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September 21, 2022

Kyle Plas, Coordinator, Development Review
City of Burlington
426 Brant Street
Burlington, ON
Via email only: kyle.plas@burlington.ca

Dear Mr. Plas:

RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMISSION PACKAGE
789-795 BRANT STREET, BURLINGTON
OUR FILE: 20329C

On behalf of our client, Camarro Developments (the 'Owner'), we are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment Application for the lands municipally addressed as 789-795 Brant Street in the City of Burlington (hereinafter referred to as the "Subject Lands").

PROPOSAL

The proposal is to facilitate the redevelopment of the Subject Lands with a mixed use building with a height of 31 storeys. The tower portion of the building is on top of a 7 storey podium with 485 square metres of retail on the ground floor fronting Brant Street. The proposal has a total of 356 residential units ranging from one to three bedroom units as well as indoor amenities in the form of private indoor spaces, and outdoor amenity spaces in the form of green roofs and roof terraces. A total gross floor area of 24,279 square metres is proposed with a residential Floor Area Ratio of 11.55.

SUBMISSION DOCUMENTS

On behalf of our client, in support of this application, please find enclosed the following:

- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application Form;
- One (1) copy of the Planning Justification Report, including Draft Official Plan Amendment, Zoning By-law Amendment, Pre-Consultation Meeting Minutes and Community Meeting Comments prepared by MHBC Planning;
- One (1) copy of the Housing Impact Statement, prepared by MHBC Planning;
- One (1) copy of the Heritage Impact Assessment, prepared by ATA Architects Inc.;
- One (1) copy of the Architectural Drawing Set including the Site Plan, Elevations and Floor Plans, prepared by RAW;
- One (1) copy of the Shadow Study, prepared by RAW;
- One (1) copy of the 3-D Model of Proposed Buildings, prepared by RAW;

- One (1) copy of the Height Survey of Adjacent Buildings, prepared by RAW;
- One (1) copy of the Survey prepared by A.J. Clarke and Associated Ltd.;
- One (1) copy of the PIN Reports for both 789 and 795 Brant Street;
- One (1) copy of the Ownership documents including Articles of Incorporation for 789 and 795 Brant Street;
    - Note: ownership information provided to address Land Assembly documents request;
    - 789 and 795 Brant Street are both owned by Brant Investment Holdings Inc. and the ownership of that company is 2552481 Ontario Ltd. and Camarro Developments Inc. is the managing company.
- One (1) copy of the Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn and Associates;
    - Note that the Report makes reference to the Floodplain Analysis underway by the City of Burlington and will be updated upon receipt of this Study to include this and the Topographic Survey delineating the Flood Hazards.
- One (1) copy of the Grading and Servicing Plans, prepared by S. Llewellyn and Associates;
- One (1) copy of the Tree Inventory and Preservation Plan, prepared by MHBC Planning;
- One (1) copy of the Arborist Report, prepared by MHBC Planning;
- One (1) copy of the Landscape Concept Plans, prepared by MHBC Planning;
- One (1) copy of the Traffic Impact Study including the Transportation Demand Management Plan and Parking Justification, prepared by Crozier Engineering;
- One (1) copy of the Noise and Vibration Study, prepared by RWDI;
- One (1) copy of the Environmental Site Screening Checklist, prepared by BIG Consulting;
- One (1) copy of the Phase 1 Environmental Site Assessment, prepared by BIG Consulting;
- One (1) copy of the Phase 2 Environmental Site Assessment, prepared by BIG Consulting;
- One (1) copy of the Pedestrian Level Wind Study: Quantitative, prepared by RWDI;
- One (1) copy of the Hydrogeological Investigation, prepared by BIG Consulting;
- One (1) copy of the Urban Design Brief including the Urban Design Advisory Panel Meeting Minutes, prepared by MHBC Planning;
- One (1) copy of the Geotechnical Study prepared by BIG Consulting;
- One (1) copy of the Construction and Mobility Management Plan, prepared by Lanhack Consultants Inc.;
- One (1) copy of the Sustainable Building and Development Guidelines Checklist, prepared by MHBC Planning; and,
- One (1) copy of the Waste Management Report, prepared by RAW.

We trust that the enclosed documents are sufficient for your review and circulation. Should you require any additional information, please do not hesitate to contact us.

Sincerely,
MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Melinda MacRory, M.Pl., MCIP, RPP
Associate