MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

April 26, 2024

Thomas Douglas, MCIP, RPP
Senior Planner, Community Planning Department
City of Burlington
426 Brant Street
Burlington, ON

Dear Mr. Douglas:

**RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMISSION PACKAGE**
**1393 GRAHAMS LANE, BURLINGTON**
**OUR FILE: 22366A**

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On behalf of our client, 2621458 Ontario (the 'Owner'), we are pleased to submit the enclosed Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') Application for the lands municipally addressed as 1393 Grahams Lane in the City of Burlington (hereinafter referred to as the 'Subject Lands').

## EXISTING SITE AND CONTEXT

The Subject Lands are located on the northwest side of Grahams Lane, and south of the Brant Street and Fairview Street intersection, in the City of Burlington. The Subject Lands have an approximate area of 1.08 hectares (2.68 acres), with an approximate frontage of 128.41 metres along Grahams Lane, and an approximate lot depth of 118.44 metres.

North: North of the Subject Lands lies a surface parking lot that supports Royal Canadian Legion Branch 60 Burlington, followed by two commercial use buildings with the associated parking lots.

East: Royal Canadian Legion Branch 60 Burlington, and a commercial plaza are located to the northeast and east of the Subject Lands. Further east, on Brant Street, is a 15 storey residential apartment building.

South: South of the Subject Lands are commercial/industrial uses including automobile centres, and a fuel supplier, followed by a nursing home.

West: To the west of the Subject Lands lies a hydro corridor that incorporates a public recreation trail, 'Maple Trail', with semi-detached dwellings further to the west.

## PROPOSAL

### Official Plan Amendment

The Subject Lands are designated as 'Mixed Use Corridor- Employment' in accordance with the in force and effect City of Burlington Official Plan (1997). Since the latest consolidation of the Official Plan, the Subject Lands have been designated as an 'Urban Growth Centre (UGC)' through an amendment to the Provincial Growth Plan, and have been removed from the Regional 'Employment Area' through the Municipal Comprehensive Review, and included in the 'Downtown Burlington UGC/Burlington GO Major Transit Station Area (MTSA)', as per the Region of Halton Official Plan Amendment 48 (ROPA 48). The current designation of the Subject Lands as 'Mixed Use Corridor-Employment' in the City of Burlington Official Plan, does not conform to the most recent Provincial and Regional policy amendments. The proposed OPA seeks to re-designate the Subject Lands to a site-specific 'Mixed Use Corridor-General' designation, to allow for the development of three residential apartments that support the vision for the Subject Lands as a Strategic Growth Area.

### Zoning By-law Amendment

The Subject Lands are zoned as 'Mixed Use Corridor-Employment (MXE)' in the City of Burlington Zoning By-law 2020. The proposed Zoning By-law Amendment (ZBA) is required to re-zone the Subject Lands to a site-specific 'Mixed Use Corridor-General (MXG)' zone, to bring the zoning of the Subject Lands into conformity with the designation of the Subject Lands as an 'UGC/MTSA', and to allow for the proposed residential redevelopment. Site-specific provisions are required to increase the: permitted floor area ratio; building height; and maximum yard requirements abutting a street. Site specific provisions are also required to reduce the: minimum required yard abutting a street; separation distance from a railway right-of-way; amenity area requirements; parking and accessible parking rate requirements; accessible parking pathway width; dimensions for long-term bicycle parking spaces; landscaped area abutting a street; and, reduce the setback from a below-grade parking structure to the property line.

### Development Proposal

The proposal is to facilitate the redevelopment of the Subject Lands with three residential apartments that range in height from 9 to 20 storeys, and provide a total of 722 residential units. The proposal will provide a gross floor area of 45,821 $m^2$ and will achieve a gross FSI of 4.25. The three buildings will be identified as Building A, Building B, and Building C. Building A is proposed to be 16 storeys with a GFA of 20,025 $m^2$ and a total of 311 units. Building B is proposed to be 9 storeys with a GFA of 7,842 $m^2$ and a total of 125 units. Building C is proposed to be 20 storeys with a GFA of 17,954 $m^2$ and a total of 286 units.

The proposed residential development will be supported by 598 parking spaces, including 93 visitor spaces and 14 accessible spaces. A total of three (3) loading spaces are provided, and will be screened from public view. The majority of parking will be located in two levels of underground parking, while 16 visitor parking spaces will be located above grade. A total of 398 bicycle parking spaces are provided to encourage active transportation within the PMTSA. Thirty-six (36) short-term bicycle parking spaces are located at-grade while 362 long-term bicycle storage spaces are proposed on levels P1 and P2.

One 6.0 m wide combined 2-way vehicular access/egress is located along the southern border of the site from Grahams Lane. The 6 m paved drive aisle provides access to the loading and service areas, the underground parking garage, and to Building C at the rear of the lot. A system of pedestrian pathways have been incorporated throughout the site that connect the principal entrances of the buildings to the public realm along Grahams Lane. The proposed development incorporates both indoor and outdoor amenity areas into the design of the site. The majority of residential units will also have private balconies.

The buildings will be setback a minimum of 9.80 m from the railway spur line to the west, and a 2.2 m high crash wall will be provided along the western lot line.

## SUBMISSION DOCUMENTS

In support of our Official Plan and Zoning By-law Amendment Applications, the following materials are included in this submission:

| Material | Doc. # | Date | Consultant |
|---|---|---|---|
| Application Form | - | 2024-04-22 | Owner & MHBC Planning |
| Planning Justification Report including, Draft Official Plan Amendment, Draft Zoning By-law Amendment, Public Consultation Strategy, Response to Comments Received at the Community Meeting, and Comments received at the BUD. | - | 2024-04 | MHBC Planning |
| Housing Impact Statement | - | 2024-04 | MHBC Planning |
| Survey | - | 2023-12-21 | MMP Land Surveyors |
| Noise & Vibration Impact Study | - | 2024-03-08 | RWDI |
| Land Use Compatibility Study | - | 2024-04-16 | RWDI |
| Financial Impact Study | - | 2024-04-11 | Altus Group |
| Site Plan & Statistics | A100 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Phasing Plan | A101 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Waste Management Plan | A102 | 2024-03-15 | Kohn Partnership Architects Inc. |

| Material | Doc. # | Date | Consultant |
|---|---|---|---|
| Floor Plans | A200-A219 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Building Elevations | A400-407 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Building Sections | A410-A414 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Building Perspectives | A500-A501 | 2024-03-15 | Kohn Partnership Architects Inc. |
| Axo Views | A502 | 2024-03-15 | Kohn Partnership Architects Inc. |
| 3-D Model of Proposed Development | - | 2024-03-15 | Kohn Partnership Architects Inc. |
| Sustainable Building & Development Guidelines Checklist | - | 2024-03 | Kohn Partnership Architects Inc. |
| Sun/Shadow Analysis | - | 2024-03-15 | Kohn Architects Inc. |
| Wind Study | - | 2024-02-28 | Gradient Wind |
| Landscape Plan including, Park Concept Plan | L100 | 2024-03-15 | NAK Design Strategies |
| Tree Inventory & Preservation Plan Report | - | 2024-02-26 | Kuntz Forestry Consulting Inc. |
| Tree Inventory & Preservation Plan | - | 2024-02-26 | Kuntz Forestry Consulting Inc. |
| Removals, Erosion and Sediment Control Plan | C101 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Preliminary Grading Plan | C102 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Preliminary Servicing Plan | C103 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Cross Sections | C104 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Pre-development Drainage Plan | Fig.1 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Post-development Drainage Plan | Fig.2 | 2024-03-11 | C.F. Crozier & Associates Inc. |
| Letter of Reliance for Engineering Studies | - | 2024-04-10 | C.F. Crozier & Associates Inc. |
| Functional Servicing & Preliminary Stormwater Management Report | - | 2024-03 | C.F. Crozier & Associates Inc. |
| Transportation Impact Study including, Transportation Demand Management Plan and Implementation Strategy & Parking Justification | - | 2024-03-13 | Arcadis |
| Phase One Environmental Site Assessment | - | 2024-03-01 | Englobe |

| Material | Doc. # | Date | Consultant |
|---|---|---|---|
| Phase Two Environmental Site Assessment | - | 2024-04-08 | Englobe |
| Correspondence Pertaining to Record of Site Condition<br>*RSC to be completed at a later date. | | 2024-03-01 | Englobe |
| Letter of Reliance for Environmental Studies | - | 2024-04-01 | Englobe |
| Environmental Site Screening Questionnaire | - | 2024-04-09 | Englobe |
| Urban Design Brief including, Responses to BUD Review Panel Comments | - | 2024-04-16 | MHBC Planning |

The following materials are not included in this submission as they relate to policies from the Draft City of Burlington Official Plan Amendment 2 that are not in force and effect:

- Tertiary Plan for Legion Node
- Flood Hazard Assessment
    - As per the pre-consultation comments provided in December of 2023, Conservation Halton (CH) determined that the Subject Lands is not within an area regulated by CH, and no further study is required.

A wire transfer in the amount of **$566,022.50** has been sent to the 'City of Burlington', in fulfilment of the City's Official Plan and Zoning By-law Amendment Application fee. Please note that the required application fee is **$562,962.50**. As the amount sent was in excess of what is required, we kindly ask that the additional $3,060 be credited towards upcoming peer review expenses. An e-transfer, in the amount of **$10,649.78** has been sent to the 'Region of Halton', in fulfilment of the Regions Official Plan and Zoning By-law Amendment Application fee.

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**

T. Tannis

Tamara Tannis, MCP, MCIP, RPP
Associate