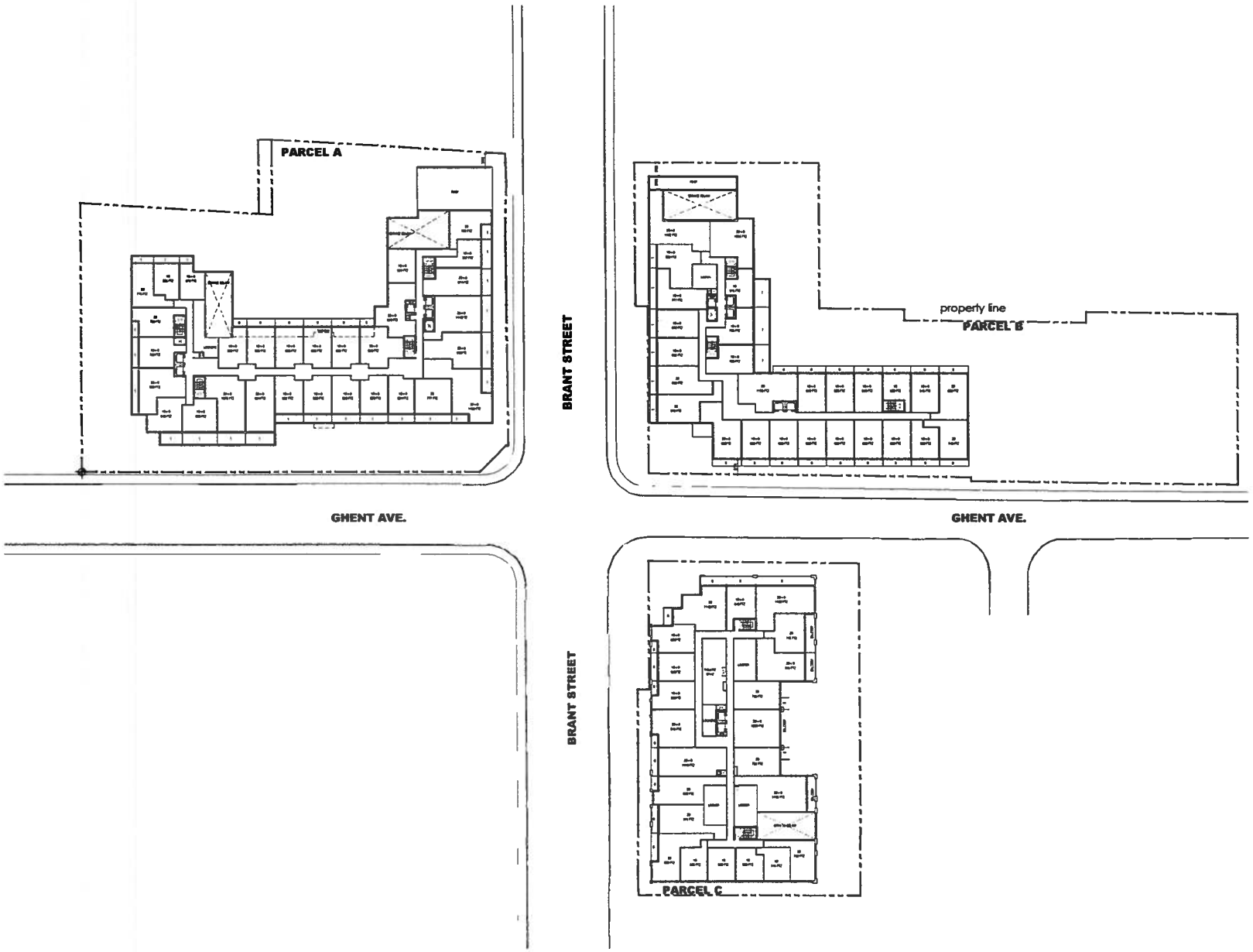
Revisions	Details
Project Architects	R. Graziani
Assistant Designers	S. Safaei/R. Alawi
Drawn By:	S. Safaei/R. Alawi
Checked By:	D. Biasa
Plot Date:	May. 14, 2021
Job #:	1398.16

GROUND LEVEL

1:400

A301

TITLEBLOCK SIZE: A1 = 800



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

1. Before any information is supplied in the other appropriate format, it must be verified by the consultant without modification. The recipient firm must determine the appropriateness of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, misinterpretations due to data modification or media or plot status alterations supplied.
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Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

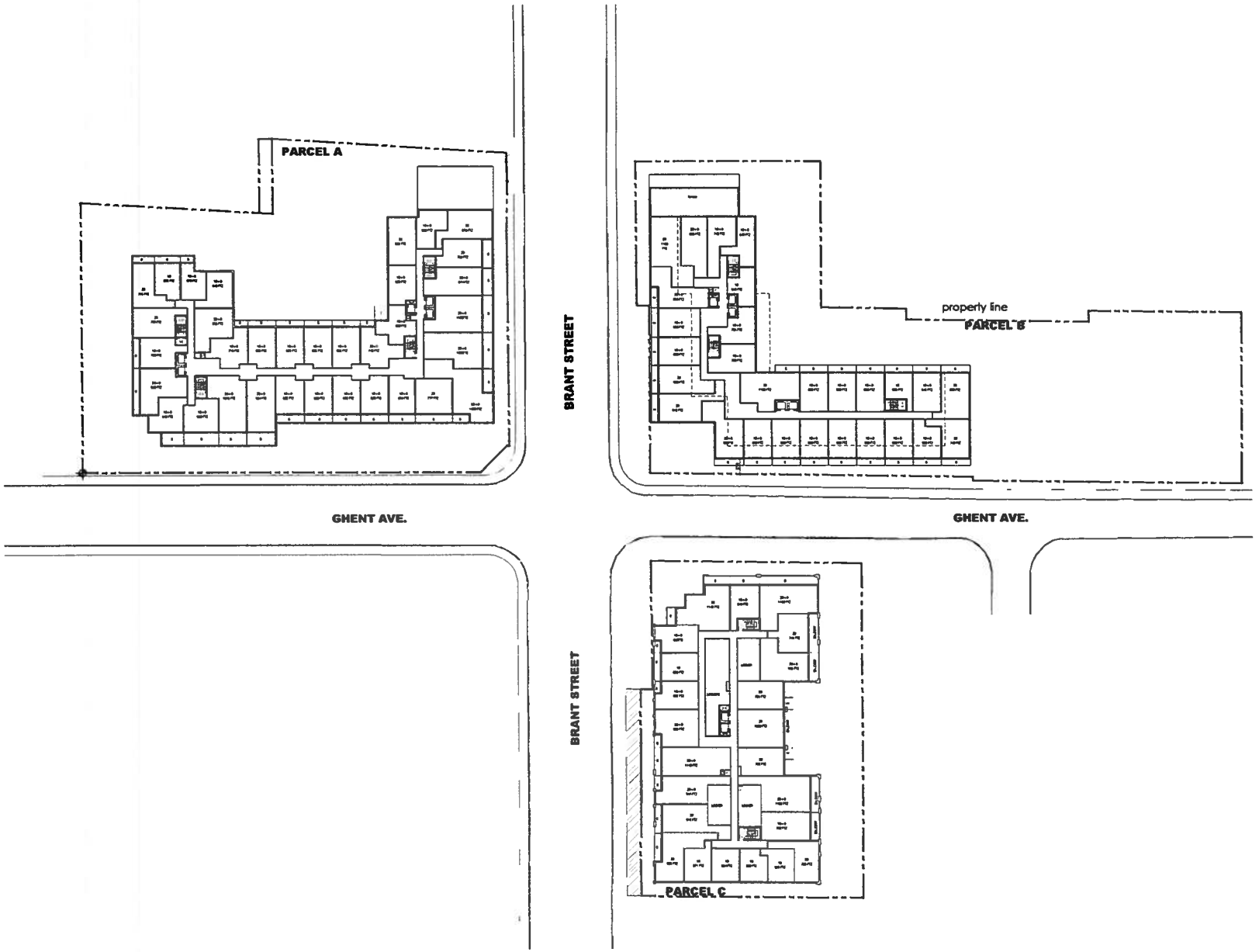
Architect	Date/note
Project Architect:	R. Graziani
Assistant Designer:	S. Safari/E. Alani
Drawn By:	S. Safari/E. Alani
Checked By:	R. Blasa
Plot Date:	May. 14, 2021
Job #	1398.16

2ND FLOOR

1:400

A302

TITLEBLOCK SIZE ANSI B (432 x 280)



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Constituent for dominion information transfer

Electronic information as supplied by the other consultant forms to agreed steps in the consultant-architect relationship. The recipient forms must determine the compatibility/appropriateness/relevance of the information transmitted for their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1 Errors, omissions, misinterpretations due to loss of information or where no post action information is transferred
2 Transmission of any virus or damage to the receiving electronic system when information is transferred

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Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

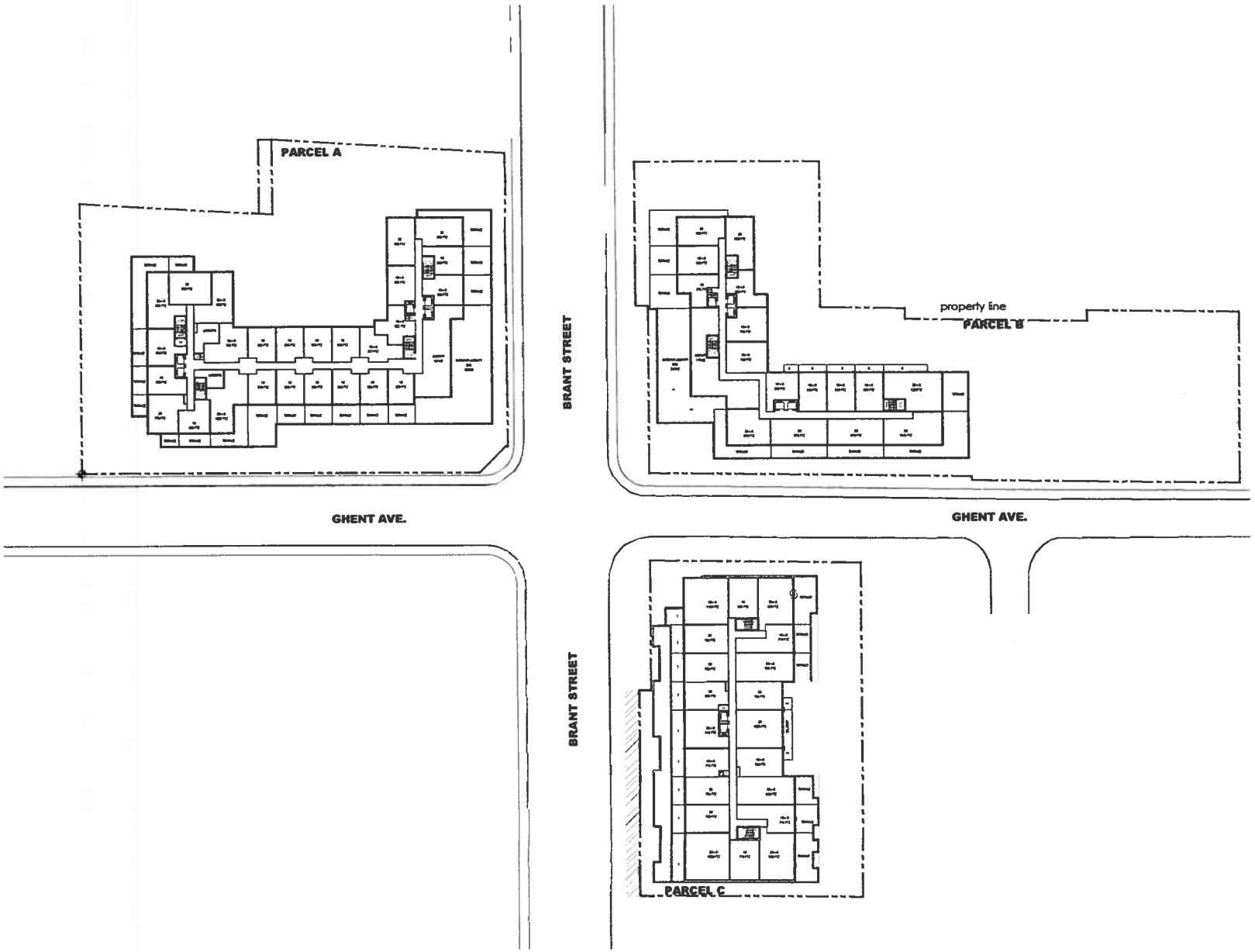
Revision	Date
Project Architect:	R. Graziani
Assistant Designer:	S. Soleni/E. Alani
Drawn By:	S. Soleni/E. Alani
Checked By:	R. Rizzo
Plot Date:	May. 14, 2021
Job #	1398.16

3RD FLOOR

1:400

A303

TITLEBLOCK SIZE: 432 x 800



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Contractors for contractors, subcontractors and trades

Instructions, information as supplied by the other associated firms to assist them in the execution of their commissions. The recipient firms must determine the completeness/appropriate/correctness of the information or request to their particular responsibility.

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Phone: 905 795 2020 Fax: 905 795 2044 www.gc-architects.com

Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

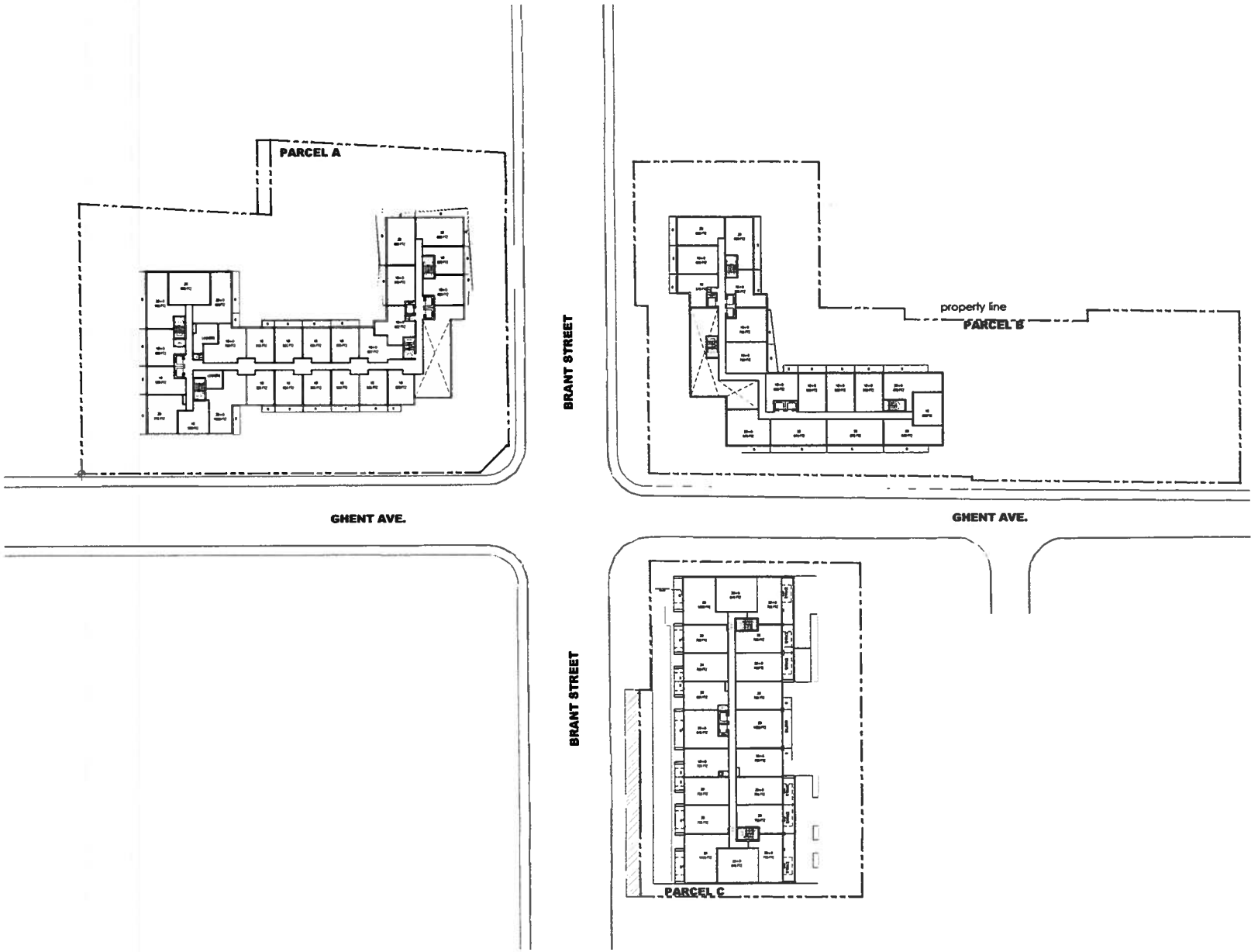
Description	Data
Project Architects	G. Graziani
Assistant Designers	S. Salasi/E. Abasi
Drawn By	S. Salasi/E. Abasi
Checked By	G. Biasa
Plot Date	May. 14, 2021
Job #	1398.16

4TH FLOOR

1:400

A304

TITLEBLOCK SIZE: ANSI B (11"X17")



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information as supplied on the other transmitted forms to which these are the exception of these instruments. The recipient forms must determine the completeness and appropriateness/relevance of the information as required to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for
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Graduated Development

BRANT+GHENT
PHASE 1,2 AND 3

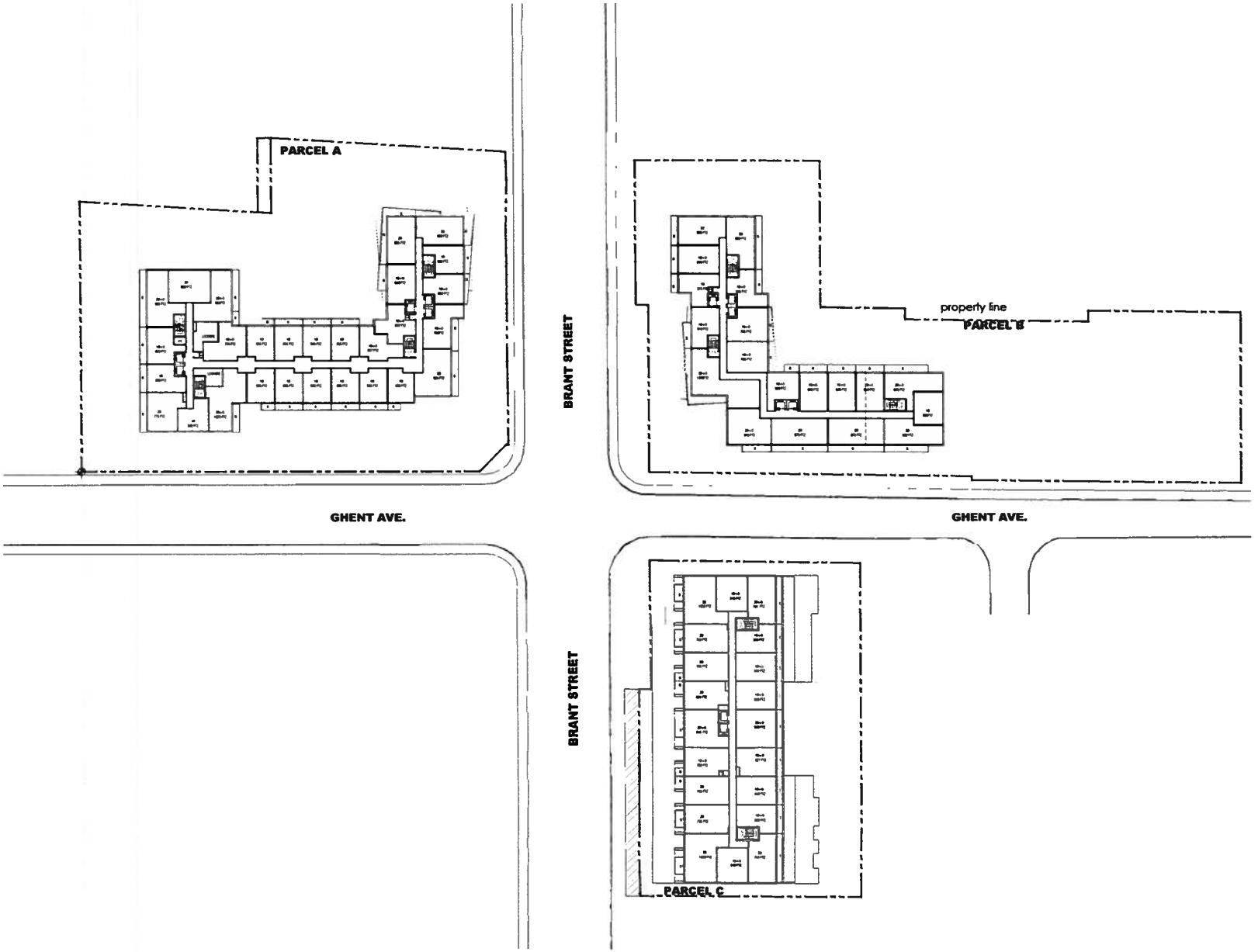
Definition	Outcome
Project Architect:	R. Graziani
Assistant Designer:	S. Sabet/E. Alani
Drawn By:	S. Sabet/E. Alani
Checked By:	R. Blone
Plot Date:	May, 14, 2021
Job #	1390.16

5TH FLOOR

1:400

A305

TITLEBLOCK SIZE 24" x 1000



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Constraints for electronic information transfer

If electronic information is supplied by the other consultants hereto to assist them in the preparation of their instruments. The recipient hereby shall determine the professional/appropriate professional relevance of the information in respect to their particular responsibility.

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Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

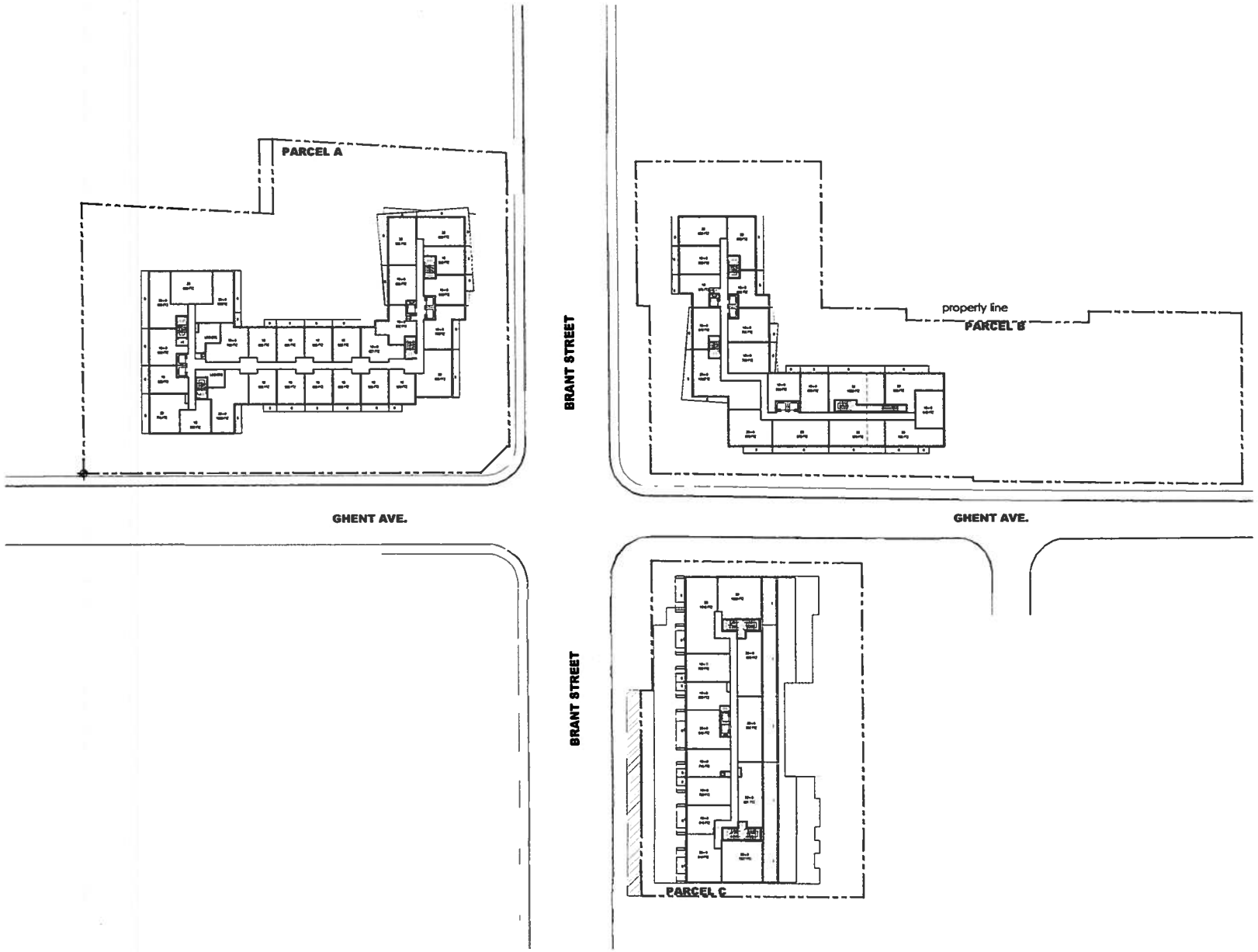
Revisions	Date/no
Project Architect:	R. Graziani
Assistant Designer:	S. Sahai/R. Alani
Drawn By:	S. Sahai/R. Alani
Checked By:	R. Biase
Plot Date:	May. 14, 2021
Job N°	1398.16

6TH FLOOR

1:400

A306

TITLE BLOCK SIZE: 11" x 17"



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Completion for electronic information transfer

If electronic information is supplied for other documents forms to assist them in the execution of their employment. The recipient forms must determine the completeness of any supplied information while information is supplied for their particular responsibility.

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2 Transmission of any virus or damage to the receiving electronic system when information is transferred

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In-industrial Development

BRANT+GHENT
PHASE 1,2 AND 3

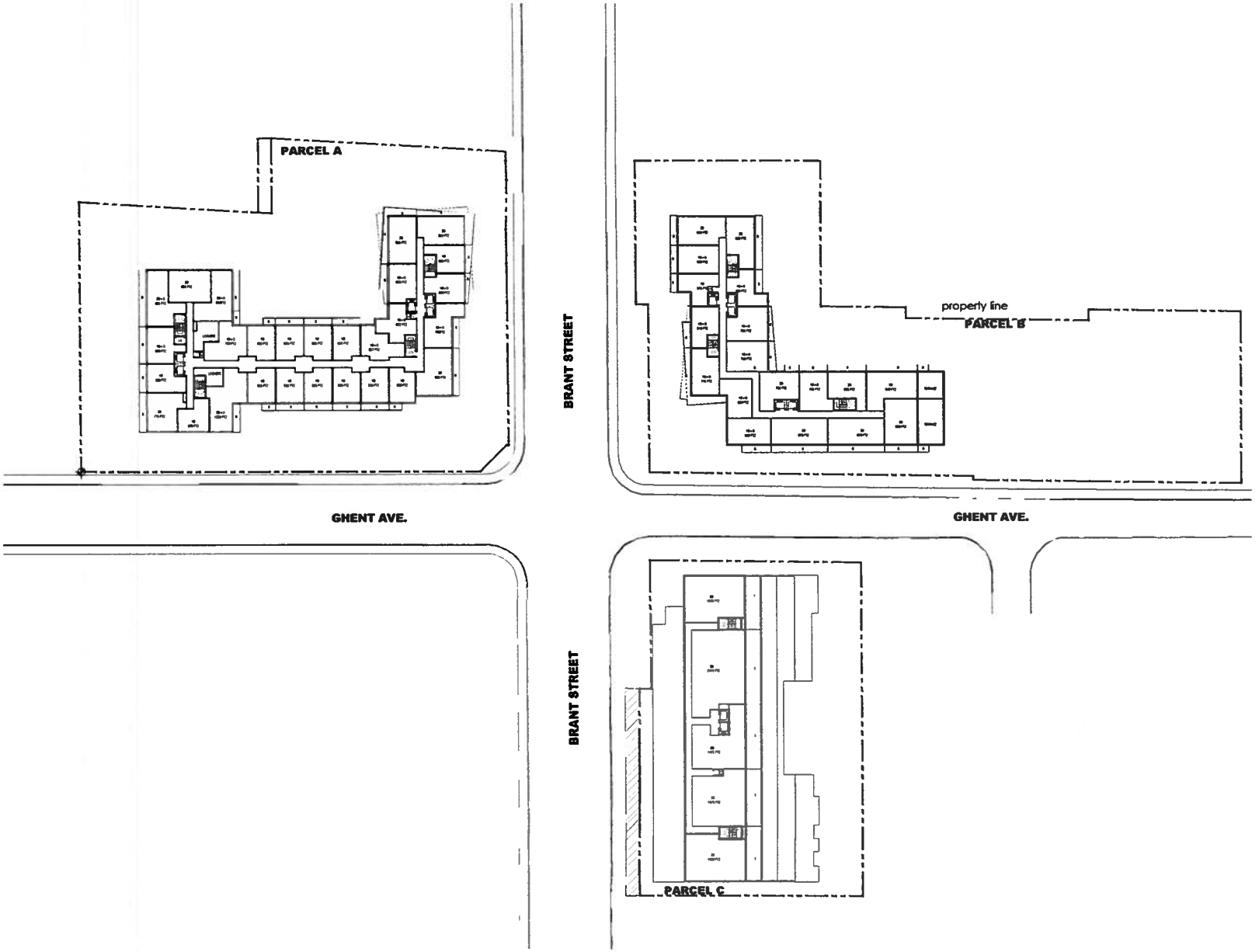
Revisions	Remarks
Project Architect:	D. Graziani
Assistant Designer:	S. Soleat/E. Alani
Drawn By:	S. Soleat/E. Alani
Checked By:	D. Bono
Plot Date:	May. 14, 2021
Job #:	1398.16

7TH FLOOR

1:400

A307

TITLEBLOCK SIZE 11" x 17"



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information as supplied to the other referenced forms is stated there in the destination software environment. The recipient forms must determine the compatibility/appropriateness/accuracy of the information as supplied in their particular application/facility.

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Residential Development

BRANT+GHENT

PHASE 1,2 AND 3

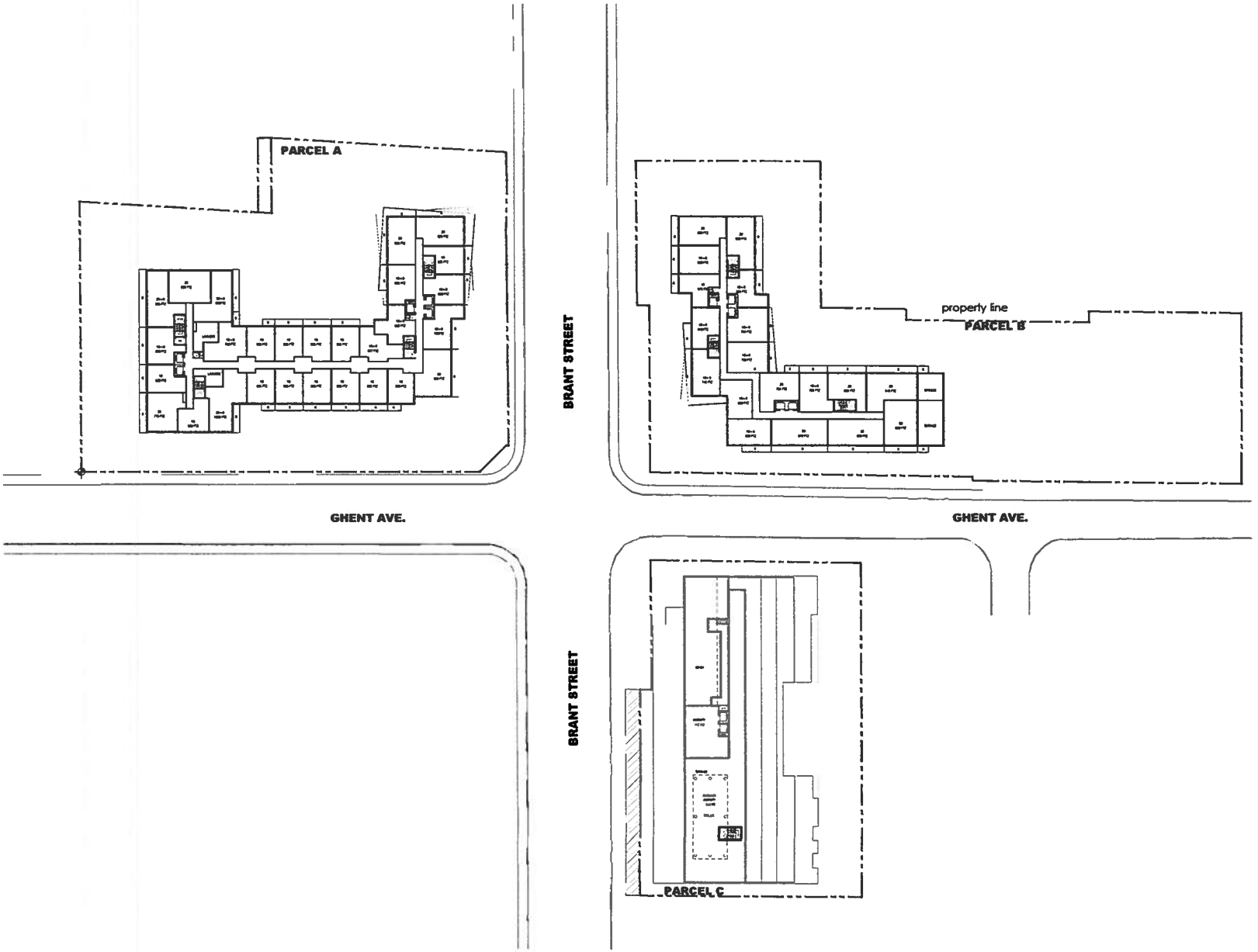
Author	Date
Project Architect:	R. Graziani
Assistant Designer:	S. Soleni/R. Alani
Drawn By:	S. Soleni/R. Alani
Checked By:	R. Morse
Plot Date:	May 14, 2021
Job #:	1598.16

8TH FLOOR

1:400

A308

TITLE BLOCK SIZE 431 x 900



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only

Conditions for electronic information transfer

If electronic information is supplied by the other consultant forms to avoid harm to the electronic medium and systems. The recipient forms must determine the completeness and appropriateness of the information in respect to their particular responsibility

Graziani + Corazza Architects Inc. shall not be responsible for
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Residential Development

BRANT+GHENT
PHASE 1,2 AND 3

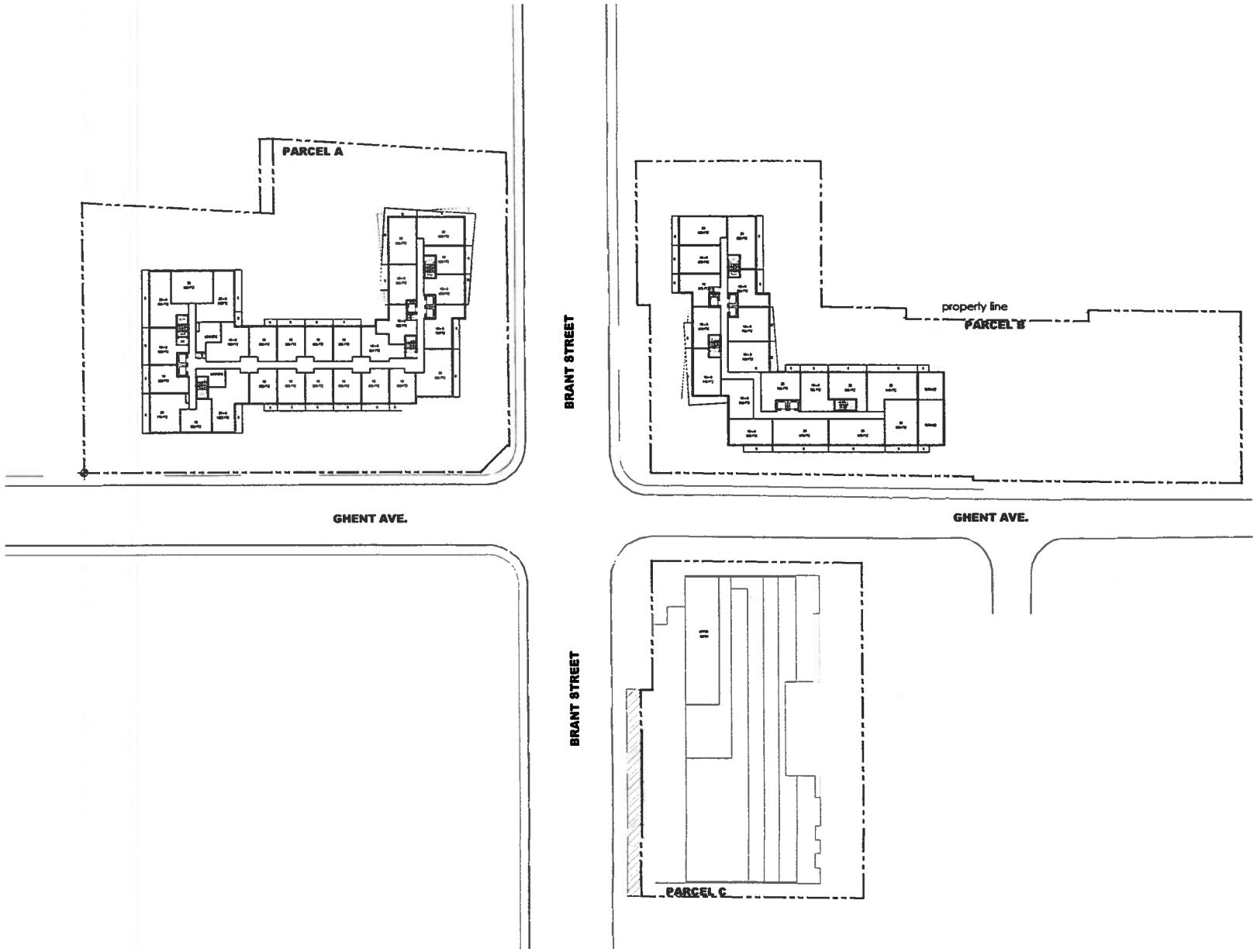
Definition	Remarks
Project Architects:	R. Graziani
Assistant Designers:	S. Safaei/R. Alani
Drawn By:	S. Safaei/R. Alani
Checked By:	R. Bosse
Plot Date:	May. 14, 2021
Job #:	1718.16

9TH FLOOR

1:400

A309

TITLEBLOCKSIZE 215 x 900



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other contracted parties in good faith in the minimum effort environment. The recipient firms must determine the compatibility and appropriateness of the information in regard to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

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2. Transmission of any virus or damage to the receiving electronic system when information is transferred

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Phone 905.795.2601 Fax 905.795.2644 www.gc-architects.com

Residential Development

BRANT+GHENT

PHASE 1,2 AND 3

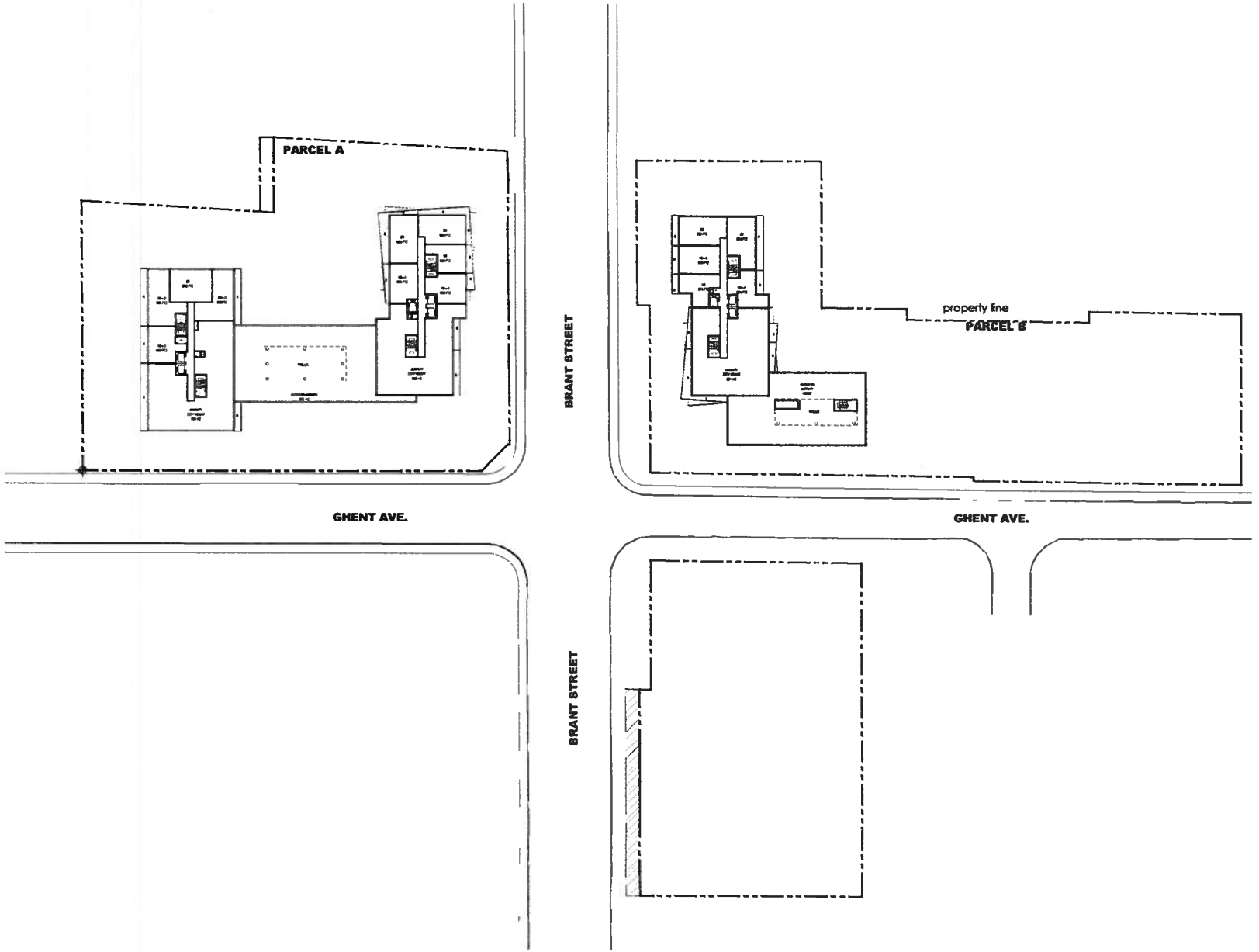
Definition	Remarks
Project Architect:	R. Graziani
Assistant Designers:	S. Salari/E. Abasi
Drawn By:	S. Salari/E. Abasi
Checked By:	R. Rosa
Plot Date:	May. 14, 2021
Job #	1370.16

10TH FLOOR

1:400

A310

TABLOID SIZE 11" x 17"



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Suite 100 Westminster Square
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L4W 1C3
www.graziani.com

Residential Development

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PHASE 1,2 AND 3

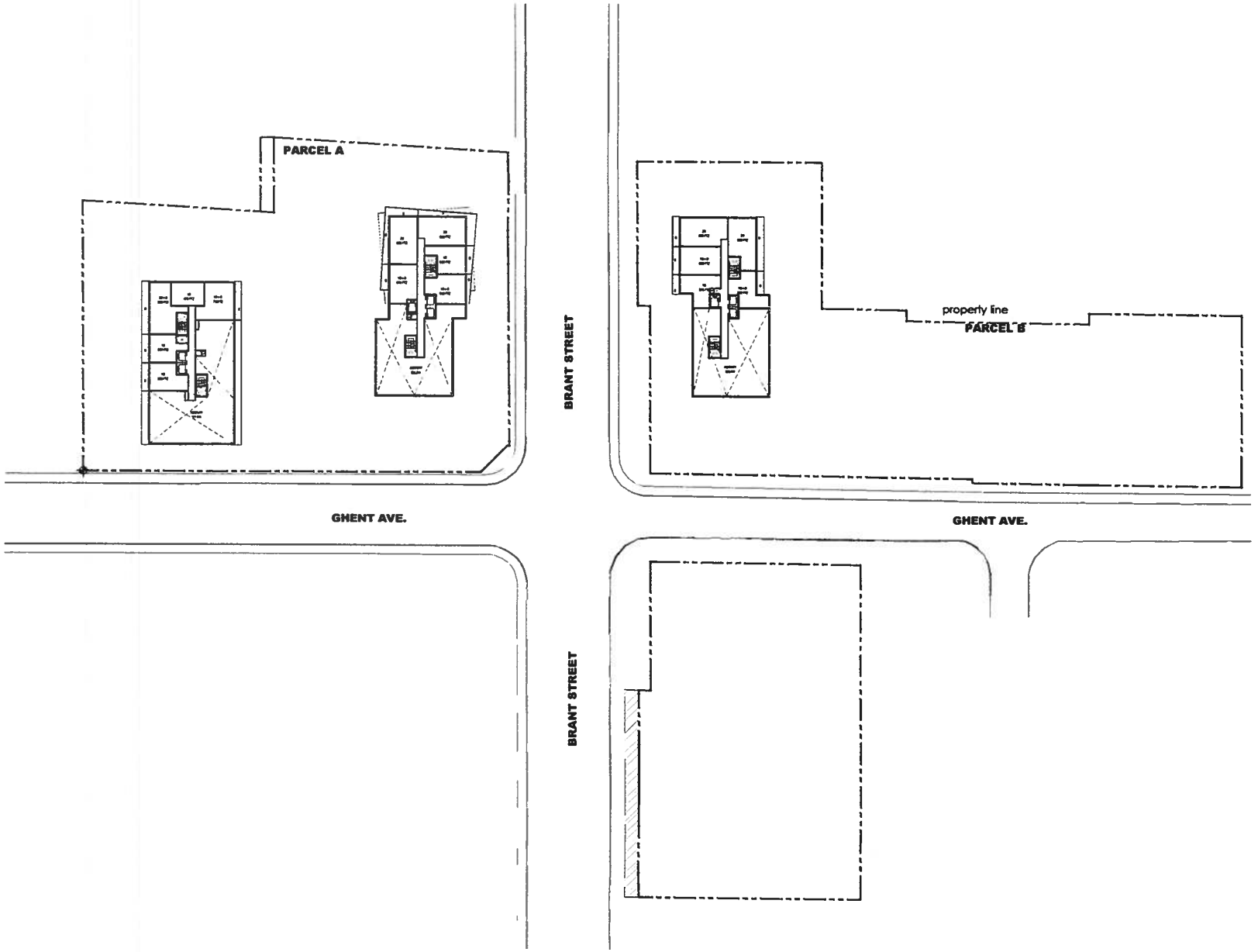
Revisions	Remarks
Project Architect:	B. Graziani
Assistant Designer:	S. Salemi,M. Alani
Drawn By:	S. Salemi,M. Alani
Checked By:	B. Biasa
Plot Date:	May. 14, 2021
Job #	1370.16

11TH FLOOR

1:400

A311

TITLEBLOCK SIZE 11" x 17"



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Conditions for electronic information transfer

If electronic information is supplied on this other associated forms to which there is the attached office employment. The recipient forms must determine the completeness and appropriateness of the information developed by their particular responsibility.

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Residential Development

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PHASE 1,2 AND 3

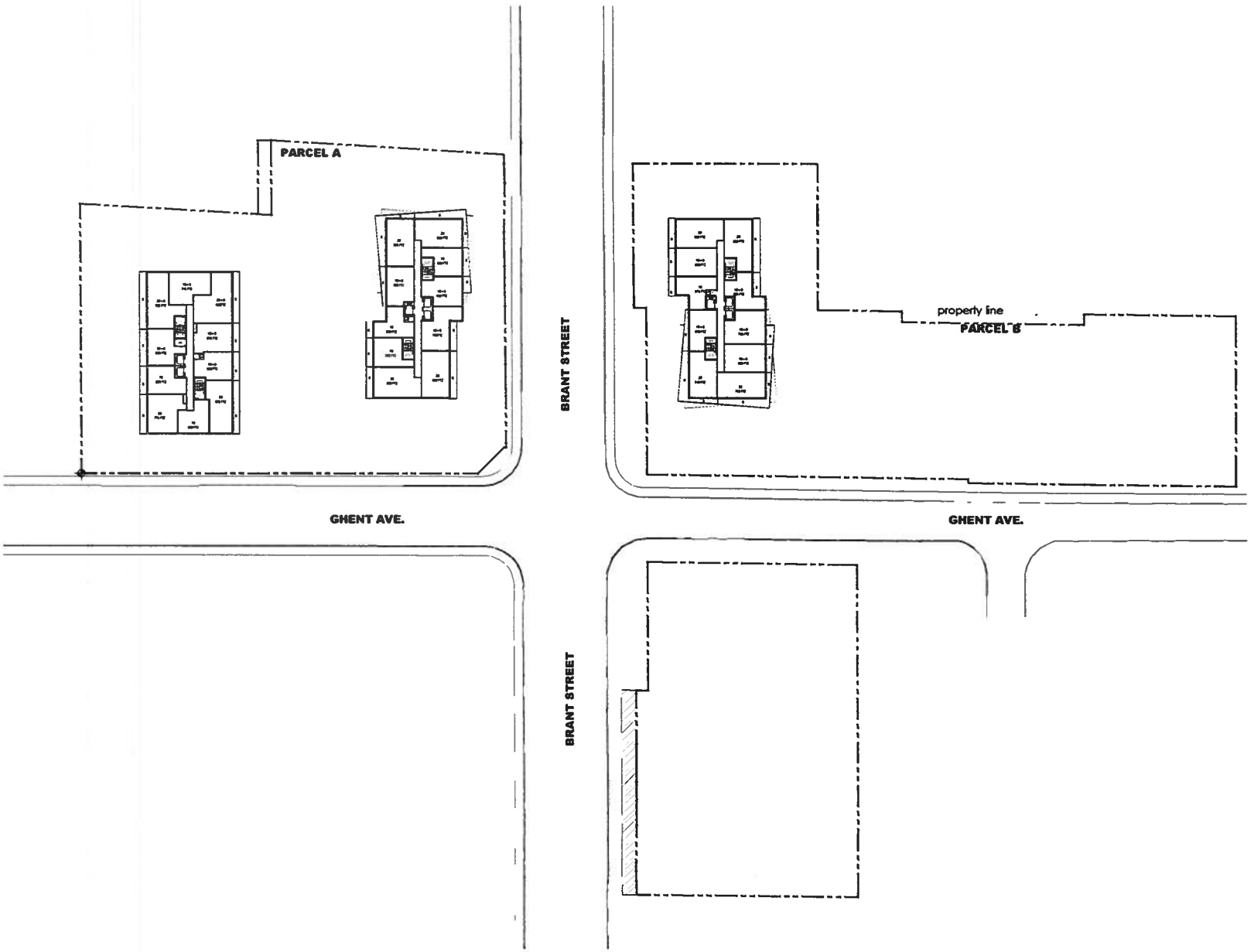
Architect	Details
Project Architect:	R. Graziani
Assistant Designer:	S. Saleuf/E. Alessi
Drawn By:	S. Saleuf/E. Alessi
Checked By:	D. Biasa
Plot Date:	May. 14, 2021
Job #:	1398.16

12TH FLOOR

1:400

A312

TITLEBLOCK SIZE 7" x 10"



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Conditions for electronic information transfer

Electronic information is supplied to the other contracting parties in good faith in the execution of their contemporaneous. The recipient firms must determine the compatibility of the information transmitted with the information required for their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

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2. Transmission of any virus or damage to the receiving electronic system when information is transferred

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Residential Development

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PHASE 1,2 AND 3

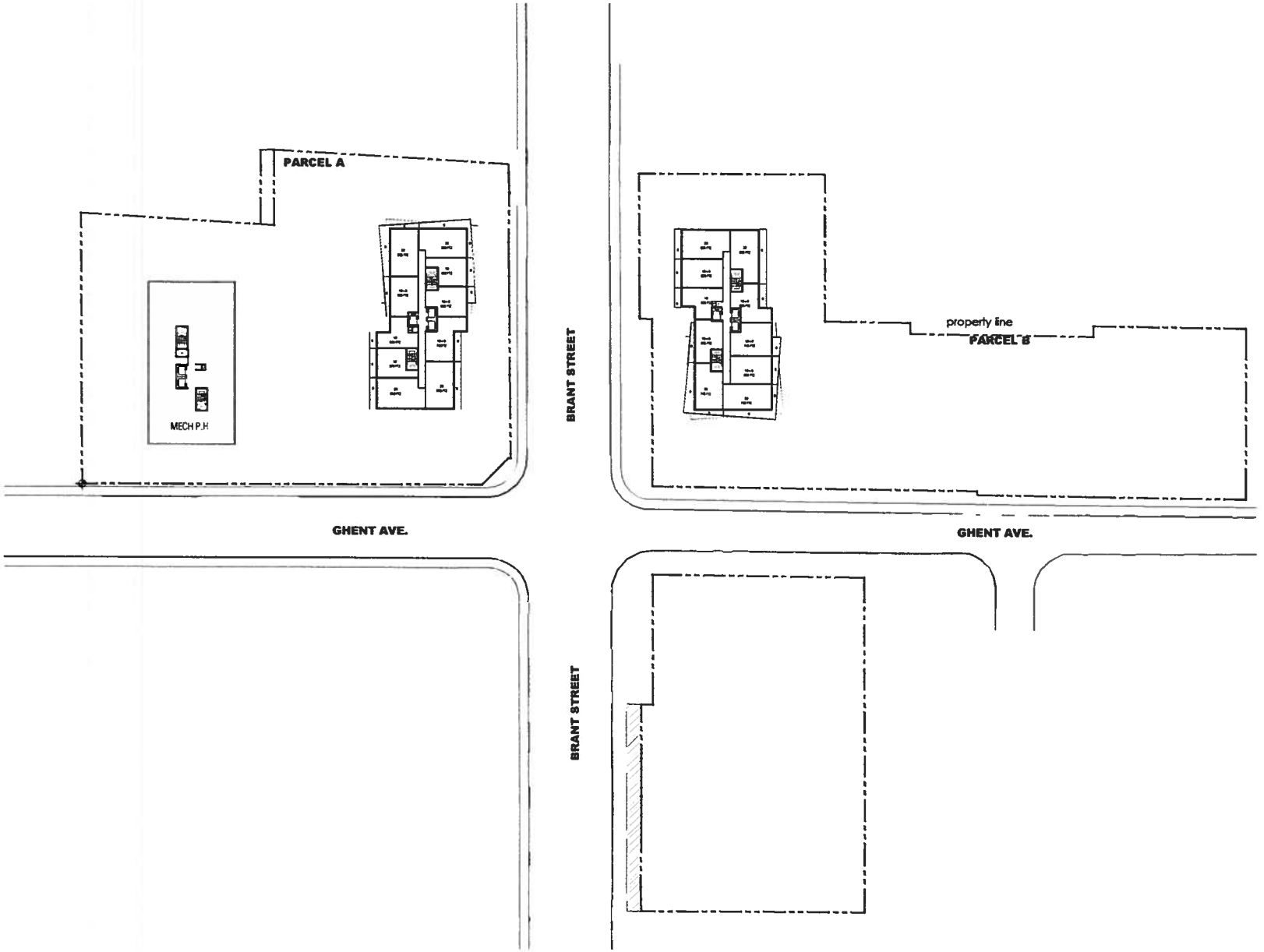
Description	Details
Project Architects	B. Graziani
Assistant Designers	S. Saleri/R. Alessi
Drawn By	S. Saleri/R. Alessi
Checked By	B. Blana
Plot Date	May. 14, 2021
Job #	1398.16

13TH-14TH FLOOR

1:400

A313

TITLEBLOCK SIZE 4'-0" x 900



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Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their assignments. The recipient firms must determine the completeness and appropriateness of the information in regard to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:

1. Errors, omissions, misinterpretations due to loss of information or errors or omissions when information is transferred
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Residential Development

BRANT+GHENT

PHASE 1,2 AND 3

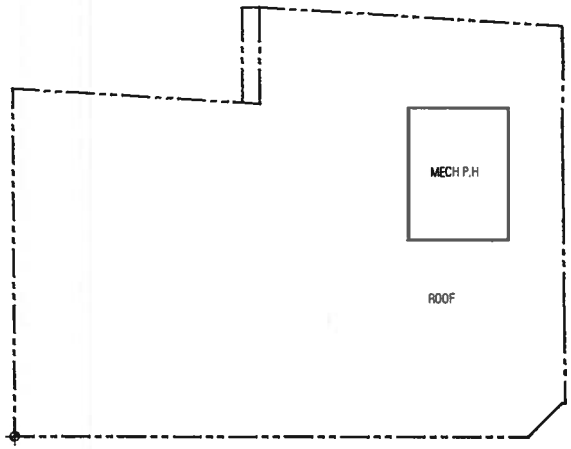
Scale	Scale
Project Architects	G. Graziani
Assistant Designers	S. Safavi/R. Alemi
Drawn By:	S. Safavi/R. Alemi
Checked By:	G. Bianco
Plot Date:	May. 14, 2021
Job #	1398.16

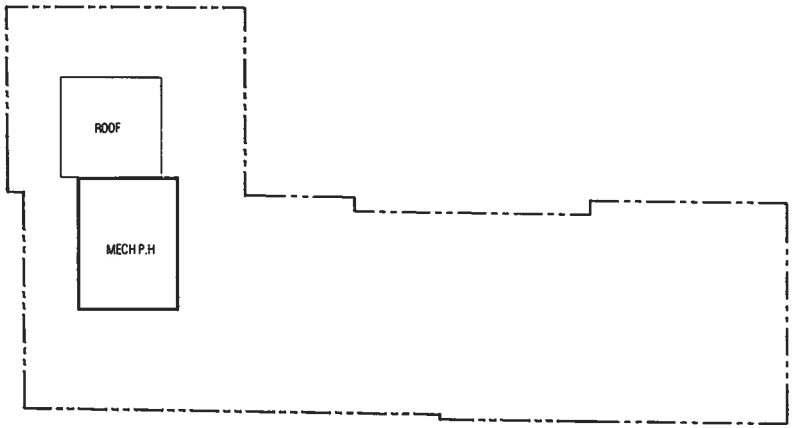
15TH-25TH FLOOR

1:400

A314

TITLEBLOCK SIZE





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Conditions for electronic information transfer

If technical information is supplied to the other associated firms by electronic means the completion of that work/process. The recipient firms must determine the completeness/appropriateness/accuracy of the information in respect to their particular responsibility.

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Re-industrial Development

BRANT+GHENT
PHASE 1,2 AND 3

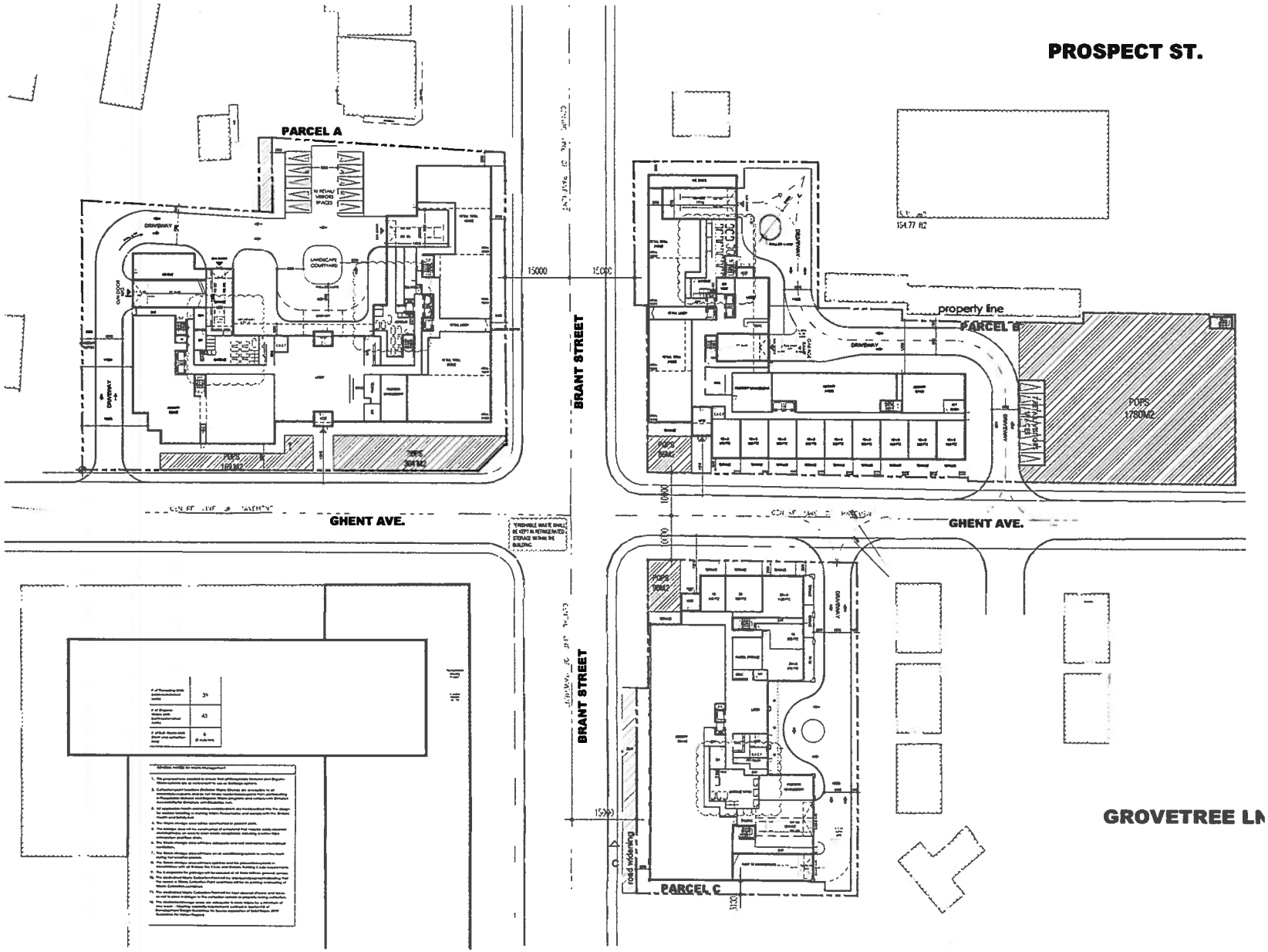
Architect	Graziani
Project Architect:	R. Graziani
Assistant Designer:	S. Saberi/R. Abini
Drawn By:	S. Saberi/R. Abini
Checked By:	D. Hanna
Plot Date:	May. 14, 2021
Job #	1918.16

MECH FLOOR

1:400

A315

TITLEBLOCK SIZE 4"1" x 900



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Conditions for electronic information transfer

If electronic information is supplied to the other associated parties stated them in the attention of their architectures. The recipient firms must determine the completeness and appropriateness/relevance of the information or respond to their particular responsibility.

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Residential Development

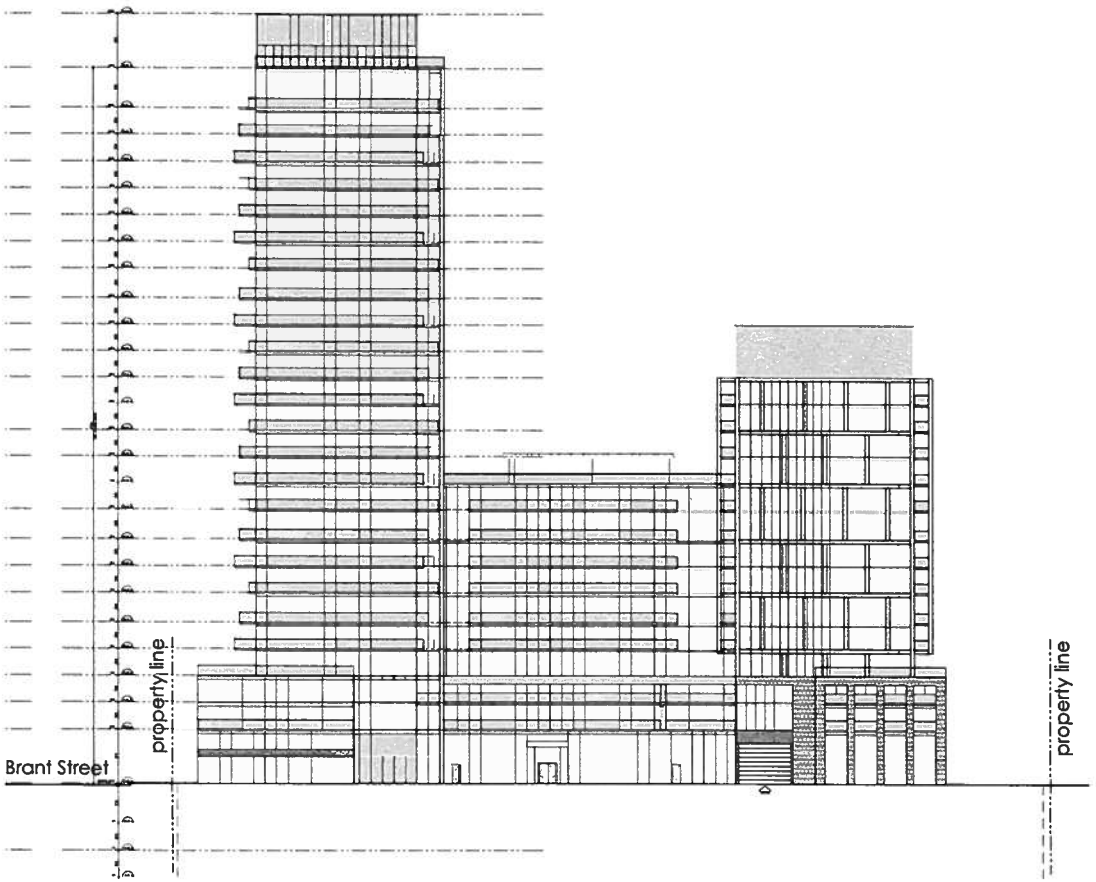
BRANT+GHENT
PHASE 1,2 AND 3

Submitted	Drawn
Project Architects:	R. Graziani
Assistant Designer:	S. Salemi/E. Alessi
Drawn By:	S. Salemi/E. Alessi
Checked By:	R. Blanco
Plot Date:	May. 14, 2021
Job #:	1398.16

WASTE MANAGEMENT PLAN

1:400 A316

TITLEBLOCK SIZE: ANSI D 900



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Conditions for electronic information transfer

Electronic information as supplied in the other enumerated forms in some form in the execution of Work contractors. The recipient forms must determine the completeness/applicability/interpretation/accuracy of the information or request it from graziani responsibility.

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Residential Development

BRANT+GHENT
PHASE 1- LOT "A"

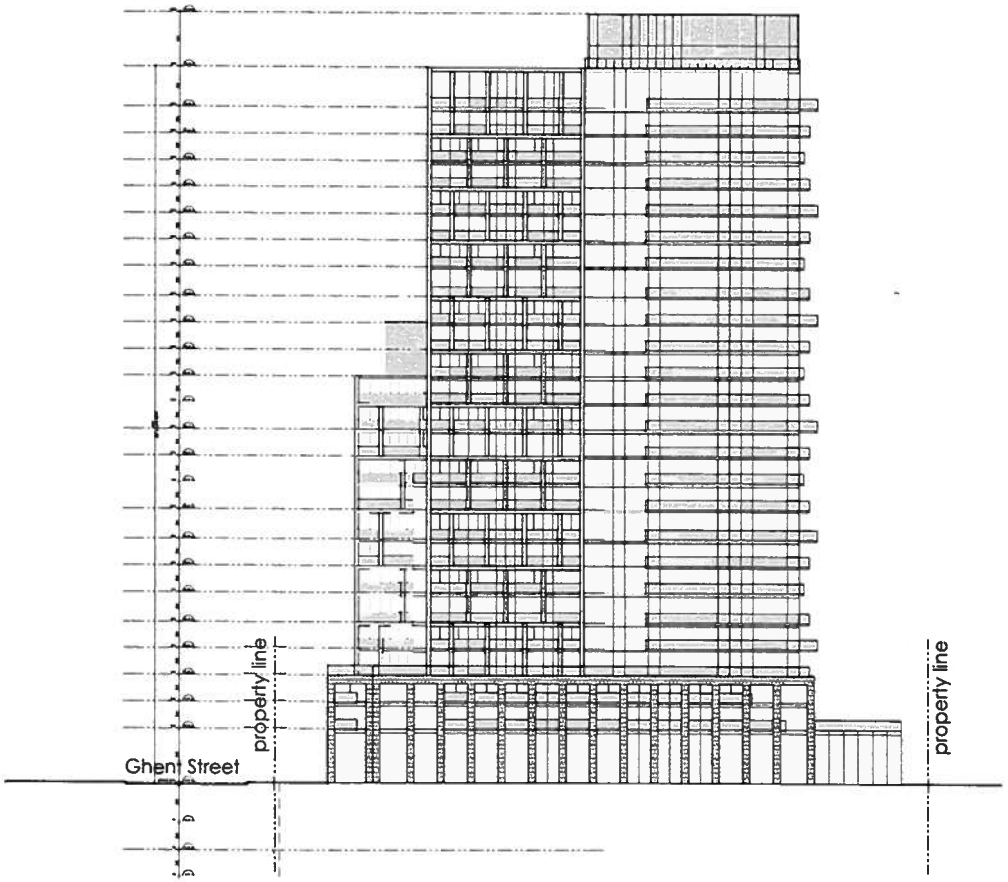
Architect	Date/no
Project Architect:	B. Graziani
Assistant Designer:	S. Saloni/R. Alessi
Drawn By:	S. Saloni/R. Alessi
Checked By:	B. Glenn
Plot Date:	May. 14, 2021
Job #:	1398.16

NORTH ELEVATION

1:250

A401

TITLEBLOCK SIZE 4" x 8.00



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Conditions for electronic information issue:

If electronic information is supplied to the other consultant it is to be used only in the execution of their contract. The recipient firms must determine the compatibility/appropriateness/performance of the information supplied to their particular responsibility.

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Residential Development

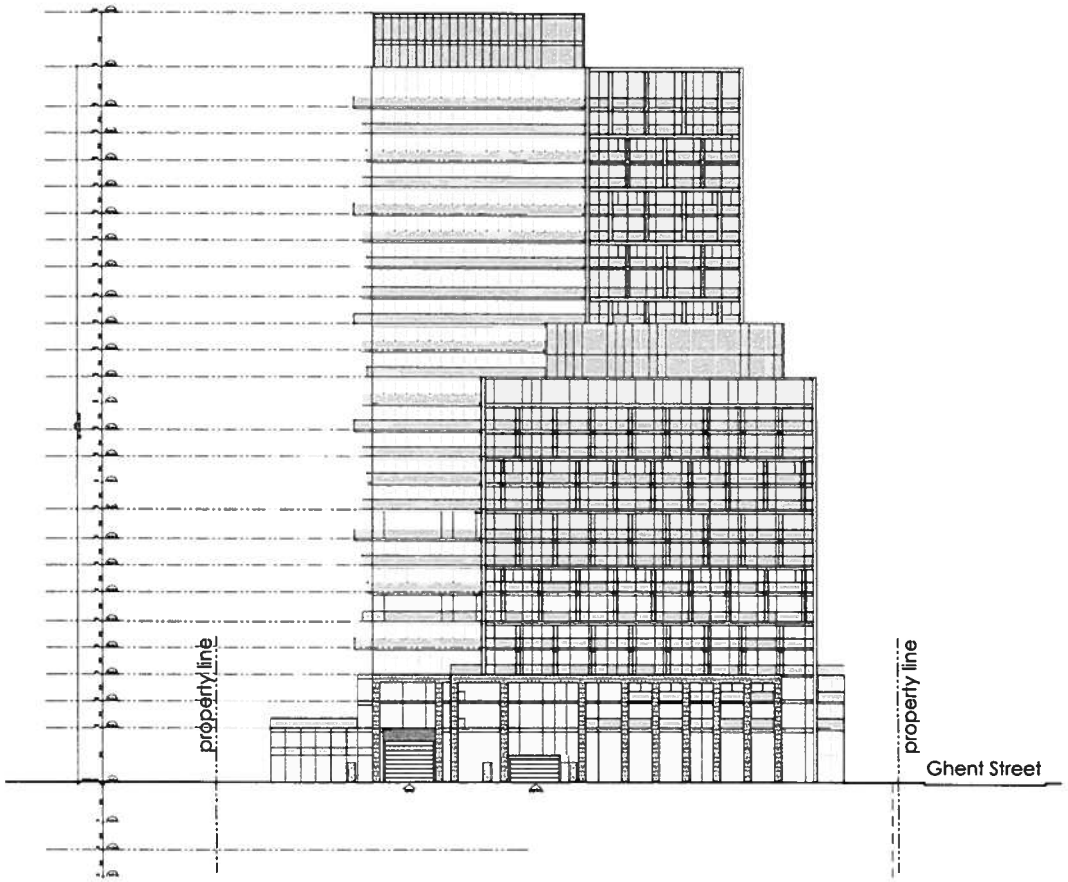
BRANT+GHENT
PHASE 1- LOT "A"

Revisions	Date
Project Architect:	R. Graziani
Assistant Designer:	S. Saloni/R. Alani
Drawn By:	S. Saloni/R. Alani
Checked By:	R. Blenn
Plot Date:	May. 14, 2021
Job #:	1998.16

EAST ELEVATION

1:250 A402

TITLEBLOCK SIZE 210 x 600



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Phone 416.798.2500 Fax 905.738.2444 www.gc-architects.com

Residential Development

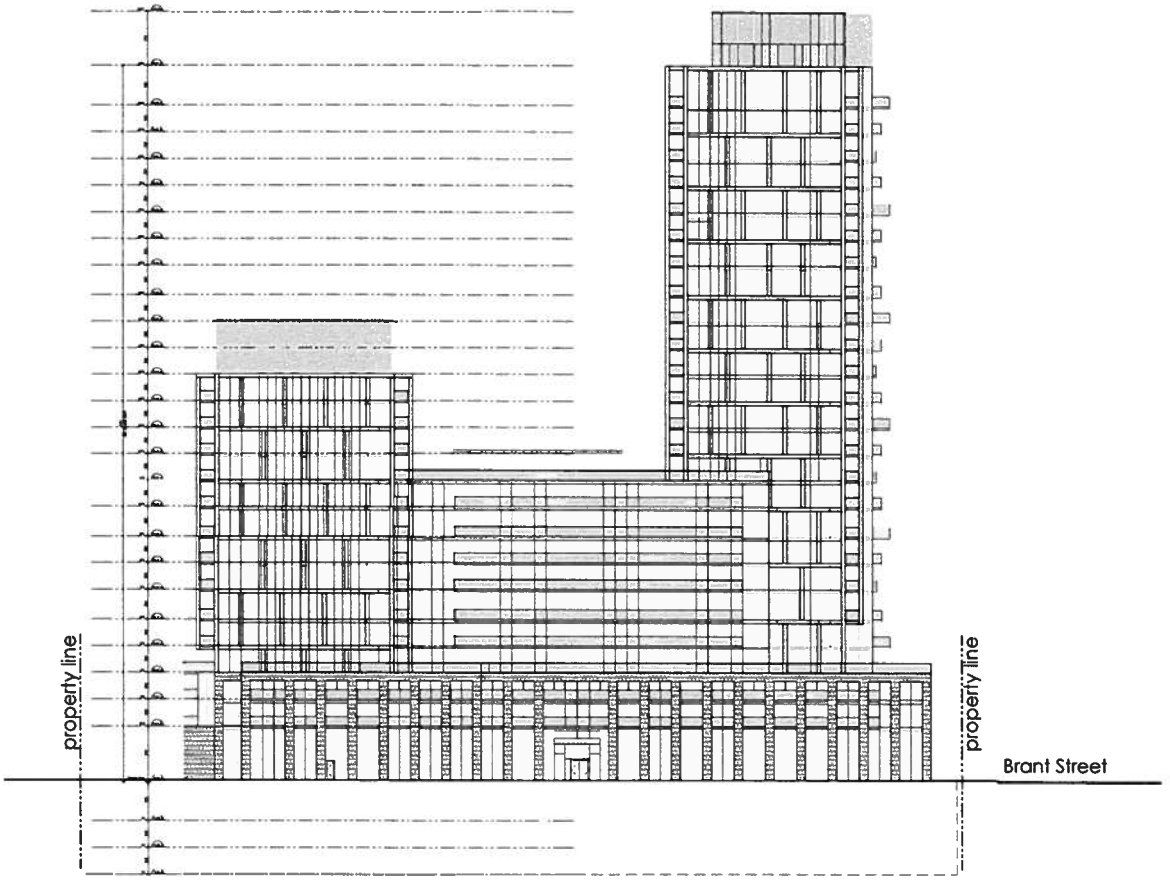
BRANT+GHENT
PHASE 1- LOT "A"

Description	Date/no
Project Architects	R. Graziani
Assistant Designers	S. Sahni/R. Alani
Drawn By	S. Sahni/R. Alani
Checked By	D. Bloss
Plot Date	May. 14, 2021
Job #	1398.16

WEST ELEVATION

1:250 A403

TITLE BLOCK SIZE: 7" x 900



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Residential Development

BRANT+GHENT
PHASE 1- LOT "A"

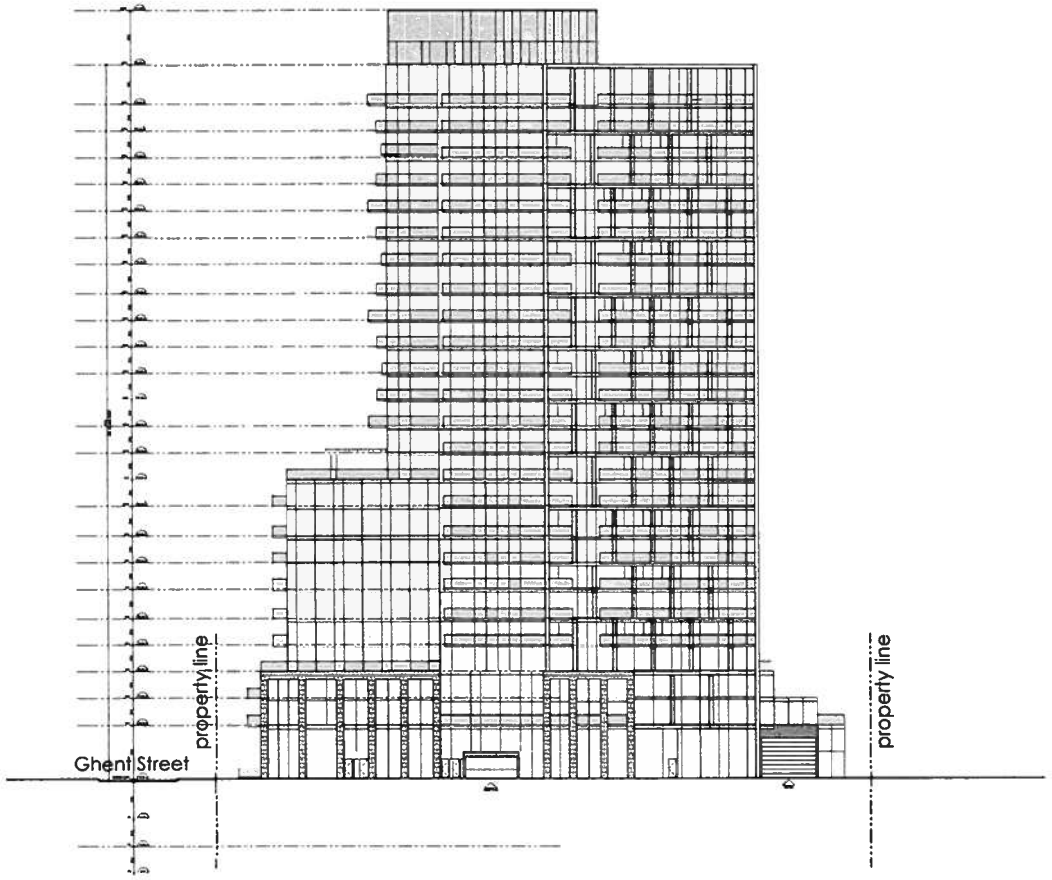
Revisions	Date/no
Project Architects	G. Graziani
Assistant Designers	S. Saberi/R. Abasi
Drawn By:	S. Saberi/R. Abasi
Checked By:	G. Bozzo
Plot Date:	May. 14, 2021
Job #	1398.16

SOUTH ELEVATION

1:250

A404

TITLE BLOCK SIZE: 215 x 800



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

If electronic information is supplied to the other associated firms to assist them in the execution of their assignments. The recipient firms must determine the appropriateness/appropriateness/correctness of the information in regards to their particular responsibility.

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Residential Development

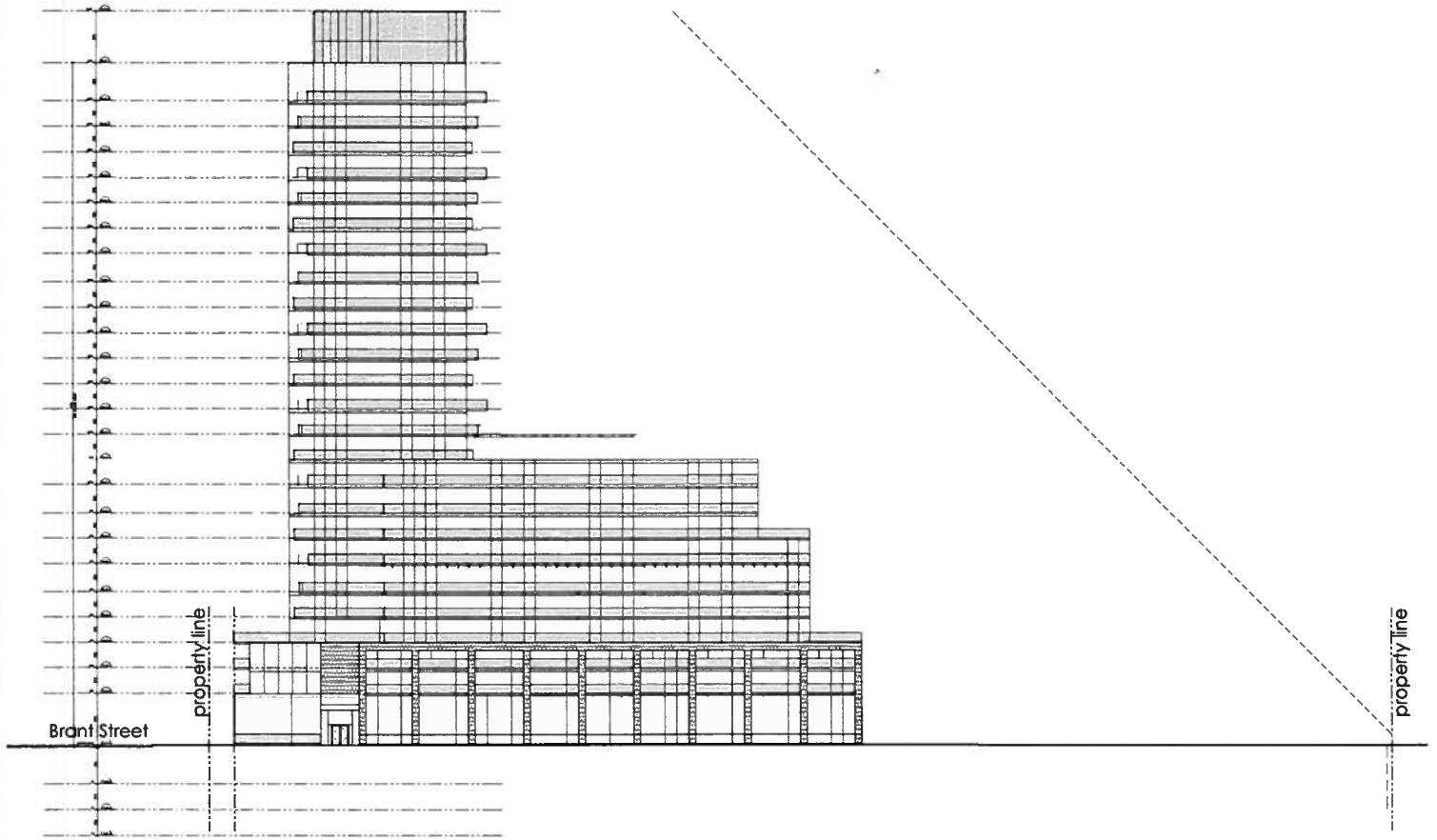
BRANT+GHENT
PHASE 2- LOT "B"

Architect	Graziani
Project Architect:	R. Graziani
Assistant Designer:	S. Saloni/R. Alani
Drawn By:	S. Saloni/R. Alani
Checked By:	R. Alano
Plot Date:	May. 14, 2021
Job #	1998.16

EAST ELEVATION

1:250 A405

TITLEBLOCK SIZE 210 x 900



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Contractors for construction, maintenance purposes

Electronic information as supplied to the other consultants may be scaled. Refer to the signed set of Paper reproductions. The recipient Party must determine the completeness and appropriateness of the information developed for their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for

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Brantwood Development

BRANT+GHENT

PHASE 2- LOT "B"

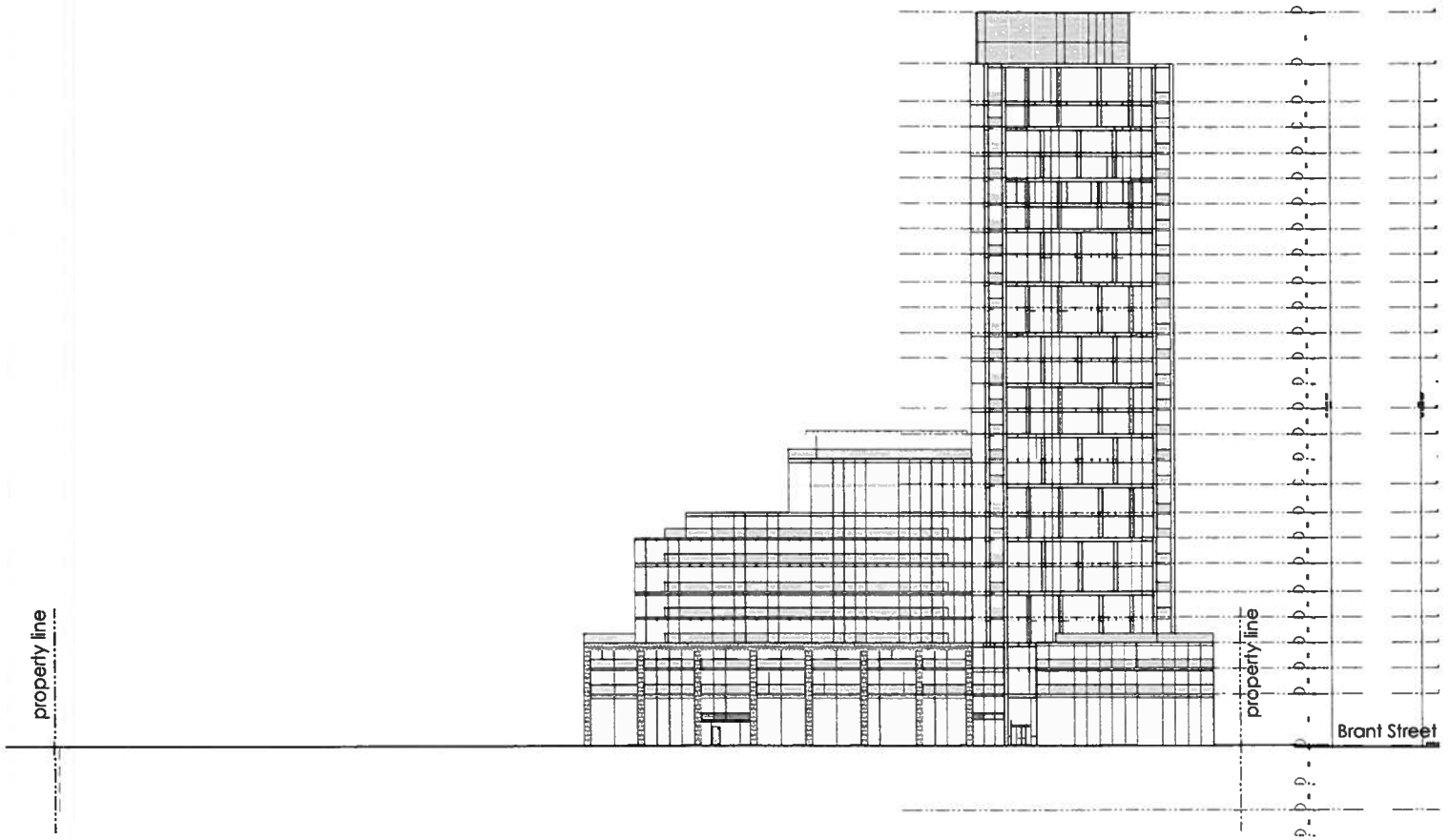
Definition	Remarks
Project Architects:	G. Graziani
Assistant Designers:	S. Salimi/R. Alemi
Drawn By:	S. Salimi/R. Alemi
Checked By:	G. Bloom
Plot Date:	May. 14, 2021
Job #	1998.16

SOUTH ELEVATION

1:250

A408

TITLEBLOCK SIZE 432 x 600



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Conditions for electronic information transfer

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Issued for revisions

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ONTARIO ASSOCIATION OF ARCHITECTS

1128 Glenanna Drive, Suite 101 Mississauga Ontario L4W 1C3
Phone: 905.791.2001 Fax: 905.791.2944 www.gcarchitects.com

Residential Development

BRANT+GHENT

PHASE 2- LOT "B"

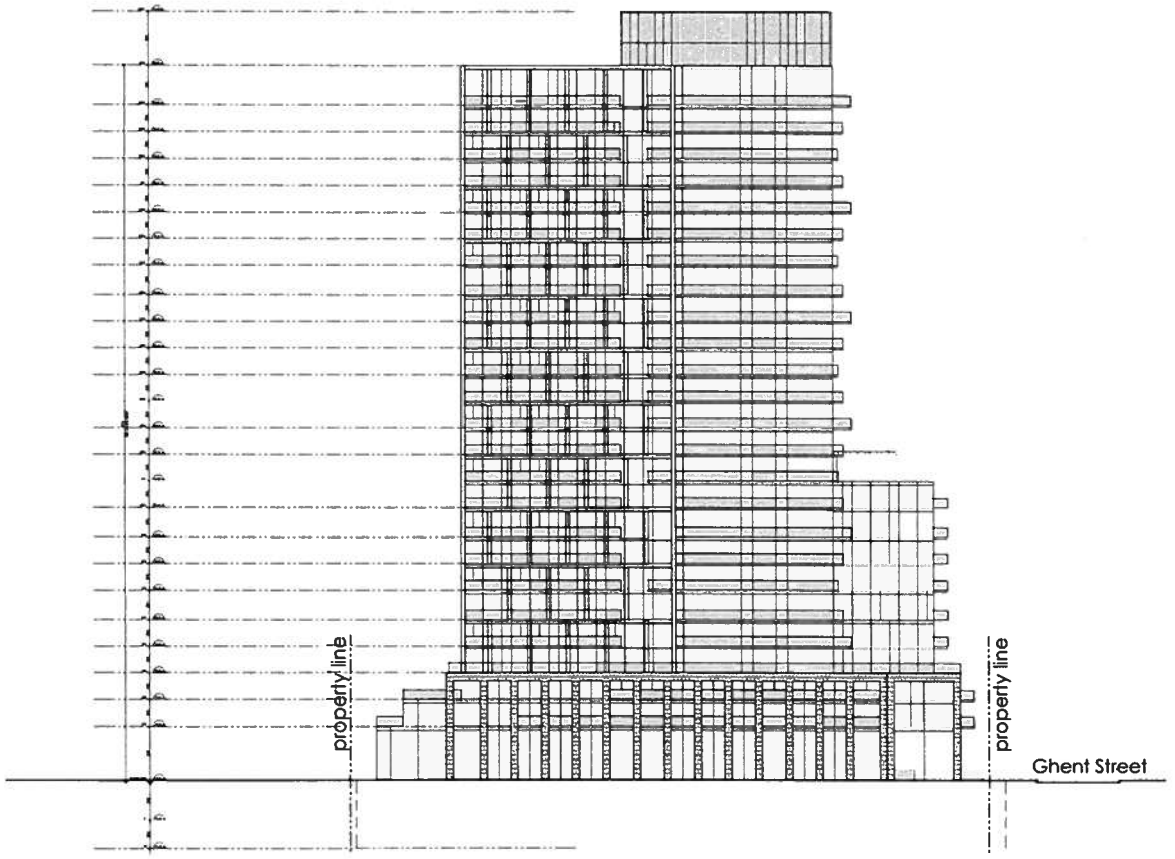
Architect	Remarks
Project Architects:	R. Graziani
Assistant Designers:	S. Salemi/R. Alessi
Drawn By:	S. Salemi/R. Alessi
Checked By:	R. Blaise
Plot Date:	May. 14, 2021
Job #:	1398.16

NORTH ELEVATION

1:250

A406

TITLEBLOCK SIZE: 4"x5" x 90D



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ONTARIO ASSOCIATION OF ARCHITECTS LICENCE 4654

1529 Dupont Drive Suite 102 Mississauga Ontario L4W 1C3
Phone 905.712.7227 Fax 905.712.7244 www.grazianicorazza.com

Residential Development

BRANT+GHENT
PHASE 2- LOT "B"

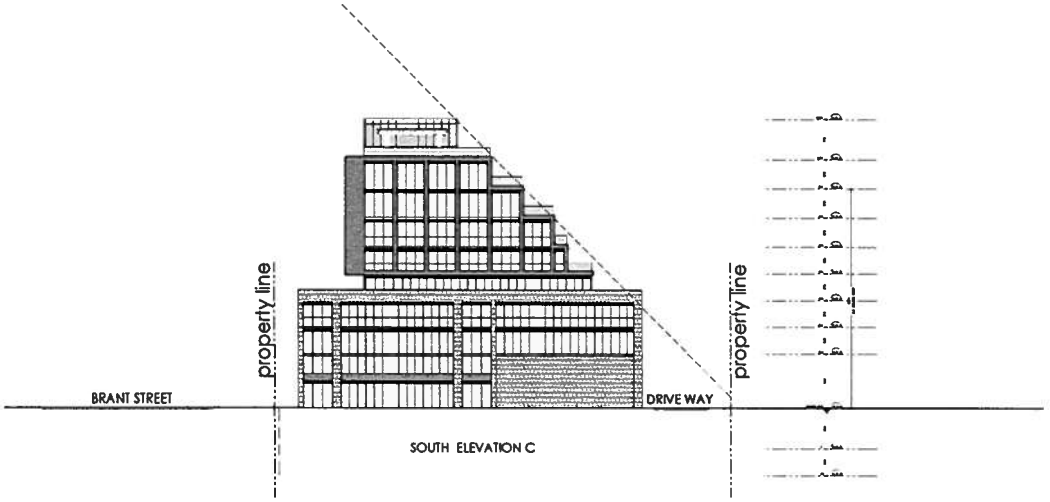
Project Architect:	R. Graziani
Assistant Designer:	S. Saleri/R. Alessi
Drawn By:	S. Saleri/R. Alessi
Checked By:	R. Blanco
Plot Date:	May. 14, 2021
Job #	1598.16

WEST ELEVATION

1:250

A407

TITLE BLOCK SIZE 4" x 9"



SOUTH ELEVATION C

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Conditions for electronic information transfer

Electronic information is supplied in the other convenient format(s) stated there or in the instruction of other instruments. The recipient alone must determine the suitability and appropriate use of electronic information supplied by Graziani + Corazza Architects Inc. and shall not be responsible for

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Phone 905.795.2201 Fax 905.795.2444 www.gc-architects.com

Residential Development

BRANT+GHENT

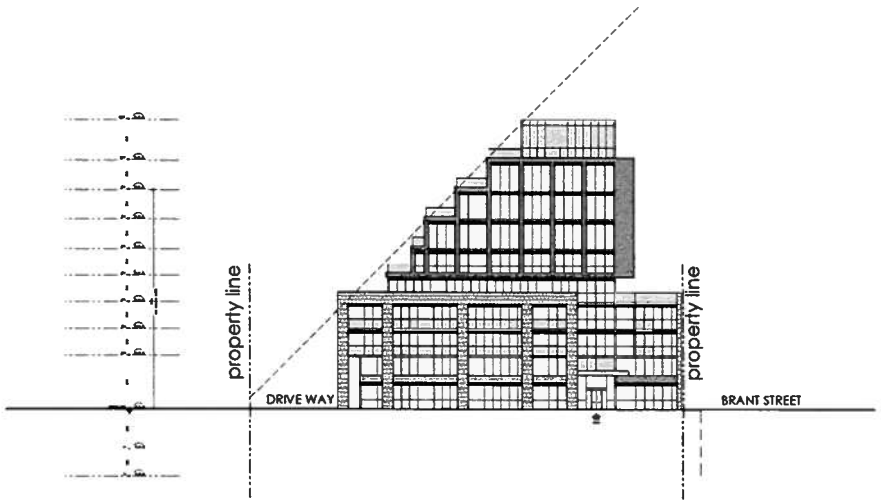
PHASE 3- LOT "C"

Architect	Scale
Project Architect:	B. Graziani
Assistant Designer:	S. Saleed/R. Alemi
Drawn By:	S. Saleed/R. Alemi
Checked By:	B. Ghose
Plot Date:	May. 14, 2021
Job #	1998.16

SOUTH ELEVATION

1:250 A409

TITLEBLOCK SIZE 7" x 10"



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Conditions for electronic information transfer

Electronic information is supplied to the other contracted parties as stated above in the distribution of this requirement. The recipient firms must determine the methods/means/appropriate protocols of the information & request in these particular responsibility.

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Residential Development

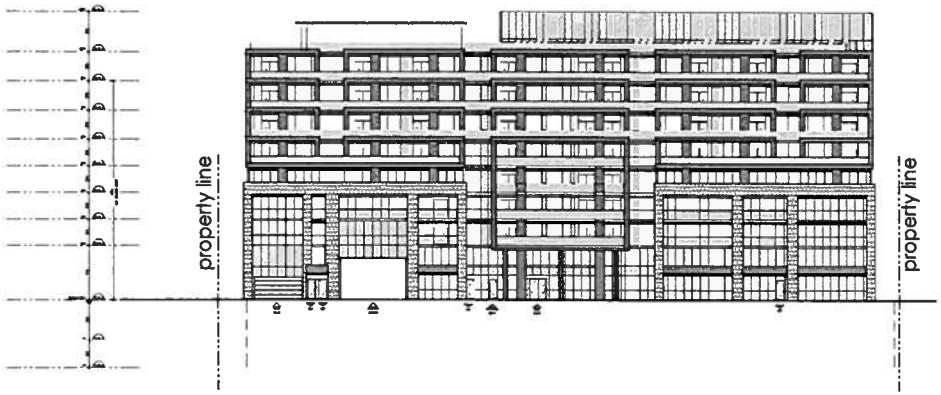
BRANT+GHENT
PHASE 3- LOT "C"

Architect	Drawn
Project Architect:	R. Graziani
Assistant Designers:	S. Sabet/R. Alemi
Drawn By:	S. Sabet/R. Alemi
Checked By:	R. Blaney
Plot Date:	May. 14, 2021
Job #	1398.16

NORTH ELEVATION

1:250 A410

SITE BLOCK SCALE: 1" = 500'



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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other consultant forms in good faith at the discretion of their employers. The recipient forms must determine the merchantability and accuracy of electronic files information as outlined in their particular responsibility.

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Residential Development

BRANT+GHENT

PHASE 3- LOT "C"

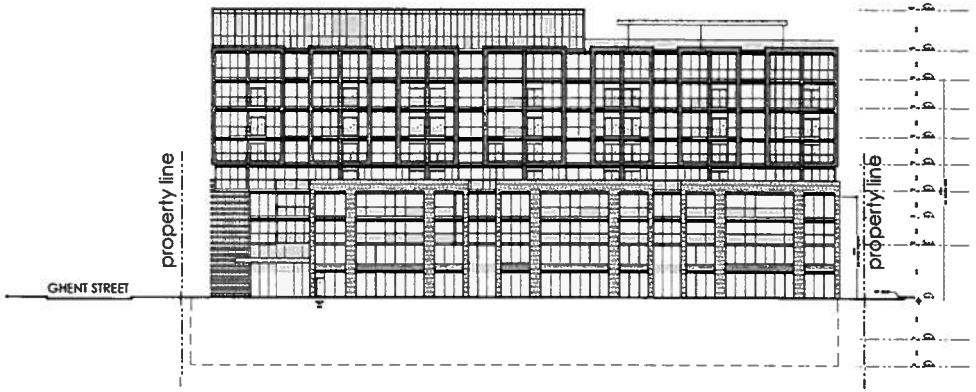
Revisions	Remarks
Project Architect:	B. Graziani
Assistant Designer:	S. Saleni/R. Alessi
Drawn By:	S. Saleni/R. Alessi
Checked By:	B. Bloem
Plot Date:	May. 14, 2021
Job #	1398.16

EAST ELEVATION

1:250

A411

TITLEBLOCK SIZE 7½" x 9½"



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Phone: 905.629.2000 Fax: 905.796.2444 www.grazianicorazza.com

Residential Development

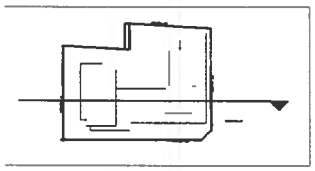
BRANT+GHENT
PHASE 3- LOT "C"

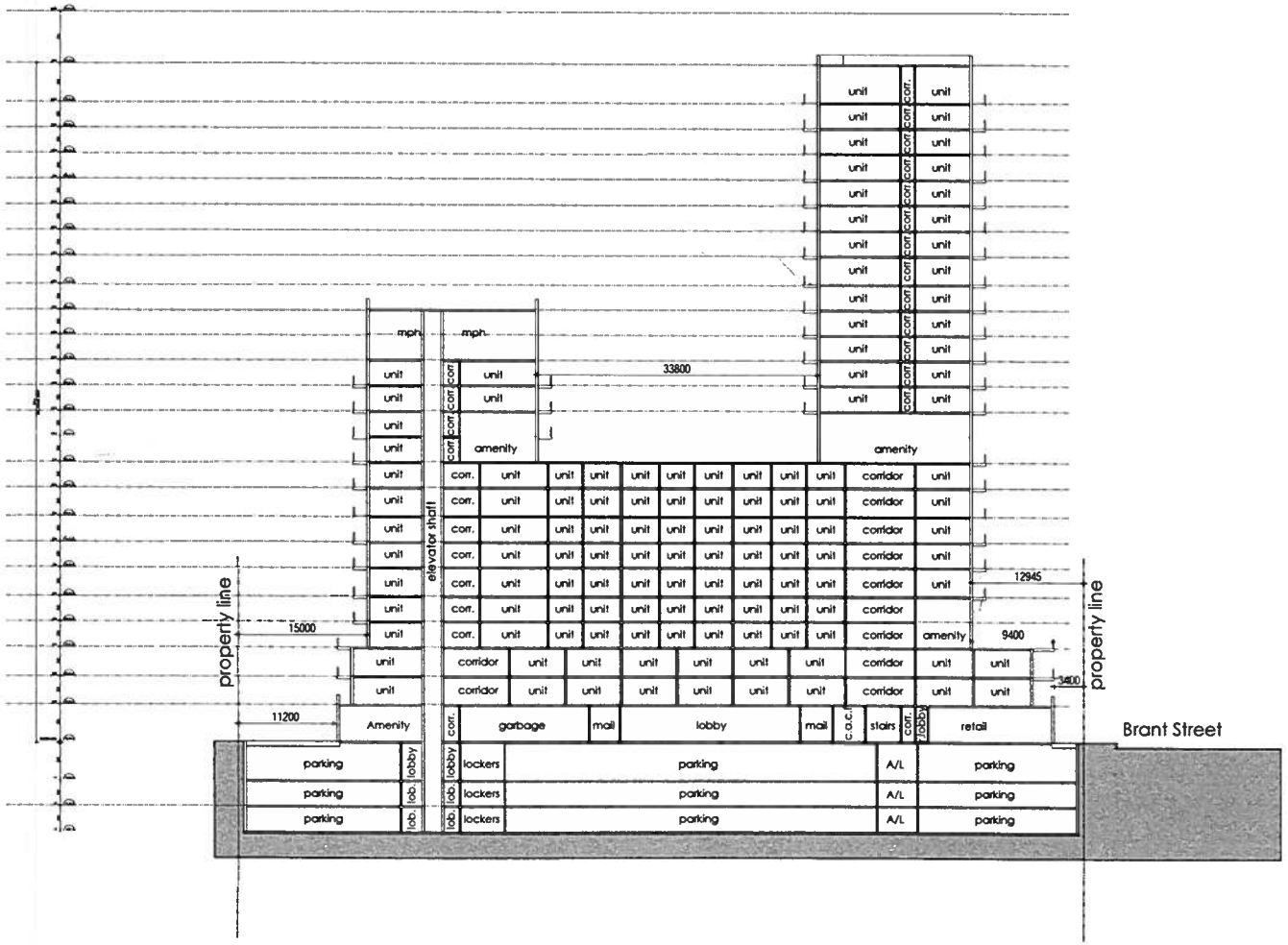
Architect	Drawn
Project Architect:	S. Graziani
Assistant Designers:	S. Saiani/E. Alessi
Drawn By:	S. Saiani/E. Alessi
Checked By:	D. Bozzo
Plot Date:	May. 14, 2021
Job #:	1318.16

WEST ELEVATION

1:250 A412

TITLE BLOCK SIZE 4" x 9.00





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Electronic information as supplied by the other consultant forms a good basis for the production of their masterwork. The recipient firms must determine the completeness/appropriateness/inclusions of the information in support to their particular responsibility.

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ONTARIO ASSOCIATION OF ARCHITECTS
LICENCE 4694

Residential Development

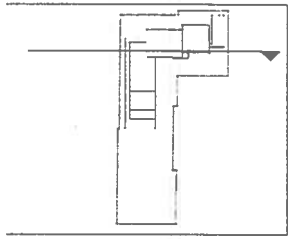
BRANT+GHENT
PHASE 1- LOT "A"

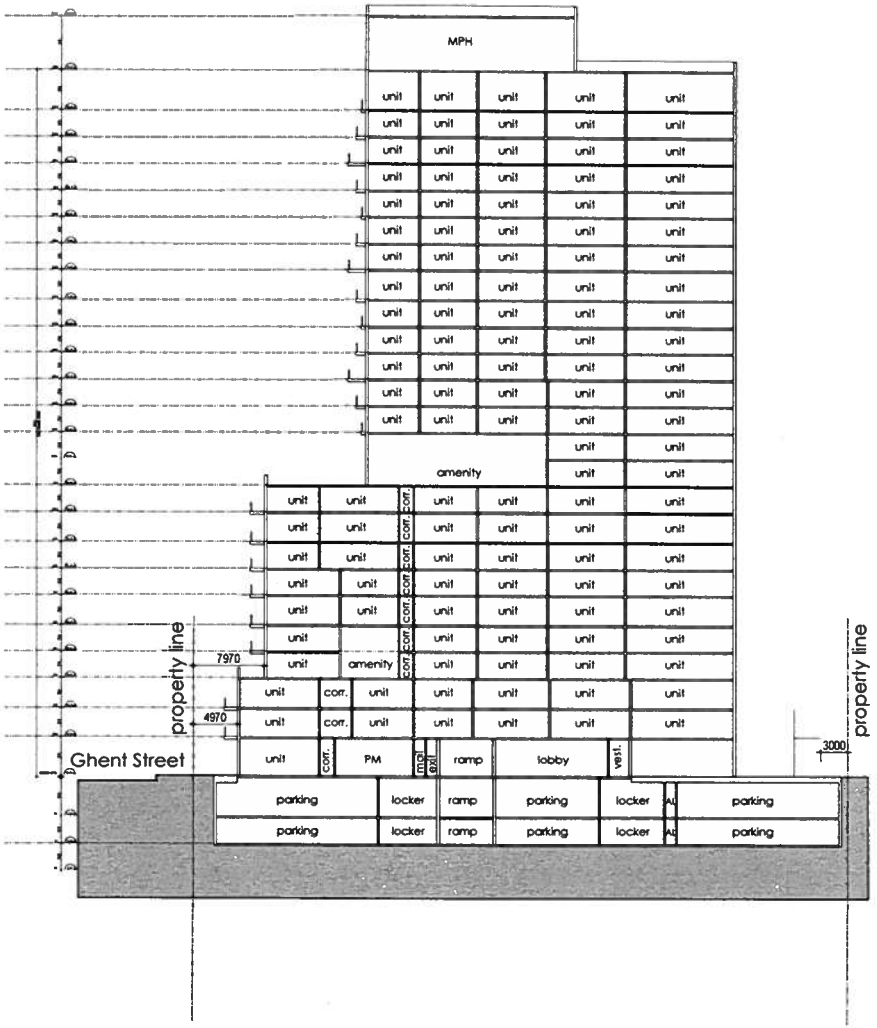
Synthesis	Details
Project Architects	R. Graziani
Assistant Designers	S. Saiani/R. Ahmd
Drawn By:	S. Saiani/R. Ahmd
Checked By:	R. Mena
Plot Date:	May. 14, 2021
Job #	1398.16

SECTION

1:250 A501

TITLEBLOCK SIZE 11" x 17"





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Residential Development

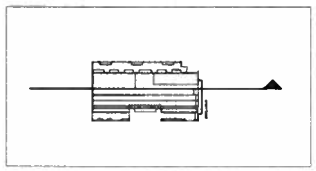
BRANT+GHENT
PHASE 2- LOT "B"

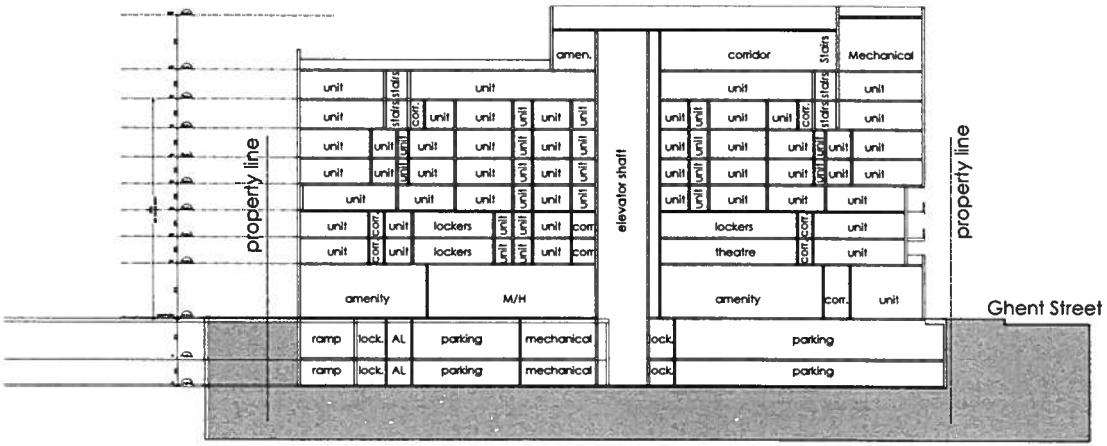
Project Architect:	R. Graziani
Assistant Designer:	S. Saleni/E. Alessi
Drawn By:	S. Saleni/E. Alessi
Checked By:	R. Bianco
Plot Date:	May. 14, 2021
Job #	1298.16

SECTION

1:250 A502

TITLE BLOCK SIZE: ANSI D





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Phone: 905.795.2004 Fax: 905.795.2949 www.gc-architects.com

Residential Development

BRANT+GHENT

PHASE 3- LOT "C"

Revision	Remarks
Project Architects:	R. Graziani
Assistant Designers:	S. Saleri/R. Alessi
Drawn By:	S. Saleri/R. Alessi
Checked By:	R. Blasa
Plot Date:	May. 14, 2021
Job #:	1398.16

SECTION

1:250

A503

TITLEBLOCK SIZE: 215 x 100

SCHEDULE 5

Notes from Pre-Consultation Hearing

Ed Fothergill

From: Lau, Rebecca <Rebecca.Lau@burlington.ca>
Sent: June 19, 2020 9:56 AM
To: Morgan, Melissa; Plas, Kyle; Simpson, Annette; Malik, Umar; Dowhaniuk, Tania; Peachey, Rob; Lucas, Steve; Ozimkovic , Danijel; Clark, Trevor; Huycke, Adam; Alex.Pasquini@halton.ca; John.Kisneris@halton.ca; Emma DeFields; chplanning@hrca.on.ca; White, Mark J. (MTO); Asia.Polus@ontario.ca; vincemol@molinaro.ca; edf@nas.net; sdisanto@molinaro.ca; BGraziani@gc-architects.com
Cc: Davren, Kerry; Larissa Leone; Enns, Alison; Douglas, Thomas; Guppy, Danika; bellagili2010@gmail.com
Subject: RE: Pre-Consultation - 1134 & 1167 Plains Road East; Brant and Ghent
Attachments: 1134 & 1167 Plains Road East Preconsultation June 2020.pdf; Brant+Ghent Preconsultation June 2020.pdf; Pre Application Consultation Guidelines (Applicant Led).pdf; Sustainable Development Committee Intro Letter to Applicants May 2018.pdf; BUD---Terms-of-Reference.pdf; Sustainable Building Guidelines.pdf; Metrolinx Adjacent Development Guidelines.pdf; COB 3D Model Submission Details.pdf

Good morning,

Thank you for meeting with us on Wednesday. Attached are the Pre-consultation Packages, containing the Preconsultation Form, Notes, and Checklist from the meeting.

Also attached for reference are:

- Applicant's Guide to Pre-Application Public Consultation
- Burlington Urban Design Advisory Panel Terms of Reference
- Letter to Applicants from Burlington's Sustainable Development Committee
- Sustainable Building and Development Guidelines
- 3D Model Submission Details
- Metrolinx Adjacent Development Guidelines

Once you have had a chance to review the pre-consultation materials, we would ask that follow up with any of the respective departments / agencies if you have any questions on specific comments or need clarification. Once you have had an opportunity to do that, in lieu of physical signatures, we kindly request that you respond to this email and acknowledge the following by end of day ***Friday June 26, 2020***:

In lieu of Proponent Signatures:

By responding to this email, I acknowledge that the drawings, reports and other requirements indicated within the Preconsultation form must be completed in accordance with the direction in the Preconsultation Form, the attached notes and the attached Pre-Submission Checklist, and submitted, along with a completed application form, any information or materials required by statute, the required application fees and a copy of this agreement in order for the planning application to be considered complete. In addition, I have read and agreed to the Notes listed in the Preconsultation form.

If you have any questions, please let myself or Melissa know.

Regards,

Rebecca

Rebecca Lau, MScPl, MCIP, RPP
Planner II, Development Review
Community Planning Department
City of Burlington, 426 Brant Street, Burlington L7R 3Z6
905-335-7600 Ext. 7860 | rebecca.lau@burlington.ca

-----Original Appointment-----
From: Lau, Rebecca
Sent: Thursday, May 28, 2020 2:13 PM
To: Lau, Rebecca; Morgan, Melissa; Plas, Kyle; Simpson, Annette; Malik, Umar; Dowhaniuk, Tania; Peachey, Rob; Lucas, Steve; Ozimkovic , Danijel; Clark, Trevor; Huycke, Adam; Alex.Pasquini@halton.ca; John.Kisneris@halton.ca; Thornborrow, Brianna; Emma DeFields; chplanning@hrca.on.ca; Mark.J.White@ontario.ca; Asia.Polus@ontario.ca; vincemol@molinaro.ca; edf@nas.net; sdisanto@molinaro.ca; BGraziani@gc-architects.com
Cc: Davren, Kerry; Larissa Leone; Enns, Alison; Douglas, Thomas; Guppy, Danika; bellagili2010@gmail.com
Subject: Pre-Consultation - 1134 & 1167 Plains Road East; Brant and Ghent
When: Wednesday, June 17, 2020 1:30 PM-3:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Pre-consultation meetings for two proposals submitted by:

Molinaro Group
c/o Vince Molinaro, Sam Disanto
905-634-1128; vincemol@molinaro.ca
Planning consultant: Ed Fothergill – edf@nas.net

The applicant has given written permission to access the properties.

Materials submitted by proponent can be downloaded from 2big4Email (Password: molinaro) by June 11, 2020:
http://2big4email.burlington.ca/en/downloadfiles.aspx?param=EAKy7yEoNBIAosVjcEZiAweQuAIeQuAI

Join Microsoft Teams Meeting

Learn more about Teams | Meeting options

PROPOSAL #1

Address: 1134 and 1167 Plains Road East

Current Use: Office Building (1134 Plains Road East), Vacant (1167 Plains Road East)

Area: 0.8 hectares

Current Official Plan: Mixed Use Commercial, Mixed Use Employment

New Official Plan: Urban Corridor

Zoning: MXE (Mixed-Use Employment), HMXC-423 (Mixed Use Commercial with Holding Provision and Site Specific Exception).
Holding Provision prohibits current permitted uses within MXC zone until such time as a noise and vibration study has been completed to the satisfaction of the City and Halton Region.

Previous Preconsultation: 1167 Plains Road East, Preconsultation in 2016 to permit a 5 storey hotel (unrelated to subject proposal)

Proposed Use: Four residential towers on two sites consisting of 1159 units and ranging from 20 to 35 storeys.

The development is proposed to occur in two phases; each phase consisting of two towers connected by a podium.

1450 parking spaces are proposed underground and above-ground

Type of Application Required: Official Plan Amendment, Zoning By-law Amendment

PROPOSAL #2

Address: Three corners at Brant Street and Ghent Avenue:

- Phase 1 (NW corner): 774, 778, 782 & 780 Brant Street
- Phase 2 (NE corner): 769 & 779 Brant Street, 2023, 2027, 2031 & 2033 Ghent Avenue
- Phase 3 (SE corner): 747 & 761 Brant Street

Current Use: Phase 1 - Vacant
Phase 2 - Parking Lot (769 Brant); Detached Dwellings (769 Brant St., 2023 & 2027 Ghent Ave.); Fourplex (2031 & 2033 Ghent Ave)
Phase 3 - Medical Office Building (761 Brant); Apartment Building (747 Brant)

Area: ~1.7 ha total:
Phase 1 - 0.67 ha
Phase 2 - 0.66 ha
Phase 3 - 0.38 ha

Current Official Plan: Phase 1 & 3 - Mixed Use Corridor – General;
Phase 2 - Mixed Use Corridor – General, Residential – Medium Density.

New Official Plan: Phase 1 – Urban Centre, Upper Brant Precinct;
Phase 2 – Urban Centre, Upper Brant Precinct, Residential – Medium Density;
Phase 3 – Urban Centre, Upper Brant Precinct (Sector 1).

Zoning: Phase 1 - H-MXG (Mixed-Use General with General Holding Provision);
Phase 2 - MXG-8 (Mixed-Use General with Site Specific Exception) & H-RM1 (Medium Density Residential with General Holding Provision);
Phase 3 - MXG-8 & MXG.

All lands are within the Interim Control By-law area.

Previous Preconsultations:

- April 6, 2016 - to permit an apartment building and a mixed-use building on lands generally making up Phases 2 & 3
- March 7, 2018 - to permit five street townhouses on part of Phase 2 lands (2031 & 2033 Ghent Avenue)

Previous Applications:

- Rezoning to allow commercial/home office use at 782 Brant (approved 1985; 520-02-730)
- Minor variance for setback of front porch and steps at 2027 Ghent Avenue (approved 2011; A032/2011)
- Minor site plan for temporary parking lot at 774, 778, & 782 Brant Street (withdrawn in 2018; MD-002/18)

Proposed Use: Three apartment buildings ranging from 6 to 25 storeys with underground parking and retail at grade. A total of 1,013 apartment units are proposed. Part of Phase 2 also includes a park and 7 three-storey townhouse units facing Ghent Avenue.

Type of Application Required: Official Plan Amendment, Zoning By-law Amendment

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CITY OF Burlington

DEVELOPMENT APPLICATION PRE-CONSULTATION FORM

Meeting Date: June 17, 2020	**Site Address:** 774, 778, 780 & 782 Brant Street (Phase 1); 769 & 779 Brant Street, 2021 & 2023 Ghent Avenue (Phase 2); 747 & 761 Brant Street (Phase 3)
Property Owner: The Molinaro Group	**Applicant / Address / Phone / Email** The Molinaro Group c/o Vince Molinaro, Sam Desanto 472 Brock Avenue, Unit 1034 Hamilton, ON L7S 1N1 905-634-1128, vincemol@molinaro.ca
Site Area: 1.7 ha (Phase 1: 0.67 ha, Phase 2: 0.66 ha, Phase 3: 0.38 ha)	

APPLICATION TYPE (check applicable applications):

Local Official Plan Amendment	X	Zoning By-law Amendment	X	Plan of Subdivision		Parkway Belt Amendment	
Other Application							

1. **Brief description of proposed development:**
   - Redevelopment of three corners at Brant Street and Ghent Avenue with three mixed-use apartment buildings ranging in height from 6 to 25 storeys, a park and seven three-story townhouse units. 1,020 units proposed in total (1,013 apartment; 7 townhouse).

2. **Conformity with Regional Official Plan Designation?** YES __x__ NO _____

   Has an application been made to amend the Regional Official Plan: YES _____ NO __x__

3. **Existing Official Plan Designation:** Mixed Use Corridor – General, Residential – Medium Density

   Conformity with City Official Plan land use designation? YES _____ NO __x__

   If 'NO' what is the nature of the OP amendment needed? Height, FAR, Density

4. **Existing Zoning:** H-MXG, MXG-8, H-RM1, MXG

   Conformity with existing zoning? YES _____ NO __x__

   If 'NO' what is the nature of the zoning amendment needed? Height, Use, H-Removal

5. **Design Guidelines in effect?** YES X NO _____

Name of Design Guidelines Mid-Rise Building Guidelines; Tall Building Guidelines; Downtown Streetscape Guidelines

6. **Is the property listed in Municipal Heritage Register, designated under the Ontario Heritage Act or adjacent to a designated property?**

YES _____ NO X

7. **Fees Required at Time of Application**

APPLICATION	CITY	REGION	CONSERVATION HALTON
Official Plan Amendment:	$21,970.00	$8,547.56	TBD
Rezoning - Base Fee: (70% if combined) Rezoning - Variable Fee:	$14,497.00 $200,000.00 (cap)	$1,008.23	TBD
Subdivision - Base Fee: Subdivision - Variable Fee:	--	--	--
TOTAL	$236,467.00	$9,555.79	TBD

Separate cheques are payable to City, Region and Conservation Halton

8. **Additional Agencies to be contacted:** Union Gas, Burlington Hydro

9. **Pre-Application Public Consultation Meeting**

Is a pre-application consultation meeting required?

YES x NO _____

The following steps must be completed if a Pre-Application Public Consultation Meeting is required:

- *The consultation meeting is to be organized by the applicant and must be held before the application is submitted.*
- *Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide the required materials to the City at least one month prior to the meeting. Notice must be sent a minimum of 21 days in advance of the meeting.*
- *Please notify the Ward Councillor, Mayor, and the Coordinator of Development Review of the date, time & location of the meeting. Be sure your meeting location is accessible and close to the development site.*
- *During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Planning staff will provide an overview of the development application review process. Take notes of the discussion.*
- *As part of a complete application, you must provide consultation meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, you must explain how this public input was considered and used to modify the development proposal.*

10. **Community Benefits**

Is this an application for increased height and/or density? YES X NO ____

If "YES" Community Benefits **may be** required.

11. Required Information for Complete Application

Reports, Studies, Plans All identified reports must be submitted in Accessible PDF format with contents as outlined in the Appendix and attached notes before an application is deemed complete.		Number of Paper Copies (plus three in accessible electronic PDF form) If Study is Required	Required Study (Yes/No)
6.1	Planning Justification Report	7	Yes
6.2	Conceptual Site Plan Layout & Site Survey	11	Yes
6.3	Draft Plan of Subdivision	11	No
6.4	Stormwater Management Report (spill assessment)	6	Yes
6.5	Functional Servicing Report (Including Water & Wastewater)	6	Yes
6.6	Tree Inventory and Preservation Plan Landscape Concept Plan	7 7	Yes Yes
6.7	Traffic Impact Study	5	Yes
6.8	Top-of-Bank Demarcation	5	No
6.9	Environmental Evaluation Report	6	No
6.10	Noise and/or Vibration Feasibility Study	4	Yes
6.11	Shadow Analysis	3	Yes
6.12	Environmental Site Screening Checklist	4	Yes
6.13	Phase One or Two Environmental Site Assessment/ Record of Site Condition Report	4	Yes Yes
6.14	Land Assembly Documents	2	Yes
6.15	Height Survey of adjacent buildings	2	Yes
6.16	Heritage Impact Statement	3	No
6.17	Archaeological Report	3	No
6.18	Wind Impact Study	3	Yes
6.19	Sensitive Land Use (Risk Assessment) Report	4	No
6.20	Urban Design Advisory Panel Meeting Minutes	4	Yes
6.21	Hydrogeological Assessment	5	TBD
6.22	Other (specify) Urban Design Brief Grading & Servicing Plans Geotechnical Study (including groundwater) Draft Official Plan Amendment and Zoning By-law 3D Model of Proposed Building(s)	 5 10 4 2 1	 Yes Yes Yes Yes Yes

	Construction & Mobility Management Plan	4	Yes
	Pre-Application Public Consultation Meeting Minutes	4	Yes
	Reference Plan and PIN Report	3	Yes
	Waste Management Report	2	Yes
	Robust Housing Analysis Report	5	Yes
	Minutes from consultation meeting with City and CH regarding stormwater management and spill analysis	4	Yes
	Minutes from meeting with City regarding park requirements	4	Yes
	Draft Reference Plan showing ROW dedications	5	Yes

12. ADDITIONAL REQUIREMENTS: See attached meeting notes & application checklist

NOTES:

1. **The applicant may request a Technical Preconsultation prior to submission of the application. This optional process involves electronic submission of the draft materials and a preliminary municipal review to determine whether there are technical issues which could be resolved prior to formal submission of the application.**

2. **Notwithstanding the fees noted above, all fees are payable based on the rate in the fee schedule by-law in effect on the date the payment is made.**

3. **The purpose of this document is to identify the information required to commence processing a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision whatsoever on behalf of City staff or the Corporation of the City of Burlington to either support or refuse the application.**

4. **This document expires 180 days from the date of signing or at the discretion of the Director of Community Planning. Please note that development application fees may change during this period and it is the applicant's responsibility to ensure that the correct fees are paid at time of application.**

5. **The City may require the peer review of a technical report submitted by the applicant. If this is required, the applicant will be advised and will be charged a fee equal to the cost of the peer review.**

6. **In the event this Pre-consultation Document expires prior to the application being accepted by the City, another meeting will be required.**

7. **Application materials submitted without the information identified in this Pre-consultation Document, or without the supporting technical studies prepared in accordance with the direction provided in Appendix 1, the meeting notes, and the Pre-submission checklist attached to this Document, will be returned to the applicant based on insufficient information to properly evaluate the application.**

8. **The applicant acknowledges that the City considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the City copying and releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.**

9. **It may be determined during the review of the application that additional studies or information will be required as a result of issues arising during the processing of the application.**

10. **The applicant must grant permission for municipal and agency staff to visit and access the property while the application is being processed.**

11. **There may also be financial requirements arising from the application, including, but not limited to, park dedication, development charges, payment of outstanding property taxes, deferred local improvement charges, costs for lifting 0.3-metre reserves, and reimbursement for road widening acquisition or road improvements.**

12. **Personal information contained in this form is collected under the authority of the Planning Act, R.S.O. 1990, cP.13, as amended. The information will be used for the purpose of administering the City of Burlington's pre-consultation process on development applications.**

13. **The applicant requests that the information submitted on this pre-consultation form and associated documents be kept confidential. It is understood; however, that an access request may be filed under the Municipal Freedom of Information and Protection of Privacy Act, and information may be subject to release, notwithstanding the request to keep information confidential.**

Staff and Agency Signatures:

Planning Staff	Planning Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Site Engineering Staff	Site Engineering Staff (Signature)	Date
Capital Works Staff	Capital Works Staff (Signature)	Date
Transportation Staff	Transportation Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Regional Staff	Regional Staff (Signature)	Date
Conservation Halton Staff	Conservation Halton Staff (Signature)	Date

Proponent Signatures:

In signing this agreement, I acknowledge that the drawings, reports and other requirements indicated above must be completed in accordance with the direction in this Preconsultation Form, the attached notes and the attached Pre-Submission Checklist, and submitted, along with a completed application form, any information or materials required by statute, the required application fees and a copy of this agreement in order for the planning application to be considered complete. In addition, I have read and agreed to the Notes listed above.

Property Owner	Property Owner (Signature)	Date

Agent	Agent (Signature)	Date
(I have authority to bind the owner)		

APPENDIX ONE: REQUIREMENTS FOR REPORTS/STUDIES AND PLANS

6.1 Planning Justification Report
A qualified planner (Registered Professional Planner) must submit a signed report providing planning justification for the proposed amendment in light of the principles, objectives and policies of the City's Official Plan and the technical studies accompanying the application. The goal of the report is to document how the proposed departure from the local policies and regulations represents good planning and is in the public interest. The report must: describe the site context; address applicable provincial and regional policy; describe the proposal in detail including preliminary site plan details if applicable; address applicable local Official Plan policies (e.g. policies relating to compatibility, intensification, redesignation criteria and conversion policies); describe how the proposal meets Council approved Design Guidelines, discuss findings of the technical studies in the context of the Part II Functional Policies of the Official Plan; and other Council policy.

6.2 Conceptual Site Plan Layout & Site Survey
General plan required showing proposed building envelopes, driveways, parking and landscape areas. Survey of site showing PINs, easements, property boundaries etc.

6.3 Draft Plan of Subdivision
The plan of subdivision map is to contain information required under Section 51(17) of the Planning Act, as well as: legend, map scale, boundary of property to be subdivided, north marker, address, registered plan number, lot and concession, date plan prepared and date of any revisions, name of person or firm who prepared the plan, all landowners names, signatures and date, and the Ontario land surveyor's name, signature and date.

6.4 Stormwater Management Report
Required in accordance with Part II, Section 2.11.3 subsections a) & d) of the Official Plan.

6.5 Functional Servicing Report
Required in accordance with Part II, Section 2.11.3 subsection e) of the Burlington Official Plan. Required for all applications in urban areas in accordance with Part III, Sections 87-89 of the Regional Official Plan. Municipal (Urban) Servicing Guidelines are available from the Region of Halton.

6.6 Tree Inventory and Protection Plan
Required when a property under application contains woodlots, tree stands or hedgerows, in accordance with Part II, Section 6.0 of the City's Official Plan and Part IV, Sections 146-147 of the Regional Official Plan. A tree survey must be prepared by a qualified professional, identifying all existing trees, their type, size and condition, those trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of those trees to be retained.

Conceptual Landscape Plan:
Required in accordance with Part II, Section 6.0 of the City's Official Plan. The Conceptual Landscape Plan must be prepared by a qualified professional (certified member of the Ontario Association of Landscape Architects), identifying the location and general design intent of the proposed plantings. Minimum required soil volumes must be identified for proposed planting areas."

6.7 Traffic Impact Study
Required for applications as set out in Part II, Subsection 3.2.2 d) of the City's Official Plan and Part IV, Sections 171-173 of the Regional Official Plan. Contact City Transportation Planning staff (City roads) or Regional Public Works staff (Regional roads) for background information and to discuss TIS assumptions. For Regional roads, applicants are referred to the "Guidelines for the Preparation of Traffic Impact Studies". MTO must be contacted for lands near provincial highways

6.8 Top-of-Bank Demarcation
Required for applications on any property containing, or abutting a creek or valley feature, Lake Ontario or Burlington Bay shoreline, in accordance with Part II, Section 9.2.2 subsection b) and Part III, Section 6.4.2, subsections d) and e) of the City's Official Plan. Applicant's surveyor must meet on-site with representatives of the City Capital Works Department and Conservation Halton to survey the top of bank and/or floodline, and this surveyed line shall be incorporated into the applicant's subdivision or site plan. A geotechnical report may be required to identify stable top-of-bank.

6.9 Environmental Evaluation Report
Required for applications as set out in Part II, Section 2.5 of the City's Official Plan, the Regional Official Plan and the Region's Environmental Impact Assessment guidelines. These assessments will be reviewed by the Halton Ecological and Environmental Advisory Committee (EEAC).

6.10 Noise and/or Vibration Feasibility Study
Required for applications as set out in Part II, Section 3.3.2, subsections r), s) and t), and Part II, Section 3.7.2, subsections d), e) and f) of the City's Official Plan, Part IV, Sections 142-143 of the Regional Official Plan, and for all properties abutting arterial roads. In the case of Regional roads, applicants shall refer to the Region's "Noise Attenuation Policy for Regional Roads," dated October 2000.

6.11 Shadow Analysis
Required for all applications where, in the opinion of the Community Planning Department, the proposal may result in impacts on adjacent properties from sun shadowing, in accordance with Part III, Section 2.5.2, subsection (vii) of the City's Official Plan. Guidelines for this analysis are contained in the City's Site Plan Application Guidelines.

6.12 Environmental Site Screening Checklist
Required for all applications as set out in the "Protocol for Reviewing Development Applications with respect to Contaminated Sites," dated March 2003. Applicants should contact the Region of Halton for historical data and any environmental records.

6.13 Phase One or Two Environmental Site Assessment/Record of Site Condition Report
Required to assess site contamination in accordance with Part II, Section 2.4, subsections i) and j) of the City's Official Plan. All requirements of O. Reg. 153/04 must be met for Phase One and Two studies and required Records of Site Condition (RSCs). A letter of reliance from the Environmental Consultant/Qualified Person, confirming the City of Burlington and the Region of Halton can rely on the information contained in the report(s) is required. All reports must be signed by a Qualified Person as defined under O.Reg. 153/04.

6.14 Land Assembly Documents
Required for applications where, in the opinion of the Community Planning Department, the assembly of additional lands is required to facilitate orderly development of the area. Applicants are required to submit documentation demonstrating that a reasonable, bona fide offer has been made to acquire such lands.

6.15 Height Survey of adjacent buildings
Required for all residential infill and intensification rezoning applications, in accordance with City Council policy. A surveyor's report must identify the highest points of the existing adjoining roofs measured from the existing average grade of the shared property line.

6.16 Heritage Impact Statement
Required as determined by Planning staff for any property designated pursuant to the Ontario Heritage Act, identified on the City's Inventory of Heritage Resources, or for any property located adjacent to a designated or otherwise inventoried property.

6.17 Archaeological Report
Required for all applications in or near areas of archaeological potential, as determined by the Region of Halton. Reports must be completed in accordance with Provincial requirements and the Regional Archaeological Master Plan.

6.18 Wind Impact Study
May be required, as determined by Community Planning staff, for any building over 6 storeys in height. The report will provide wind tunnel or computer modelling and information related to wind comfort conditions for pedestrians both on and around the development, as well as for amenity spaces on and around the building.

6.19 Sensitive Land Use (Risk Assessment) Report
Required for applications proposing sensitive land uses in proximity to existing industrial uses, or proposing industrial uses in proximity to existing sensitive uses, in accordance with Part II, Section 2.7.3 subsections n) & o) and Part II, Section 4.3 subsection d) of the City's Official Plan, Part IV, Sections 146-147 of the Regional Official Plan, and the Ministry of the Environment D-6 series guidelines.

6.20 Agricultural Impact Assessment Report
Required for applications as set out in Part II, Subsection 13.3 e) of the City's Official Plan and for certain proposals in certain designations in the Regional Official Plan. Guidelines for these assessments are available from the Region of Halton, and these assessments will be reviewed by the Halton Agricultural Advisory Committee (HAAC).

6.20 Burlington Urban Design Advisory Panel Meeting Minutes
The Burlington Urban Design Advisory Panel (BUD) is an independent advisory body comprised of design professionals that provides urban design advice to the Community Planning Department. Advice from BUD will be integrated early in the review process to reinforce the City's expectation for a high standard of design excellence resulting in a more efficient and effective municipal development review. A copy of BUD meeting minutes must be submitted with the application along with a Design Brief explaining how their advice has been incorporated into the development proposal.

6.21 Hydrogeological Assessment
Required for all applications in areas subject to private water and septic services, as set out in Part IV, Subsection 2.1.3 b) and Part IV, Subsection 3.3 d) of the City's Official Plan, the Regional Official Plan and the Region's "Guidelines for Hydrogeological Studies and Standards for Private Services, revised June 2000. Applicants should contact the Halton Health Department for more details regarding site-specific studies, which must be approved by the Region following a peer review.

6.22 Other Any other studies as determined to be necessary to facilitate proper consideration of the application.

Preconsultation Meeting Notes

Brant Street/Ghent Avenue - June 17, 2020

Attendees:

- City of Burlington - Kyle Plas, Rebecca Lau, Thomas Douglas, Alison Enns, Annette Simpson, Umar Malik, Rob Peachey, Steve Lucas
- Halton Region - Adam Huycke, Alex Pasquini
- Conservation Halton - Emma DeFields, Ola Pancyzk
- Proponent – Vince Molinaro, Sam DiSanto, Larissa Leone (The Molinaro Group); Ed Fothergill (Planning); Bernardo Graziani, Shima Salari (Architects)

Site Addresses:

- Phase 1 (NW corner): 774, 778, 780 & 782 Brant Street
- Phase 2 (NE corner): 769 & 779 Brant Street; 2023, 2027 & 2031, 2033 Ghent Avenue
- Phase 3 (SE corner): 747 & 761 Brant Street

Description of Development Concept:

- Redevelopment of three corners at Brant Street and Ghent Avenue with three mixed-use apartment buildings ranging in height from 6 to 25 storeys, a park and seven three-story townhouse units. 1,020 units proposed in total (1,013 apartment; 7 townhouse).
- Phase 1 (NW corner):
    - 6-storey podium with two 25-storey towers, containing 589 residential units, 420 m^2 of retail at grade facing Brant Street, residential at grade facing Ghent Avenue, and underground parking.
    - Accesses proposed on Brant and Ghent. Brant access to be right in/right out.
    - Site area: 0.67 ha; FAR: 6:1; Density: 879 units/ha
- Phase 2 (NE corner):
    - 6-storey podium with one 25-storey tower, containing 316 residential units, 997 m^2 of retail at grade facing Brant Street, residential at grade facing Ghent Avenue, and underground parking.
    - Accesses proposed on Brant and Ghent.
    - Intended to be gateway building into Downtown, mirroring Phase 1 building.
    - 530 m^2 park and 7 three-storey townhouses facing Ghent.
    - Site area: 0.66 ha; FAR: 3.5:1; Density: 490 units/ha
- Phase 3 (SE corner):
    - 6-storey midrise building containing 108 units, retail at grade facing Brant Street and underground parking. Access from Ghent Avenue.
    - Site area: 0.38 ha; FAR: 2.7:1; Density: 284 units/ha
- Intent is for development to be consistent with the new Official Plan policies.
- Attempted to provide variety between the sites for interest and in response to different contexts surrounding sites.
- Intent is to proceed with one OPA/ZBA application for all three sites, and individual site plan applications for each site.

Planning Comments:

Current Official Plan

- The lands are located within the Downtown Urban Burlington Growth Centre boundary, as shown on Schedule B of the Official Plan. Lands within the Urban Growth Centre are subject to the specific policies of the applicable land use designations of the Official Plan.
- The lands are designated the following on Schedule B of the City's Official Plan:
    - Phases 1 & 3: 'Mixed Use Corridor - General'
    - Phase 2: 'Mixed Use Corridor - General' (parcels fronting Brant Street and 2023 Ghent Avenue), 'Residential – Medium Density' (remaining parcels fronting Ghent Avenue)

- Higher intensity, transit-supportive and pedestrian-oriented mixed-use development in a compact urban form is encouraged in the 'Mixed Use Corridor - General' designation, while retaining compatibility with nearby land uses. Mixed use activity areas are to be subject to a high quality of urban design, and their design and development shall promote these areas as focal points for community activities.
    - High density residential uses (51-185 units/net hectare) and a full range of offices uses are permitted. Townhouses may only be permitted as a component of an overall development of mixed residential or residential/commercial building forms and only where the townhouse component does not compromise the long-term objectives of the Mixed Use Corridor designation with respect to mix of uses, building form and intensity.
    - Retail, service commercial and other pedestrian-oriented uses are encouraged at street level to provide for the weekly and day-to-day shopping needs of residents within and in close proximity to the corridor.
    - A maximum floor area ratio of 1.5:1 is permitted, and building heights are to be between 2 storeys (minimum) and 6 storeys (maximum). A higher floor area ratio may be considered subject to various factors, including adequacy of services and infrastructure, compatibility with adjacent uses (e.g. terracing, high quality of building design, landscaping and streetscaping), and provision of underground parking. Higher densities and taller buildings are permitted in existing areas of development concentration, subject to the aforementioned factors. Where required to ensure compatibility, four to six storey buildings may be required to be terraced back from adjacent residential areas and/or the street.
    - The implementing by-law for this designation is required to identify a minimum portion of all buildings abutting Brant Street to be located in close proximity to the street.
    - Proposals for new and/or expanding mixed-use corridor uses shall be reviewed in consideration of the factors listed in Part III, 5.3.2g) of the Official Plan. These factors include: location of buildings in close proximity to street to provide a sense of human comfort and pedestrian scale and interest; features that integrate the development with surrounding uses; and promotion of safe, convenient and barrier-free pedestrian travel within the site, between the site and adjacent uses and transit stops; number and location of vehicular access points.
- The easterly parcels of Phase 2 fronting onto Ghent are designated 'Residential – Medium Density'. This designation permits ground and non-ground oriented housing units with a density ranging between 26 and 50 units per net hectare.
- Intensification proposals within established neighbourhoods will be reviewed against the criteria set out in Part III, section 2.5.2 of the Official Plan.
- The demolition of residential rental properties containing six or more units is not permitted unless the rental vacancy rate in the city, as defined and reported through the CMHC Rental Market Survey, has been at or above 3% for the last two years. Replacement rental housing units are required to be provided for those units that are demolished, and negative economic and other impacts upon tenants should be minimized (Part III, 2.3.2f).

Current Zoning

- The subject lands are within the following zones:
    - Phase 1: H-MXG, ICBL
    - Phase 2: MXG-8 (769 Brant), MXG (779 Brant), H-RM1 (2023, 2027, 2031 & 2033 Ghent Avenue), partly within ICBL
    - Phase 3: MXG-8 (761 Brant), MXG, ICBL
- The MXG (Mixed Use Corridor - General) zone permits apartment buildings with a minimum height of 2 storeys and maximum height of 6 storeys. Buildings are to be set back 3 m (minimum) to 4.5 m (maximum) from a street, and a 3 m landscape area is required abutting a street. Minimum yard abutting a residential zone is 12 m for Floors 1-3, 15 m for Floors 4 and 5, and 18 m for Floor 6. A minimum 6 m landscape buffer is required abutting a residential zone.
- Phase 1 lands are zoned H-MXG. The holding provision may be removed subject to the general requirements for H removal set out in Part 11, 1.2.1(b) of the Zoning By-law 2020.
- 761 & 769 Brant Street are zoned MXG-8 (Mixed Use Corridor - General with a Site-Specific Exception). The exception permits these parcels to be used only for a medical office and medical office parking lot.

- 2023, 2027, 2031 & 2033 Ghent Avenue are zoned H-RM1 (Medium Density Residential, with a Holding Provision), and are outside of the Interim Control By-Law. The RM1 zone permits detached, semi-detached, duplex, and triplex buildings with a maximum height of 2.5 storeys. Townhouses are not a permitted use. The purpose of the holding provision is to facilitate land assembly.

Interim Control By-law Land Use Study

- The lands, except for parcels within Phase 2 fronting Ghent Avenue, are within the Interim Control By-law (ICBL) study area. The ICBL was approved by Council in March 5, 2019 to temporarily restrict development within the study area so that a land use study can be completed. On March 19, 2020, based on the recommendations of the ICBL study, Council approved amendments to the current Official Plan and Zoning By-law (Official Plan Amendment (OPA) 119 and Zoning By-law Amendment (ZBA) 2020.418).
- The City has received appeals for both OPA 119 and ZBA 2020.418. As a result, the amendments are currently not in effect and are subject to change. Also, the ICBL continues to remain in effect until the Local Planning Appeal Tribunal (LPAT) has issued a final decision on each appeal of ZBA 2020.418. While the City awaits the LPAT process to conclude, new applications will be circulated for technical and public comment and statutory public meetings will be held. Following the statutory public meeting, the applications will be held in abeyance until the ICBL is no longer in effect.
- OPA 119 includes the introduction of a new Major Transit Station Area (MTSA) Special Planning Area planning framework and development criteria for development applications within the study area. ZBA 2020.418 permits additional uses within the MXT zone and provides site specific regulations for lands in proximity to the Burlington GO Station.
- The majority of the subject lands are within the new MTSA Special Planning Area, except for a portion of Phase 2 that fronts onto Ghent. Notable policies and criteria applying to development applications within the MTSA Special Planning Area include the provision of travel demand management measures and new green spaces (e.g. parkland dedication, privately-owned publicly accessible spaces). Official Plan Amendment proposals will also provide of community planning objectives related to affordable, rental housing, affordable, assisted or special needs housing, and co-location of community space or public service facilities and additional sustainable building design measures. It should be noted however that the final delineation of the MTSAs will be established by Halton Region through the Municipal Comprehensive Review and will be implemented through a future Official Plan Amendment.

Council Adopted New Official Plan

- Please be aware of the Taking a Closer Look at the Downtown Project and the recommendations released in early June. The details are available on the project page for Get Involved Burlington. The recommended policy modifications will be considered at a public meeting of the Community Planning, Regulation, and Mobility Committee on Sept. 30, 2020. Responses to submissions on the policy recommendations received by staff by August 28th will also be considered at the Committee Meeting. Please contact Alison Enns if you would like to meet to discuss the policy recommendations. *Note: Complete development applications submitted after Burlington Council endorsement of the recommended policy modifications for the Downtown (October 7), but prior to Regional Council approval, will continue to be processed under the in force and effect Official Plan (1994, as amended), but during the review of the application, staff will be referring to the modifications to the Downtown policies of the adopted OP, and encouraging the applicant to consider the modified policies related to the Downtown.*
- The draft modifications identify Phase 1 and 3 lands, and lands in Phase 2 fronting Brant Street, as being designated 'Downtown Urban Centre' and 'Upper Brant Precinct' on Schedule D. Lands comprising Phase 2 that front onto Ghent Avenue continue to be located outside of the 'Downtown Urban Centre' and are designated 'Residential – Medium Density' on Schedule C.
- Within the 'Upper Brant Precinct', permitted uses include residential (except for stand-alone ground-oriented dwellings), office, retail and service commercial, hotel, entertainment and recreation. A minimum of two permitted uses is required abutting Brant Street, and residential uses shall not be permitted facing Brant. Residential lobbies/access should be located on side streets or at the rear of the building where feasible. A maximum height of 25 storeys is allowed on Phase 1 and 2 lands, and a maximum height of 11 storeys is allowed on Phase 3 lands (Schedule D-2).

- A low-rise feel is to be maintained for pedestrians along Brant Street through setbacks above the third storey abutting Brant Street, similar to the 20 m setback envisioned in the Brant Main Street and Mid-Brant Precincts. Flexibility may be considered on a site-specific basis, taking into consideration the road right-of-way width, transition to adjacent low-density designations and the City's future Downtown Placemaking and Urban Design Guidelines.
- One or more urban squares or Privately Owned Publicly Accessible Open Space (POPS) should be provided in this precinct. Development applications on sites larger than 0.4 ha are to provide a park concept plan to illustrate how such spaces could function on site to provide leisure opportunities for the residents of the precinct and surrounding area.
- The draft modifications to the downtown policies also include new policies related to the public realm, parks and open space, public art, public view corridors, built form and transitions between built forms, parking, loading and service, wind, shadow, and retail streets. With respect to transition between built forms, examples of transition include setbacks, step backs, terracing, reduced heights, intervening built form, smaller building and tower floorplates and building placement.
- It should be noted that the adjacent lands to the south of Phase 3 are designated 'Neighbourhood Mixed Use Precinct', where development is intended to be limited, and restricted to a maximum height of 3 storeys.
- Schedule D-1 identifies this stretch of Brant Street as a 'Mixed Use Street', where retail, service commercial or offices uses are permitted, and may be required continuously at grade in buildings having frontage on to public streets. Ghent Avenue, west of Brant Street, is identified as a 'Green Connector', connected to an 'Off-street Trail/Promenade' located along the hydro corridor lands to the west of the site and Spencer Smith Park. The purpose of Green Connectors is to incorporate enhanced pedestrian and/or cycling facilities within the road right-of-way, to achieve an inter-connected network of parks, promenades and open spaces in the Downtown.

Preliminary Review of Redevelopment Concept

- This development introduces a significant increase in height and density to this area of the downtown. Staff support the approach of submitting all three phases under one Official Plan Amendment and Zoning By-law Amendment application as it allows the City to consider the redevelopment of this intersection in a comprehensive manner.
- This development should achieve a high quality of urban design along both Brant Street and Ghent Avenue and a vibrant streetscape along Brant Street, and contribute to establishing Brant Street as a focal point for community activities and a mix of uses. Furthermore, any redevelopment must demonstrate compatibility with the surrounding existing built forms and mid- and high-density residential neighbourhoods to the west and east. The City's Mid-Rise Guidelines and Tall Building Guidelines should be implemented through this development.
- General comments to consider for all three phases:
    - The corners of the buildings should be a focal point of building design, and the articulation of the podium should acknowledge its importance through corner entrances, chamfering and/or other architectural features. Please consider relocating the residential entrances from the corner of Brant and Ghent to face Ghent instead, and provide retail/service commercial spaces at the corners to provide visual interest and activity to the corners. Service hallways should not exit onto the corner of Brant/Ghent.
    - Ground floor residential units should have separate entrances, and be setback a minimum 3 m from the street wall to allow for landscaping and delineation between public and private space.
    - Consider providing retail units at grade along Ghent Avenue, or flexible residential units that can transition to retail use over time.
    - Building placement, massing and setbacks from the street should consider existing surrounding buildings to reinforce a consistent, harmonious streetscape along both Brant Street and Ghent Avenue.
    - Towers should be stepped back from podium to support a low-rise feel along Brant St, differentiate between building podium and tower, ensure usable outdoor amenity space. Conversely, towers should also be stepped back from adjacent property lines to provide appropriate transition to adjacent low and mid-rise land uses, protect for future separation

between towers to maximize privacy and sky views and minimize cumulative shadow impacts of multiple tall buildings. Towers should also be slender, and floorplates should not exceed 750 m^2.
    - Landscape buffers are required adjacent to residential zones to mitigate against privacy, overlook and light trespass impacts. In order to ensure the long-term viability of mature trees and vegetation, underground parking structures will not be permitted within the buffer.
    - The existing fourplex at 2031 & 2033 Ghent Avenue (Phase 2) and apartment building at 747 Brant Street (Phase 3) appear to contain rental housing units. Replacement rental housing units are required to be provided for existing rental units that will be demolished. Please consider incorporating the replacement rental units into earlier phases of development so that negative impacts on existing tenants is minimized.
    - The majority of the units are 1-bedroom units. Please consider providing a more balanced mix of unit sizes.
    - The emerging policy context provides stronger direction on the provision of new green spaces, urban squares, and Privately Owned Publicly Accessible Spaces (POPS) as part of development applications within this section of Brant Street. Consideration should be given to the location of the proposed park in relation to potential shadow and wind impacts from proposed buildings and underground parking.
- Phase 1:
    - Please consider how building setback and massing facing Ghent Avenue relates to the existing 10-storey apartment buildings to west of the site, which are set further back from the street. Consider providing additional terracing and a greater tower setback from the west property line to provide a transition to the existing apartment buildings.
    - There is a significant amount of the site behind the building that is devoted to driveways. Please consider reducing the amount of hard surfaces on site.
- Phase 2:
    - The proposed townhouses may be an appropriate type of built form to facilitate a transition between the proposed tall, high density apartment building at Brant/Ghent and the existing low-rise buildings to the east. However, appropriate setbacks should be applied from Ghent Avenue and the easterly property line so that the townhouses align with the existing street wall to the east and there is adequate space to accommodate trees/vegetative planting along easterly property line.
    - A landscape buffer is required at the east property line to mitigate light trespass from the driveway onto adjacent residential properties.
    - What type of tenure is anticipated for the townhouses?
- Phase 3:
    - Compatibility of the proposed building with the adjacent two-storey semi-detached dwellings to the east of the site will be carefully considered in the review of the application. Please note that the City's Mid-Rise Design Guidelines refer to a 45-degree angular plane, applied from the shared property line of low-rise neighbourhood areas (including properties designated Residential – Medium Density), to provide a transition between built forms and to minimize privacy, overlook and shadow impacts of the mid-rise building. The entire building, including balconies and terraces, should fit within this plane.
    - A landscape buffer is required abutting the residential zone to the east. In order to ensure the long-term viability of mature trees and vegetation, underground parking structures are not permitted in a required landscape buffer. The proposed 0 m setback of underground parking from the easterly property line will not be supported.
    - Please note that the lands immediately south of Phase 3, on the east side of Brant Street, are currently restricted to a maximum building height of 3 storeys by the Zoning By-law, and the draft modifications to the adopted Official Plan downtown policies contemplate the built form along this stretch of Brant Street to continue to be limited to a maximum height of 3 storeys. Appropriate transitions to the low-rise buildings to the south of this site, e.g. through terracing, should be provided along the south side of the building to support a harmonious streetscape environment along Brant Street.

Application Requirements

- Official Plan Amendment and Zoning By-law Amendment applications are required. The application should include all three phases of redevelopment.
- Prior to submitting the application, a Pre-Submission Neighbourhood Meeting is required. Please refer to the provided Applicant's Guide to Pre-Submission Neighbourhood Meetings.
    - The neighbourhood meeting is to be organized by the applicant and must be held before the application is submitted.
    - Circulation of the meeting invitation to residents and tenants within 120 metres of the development site will be completed by the City for a fee. Provide a PDF of the meeting invitation on the applicant's letterhead for distribution. Notice must be sent a minimum of 20 days in advance of the meeting.
    - Please notify the Ward Councillor, and the Coordinator of Development Review of the date, time and location of the meeting. Be sure your meeting location is accessible and close to the development site. Due to the current COVID-19 situation, the meeting may be held virtually. Please contact Kyle Plas, Coordinator of Development Review, for further instructions on hosting a virtual meeting.
    - During the meeting, provide a detailed overview of the development proposal and allow time for questions and comments from the public. Take notes of the discussion.
    - As part of a complete application, the applicant must provide neighbourhood meeting minutes which include a written summary of public input received at the meeting. As part of the Planning Justification Report, the applicant must explain how this public input was used to modify the development proposal.
- Prior to submitting the application, consultation with the Burlington Urban Design Panel (BUD) will be required.
    - An Urban Design Brief will be required to explain how the City's Urban Design Guidelines have been addressed and how the comments of BUD have been taken into account.
    - A copy of the BUD meeting minutes must be submitted with the application. BUD Terms of Reference provided.
- A Shadow Study will be required to show how the proposed buildings and site designs will impact the public realm, proposed outdoor amenity areas, and surrounding public open spaces and private outdoor amenity areas. Please refer to the City's Shadow Study Guidelines and Terms of Reference when preparing the Shadow Study. A height survey of adjacent buildings and an angular plane should also be used to show how terracing has been used to reduce the impacts of the proposed massing on the low-rise residential neighbourhood to the east of Phases 2 and 3.
- A quantitative wind impact study will be required to show how the proposed buildings and site designs will impact pedestrian comfort on the street and surrounding public and private open space areas. Please refer to the City's Pedestrian Level Wind Study Guidelines and Terms of Reference.
- Please consider sustainable building design in your proposed development. An introductory letter from the Burlington Sustainable Development Committee and a copy of the Burlington Sustainable Building and Development Guidelines were provided.
- A Planning Justification Report is required:
    - to discuss the impact of Provincial, Regional, and local planning policy on the proposed development;
    - to explain why the requested increase in height, density, and floor area ratio is desirable and represents good planning;
    - to discuss how the results of the required technical studies have been used to refine the redevelopment proposal;
    - to explain how input received at the pre-submission neighbourhood meeting has been used to refine the proposal;
    - to explain how input received from the Burlington Urban Design Review Panel has been used to refine the proposal;
    - to explain how the proposed development is compatible with surrounding land uses, including height, setbacks, massing and design and community features.

- Section 37 Benefits may be required.
- Staff contact: Rebecca Lau, Planner II, Rebecca.Lau@burlington.ca

Region of Halton Planning Comments:

Regional Official Plan, 2009

- Designation: Urban Area, Urban Growth Centre (Burlington)

Urban Area

- The Urban Area policies of the ROP support the Region's Growth Management policies in that Urban Areas are to accommodate growth, support a form of growth that is compact and supportive of transit, support the creation of complete communities, and identify an urban structure that supports the *development* of *Intensification Areas*.
- The ROP states that *Urban Growth Centres* (Map 1) are part of *Intensification Areas*, and the Urban Area. The subject lands, save and accept 2023 - 2033 Ghent Avenue are located within the Regionally mapped *Urban Growth Centres* which is a focus of growth and intensification. As per Map 1 of the 2009 ROP, the subject lands are located in close proximity to a Higher Order Transit Corridor and a Mobility Hub. Regard should be had for the 2019 Growth Plan.
- Section 84 of the ROP speaks to the goal of housing is to supply the Region with an adequate mix of housing types. Additional housing polices in the ROP speak to making efficient use of serviced lands to increase the supply of housing, and encouraging Local Municipalities and the development industry to be innovative in housing designs.
- Housing policy: Regional Official Plan policy also provides for the development of a diverse housing mix to satisfy differing physical, social and economic needs. Regional Staff note that both Phase 2 & Phase 3 of the proposed redevelopment would result in the demolition of a purpose built rental housing (2031 & 2033 Ghent Avenue and 747 Brant Street). Regional Official Plan policy requires Local Municipalities to use a 3 per cent vacancy rate to permit the conversion or demolition of rental housing. It is further noted that the current vacancy rate for Burlington is well below 3 per cent.
    - The proposal would result in the demolition of a purpose built rental apartment units which is not permitted by ROP policy. A robust housing analysis, including a tenant relocation plan will be required as part of the complete application. The replacement and permanent protection of all existing rental units will be required as part of any redevelopment plan.
- Section 89 of the Regional Official Plan require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.

Potential for Site Contamination

- In accordance with S.147(17) of the Region's Official Plan states that a property is to be free of contamination prior to any development/change of use taking place.
    - Submission of a Regional Environmental Site Screening Questionnaire is required in addition to A Phase 1 (at minimum) (to O. Reg 153/04 standards and with a Letter of Reliance). Additional Environmental Site Assessments may be required depending upon the recommendation(s) of the Phase 1 ESA. A mandatory Records of Site Condition filing may be required as it appears as though there may be a change in use to a more sensitive land use.

Regional Transportation

- The subject lands are located in close proximity to a Regional Road 18 (Brant Street) which terminates at Fairview Street. Regional Staff will be requiring the following:
    - Traffic Impact Study (TIS): Required
        - The TIS must be completed by a qualified Transportation consultant for the proposed development. The study must be completed as per Halton's Traffic Impact Study Guidelines. The final study, its assumptions & recommendations must be to the satisfaction of Transportation Planning and approved by Halton Region. The TIS Guidelines are available on-line at https://www.halton.ca/The-

Region/Regional-Planning/Regional-Official-Plan-%28ROP%29/About-Regional-Official-Plan-%28ROP%29/Regional-Official-Plan-Guidelines

- A Scope of Work for the TIS is required for review and approval prior to the start of the study.

- Noise Study: Required
  - A Noise Study must be completed by a qualified Noise consultant for the proposed development. The study must be completed as per Halton's Noise Abatement Policy and Noise Abatement Guidelines. The final study, its assumptions & recommendations must be to the satisfaction of Transportation Planning and approved by Halton Region
    - A Scope of Work for the Noise Study is required for review and approval prior to the start of the study.

Waste Management

- A Waste Management Plan is required with the application to determine how waste will be collected for each of the proposed phases/developments. Please refer to the Region's Development Design Guidelines for the Source Separation for Solid Waste for information on overhead clearance and truck turning radii to accommodate Regional vehicles.

Servicing: Comments Provided under separate cover

Submission Requirements:

- All submission materials on a USB
- Applicable Regional Fee(s)
- Complete Application forms
- Planning Justification Report (including a tenant relocation plan)
- Environmental Site Screening Questionnaire, Phase 1 (at minimum) Environmental Site Assessment (ESA) to O.Reg 153/04 standards and with a Letter of Reliance (RSC filing may be required)
- Traffic Impact Study
- Noise Impact Study
- Waste Management Plan
- Functional Servicing Report
- Servicing Plan
- Concept Site Plans

- Staff contacts: Adam Huycke, Senior Planner, Adam.Huycke@halton.ca, and Alex Pasquini, Intermediate Planner, Alex.Pasquini@halton.ca

Region of Halton Servicing Comments:

- There are Halton Region local watermains within Brant Street and Ghent Avenue adjacent to the proposed developments. There is a Halton Region local watermain on private property between Brant Street and Grovetree Lane. A trunk watermain is located within Brant Street in close proximity to the proposed development. No trunk watermain service connection laterals will be permitted.
- There are Halton Region local wastewater mains (sanitary sewers) within Brant Street and Ghent Avenue adjacent to the proposed developments. There is a Halton Region local wastewater main on private property between Brant Street and Grovetree Lane. A trunk wastewater main is located within Brant Street adjacent to the proposed development. Any proposed trunk wastewater main connection lateral requires special review and Regional permission to connect into, and it should be noted that permission is not always guaranteed.
- The developer should undertake to locate the size and location of all watermains, water services, water meters, wastewater mains (sanitary sewers), wastewater (sanitary) services, stormwater mains and stormwater services that exist within the road right-of-way, to the properties and within the properties and place them on an Existing Site Servicing Plan drawings within their reports. Public and private utility companies can be utilized for this purpose.
- Functional Servicing Reports are required to be prepared by the developer's civil engineering consultant (watermains, water services, fire hydrants, sanitary sewer mains, sanitary sewer services, stormwater

mains and stormwater services) to show options for how the properties are proposed to be serviced according to City of Burlington and Halton Region standards. Local watermain and wastewater main (sanitary sewer) hydraulic analysis should be completed by the developer's consultant as well for the local sewers and the drainage area down to the nearest trunk sewer. The consultant should include details about other developments properties in the drainage area in their analysis of the local sewers (if any). The reports should speak to the number/type of units proposed and the phasing of the development with respect to the impacts on the Region's water distribution system and wastewater collection system. Phasing, timing of the development, and required/available capacity shall be detailed in the reports. The consultant will include details about potential external main upsizing or main extensions to accommodate the developments, etc.. Also future forecast Regional capital works projects.

- The FSR reports should incorporate Fire Flow Rate Testing. The proponent should undertake fireflow rate testing of representative Regional fire hydrants in the area, with the proponent's fireflow contractor and Region forces present. Include within the Reports a copy of the fireflow rate testing results, and the Fire Underwriters Survey (FUS) requirements for the development. This information will help to assist in informing the watermain design and watermain hydraulic modelling analysis that is being undertaken by the proponent's consultants.
- Further to the formal hydraulic analysis requirement, the developer's consultant can utilize the Region's current water and wastewater models (if required). The developer's civil consulting engineering firm will be required to enter into a Data License Agreement prior to obtaining any digital information from the Region.
- The FSRs should include information related to all the other Utilities infrastructure in the area and potential conflicts.
- The FSRs should show the existing site services and note how they are proposed to be decommissioned to make way for the developments.
- The developer must physically locate the trunk watermain within Brant Street immediately adjacent to the development property. The developer's Professional Engineer that is preparing the FSR must consult with the Region regarding the proximity of the proposed development to the trunk mains, and the Region's approved set-back of the development from the trunk mains. There shall be no impact from the development on the Region's trunk mains. The Engineer shall prepare a cross-section engineering drawing along the east portion of the property and the City's road right-of-way, for discussion with the Region.
- New development must be on the basis of full municipal services.
- The developer should be aware of the Region's Multi-Unit Servicing Policy with respect to the number and location of water meters.
- Regional policies state that water and sanitary services cannot cross lot lines, the owner will ensure this throughout the process. Each lot must be independently serviced if it is proposed to be a separate lot.
- Any major servicing works, etc, required for this project would fall under the Regional Servicing Agreement process, including securities, Agreement registration, developer's liability insurance and the payment of Agreement fees.
- Servicing of a standard nature is required to go through the Regional Services Permit process.
- The size and scope of, utility trench and road cut, road restoration shall be to the satisfaction of the City of Burlington for local roads.
- Watermain and wastewater main (sanitary) servicing capacity is not guaranteed at the LOPA and ReZoning stage. Servicing of development in the Burlington area of Halton Region is currently on a first-come-first-serve basis. The owner can pre-consult about servicing capacity with the Region at any time in the future going forward. This current development proposal capacity will be reviewed closely and commented upon at the time of Planning application receipt. Should a servicing capacity issue be identified at that time then it will have to be dealt with, working through it with the Region. Servicing capacity is deemed to be in hand at the issuance of a Regional Servicing Agreement, Special Financial Agreement, and Regional Services Permit, which is reviewed and obtained toward the end of the City's Site Plan approval process, or Regional Servicing Agreement.
- The properties are located within an area of the City of Burlington that is a known as one of the Mobility Hubs within the city. The Region is involved in the review of mobility hubs, and the review of the forthcoming studies and reports that will be undertaken with respect to Mobility Hubs. Servicing, and

servicing requirements, are one of the reports that will be undertaken. It will be determined if other background studies will be undertaken. The City of Burlington currently has an ICBL (Interim Control By-Law) in place for the ICBL Study Area.

- As always, acquiring land for development purposes and hiring consultants, at this time, is at the risk of the developer.
- Any water services or sanitary services that currently exist to the properties that will not be utilized for any reason will be required to be disconnected right at the respective main by the developer.
- The developer's site servicing consultant can preconsult with the Region at any time regarding their proposed draft site servicing water design, wastewater design and identified utility conflicts (including storm).
- The Region would like to receive confirmation in writing when any required formal land assembly has taken place at the LOPA and ReZoning stage in order for servicing to conform with Regional Policies, that water and wastewater services do not and will not cross lot lines for different property owners.
- The developer should prepare a Solid Waste Management Plan to the satisfaction of the Region. The Plan shall have regard for the Region's Solid Waste Management Guidelines. The Solid Waste Management Guidelines are available on-line at http://www.halton.ca , Regional Official Plan (ROP) Guidelines, Development Design Guidelines for Source Separation of Solid Waste.
- The developer will inform the City, and the Region, whether they will be submitting a Site Plan application at the same time as the LOPA and ReZoning applications for timing purposes and issues identification and resolution purposes.
- Staff Contact: John Kisneris, Development Project Manager, John.Kisneris@halton.ca

Conservation Halton Comments:

Ontario Regulation 162/06 – Conservation Halton

Based on the materials developed in support of the City of Burlington's Mobility Hubs studies, the subject lands may be susceptible to flood hazards (spill) during the regulatory storm. The supporting materials are available on the City's website, including the *Flood Hazard and Scoped Stormwater Management Assessment: Burlington GO Mobility Hub and Downtown Burlington,* prepared by Wood, dated June 1, 2020 (https://www.getinvolvedburlington.ca/official-plan-2019/widgets/36046/documents).

Development (structures, fill, grading, above & underground parking, storm outlets, etc.) within the regulated area is subject to CH policies and requires permission from CH. Based on the preconsultation material and available information, it appears that most of the proposed development is within the flood hazard.

Permissible development/redevelopment will be determined by CH in accordance with relevant CH Policies. The CH Board of Directors approved a Spills Policy Update on April 23, 2020, which repealed the old Policy 4.2.5 and replaced it with the following interim policy (available online https://conservationhalton.ca/policies-and-guidelines):

> *"Development and redevelopment in spill areas will be considered on a case-by-case basis. Permission may only be granted where the site is subject to low risk and, where appropriate, mitigation measures can be implemented to reduce potential impacts to the satisfaction of Conservation Halton (e.g. flood proofing)."*

Staff understands that the City will be completing a Phase 2 study, which is intended to further confirm the extent of the hazard and discuss policy and mitigation measures in this area. We recommend it would be advantageous for the proponent to wait until the study is advanced so that the City and CH are better able to assess and respond to any development proposal that is submitted. Should the proponent wish to advance the applications in advance of the study completion, further consultation with the City and CH would be required to determine study requirements for the applications.

Memorandum of Understanding (MOU)

CH requests to be circulated on the Functional Servicing Report for review under the MOU.

Fees/Circulation

CH should be circulated the full application in both paper and digital format, including at minimum the engineering and site plan drawing sets, functional servicing and stormwater management report, and planning justification report.

CH will confirm applicable review fees once additional details are provided. Fees will apply based on the applicable fee schedule at the time of submission. CH's 2020 fee schedule is available online: https://conservationhalton.ca/plan-review-fees

- Staff Contact: Emma DeFields, Environmental Planner, EDeFields@hrca.on.ca

Site Engineering Comments:

- Typically a mandatory meeting with City staff (& Regional Staff if needed) and the Civil Engineer, Geotechnical Engineer and Environmental Engineer is required prior to submitting the application. Prior to the meeting the Applicant shall provide the stormwater management report, geotechnical report and the environmental reports to staff, a min. 2 weeks in advance of the meeting, so that the materials can be preliminarily reviewed, and informed discussions can take place at the meeting. However, considering current events, the meeting may not be possible. If a meeting is not feasible we would ask for the materials to be delivered for review a min. 2 weeks prior to the anticipated submission date for a cursory review to ensure it meets the criteria outlined in these notes.
- Typically a mandatory meeting with City Staff and the acoustical consultant is required prior to submitting an application. Prior to the meeting the Applicant shall provide the noise feasibility study to staff, a min. 2 weeks in advance of the meeting, so that the materials can be preliminarily reviewed, and informed discussions can take place at the meeting. However, considering current events, the meeting may not be possible. If a meeting is not feasible we would ask for the materials to be delivered for review a min. 2 weeks prior to the anticipated submission date for a cursory review to ensure it meets the criteria outlined in these notes. The Region and CNR/Metrolinx may also review and comment on noise (if the rail line and/or Brant Street north of Fairview Street are sources of linear noise)

Right of Way:

1. Brant Street is a City of Burlington owned road, the deemed width is 30m, the actual width varies and fronting some of the proposed development properties the actual width is less than deemed, therefore a widening would be required to be dedicated as part of a development application. Only an Ontario Land Surveyor would be able to accurately determine the widening requirements to bring Brant Street to the minimum deemed width of 30m fronting all properties. The City's Geomatics group has provided the following information:

   747 Brant St
   Brant Street is unevenly widened and there are few jogs in that area. The property located south of #747 Brant St (#741) dedicated 2.50 m (plan 20R-15372) widening to the City in 2004 (By Law 66-2004). A 2.50 m widening in order to meet the deemed width street and be consistent with the street line, would be required.
   761 Brant St
   No widening required.
   20.00' widening has previously been dedicated to the City according to agreement 256794/1968
   769 Brant St
   No widening required.
   774 Brant St
   No widening required.
   778 Brant St
   No widening required.
   779 Brant St
   Existing = 86.0' (26.213 m) due to 20.0' widening on the west side of the road (by law 3656) In order to meet the deemed width street 3.787 m widening would be required for the above property.
   780 Brant St

No widening required.

782 Brant St

No widening required.

2. Ghent Avenue is a City of Burlington owned road, the deemed width is 20m, the actual width varies and fronting some of the proposed development properties the actual width is less than deemed, therefore a widening would be required to be dedicated as part of a development application. Only an Ontario Land Surveyor would be able to accurately determine the widening requirements to bring Ghent Avenue to the minimum deemed width of 20m fronting all properties. The City's Geomatics group has provided the following information:

   2023 Ghent Ave

   Existing = 19.198 m due to 0.91 m previous widening on the south side of the road; a +/-0.802 m widening is required to bring to the deemed width

   2027 Ghent Ave

   Existing = 19.198 m due to 0.91 m previous widening on the south side of the road; a +/-0.802 m widening is required to bring to the deemed width

   2031 Ghent Ave

   Existing = 19.198 due to 0.91 m previous widening on the south side of the road; a +/-0.802 m widening is required to bring to the deemed width

   2033 Ghent Ave

   Existing = 19.198 due to 0.91 m previous widening on the south side of the road; a +/-0.802 m widening is required to bring to the deemed width

3. Schedule J of the Official Plan notes Brant Street as a Minor Arterial Road, and Ghent Avenue as a Local Road. Part II Section 3.3.2 e) states that a 5m x 5m daylight triangle is required at this type of intersection (after widening dedication). Transportation Department has confirmed that the dedications are required. If additional land is needed to be dedicated for the daylight triangle, please ensure it is shown on all plans across all disciplines. If widening or daylight triangle dedications are required then a draft reference plan will be required to be submitted with the application showing the dedications.
4. Enhanced street scaping may be required on municipal road frontages, site engineering defers to the Capital Works Landscape Architect to confirm streetscaping requirements.
5. There are no projects noted in the 2019-2028 Capital Budget and Forecast in this area, save for Ghent Street which was reconstructed in 2019, enhanced restoration (as per S-114B) will be required considering Ghent is a brand new road.

General Comments:

1. Will all three corners be part of a single development application? Regardless of the number of applications, Site Engineering will review each corner of Brant & Ghent on their individual merits. It is Site Engineering's preference to have separate reports for each corner/phase for the Civil, Noise, and Environmental reports and drawings, if this is not possible at minimum please ensure each corner/phase is in separate sections and clearly identified by the property addresses, and each section is signed by the Engineer, so they can be separated out if necessary.
2. We ask that the applicant pre-consult with Burlington Hydro regarding servicing requirements, it is our understanding that future hydro services and other utilities for development properties are to buried at the owner's expense.
3. We ask that the applicant pre-consult with Union Gas, our GIS mapping indicates a Union Gas pipeline along the Brant Street Frontage on the west side. Also in regard to servicing the property and for requirements for construction within close proximity to their pipeline.
4. Please provide clear pedestrian connections (sidewalks/paths) from the Ghent Ave. and Brant St. sidewalks to the lobby entrances and/or the commercial/retail entrances
5. Please ensure there is enough room for a dense coniferous landscape buffer between the laneway and the rear property line of the SE corner/Phase 3 to provide headlight mitigation on the neighbouring existing residential. No underground parking is allowed under the landscape buffer to ensure the trees can mature in place and will not be damaged in the future when the underground parking structure requires maintenance. We defer to the City's Landscape Architect to provide further direction. A solid

wood double board fence will also be required along the east property line to mitigate headlight trespass.

6. Please ensure there is enough room for a dense coniferous landscape buffer between the laneway and the rear property line of the NE corner/Phase 2 (adjacent to 2041 Ghent) to provide headlight mitigation on the neighbouring existing residential. No underground parking is allowed under the landscape buffer to ensure the trees can mature in place and will not be damaged in the future when the underground parking structure requires maintenance. We defer to the City's Landscape Architect to provide further direction. A solid wood double board fence will also be required along the east property line to mitigate headlight trespass.
7. Just and advisory for the future Site Plan if the application is successful – please ensure there is enough room for utility meter/piping locations please do not place at the Brant Street or Ghent Avenue sides of the building or near the entrances.
8. Please consider at-grade bicycle parking for residents/visitors
9. Please consider incorporating bicycle parking in the underground parking for residents – possibly at each parking space to hang a bike on the wall
10. Please incorporate electric vehicle charging stations in the underground parking as per OBC
11. Please consider incorporating ductwork for future electric vehicle charging at individual spaces
12. When the accessible parking spaces are designed in the underground parking please locate them closest to the elevators and ensure there is a clear route for access to the elevator lobby and if possible avoid having to traverse the laneways between parking rows
13. Please ensure there is space for a safe area for pedestrians to enter and exit the elevator and stair areas (i.e. doors don't open to the travelled lane or a parking space), it should be inset to allow for the door to open and pedestrians to step out without being in the travel lanes
14. Please ensure the entrances to lockers/mechanical/etc. would not be blocked by a vehicle in the adjacent parking spaces, there should be a clear access without parking space conflicts.
15. We defer to Transportation to comment on parking layout and sizes.
16. Advisory - Precondition survey of area structures prior to start of excavation and vibration monitoring for the duration of construction, will be required, limits of study area to be determined by the acoustical consultant/geotechnical engineer, and will include the 525mm municipal storm sewer on 741 Brant Street.
17. All elements of the underground parking structure (i.e. walls, foundation drains, shoring, etc.) are required to be within the limits of the subject property. Details, one for each side of each underground structure will be required to be submitted to demonstrate. If elements of the underground parking or for construction of underground parking, either permanent or temporary, encroach onto municipal or private neighbouring property then we would require written confirmation from the property owner that they have no objection to make the application complete, confirmation of a formal agreement may be required during the process. There appears to be zero (or close to) lot lines for each of the three underground parking structures, this may prove to be a challenge for construction, the details will need to clearly demonstrate that the site is constructible. Generally speaking zero lot lines are difficult to construct, and to maintain the underground parking structure in the future, and are therefore strongly discouraged.

Environmental Site Assessment

1. This development would be a change of use from commercial to a more sensitive residential use for the NE and SE corners, and therefore a mandatory Record of Site Condition. The NW corner is currently vacant, and I am unsure of the previous use, if it was a use anything other than residential a mandatory Record of Site Condition (RSC) would be needed, if it was only ever used for residential and there is no contamination on the site then it is possible that an RSC may not be needed for the NW corner only, however we reserve statement until such time as we have the reports to review in detail. To make the application complete we will require Three Phase One Environmental Site Assessment (ESA), one for each development. If the Phase One ESA recommends a Phase Two ESA then it must also be submitted. All reports must be completed in accordance with O. Reg. 153/04 including a letter of Reliance confirming the City (and Region) may rely on the information provided in the reports. If a Phase Two ESA is required and it indicates remedial works are required to the site, the remediation

plan is required to be submitted with the application to make the application complete. Please ensure that test results of the groundwater are included in the report and shared with the civil engineer. Please be advised that if the reports are not in accordance with O. Reg. 153/04 the application will be deemed incomplete. Please note that Groundwater levels will be required to be detailed in the Geotechnical /Hydrogeological report due to proposed underground parking and if present testing of the groundwater will be required in order to determine if it meets municipal discharge criteria to the storm sewer.

2. As stated above, the proposed developments are/will be three separate properties, therefore we need three separate reports and minimum two separate RSC's specific to the individual addresses (for the NE and SE corners), depending on the findings of the Phase One ESA for the NW corner a third RSC may be needed.

Geotechnical Report required

1. Geotechnical Investigation (Stamped and certified by a P. Eng.) is required to make the application complete. Please ensure each development has a separate report or at minimum one larger report with three distinct sections, once for phase/each corner, that is individually signed by the engineer and can be pulled out of the report.
2. Report to address excavation constraints, shoring, etc., and shall be shared with the Civil/Structural/Architectural team as details (min. one for each side of the buildings) showing the underground parking construction limits is required as part of a complete application, i.e. the details have to show shoring, tiebacks, bracing, foundation, foundation drainage, etc.
3. The Geotechnical investigation shall address any concerns with groundwater that may require temporary and/or permanent dewatering. If groundwater management requires permanent dewatering due to the underground parking, estimates of the seasonally high flows need to be provided to the Civil Engineer so that they can incorporate into their stormwater management plan. Please ensure the geotechnical engineer consults with the environmental engineer to see if there are any concerns with outletting intercepted groundwater into the municipal storm system. I.e. does the groundwater meet the municipal storm sewer water discharge criteria? If there is any contamination in the groundwater it may need to be outlet to a sanitary sewer (with Region's permission) or filtered prior to outlet to storm sewer. Confirm if it is anticipated that a permit to take water required or not? It is our opinion that due to the size of the comprehensive development area a Hydrogeological report is required for detailed engineering design (Site plan), however, for the RZ/OPA application, depending on the initial findings and recommendation of the Geotechnical Engineer, we are agreeable to discussing the Hydrogeological reporting requirements once your engineering team has been assembled and has had a preliminary look at the properties.
4. It is expected that groundwater monitoring wells would be installed early in the planning stages so that information regarding water levels in all seasons is included in the report.
5. Also, in support of any LID techniques that may be implemented, i.e. infiltration.
6. Three reports are preferred, at minimum however, please provide three distinct sections in a report, one for each phase/corner.

Construction Management and Mobility Plan

1. Construction Management and Mobility Plan (CCMP) is required for the application to be complete. Due to the nature of the proposed development (i.e. large building footprint/zero lot lines) and the likelihood that use of part of the City's road allowance may be necessary during construction of the proposed development a CCMP is required to ensure that the development works can be completed in a manner that is to the satisfaction of the Director of Capital Works and the Director of Transportation Services, as the use of the City's road allowance for construction staging has not been approved and in order to minimize the impact to residents, vehicles, pedestrians and local businesses the following is required (please refer to the attached check list and staff report):
    a. CMMP, plotted to scale on 24" x 36" sheet
    b. Proposed limits of construction
    c. Proposed construction staging areas, including any staging areas required on the City's road allowance for concrete pours, material deliveries, site servicing, etc. and written justification for any construction staging areas on the city's road allowance

d. Proposed temporary/permanent encroachments on the City's road allowance and written justification of any required encroachment on the City's road allowance
e. Proposed truck haulage routes and location of truck stacking
f. Proposed location of mud mat and vehicle wash down area
g. Proposed location of crane assembly and swing radius
h. Proposed traffic control measures, specifically addressing signage and/or any lane closures/restrictions
i. Pedestrian control measures, specifically addressing signage and pedestrian routing
j. Zero/reduced setbacks are a challenge - All elements of the underground parking structure (i.e. walls, foundation drains, shoring, etc.) are required to be within the limits of the subject property, a detail is required (for each side of the development) to demonstrate that the underground parking structure can be constructed within the property limits.
k. Is temporary Groundwater management required during construction? if so, details need to be provided.

2. Please provide a separate CMMP for each phase/corner, and if one phase/corner is to be constructed and occupied before the other, then please ensure pedestrian and vehicle traffic from the first phase is considered and incorporated into the second Phase's CCMP.

Noise & Vibration Feasibility Study (prepared by a P. Eng.)

1. Please ensure each development has a separate report or at minimum one larger report with three distinct sections, once for phase/each corner, that is individually signed by the engineer and can be pulled out of the report.
2. The Region and/or CNR/Metrolinx may also review the report if it is determined that either are a source of linear noise (Brant north of Fairview and/or the tracks north of Fairview), or if either agency requests the report for review and comment.
3. Noise & Vibration Feasibility Study (stamped and certified by a P.Eng.) is required for the application to be complete. The Noise & Vibration Feasibility Study shall be completed in accordance with MECP's Environmental Noise guideline Publication NPC-300, at minimum. The detailed Noise & Vibration Study shall also take into consideration and provide discussion in the report:
    a. <u>Considered a Class 1 property</u>
    b. Impact of environmental noise on the proposed development, i.e. identify adjacent existing mechanical equipment/stationary sources that may impact the proposed development, if mitigation is required, provide details, including written confirmation from adjacent property owners of their agreement to mitigating measures, to make the application complete. Confirmation of a formal agreement may be required.
    c. Impact of the proposed development on neighbouring noise sensitive receptors and spaces (if any)
    d. Impact of the proposed development on proposed development's noise sensitive receptors and spaces
    e. Impact of construction related vibration on neighbouring structures. Please note precondition surveys of surrounding structures may be required (with owner consent) prior to construction as a condition of the future Site Plan Application. Furthermore, vibration monitoring may be required for the duration of construction as a condition of the Site Plan Application. The detailed limits of the precondition surveys and vibration monitoring shall be confirmed by a Professional Engineer specializing in vibration as a condition of the Site Plan Application.
    f. Copy of the concept site plan to be included in the report to ensure the Noise & Vibration Detailed Study is based on an up to date Site Plan design
    g. Please also advise the noise consultant that although NPC-300 tables indicate 60dBA in the OLA (both at ground and upper levels) with warning clauses, it is not acceptable to the City, we request that all possible measures be taken to control the noise in the OLA to 55dBA or less, if not feasible, then we request calculations to confirm what levels could be achieved, i.e. 60dBA would require a 3m noise barrier, 59 a 3.5m, 58dBA a 4.0m, etc. all the way to 55dBA. Please have the architect consult with the noise consultant as to the optimal placement of outdoor living areas (including upper level OLA's) for residents, shielded from sources of noise.

h. Applicant's consultant to use capacity volume of Brant Street and Ghent Avenue (and any other surrounding roads) for STAMSON (or other model) calculations; contact the City Traffic Department for volumes, and include correspondence in the appendix
i. Report to address vibration (if any)
j. Please have the acoustical engineer consult with the architect and structural engineer as to the optimal placement of vents and fans for the underground parking and outdoor living areas. Vents should not be placed in vehicle laneways or in sidewalks. We would ask that the placement also consider adjacent noise sensitive uses, i.e. avoid placing vents close to the back yards of existing residential.
k. Please advise the noise consultant that reflective surface should be used in Stamson (or alternate model) calculations
l. All STAMSON (or other model) calculations to be included in the report
m. All mitigating measures calculations are required to be included in the report, i.e. window glazing, façade requirements, etc.
n. Actual on site noise measurements to be included in the report
o. Copies of correspondence from the City of Burlington, and any other vested agency, confirming traffic/train counts must be included in the report's appendix.
p. Confirm if the rail lines north of Fairview will have impact on this site.
q. Key plan showing points of reception to be included & a chart referencing the key plan, detailing the estimated noise levels, allowable levels, and mitigated noise levels
r. Receptors for each floor of each side of each building is required, and for any outdoor living areas, and for the commercial spaces. Receptors for surrounding residential is also required.
s. A table clearly outlining the receptor ID, allowable Nosie level under NPC-300, estimated noise level, and mitigated noise level is required.
t. Area context plan to be included showing potential sources of noise
u. Provide warning clause recommendations
v. Provide a summary/drawing of mitigation measures to be implemented
w. Please note that although NPC-300 indicates private terraces/balconies less than 4.0m deep do not require mitigation, the City will require a warning clause (if needed), something along the lines of : *"Purchasers/tenants are advised that the private terraces of each unit are less than 4.0m deep and therefore are not required to have mitigation measures installed for noise as per the Ministry of Environment Conservation and Parks NPC-300. Sound levels due to road/train traffic, increasing road/train traffic and no mitigation measures may interfere with some activities of the dwelling occupants use of their private terrace"*

Stormwater Management Report:

1. Please ensure each development has a separate report or at minimum one larger report with three distinct sections, once for phase/each corner, that is individually signed by the engineer and can be pulled out of the report.
2. We have been advised by Conservation Halton that the proposal appears to be within the flood hazard (spill) area, they have advised that the related Mobility Hubs studies should be completed, and that related policy be developed before proceeding with proposals in that area. In case of discrepancy between agency criteria, the most stringent criteria shall apply. The design engineer will be required to assess the spill situation and implement mitigative measures in the design. CH permission is required for all developments within the spill zones. The site is located within the downtown lands for which the City is completing an intensification study.
3. The City's Stormwater Engineer has provided the following SWM criteria:
    a) Enhanced Quality Control achieving 80% Total Suspended Solids Removal. We ask that a treatment train approach be considered, to incorporate Low Impact Development techniques. OGS may only be credited at 50%.
    b) Quantity Control – 100 year Post development flows from the two year up to and including the 100-year event (or Regional Storm, whatever is greater) to be controlled to 5 year pre-development flows, on site. **Overland Flow Route to Brant Street.** We ask that the applicant/civil

consultant contact the City and Conservation Halton prior to starting the stormwater management design to discuss hazards and SWM strategy.

c) Water Balance – Strongly recommend to Retain/Infiltrate the first 5mm on site
d) External Flows – engineer to confirm any external flows entering the site under the existing conditions. All identified external flows must be routed safely under the developed conditions without causing any flooding or ponding
e) Existing infrastructure:
    i. There is an existing 525mm storm sewer in Ghent Ave. East of Brant, a 600mm storm sewer in Ghent Avenue on the West side of Brant and a 1500mm storm sewer in Brant Street fronting the properties
    ii. We can make the plans and profiles of the City streets available to the developer's Consulting Engineer during the design phase. The consultant can contact (annette.simpson@burlington.ca) to obtain drawings.
f) Drainage Patterns – existing drainage directions and patterns should be maintained.

4. Identify existing storm system on site (there are existing maintenance holes/catchbasins/ditch inlets in the parking lot at the NE corner); indicate if anything is to be reused, or if it is to be removed. If re-used, a video inspection of the storm lines will be required and written confirmation from the Engineer that it is in good working condition.
5. Provide storage details and location
6. Report to include full size stamped/signed servicing & grading plan
7. For landscape areas over top of under/aboveground parking a runoff coefficient of 0.9 is to be used, including for the park noted on the NE corner/Phase 2
8. Storm sewer pipes cannot be located under buildings (internal parking garage drainage is allowed).
9. Confirm if there is permanent dewatering required for underground parking – and incorporate into design, and identify how it would be outletted, i.e. is it clean enough to outlet to the municipal storm sewer? Civil Engineer to consult with Environmental Engineer and Geotechnical Engineer in this regard. If the SWM report advises there will be no groundwater collection (i.e. no foundation drains) then we will require written confirmation from the Geotechnical Engineer, Architect and Structural Engineer that it is possible to construct the underground parking structure without a foundation drainage system, this confirmation will be required to be included in the appendix of the SWM report.
10. Please note that there should be no surface ponding in (surface) accessible parking spaces, and no surface ponding in a 5-year storm, if there is any surface parking proposed
11. Please clearly show the overland flow route for this address and neighbouring properties to ensure existing drainage patterns are maintained. Overland flow route should be towards Brant Street.
12. Quantity controls must use an orifice tube (not plates
13. Need to confirm capacity of receiving system
14. Need to confirm condition of receiving system (i.e. video inspection)
15. Rooftop storage will not count towards the stormwater storage requirements (although allowed for other purposes, i.e. grey water for flushing toilets, irrigation for landscaping, etc.)
16. Control structures and their location with cross sectional details
17. Storm sewer design sheet
18. It's important to determine storage requirements as we need to ensure any tanks in the underground parking are sized correctly at the RZ/OPA stage to avoid having to use up parking spaces later on for an increase in tank size.
19. If you have questions regarding SWM criteria please contact us, we are happy to preconsult with the Civil Engineer if they have any questions, (umar.malik@burlington.ca or annette.simpson@burlington.ca)
20. We encourage Low Impact Development Stormwater Management techniques, such as rainwater harvesting for irrigation, use of treatment train approach of quality control by using bio and infiltration swales, etc., currently we look to the CVC/TRCA LID guidelines and/or in the future MOECC guidelines.

Detailed Engineering Plans:

1. All drawings across all disciplines to coordinate, i.e. use same base layer
2. Each corner/phase to have a distinct set of drawings

3. Please reference the Site Plan Guidelines and the Capital Works design standard drawings, the information below is not intended to be considered comprehensive, just some of the main items to be shown on the drawings.
4. Servicing Plan:
    1. The City defers to the Region to comment on water and waste water servicing
    2. Show limits of underground parking on all plans
    3. Show all proposed and existing servicing, and what is to happen to existing servicing, i.e. reuse, remove, if reuse, the infrastructure will need to be certified by the P. Eng. as in good working condition.
    4. Maintenance holes, catchbasins, etc., slopes, material, length, inverts, obverts, crossing information, etc. for proposed infrastructure. Include detail for each referenced specification, a separate sheet may be required.
    5. Actual locations of buried infrastructure is required, i.e. daylighting. Engineering drawings must contain accurate locations and inverts for connections and crossings, so that it can be confirmed the development is feasible. This must be completed and shown on the plans before they are submitted as part of a development application.
    6. City Trees (if any) and Bordering city trees to be shown on drawing and boundary trees over 100mm in diameter within 3m of the property line), indicate which trees are proposed to be removed.
    7. Utility furniture (meters, pedestals, boxes, etc.) for private developments cannot be located within the municipal right of way, please ensure there is enough room on site for servicing
    8. Catchbasins in landscape areas shall be sumpless
5. Detailed grading plan:
    1. FFE, openings in foundation, etc.
    2. Underground parking entrance elevation must be min. 500mm higher than the 100 year storm/regional flood elevation, or higher, or whatever is recommended by the engineer to ensure no overland flow will enter the underground parking structure.
    3. Curb depressions
    4. Accessible ramps
    5. Advisory for future site plan - Grades of barrier free parking spaces, max. 1.5% running slope, max. 1.0% cross slope
    6. Top of retaining wall and bottom of retaining wall elevations for both proposed and existing (if needed), grading will be looked at carefully, we need to clearly see how the proposed development will interface with the neighbouring properties.
    7. Advisory for future site plan - Top of curb and bottom of curb elevations
    8. Overland flow route
    9. Need to include grades on adjacent properties enough to determine existing drainage patterns. The plan will clearly need to show how drainage will be contained in the development, and not cut off surrounding properties drainage.
    10. Provide sections, one for each of the sides of each building through each neighbouring property to show how the development will interface with adjacent properties and the municipal right of way. Sections to include above and below ground as well as any permanent or temporary shoring/tiebacks/municipal infrastructure/utilities/etc./
6. Details of underground parking limits – all elements of the underground parking structure (i.e. walls, foundation drains, shoring, etc.) are required to be within the limits of the subject property, provide min. 4 sections for each building, one for each side through each adjoining property including the municipal ROW to demonstrate that all aspects of the development will be contained within the property lines. (will need to be included on the CMMP drawing as well). i.e. for the NW corner, in addition to the Ghent and Brant frontages sections will be needed through 1425 Ghent and 1448 Grahams Lane and 790 Brant, 5 sections minimum. For the NE corner in addition to the Ghent and Brant frontages, sections will be needed through 783 Brant, 2022 Prospect and 2041 Ghent, 5 sections minimum. For the SE corner, in addition to the Brant and Ghent frontages, sections will be needed through 741 Brant (including showing the storm sewer that runs through this property) and

2010/2012/2014/2016/2018/2020/2022 Grovetree Lane, 10 sections. It needs to be very clear what impacts, if any, there are to adjacent properties/ROW.

Other items needed for a Complete submission:

1. Applicant to provide a reference plan showing all existing property lines/blocks/easements/etc.
2. Applicant to provide Title Search/PIN report for the properties, to verify any agreements on title, as well as copies of agreements on title for the properties. Our GIS mapping indicates there are easements on/or adjacent to some of the properties.
3. As mentioned above, actual locations and inverts of all buried (and above ground) infrastructure in locations of proposed connections will be required (i.e. daylighting) with the RZ/OPA submission package to confirm servicing is feasible, the civil engineer will need to confirm they have incorporated the actual locations/inverts into their design. There looks to be buried utilities, bell/hydro/gas, possibly concrete encased, along the Brant frontage, which may be challenging to service/construct the site, which is why we are asking for the actual locations and inverts at this early stage. A Municipal Consent Permit will be needed for any excavation (including daylighting) in the municipal ROW, a Road Occupancy Permit may also be needed if lanes are needed to be blocked off. Contact me, annette.simpson@burlington.ca, to assist with arrangements/contacts for these permits.

Future Site Plan:

1. All of the items mentioned above would need to be updated to reflect detailed design plus need the following:
2. Precondition survey of area buildings prior to start of excavation and vibration monitoring for the duration of construction, will be required, limits of study area to be determined by the acoustical/geotechnical engineers.
3. Mechanical Engineer will need to confirm that they have reviewed the SWM and have designed the internal pipes accordingly.
4. A stormwater management maintenance manual will be required prior to security release, it will need to outline all the SWM techniques on the site, how often they need inspected and maintained, and provide a list of local contractors who could perform the inspection/maintenance works. The SWM management maintenance responsibilities will need to be clearly outlined in the condo declaration as well.
5. Erosion Control Plan - silt sac's not just landscape fabric for catch basin protection, mud mat as per Conservation Ontario detail, wash down station, temporary erosion control ponds, etc.
6. Lighting/Photometrics details/drawing, as per City of Burlington Accessibility Design Standards and City of Burlington Outdoor Lighting Guidelines, available on our website, and provide manufacturer catalogues sheets for the luminaires to confirm full cut off/BUG U-0
7. show where snow storage will be accommodated. Our strong preference is to have snow stored on a landscaped (grass) area and then intercepted by catchbasins, this would allow for pretreatment of salty/sandy snow prior to entering the storm system.
8. Utility furniture (meters, pedestals, boxes, etc.) for private developments cannot be located within the municipal right of way.
9. Provide a Utility coordination plan, please no meters/valves/piping/vaults at the front of the building or near main entrances or blocking/encroaching into walkways or accessible routes. No private (required for the sole use of the development) utilities are allowed on municipal property, i.e. no piping, meters, boxes, etc., all required utility infrastructure must be contained to the property limits.
10. Applicant is advised that a new Standard is in effect as of July 12, 2017, S-114-B, requiring any disturbance to the municipally owned ROW asphalt to be restored curb to curb for the entire frontage(s) of the property, it may also mean that a City contractor will complete the works, and the costs borne by the Applicant

The applicant is advised that a full comprehensive review of materials will be undertaken once an application is submitted, at which time Site Engineering may provide additional comments, raise additional concerns, or request additional information. If the applicant or their consultants have any questions on the above they are welcome to contact me directly: annette.simpson@burlington.ca or 905-335-7600 ext. 7634

Urban Forestry & Landscape Comments:

Re: Existing Trees

1) A Tree Inventory and Preservation Plan and Arborist Report is required for all existing trees greater than 10cm DBH on the subject sites and on adjacent properties within 3m of the property lines. See the City of Burlington: Pre-Submission Checklist for requirements.
2) There are city trees in the right-of-way along Brant Street and Ghent Street right-of-way. Removal of city trees will require council approval. Removal of city trees should be avoided where possible, and proposal for removal will require an arborist's assessment of health and structural condition prior to the request being accepted.
3) A Tree Permit is required for all work around city trees, in accordance with Public Tree Bylaw 68-2013, including the payment of the Tree Permit fee and securities for trees to be retained.
4) Clearly show the limits of the underground parking and discuss the impact of excavation for the underground parking structure on the preservation of existing trees on the subject properties and on neighboring properties in the Arborist Report.
5) Existing trees, particularly along shared property lines and in landscaped areas and buffers, should be evaluated for retention. Trees that are injured or removed under the provisions of a private tree permit will need to be replaced using the City's method of calculation. The tree's size, as well as the overall condition rating will impact the total number of cm's required to be replaced. Generally, one replacement tree is required for every 10 cm diameter removed. It is recommended that the replacement trees are replanted on the subject site. If there is no room on site for the replacement trees, there will be a charge of $400 per replacement tree. This information and calculations should be included in the submitted Arborist Report and Tree Preservation Plan.
6) If trees on private property are proposed to be removed prior to Site Plan approval, a Tree Permit is required for removal or injury of trees on private property within the Urban Planning Area Boundary of the City of Burlington, in accordance with the Private Tree Bylaw 20-2020, including the payment of the Tree Permit fee and compensation for trees required to be removed. A Private Tree Permit application should be applied for through the online application system: https://webforms.burlington.ca/Roads-and-Parks-Maintenance/Private-Tree-Permit-Application.
7) All public and private trees to be retained require tree protection fencing. Please see the City of Burlington Tree Preservation and Protection Specification SS12A for further tree protection details. Show Minimum Tree Protection Zones (MTPZ) in addition to Tree Protection Fencing on the Tree Inventory and Preservation Plan and consider encroachments into the MTPZ of existing trees to retain in the Arborist Report.
8) Removal or damage to trees on neighboring properties within 3.0m of the property line and boundary trees (which are protected under the Provincial Forestry Act (RSO 1990) Section 10) will require:
    - The adjacent property owners shall be consulted and made aware of the proposed development and potential impacts to their trees and boundary trees and requested to submit in writing that there are no concerns with proposed treatment of the existing trees.
      OR
    - A qualified professional (as defined in the City of Burlington's Pre-submission Checklist) shall be retained to address the potential impacts on the neighbor's trees and/or boundary trees and provide a letter or report confirming in their opinion regarding impacts to the boundary trees from proposed construction. The arborist letter or report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.
9) A qualified professional (as defined in the City of Burlington's Pre-submission Checklist) may be required to be retained to address potential impact on the existing trees on site during excavation operations to ensure no damage to the protected trees or their root systems. Requirement to be determined at the Site Plan stage.
10) **Do not remove any trees from the site until after the Rezoning and Official Plan application has been approved.**

Re: Landscape

1) A Landscape Concept Plan will be required, showing general layout and intent of what is proposed for outdoor amenity areas, park, landscape buffer planting, enhanced streetscaping along Brant Street and Ghent Street, and safe and accessible pedestrian and bicycle circulation. See the Pre-Submission Checklist for requirements.
2) Clearly show the limits of the underground parking on the Landscape Concept Plan and ensure there is sufficient soil volume for full sized large canopy trees.
    - Minimum required soil volumes range from $15m^3$ to $30m^3$, depending on the tree species and planting layout (e.g. soil volume share in a continuous trench for multiple trees, use of structural soil cells or engineered structural soil.)
    - The draft City Tree Planting Guidelines specify $30m^3$ of soil per tree in a single tree pit, $15m^3$ per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth. Smaller rooting volume (minimum 15-$20m^3$) may be proposed for smaller trees.
    - Enough space between the property lines and the limit of underground parking should be provided to grow large canopy trees that will not need to be removed when the underground parking garage requires repairs (i.e. trees planted on the roof slab of the underground parking garage). The concept submitted shows underground parking to the limits of the property lines, which would not be not be supported.
3) Landscape buffer treatment should be provided to partially obstruct views to adjacent residential properties (particularly where headlight trespass mitigation is required). The landscape buffer should be a dense landscape screen consisting of evergreen trees or a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs. Landscape buffer planting should not be over the garage roof slab, since maintenance to the underground parking structure may require removal of buffer planting and restrict the maturity of trees.
4) Brant Street and Ghent Avenue is a key intersection and entrance to the downtown that warrants special treatment. Enhanced streetscaping should be provided along the Brant Street and Ghent Avenue frontages, in conformance with the Downtown Streetscape Guidelines (September 2019) (DSG). The proposals fall within the Mixed-Use Commercial character area. Please see the DSG for "Streetscape Anatomy" requirements, boulevard treatment and paving and furnishing recommendations, etc.
5) Once the number of parking spaces is finalized, confirm the required number of Type "A" and Type "B" barrier free parking spaces required. Type "A" shall be 3400 mm in width and signed to indicate Van Accessible Parking. Type "B" shall be 2750 mm as per city zoning by-law. As per city zoning by-law, the access aisle shall be 2000 mm. The access aisle is to be clearly identified and can be shared by both spaces. Please see GAATES Figure 2.6.4.1 (page 127) for Van Accessible Signage detail.
    - Locate the barrier free parking spaces closest to the elevator lobby and not crossing vehicular traffic in the underground parking garage.
    - Contact the city's Accessibility Coordinator if you have any questions: Judi Lytle, 905-335-7600, ext. 7865, judi.lytle@burlington.ca.
6) Show pedestrian walkways and connections to the city sidewalk and from proposed parking spaces to entrances.
7) Show bicycle parking locations.
8) Show conceptually the proposed layout and use of the park and any outdoor amenity areas (at grade and podium).

- Staff Contact: Tania Dowhaniuk, Intermediate Technician – Landscaping, Tania.Dowhaniuk@burlington.ca

Parks & Open Space Comments:

- Park dedication to establish a public park(s) will be a condition of development for these sites that will create leisure opportunities for residents of the Upper Brant Precinct and surrounding areas.
- Park dedication will be calculated in accordance with the current City Park Dedication Policies and By-law until the province brings into force the regulations for community benefits under Bill 108 and the City approves a Community Benefits Charge by-law or chooses to take 5% of the land for park purposes.
- Public parkland shall be free of encumbrances such as parking garages and will face a public road.

- The proposed park is located over a parking structure which is not in keeping with the requirement for an unencumbered park.
- Privately owned, publicly accessible open space (POPS) can enhance the publicly owned open space network, but isn't considered a replacement to public parkland dedication.
- The site master Plan identifies a three phased approach identifying a 530m2 park in Phase two of the project. The park dedication area and location over a parking structure does not satisfy the Park dedication requirements for this master plan.
- The City will require park dedication requirements be satisfied as part of Phase 1 application. Staff recommend a separate meeting to discuss various options for satisfying park dedication requirements for all three phases of the development.
- Ensure the overall development contributes to a walkable community by incorporating enhanced accessible pedestrian and/or cycling facilities within the street rights of way.
- Development charges will be applicable for the development of the public park.
- Staff Contact: Rob Peachey, Manager Parks & Open Space, Rob.Peachey@burlington.ca

Transportation Services Comments:

- Please refer to our *Burlington Citywide Parking Standards Review* for applicable parking rates for this proposal - see the following URL: https://www.burlington.ca/en/services-for-you/city-wide-parking-standards-review.asp
- Please refer to our Site Plan Guidelines for applicable design standards for structured parking and site circulation.
- This site will require a Traffic Impact Study, please consult with the City of Burlington Staff to determine scope of work.
- Please include truck and vehicle turning templates as part of your TIS to demonstrate safe site circulation
- With regards to Phase 1 & 2, consider eliminating each of the proposed accesses to Brant Street and having one primary access from Ghent Avenue each.
- Staff Contact: Steve Lucas, Transportation Planning Technologist, Steve.Lucas@burlington.ca

City of Burlington: Pre-Submission Checklist

Address: Brant/Ghent

Date: June 17, 2020

NOTE: This checklist will be used to ensure that the materials and technical studies submitted in support of a redevelopment application meet minimum standards. If these standards are not met, the materials will be returned and a redevelopment file will not be opened.

1) **General Requirements**

- ☐ Correct application fees (based on most current fee schedule)
- ☐ Correct number of application forms and copies of reports
- ☐ Application form fully completed and commissioned
- ☐ Landowner's authorization and consent to enter property signed
- ☐ Three CDs or flash drives containing electronic copies of all materials
- ☐ Consistency within technical reports in terms of the development concept evaluated, and supporting appendices and drawings.
- ☐ Consultants have coordinated data and conclusions so that reports are consistent between disciplines
- ☐ Clear and legible drawings
- ☐ All electronic file submissions must be named using the following naming protocol: "Address_StudyName_MM-DD-YYYY". If a document is revised and resubmitted the file name should indicate that it is a revised submission and the date of the revision should be noted: "Address_StudyName_Revised_MM-DD-YYYY".
- ☐ Two digital copies of all plans are required along with paper copies. Digital plans must be submitted in Autocad and/or GIS Shapefile format that must be geospatially positioned to match the City of Burlington's Geographic and Projected Coordinate Systems (Geographic Coordinate System: GCS_North_American_1983; Projected Coordinate System: NAD83_UTM_ZONE 17N).
- ☐ Pre-Application Consultation Meeting Notes
- ☐ BUD Meeting Minutes

2) **Conceptual Site Plan**

- ☐ Legible, metric scale drawing on 24x36 inch paper
- ☐ Clearly identifies all development constraints including easements, MTO setbacks, floodlines & hazard lands, natural heritage buffers etc.

3) Planning Justification Report

- ☐ Signed by a Registered Professional Planner
- ☐ Contains a written acknowledgement by the RPP that they have reviewed all supporting technical studies in consideration of their planning opinion.
- ☐ Contains a review of the applicable policies of the Provincial Policy Statement.
- ☐ Contains a review of the applicable policies of A Place to Grow Growth Plan
- ☐ Contains a review of Ontario Regulation 162/06.
- ☐ Contains a review of all other relevant Provincial legislation.
- ☐ Contains a review of the applicable policies of the Region of Halton Official Plan.
- ☐ Contains a detailed explanation of how the proposed development is consistent and/or conforms to all relevant Provincial Plans and policies.
- ☐ Contains a review and analysis of the applicable policies of the City of Burlington Official Plan (2008).
- ☐ Contains an analysis of the Intensification Criteria in the Burlington Official Plan.
- ☐ Contains a fulsome discussion of the results of the required technical studies and how they have been used to refine the redevelopment proposal.
- ☐ Contains a discussion of how input received at the Pre-application consultation meeting has been used to refine the redevelopment proposal.
- ☐ Contains a discussion of how input received from the Burlington Urban Design Panel has been used to refine the proposal.
- ☐ Contains an explanation of how the proposed development is compatible with surrounding land uses including height, setbacks, massing and design.
- ☐ Contains a comprehensive justification for any rental conversion or demolition of rental units which includes reference to the Region's State of Housing Report and a plan for relocation of existing tenants.
- ☐ Draft Official Plan Amendment and Zoning By-law Amendment
- ☐ Contains an explanation of why the requested change represents good planning and adheres to Provincial and municipal plans and policies.
- ☐ If land division is required, contains an explanation of the proposed process (condominium type, subdivision, consent), timing and next steps.

4) **Urban Design Brief:**

- ☐ Contains an itemized and detailed analysis of how the proposed development meets the urban design objectives and policies of the Official Plan and any relevant approved urban design guidelines.
- ☐ Indicates how the proposed development responds to its surrounding context (both existing and planned).
- ☐ Provides a close examination and understanding of the surrounding area including blocks, streets, and buildings that could influence overall site and building design.
- ☐ Describes the overall architectural expression; building relationship to streetscape and adjacent properties; pedestrian, cycling, and transit connections; sustainable building elements; and other urban design features that ensure design excellence.
- ☐ Contains an explanation of how the proposed development is compatible with surrounding land uses including height, setbacks, massing and design.
- ☐ Contains a discussion of how input received from the Burlington Urban Design Panel has been used to refine the proposal.
- ☐ Include the BUD Meeting Minutes as an Appendix.

5) **Wind Impact Study**

- ☐ Completed in accordance with the City's Pedestrian Level Wind Study Guidelines and Terms of Reference
- ☐ Includes a quantitative pedestrian comfort evaluation using a wind tunnel test
- ☐ Sensor locations include major building entrances, sidewalks adjacent to the proposed building, parking lots adjacent to the proposed building, public amenity spaces (e.g. parks, plazas, trails, sidewalk patios, etc.), and private amenity spaces (e.g. balconies, roof top patios, private pools).
- ☐ Presents wind impacts on a two season basis as follows: summer (hourly winds occurring during the period of May through October) and winter (hourly winds occurring during the period of November through April).
- ☐ Models the proposed development, as well as all existing buildings, significant topographic features, and developments under construction within a 200m radius of the subject site
- ☐ Includes specific mitigation measures for any uncomfortable wind conditions

6) **Sun Shadow Study:**

- ☐ Completed in accordance with the City's Shadow Study Guidelines and Terms of Reference

7) Environmental Site Assessment Report

- ☐ Completed in accordance with Ontario Regulation 153/04 as amended
- ☐ Regional Environmental Site Screen Questionnaire included
- ☐ Prepared, signed and stamped by a Qualified Person
- ☐ Letter of Reliance for City and Regional staff
- ☐ If the Phase One Study recommends a Phase Two Study, then the Phase Two is included with the submission
- ☐ If the Phase Two Study recommends site remediation, then the remediation plan is included to ensure that remediation feasibility has been considered.

8) Stormwater Management Report

- ☐ Refers to the Ministry of the Environment "Stormwater Management Planning and Design Manual" and the TRCA/CVC Low Impact Development Stormwater Management Planning and Design Guide.
- ☐ Is prepared, signed and stamped by a Professional Engineer
- ☐ Includes pre and post development drainage area plans that are legible, plotted to an acceptable metric scale, plotted on 24" by 36" paper and plotted on a consistent base map layer
- ☐ Includes site grading and servicing plans that are legible, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, plotted on 24" by 36" paper and plotted on a consistent base map layer
- ☐ Includes digital copies of modeling, modelling program acceptability to be confirmed with City Staff prior to use and prior to submission of report.
- ☐ Includes a list of all past reports and current technical documents that have been consulted.
- ☐ Includes all calculations, modelling, and parameters (as per City Standard Drawings S-IDF, S-2D, S-3D, etc., as amended)
- ☐ Includes clearly defined stormwater criteria for the site (including source) and demonstrates in report how these criteria will be satisfied.
- ☐ Addresses all interim conditions as well as the ultimate condition
- ☐ Contains engineering details and cross-sections showing existing utility locations if any temporary and/or permanent encroachments are proposed.
- ☐ Provide chemical analysis of groundwater to determine if it satisfies the City's storm sewer discharge criteria for water quality. (including documentation from the Geotechnical or Environmental Engineer in the appendix)

- ☐ If groundwater cannot be directly outletted to the municipal storm system, detail where it will outlet, i.e. treated then outlet to storm or outlet to the sanitary system.
- ☐ Provide an estimate of groundwater flow to be permanently managed in the site storm system (including documentation from the Geotechnical Engineer or Hydro-geologist in the appendix)
- ☐ Provide comment on whether or not it is anticipated a permit to take water would be necessary either temporarily during construction or permanently.

9) Functional Servicing Report

- ☐ Is prepared, signed and stamped by a Professional Engineer.
- ☐ Contains legible drawings , including all dimensions, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500 on 24x36 inch paper, and on a consistent base map layer .
- ☐ Follows the terms of reference agreed upon by the Regional and City staff in advance of study commencement. Includes a copy of this approved Terms of Reference as an Appendix.
- ☐ Includes digital copies of models.
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer.

10) Grading and Servicing Plans

- ☐ Must be separate Plans
- ☐ Are stamped and signed by a Professional Engineer
- ☐ Contains legible drawings, plotted to a metric scale of 1:200, 1:250, 1:300 or 1:500, on 24" by 36" paper and plotted on a consistent base map layer
- ☐ Identifies property lines, dedications, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, and other information as needed
- ☐ Identifies the location of all underground, at grade and overhead utilities
- ☐ Identifies the location of all storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required
- ☐ Identifies Municipal Benchmark and Horizontal Control

11) Noise & Vibration Feasibility Study

- ☐ Is prepared, signed and stamped by a Professional Engineer.
- ☐ Includes determination of project feasibility

- ☐ Includes assessment of existing and proposed transportation sources of noise and stationary sources of noise and vibration.
- ☐ Includes traffic/train counts confirmed by relevant agencies and includes correspondence from those agencies in an appendix.
- ☐ Includes assessment of outdoor and indoor acoustical environments, including those onsite and on neighbouring noise sensitive land uses
- ☐ Includes clearly defined environmental sound levels for transportation sources of noise and stationary sources of noise as per City's requirements and the MOECC publication NPC-216 and NPC-300 as amended
- ☐ Includes investigation of feasible means of noise impact mitigation, including a chart outlining noise control measures required to achieve sound levels of 55dBA (or as close as possible) for each outdoor living area
- ☐ Includes all calculations and modeling (i.e. STAMSON output)
- ☐ Includes technical details, and clarifies the responsibility for the implementation and maintenance of the required noise control measures.
- ☐ Includes recommendations for warning clauses.

12) Geotechnical Study (including ground water)

- ☐ Is prepared, signed and stamped by a Professional Engineer.
- ☐ Contains legible drawings
- ☐ Includes digital copies of models
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer.
- ☐ Includes groundwater information (for example: dewatering during construction vs. permanent dewatering to be accommodated in a stormpond). Includes estimated volumes of groundwater to be permanently managed.
- ☐ Indicates if a Permit to Take Water would be required either during construction or permanently.
- ☐ Includes testing of groundwater to ensure it meets municipal stormwater discharge criteria. (City and Regional staff have been contacted if groundwater does not meet discharge criteria.)
- ☐ Contains sufficient quantity and distribution of boreholes to map soil and groundwater conditions for the soil type.
- ☐ Provides sufficient monitoring data to address groundwater level seasonality.
- ☐ Contains results of any geotechnical test completed.
- ☐ Discusses infiltration capabilities if Low Impact Development is proposed.

- ☐ Contains shoring and excavation details (for example: tiebacks, caissons, foundations, forming, piles) if underground parking or encroachments are proposed.
- ☐ Includes cross-sections, and dimensions from property lines and details of over-digging.
- ☐ Includes a stable slope assessment if required at the preconsultation stage. This study refers to the Ministry of Natural Resources and Forestry Technical Guidelines "Natural Hazards Manual Technical Guide – River and Stream Systems: Erosion Hazard Limit" and final topographical survey drawings with stable top of bank delineation signed and stamped by a Professional Engineer.
- ☐ Contains confirmation of the need for pre-construction surveys of surrounding buildings, to an extent determined by a Professional Engineer specializing in vibration, OR confirmation that pre-construction surveys are not warranted.

13) Traffic Impact Study

- ☐ Confirmation of Scope of Work by Burlington Transportation Services staff
- ☐ Signed by CET or signed and stamped by a Professional Engineer
- ☐ Follows Regional TIS Guidelines for Regional roads
- ☐ Follows MTO Guidelines for sites within MTO permit control area
- ☐ Includes correspondence about traffic projections from City, Region and MTO in an Appendix.
- ☐ Includes SYNCHRO files as an electronic attachment (not a PDF)
- ☐ Traffic counts are not completed during school holiday times, and are completed during the mid-week period (Tuesday through Thursday).
- ☐ Traffic counts are no older than one year.
- ☐ Electronic copy of all signal warrant calculation files (not a PDF)
- ☐ Includes all traffic counts and modelling data in an Appendix and electronically
- ☐ Includes a multi-modal approach to transportation analysis
- ☐ Incorporates Travel Demand Measurement measures

14) Hydrogeological Assessment

- ☐ Is prepared, signed and stamped by a qualified person (Professional Geoscientist or Professional Engineer)
- ☐ Follows the requirements for Completion of Hydrogeological Studies to Facilitate Conservation Halton's reviews (www.conservationhalton.ca/policies-and-guideline)

- ☐ Follows the terms of reference agreed upon by Conservation Halton, Regional and City staff in advance of study commencement. Includes a copy of this approved Terms of Reference as an Appendix.
- ☐ Contains legible drawings
- ☐ Includes digital copies of models
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer.

15) Floodplain Modelling and Mapping

- ☐ Is prepared, signed and stamped by a Professional Engineer
- ☐ Has been completed in consultation with Conservation Halton.
- ☐ Contains overall constraint drawing showing the following:
  - development fabric
  - existing contours
  - all delineated hazards (top of bank, stable top of bank, floodplain, meander belt, erosion hazard)
  - Conservation Halton allowance if applicable
- ☐ Contains legible drawings on 24x36 inch paper
- ☐ Includes digital copies of models
- ☐ Includes a list of all past reports and current technical documents that have been consulted.
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer.
- ☐ Includes overall constraint drawing and topographic survey.
- ☐ Refers to Ministry of Natural Resources and Forestry Technical Guidelines "Natural Hazards Manual Technical Guide – River and Stream Systems: Flooding Hazard Limit".

16) Environmental Impact Assessment

- ☐ Is signed by qualified professional
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer.
- ☐ Follows the methodology outlined in the Region's EIA Guidelines
- ☐ Includes digital copy of all field notes
- ☐ Includes a list of all past reports and current technical documents that have been consulted.
- ☐ Follows the Terms of Reference approved by the Region, Conservation Halton and City of Burlington and includes this approved Terms of Reference in an Appendix.

- ☐ Achieves the agreed upon number and timing of field surveys, and utilization of appropriate or applicable protocols (including field notes digitally)

17) Tree Inventory and Preservation Plan

- ☐ Is prepared by a qualified professional (e.g. Arborist certified by the International Society of Arboriculture (ISA), including ISA number; qualified by Ministry of Training, Colleges and Universities (MTCU) or Ontario Training and Apprentice Board (OTAB); registered professional Forester in Ontario, etc.)
- ☐ Contains legible drawings on 24x36 or 11x17 inch paper
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer
- ☐ Identifies all existing trees (over 10cm diameter at breast height (DBH) measured at 1.4m above the ground) on site and within 3m of the property lines, their common and botanical name, size (DBH and height), structural and physiological condition, ownership, comments and notes, recommendations, and photos
- ☐ Identifies trees proposed to be removed and retained, and the methods to be used to ensure preservation and protection of trees to be retained, including location and detail of tree protection fencing in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A: www.burlington.ca/en/services-for-you/resources/Forestry%20Operations/Tree_Protection_and_Preservation/Tree_protection_and_preservtion.pdf
- ☐ Minimum Tree Protection Zones clearly shown and labeled in addition to tree protection fencing
- ☐ Tree Preservation reports should describe the scope and methodology of proposed construction works and the tree preservation measures
- ☐ Abbreviations should be defined and industry standard terminology used

18) Landscaping and Restoration Plan/Landscape Concept Plan

- ☐ For sites within Conservation Halton regulated area: incorporates Conservation Halton's Landscape and Tree Preservation Guidelines, April 2010 (www.conservationhalton.ca/policies-and-guidelines)
- ☐ Is stamped and signed by a qualified member of the Ontario Association of Landscape Architects
- ☐ Contains legible drawings on 24x36 inch paper
- ☐ Includes all dimensions in metric, to scale, and on a consistent base map layer
- ☐ Identifies the location and general design intent of the proposed plantings, identifying minimum required soil volumes, and location of any structural soil cell installation areas to achieve minimum soil volumes.

- ☐ Identifies property lines, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, landscaped beds, lawns or other permeable surface areas, other information as needed
- ☐ Identifies the location of all underground, at grade and overhead utilities
- ☐ Identifies the location of any storm water management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required

19) Waste Management Report

- ☐ Contains a loading plan showing turning radii for trucks
- ☐ Contains building elevations illustrating vertical clearance for truck access
- ☐ Contains details of layout for waste storage areas
- ☐ If no public waste collection is proposed, includes a letter confirming private pick-up.

20) Site Survey

- ☐ Prepared and signed by an OLS Surveyor
- ☐ Shows any required right-of-way widenings, daylight triangles and any easements, etc.

21) Construction Management and Mobility Plan:

- ☐ Legible, metric scale drawing on 24" x 36" paper
- ☐ Clearly identify property lines, easements, floodlines & hazard lands, natural heritage buffers, existing trees and vegetation to be retained, etc.
- ☐ Clearly identify limits of above ground development, including buildings, parking, sidewalks, curbs, etc.
- ☐ Clearly identify limits of underground parking structure, including dimensioning distance from property lines
- ☐ Includes shoring and excavation details
- ☐ Clearly identify limits of all elements of the underground parking structure including foundation drainage system/shoring/tiebacks/etc.
- ☐ Clearly identify limits of temporary perimeter/security fencing, covered sidewalk protection (if proposed) and tree protection fencing
- ☐ Clearly identify proposed temporary (trailers/material storage/fencing/etc.) and/or permanent encroachments (tiebacks/shoring/etc.) into the Right of Way and identify approximate time line of closure
- ☐ Clearly identify any proposed temporary sidewalk and/or lane closures and identify approximate time line of closure.

- ☐ Identify haul route, i.e. what roads are to be used for material deliveries
- ☐ Identify crane location and swing radius – please note that further detail/additional requirements will be provided at the site plan stage
- ☐ Drawing must clearly note that no trades parking or truck staging will be allowed on the Municipal Right of Way
- ☐ The applicant is advised that if the Official Plan Amendment/Re-Zoning application is approved, at the Site Plan stage additional construction management details may be required, including requirement of Road Occupancy and Municipal Consent permits if applicable.

SCHEDULE 6

Pre-Consultation - Minutes from Urban Design Panel - October 20, 2020

Community Planning Department
Burlington Urban Design Advisory Panel (BUD)

MINUTES

October 20, 2020, 3:55 pm
Virtual (Online) Meeting

Members of BUD

	present	absent / regrets
Ken Coit (Chair)	✓	
Jana Kelemen (Vice Chair)	✓	
Alexandru Taranu	✓	
Jackie VanderVelde	✓	
Jessica Hawes	✓	
LeAnn Seely	✓	
Matt Reid	✓	
Michael Barker	✓	
Nigel Tai	✓	

Item #3: Brant & Ghent

Design Review: First Review

Application: Official Plan and Zoning By-law Amendments

Presentations:
City Staff: Kyle Plas, Coordinator of Development Review

Design Team: Bernardo Graziani, Graziani + Corazza Architects; and Carolina Schmitz, Seferian Design Group



Disclosure of conflict-of-interest

None.

City Staff Overview

City staff outlined the project details, planning framework and existing and future context. Staff are seeking the Panel's advice on the following key issues:

1. **Building Placement & Streetwall**
   What influence should the existing building on the southwest corner of Brant & Ghent have on the placement of the buildings, recognizing that retail uses are proposed along Brant Street and ground-level residential units are proposed along Ghent? How much should the buildings be aligned with the existing streetwall along Brant and Ghent?

2. **Relationship to Intersection & Public Park Space**
   Please comment on the treatment of the corners of the buildings/sites at the Brant & Ghent intersection. What site or building design features can be incorporated to help promote vibrancy and activity at this intersection? Also, the new downtown Official Plan policies identify future public parks near this intersection, within the Upper Brant Precinct on sites larger than 0.4 hectares, and Parks & Open Space staff have advised that the northeast/northwest corner(s) is preferred. How can a 0.2 ha (0.5 ac) public park space be incorporated into this proposal, and what park functions/characteristics could help the park function as a flexible public gathering place? and

3. **Building Design & Architectural Expression**
   Please comment on the design and architectural expression of the buildings as they relate to each other and the existing building on the southwest corner of the intersection. Does the design of the buildings do enough to establish this intersection as a gateway into the downtown while providing visual interest and variety?

Design Team Presentation

The project architect provided an overview of the proposal, including a description of the surrounding context and details of the proposed development. Lot A (northwest corner) will consist of two 25-storey towers; Lot B (northeast corner) will consist of one 25-storey tower and 3-storey townhouses; Lot C (southeast corner) will consist of a 6-storey mid-rise building.

The project architect explained that all street edges are designed to define the public realm with a three-storey continuous massing along Brant and Ghent streets. The towers are stepped back significantly from the podium and designed to satisfy the City's minimum tower separation requirements. The two towers fronting Brant Street are intended to act as a gateway to the downtown. The forms of the towers are reversed so that a gateway is created both as one approaches and leaves the downtown. The west tower of Lot A is intended to take a more restrained approach to form with a height that is similar to the east tower. Terracing of the 6-storey mid-rise building, and the three-storey townhouses are intended to provide a transition in height to the adjacent low-rise neighbourhood to the east. Lot B is intended to align with the existing streetwall on Brant Street, south of Ghent Avenue. All sites will have direct pedestrian access from the intersection; service/loading function and amenity areas are to be internalized to each building.

The landscape architect walked the panel through the proposed landscape plan for each phase and street sections. A privately owned, public space (POPS) park feature will be located between the tower on Lot B and townhouses. Outdoor urban gardens are proposed at the top of the podiums for private use by residents. A landscape buffer is provided along property lines adjacent to residential uses to mitigate noise, and special landscape design treatment is proposed at the entrance of each building. Focal points for landscape features that can double as wind mitigation are identified on the northeast and northwest corners of the intersection. Feature paving is proposed along Brant and Ghent. The design of the streetscape is intended to be based on the different zones outlined in the City's Downtown Streetscape Guidelines.

Panel Questions:

The Panel asked the following questions of clarification:

- Is there on-street parking on this stretch of Brant and Ghent?
    - On-street parking is permitted on the west side of Brant Street.
- Are there existing bike lanes and transit stops on Brant Street?
    - There are existing bike lanes on Brant Street, and a bus stop on Brant Street south of Ghent Avenue.
- What are the dimensions of the proposed planters?
    - The planters will be raised because the parking garage will be constructed to the property line. The height of the planters is not final and can be modified. The intent is for the planters to be continuous to screen the ground level terraces and residential units.
- Why is there an asymmetrical street condition shown on the Ghent Avenue section?
    - The existing property lines are irregular. The proposed design is intended to provide a balance between the existing conditions and the City's Downtown Streetscape Guidelines.
- Is any indoor amenity space is connected to outdoor amenity space?
    - Indoor-outdoor amenity space connections are provided on the 7th floor. Barbeque areas have not been located yet; private lounges will be provided on the 2nd floors above retail.
- Is the 7th floor outdoor amenity space only intended for urban gardening?
    - Yes.
- What is the height of the podium of the existing building on the southwest corner of the intersection? Are there any uses in the podium that face the street?
    - The podium of the existing building is one-storey in height, and there are some retail uses on Brant.

Panel Advice:

Question #1: *Building Placement & Streetwall - What influence should the existing building on the southwest corner of Brant & Ghent have on the placement of the buildings, recognizing that retail uses are proposed along Brant Street and ground-level residential units are proposed along Ghent? How much should the buildings be aligned with the existing streetwall along Brant and Ghent?*

The Panel felt that the buildings are unique to the area and should look to the existing context but not be defined by it. A broader analysis of the anticipated future streetwall conditions along Brant Street and Ghent Avenue should be conducted and included in future urban design packages to justify the proposed streetwall and explain how the buildings transition to its surroundings.

The Panel noted that this is a unique opportunity as it is three corners of an important intersection and appreciated the effort to provide cohesion and relationship between the corners. However, the Panel recommended that the gateway idea be carried through to the ground level by creating symmetry at the pedestrian level through tree planting and symmetrical setbacks on both sides of the street.

It was also noted that the primary building lobbies are provided at the back of the building. Larger entrances, significant glazing and other elements in the corners could be provided to create a more pedestrian friendly public realm at the corners. Also, in order to prioritize pedestrians along Brant, consider eliminating the vehicular accesses from Brant Street.

SCHEDULE 7

Draft Official Plan Amendment

OFFICIAL PLAN AMENDMENT

AMENDMENT NO. XXX TO THE OFFICIAL PLAN

OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment, as contained in Part B of this text, constitute Amendment No. XXX to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The Amendment will update the current Official Plan policies which are now in effect with respect to the subject property to bring them in line with proposed new policies as outlined in a modified official plan amendment which was adopted by the City and approved by the Region on November 20, 2020.

The Amendment introduces some modifications to the policies in Section 8.1.1(3.8) with respect to the Upper Brant Precinct in order to implement a development proposal located at the northwest, northeast, and southeast corners of Brant Street and Ghent Avenue.

2. SITE AND LOCATION

The Amendment comprises the following properties:

1. Parcel A: 0, 774, 778, 780 and 782 Brant Street
2. Parcel B: 769, 779, 783 Brant Street and 2023, 2027, 2031-2033 Ghent Avenue
3. Parcel C: 747 and 761 Brant Street

3. BASIS FOR THE AMENDMENT

1. It updates the land use designation and policies in the existing Official Plan for these lands to bring them more into conformity with more recent Council direction.

2. It allows for the redevelopment of 3 corners of an important intersection in an integrated manner.

3. It helps achieve intensification objectives of the Provincial Policy Statement, the Growth Plan, the Regional Official Plan and the Burlington Official Plan in an area where intensification is encouraged.

4. It takes advantage of and contributes to the ongoing sustainability of the Burlington GO station and the Burlington Downtown Area.

5. It allows for a development to proceed which is compatible with the surrounding community.

6. It provides a significant gateway feature to the downtown at an important location on Brant Street.

7. It allows for the more efficient use of existing municipal services.

8. It allows for opportunities for affordable housing.

9. It introduces significant public and private park open space facilities to the area.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change:

1. Replace Mixed Use Corridor – General and Residential Medium Density designation in Schedule B to Mixed Use Intensification Area – Urban Centre.

Text Change:

The following policies shall be applied to Parcels A, B and C:

"8.1.1(3.8) UPPER BRANT PRECINCT

The Upper Brant Precinct will accommodate developments with a variety of building heights proportional to parcel depth along Brant Street between Prospect Street and Blairholm Avenue, with the tallest *developments* in the Downtown located along and north of Ghent Avenue. *Development* will generally achieve a height and density that reflects the precinct's walking distance to *higher-order transit* at the Burlington GO Station and contributes to the creation of a transit, pedestrian and cycling oriented area while also achieving *compatibility* with adjacent Residential-low density areas shown on Schedule C: Land Use – Urban Area, of this Plan.

A low-rise feel will be maintained for pedestrians along Brant Street through setbacks above the third storey for buildings *abutting* Brant Street. However, to balance the objectives of providing increased density within walking distance to the Burlington GO Station, providing for a transition to adjacent established lowrise residential areas and to provide for a setback along Brant Street above the third storey, flexibility may be considered in the depth of the setback from Brant Street above the third storey.

8.1.1(3.8.1) POLICIES

a) The following uses may be permitted within the Upper Brant Precinct:

(i) residential uses with the exception of single detached dwellings, semi-detached dwellings and other forms of stand-alone *ground-oriented* dwellings;

(ii) *office* uses;

(iii) retail and *service commercial* uses;

(iv) hotel uses;

(v) *entertainment* uses; and

(vi) *recreation uses.*

b) *Development abutting* Brant Street on Parcels A and B *shall* contain a minimum of two permitted uses, as identified in Subsection 8.1.1(3.8.1) a) of this Plan.

c) Notwithstanding the permitted uses in Subsection 8.1.1(3.8.1 a), residential uses *shall* not be permitted on the ground floor facing Mixed Use Streets as shown on Schedule D-1: Downtown Urban Centre Retail Streets, of this Plan.

d) New *development shall* generally be comprised of *tall buildings* at the northern end of the Precinct and mid-rise buildings at the south according to the maximum heights set out in Schedule D-2: Downtown Urban Centre Heights, of this Plan.

e) Buildings *abutting* Brant Street shall incorporate a setback above the third storey to provide a low-rise feel for pedestrians along Brant Street. The setback *should* be similar to the 20 m setback in the Brant Main Street and Mid Brant Precincts, but flexibility in the setback *may* be considered through the review of *development applications* due to the wider Brant Street rightof-way in this precinct and in order to provide a transition to the adjacent Residential-Low Density designations, shown on Schedule C: Land Use – Urban Area, of this Plan. Direction on the form of the step-back will be provided in the Downtown Placemaking and Urban *Design Guidelines.*

f) Adjacent to areas designated Residential-Low Density on Schedule C: Land Use-Urban Area, of this Plan, mid-rise and *tall buildings shall* achieve a terraced built form with building height oriented away from the Residential Low Density designations. Terracing shall be in accordance with a forty-five (45)-degree angular plane measured from a property line shared with a property designated Residential-Low Density on Schedule C: Land Use-Urban Area of this Plan.

g) Additional park space shall be provided in the precinct through one or more public urban squares and/or Privately Owned Publicly Accessible Open Spaces (POPS), that will create leisure opportunities for the residents of the precinct and surrounding areas, in accordance with the policies and objectives in Sections 3.3 and 8.1.1(3.14) of this Plan.

Development applications on site larger than 0.4 ha shall provide a park concept plan to illustrate how a public urban square and/or POPS could be provided and function on the site."

2. INTERPRETATION

3. IMPLEMENTATION

SCHEDULE A

SCHEDULE 8

Draft Zoning By-law

APPENDIX XX –

BY-LAW NUMBER 2021.XX, SCHEDULE 'A' AND EXPLANATORY NOTE

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2021.XX

A By-law to amend By-law 2020, as amended; Parcel A - 0, 774, 778, 780 and 782 Brant Street, Parcel B – 769, 779, 783 Brant Street, and 2023, 2027, 2031-2033 Ghent Avenue, and Parcel C – 747 and 761 Brant Street
File No.: 520

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation PB-XXXXXX on ..... 2021, to amend the City's existing Zoning By-law 2020, as amended, to permit the development of a mixed use building with a maximum height of 25 storeys on Parcels A and B and a 8 storey residential building on Parcel C.

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 9-E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from H-MXG to MXG-X.

3. The lands designated as "B" on Schedule "A" attached hereto are hereby rezoned from MXG-8, MXG-148, and H-RM1 to MXG-X.

4. The lands designated as "C" on Schedule "A" attached hereto are hereby rezoned from MXG-8 and MXG to MXG-X.

5. PART 14 of By-law 2020, as amended, Exceptions to Zone Classifications, is amended by adding Exception MXG-X as follows:

Exception	Zone	Map	Amendment 2020.???	Enacted

Parcel A Regulations

Maximum Yard abutting Street (Ghent Avenue): 7 metres

Minimum Yard abutting Residential Zone Floors 1-3: 9 metres

Minimum Yard Abutting Residential Zone Floors 4-5: 13 metres

Minimum Yard abutting Residential Zone Floors 6-18:13 metres

Maximum Floor Area Ratio: 5.0:1

Landscape Buffer Abutting Residential Zone: 3 metres

Maximum Height: 25 storeys

Parking Requirements: 1.1 spaces per unit

Amenity Area: 9500 sq.m.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

Exception	Zone	Map	Amendment 2020.???	Enacted

Parcel B Regulations

Minimum Yard Abutting Street (Brant Street): 0 metres

Minimum Yard abutting Street (Ghent Avenue): 2.5 metres

Maximum Floor Area Ratio: 3.9:1

Landscaped Area Abutting Street (Brant Street): 0 metres

Landscape Buffer Abutting Residential Zone: 2.0 metres

Maximum Building Height: 25 storeys

Parking Requirements: 1.1 spaces per unit

Amenity Area: 7000 sq.m.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

Exception	Zone	Map	Amendment 2020.???	Enacted
Parcel C Regulations Minimum Yard Abutting Street (Brant Street): 0 metres Minimum Yard abutting Residential Zone Floors 4-5: 14 metres Minimum Yard abutting Residential Zone Floor 6 and above: 17 metres Landscaped Area Abutting Street (Brant Street) :0 metres Landscaped Area Abutting Street (Ghent Avenue) :0 metres Landscape Buffer Abutting Residential Zone: 0 metres Maximum Building Height: 8 storeys Parking Ratio: 1.25 spaces per unit Except as amended herein, all other provisions of this By-law, as amended, shall apply				

5 a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed

5 b) If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this .....day of ..... 2021 .

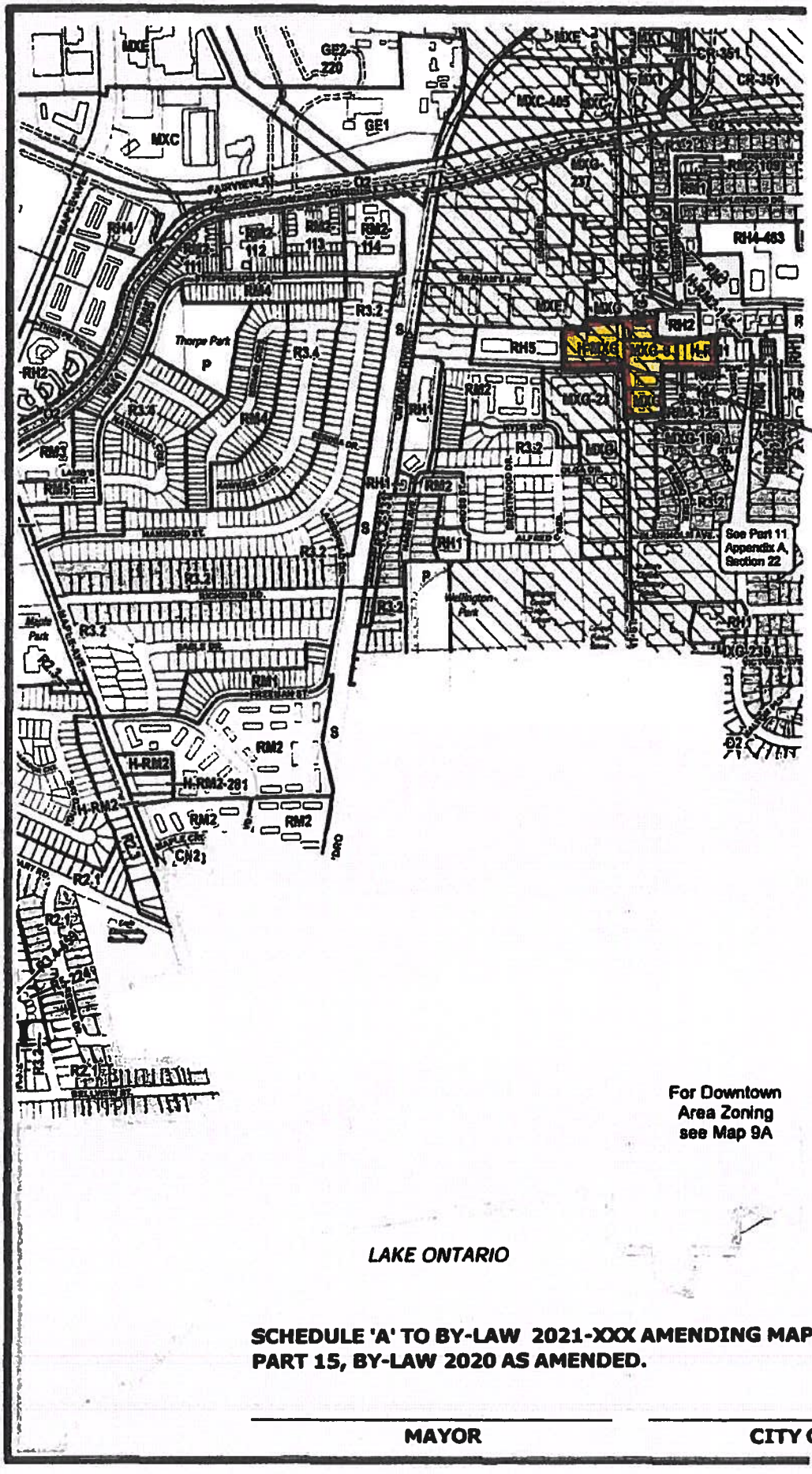
_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2021.XX

By-law 2021.XX rezones lands on Parcel A - 0, 774, 778, 780 and 782 Brant Street, Parcel B – 769, 779, 783 Brant Street, and 2023, 2027, 2031-2033 Ghent Avenue, and Parcel C – 747 and 761 Brant Street to permit a a mixed use building with a maximum height of 25 storeys on Parcels A and B and a 8 storey residential building on Parcel C.

For further information regarding By-law 2021.XX, please contact Gord Dickson of the Burlington Community Planning Department at (905) 335-7600, extension 7809.



SCHEDULE 'A' TO BY-LAW 2021-XXX AMENDING MAP NO. 9E PART 15, BY-LAW 2020 AS AMENDED.

MAYOR **CITY CLERK**

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2021.XXX

A By-law to amend By-law 2020, as amended; to remove the "H" Holding symbol from the zoning for 0, 774, 778, 780 and 782 Brant Street to allow the property to be rezoned from H-MXG to MXG-XXX.
File No.: 520-

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Zoning Map Number 9-E of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

2. The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from H-MXG to MXG-XXX.

This By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED this ..... day of .....2021.

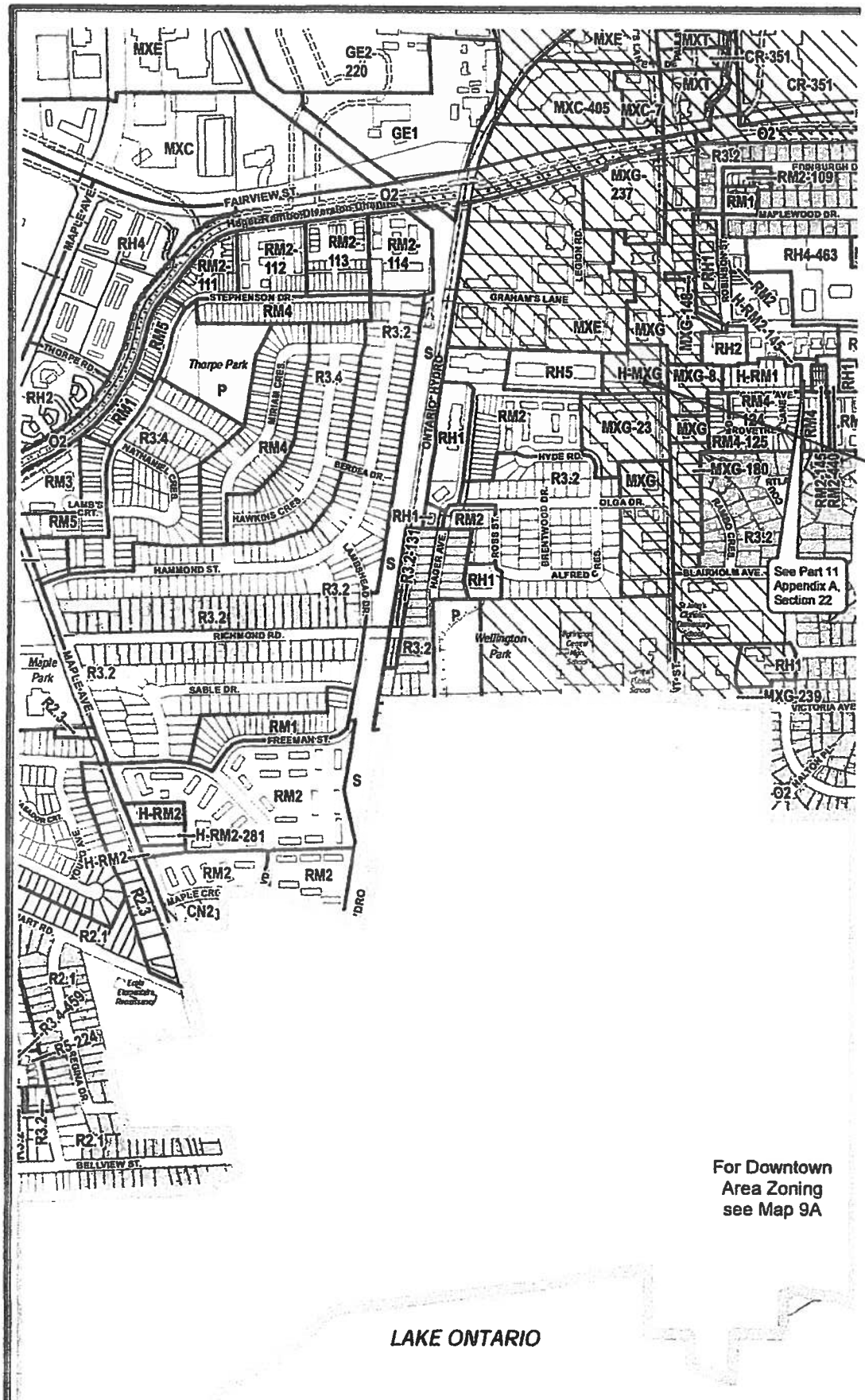
_____ MAYOR
Marianne Meed Ward

_____ DEPUTY CITY CLERK
Deb Caughlin

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2021-XXX

By-law 2021-XXX amends By-law 2020 for the peroperty located at 0, 774, 778, 780 and 782 Brant Street by removing the "H" (Holding) prefix to permit the underlying MXG zoning designation to take effect. The applicant has assembled these parcels for the purposes of developing the site in a comprehensive fashion. Other planning approvals are required to permit this proposal.

For further information regrding By-law 2021-XXX, plesae contact Gordon Dickson of the City of Burlington Planning Department at (905) 335-7600, extension 7809.



SCHEDULE 'A' TO BY-LAW 2021-XXX AMENDING MAP NO. 9E PART 15, BY-LAW 2020 AS AMENDED.

MAYOR **CITY CLERK**