WESTON CONSULTING

City of Burlington
Community Planning Department
426 Brant Street
Burlington, ON, L7R 3Z6

March 28, 2023
File 10749

Attn: Kyle Plas, Manager of Development and Design

RE: Official Plan and Zoning By-law Amendment Submission
688, 694 and 698 Brant Street
City of Burlington

Weston Consulting is the planning consultant for Elite 688 Brant Holdings Inc., the registered owner of the property municipally addressed as 688, 694 and 698 in the City of Burlington (herein referred to as the 'subject lands'). A Pre-consultation meeting was held with planning staff on May 18, 2022 (extended March 24, 2023) to establish what requirement are needed for a complete application. Weston Consulting is pleased to resubmit the enclosed Application for Official Plan and Zoning By-law Amendment for the subject lands.

Description of Subject Lands

The subject lands are comprised of three adjacent parcels of land located on the west side of Brant Street with the nearest major intersection being Brant Street and Baldwin Street. The subject lands are generally rectangular in shape with a lot area of 0.76 hectares (1.86 acres) and an approximate frontage of 106.3 metres along Brant Street. The subject lands are occupied by a 1-storey commercial building (former post office), a 2-storey rental apartment building and a 2-short term stay facility. Access to the property is provided by private driveways directly onto Brant Street.

The subject lands are designated as 'Mixed Use Corridor – General' as per Schedule B of the current in effect City of Burlington Official Plan 1997 and 'Urban Centre' by Schedule B of the draft Official Plan (2020, not in-force). The subject lands are currently zoned 'Mixed use Corridor – General (MXG)' by the City of Burlington Zoning By-law 2020.

Development Proposal

The submitted applications contemplate the development of an 11-storey mixed-use apartment building with 305 residential units and 1,592 square metres of commercial uses. The apartment building is comprised of 38 bachelor units, 97 one-bedroom units, 52 one-bedroom plus den units, 75 two-bedroom units, 31 two-bedroom plus den units and 12 two-storey 'townhouses' which will have individual at-grade private entrances.

Vehicular access to the proposed development is provided from Brant Street with 2 two-way driveways from the north and south sections of the subject property. Vehicles can then travel through to the drop-off zone located in the centre of the site and apartment building. A one way lane loops the west side of the townhomes. A total of 462 parking spaces are provided at grade and through 3-levels of underground parking and short-term parking provided at-grade. A total of

129 bicycle parking spaces are provided for residents and visitors all of which are located in the underground parking levels.

A total of 4,393 square metres of amenity space is provided for future residents of the proposed development. Amenity space will be broken into outdoor and indoor spaces. Outdoor amenity is proposed at the rear at the site adjacent to the low-rise residential in the form of children's play area, sitting area with dog run connected by a trail pedestrian walkway. Additional outdoor amenity is proposed on the roof of the 11th storey. Each unit will also have private balconies for their use. Indoor communal amenities, including fitness, kitchen space, gaming and lounge facilities are also proposed that will connect into the proposed outdoor amenity area.

Submission Materials

In accordance with the discussion above, the following materials are included with this submission:

No.	Deliverable	Consultant	Date
1.	Cover Letter	Weston Consulting	March 10, 2023
2.	Application Form		March 9, 2023
3.	Planning Justification Report including • Tenant Relocation Strategy • Response to Pre- Application Neighbourhood Meeting Comments		March, 2023
4.	Urban Design Brief • Urban Design Advisory Panel minutes		February, 2023
5.	Draft Official Plan Amendment		February 10, 2023
6.	Draft Zoning By-law Amendment		February 14, 2023
7.	Sustainability Checklist		February 14, 2023
8.	Waste Management Report		January 24, 2023
9.	Parcel Registers		March 1, 2023
10.	Architectural Package • Site Plan • Elevations • Floor Plans • Renderings • Angular Plane Study • Shadow Study • 3D Model • Waste Management Plan	Chamberlain Architects	January 13, 2023
11.	Construction Mobility Management Guidelines	Lanhack	January 30, 2023
12.	Housing Impact Statement	Urban Metrics	January 9, 2023
13.	Pedestrian Wind Study	RWDI	January 12, 2023
14.	Tree Inventory & Preservation Plan Report	Kuntz Forestry Consulting Inc.	January 13, 2023
15.	Tree Inventory & Preservation Plan		January 13, 2023
16.	Landscape Plan	Wilk Associates	January 11, 2023

17.	Hydrogeological Investigation Report and Water Balance Assessment	EXP	March 10, 2023
18.	Geotechnical Investigation Report		March 10, 2023
19.	Phase One Environmental Site Assessment		February 10, 2023
20.	Phase Two Environmental Site Assessment		February 10, 2023
21.	Letter of Reliance		March 9, 2023
22.	Environmental Site Screening Checklist		March 10, 2023
23.	Transportation Impact Study and Parking Study • Transportation Demand Management Plan	Paradigm	February 2023
24.	Functional Servicing and Stormwater Management Report	Odan Detech	January 17, 2023
25.	Functional Servicing and Grading Plan		November, 2022
26.	Flood Analysis Report		January 13, 2023
27.	Noise Feasibility and Vibration Report	dBA	January 2023
28.	Letter of Reliance		January 11, 2023
29.	Topographical Survey	A. T. McLaren	June 6, 2022
30.	Height Survey		January 5, 2023
31.	Draft R-Plan (road widening)		January 20, 2023
32.	Executed Pre-Consultation Agreement	Weston Consulting	March 28, 2023

Should you have any questions, please contact the undersigned at extension 266, or Alyson Naseer at extension 278.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

c. Client