Department of Community Planning From Nathan Dart, CPT, Elyse Meneray, MCIP, RPP		
Comment – Action Items	**Consultant**	**Response**
The deemed Right of Way (ROW) of Plains Rd E is 36m. Applicant to confirm site is at deemed width.	Reinders	Confirmed, ROW is at 36.0m. See comment memo from Transportation Staff dated Oct. 23, 2023 (page 2)
Update site plan to provide correct Required Amenity Area calculation-based unit mix (1 Bedroom requirement is 20m^2/unit and is indicated as 25m^2/unit). Required amenity area may include landscape areas and landscape buffer	Reinders	Site statistic and amenity area calculations updated rear landscape buffer area added providing 23.8 sq.m./unit
Provide setbacks from underground parking garage to side lot lines. Include setback dimensions for any air intake or exhaust shafts as well.	Reinders	Setback dimensions added to site plan (Drawing SP-1)
Update site stats to provide for Gross Building Floor Area per definition. Areas in parking garage which are enclosed or used for storage lockers to be included in overall floor area. Enclosed stairwells above grade to be included (Currently shown as Gross Floor Area which is defined separately). Refer to city definitions: • Floor Area, Gross Building: The total area of the floor measured to the outside of all outside walls, including a basement or cellar but excluding areas used for parking of motor vehicles or areas above an atrium. • Floor Area Ratio: The mathematical relationship between building floor area and lot area, determined by dividing the gross building floor area of all buildings on a lot by the net area of that lot.	Reinders	Gross building floor area (including enclosed areas in parking level) - 12,638.3 sq.m. FSR based on 5,043 sq.m. Lot Area = 2.51
Provide minimum setbacks to side lot lines for parking areas inclusive of air shafts.	Reinders	Setback dimensions added to site plan
A Zoning Clearance Certificate will be required for the construction of the building (as a condition of site plan approval).	Weston / Corley	Noted. Required clearances will be obtained at the appropriate time.

Development charges will apply subject to various agencies by-laws. Amount TBD	Corley	Noted. DCs will be paid at the appropriate time.
Side yards abut RM1-346 which is a residential zone. By-law to account for rear yard setbacks to 7 storeys which was not contemplated in existing regulations. By-law to account for terrace setbacks or to permit them as encroachments in rear yards. (I.e terrace at 4th storey is setback 12m)	Weston	Site specific by-law will account for terrace setbacks within rear yards. Weston will work with Planning staff to prepare draft by-law accordingly.
Balconies: (regulated under Part 1, Section 2.13 c) are permitted to encroach up to 1.6m in a front or rear yard or 0.5m into a required side yard subject to the following: The length of any one projection does not exceed 3m / The sum of the length of the projections does not exceed 1/3 of the building face. Applicant needs to confirm maximum projection from a wall for purposes of amending by-law. Plans do not confirm this.	Reinders	Balconies encroach 1.2m into front yard setback Total balcony depth 2.4m
Proposed Floor Area ratio of 2.516:1 (floor area calculation provided in package does not appear to account for floor areas within underground parking garage. Parking areas, inaccessible enclosed space, intake shafts, elevator shafts may be excluded from floor area calculation. Enclosed accessible areas within parking garage levels to be included. • Upon confirmation if ratio is 2.516:1, it is to be rounded up to 2.6:1 for amending by-law maximum floor area.	Reinders	Gross Building Floor Area (including enclosed areas in parking level) – 12,638.3 sq.m. FAR based on 5,043 sq.m. Lot Area=2.51
Landscape area will need to be reduced to glass railing and to permit hydro vault and bicycle rack.	Weston	Glass railings not proposed within 3m front yard setback. Site specific by-law amendment will be drafted to accommodate hydro vault if not permitted.
6m landscape buffer is required to be dense per definition. Applicant to confirm they'll be able to achieve this and can be reviewed for compliance at site plan stage.	Weston	The Applicant will work with City landscape staff to design rear 6m enhanced buffer. Underground garage does not encroach into this area and significant planting (and preservation of existing trees) can be accommodated.

Amendment required to permit 7 storeys (building height)	Weston	Noted. Official Plan and Zoning amendment applications submitted to address height.
Fencing is not proposed along side lot lines. Applicant can choose to provide at Site Plan Stage or amendment required.	Weston	1.8m wood fence is proposed along west, south and east property lines. Notes are shown on site and landscape plans. Fene detail will be provided as part of future site plan application.
Amenity area is deficient: Amenity area chart in site statistics is incorrect. 20m^2 per 1 bedroom unit is required. 79 x 20 = 1580m^2 required for 1 bedroom units and a total of 3550m2 is required for all units on site. 2784.6m^2 is provided based on site stats. Unclear if amenity area includes landscape areas on-site	Weston / Reinders	Amenity area calculations updated. Total amenity required: 3550sq.m. Rear Landscape Buffer Area added Amenity Provided: 3361.85 sq.m. Providing 23.84sq.m./unit
1.25 parking spaces/unit required. This makes 177 total spaces. Correct ratio is 1.08 for a total of 153 spaces	Weston	Noted. Parking rate has been discussed with Transportation staff and accepted.
Setbacks required to side lot lines from vents associated with underground parking.	Reinders	Setback dimensions added to site plan
There are four matters that I would like confirmation on before a recommendation report could proceed to committee: 1. The Shadow Study a. The Shadow study should be revised to address the concerns outlined in my draft comments from November 15, 2023. b. An addendum or comment letter addressing the concerns would be sufficient.	Reinders	The Shadow Study (labelled as Sun Study) has been revised to address concerns, please see enclosed.
2. Wind and Noise Study a. Confirmation of what mitigation measures are proposed	dBA	A Noise and Vibration Study was submitted with the previous submission. Suggested Mitigation measures mentioned under Section 7 have been

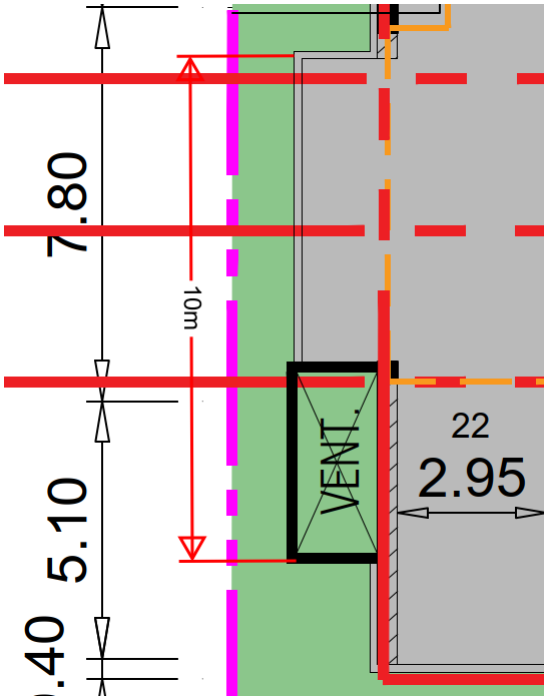
		agreed to. Noise barrier has been added to rooftop amenity area. Remaining recommendations will be included as part of site plan application approval.
3. Accessible Parking Spaces a. Please confirm if parking space no. 92 has been revised to address accessibility staff's comments	Reinders	Parking Space no. 92 has been revised to address accessibility staff's comments. The space has been relocated to avoid conflicts.
4. Public concern with the Proposed Driveway Access and Sightline Analysis Plan a. At the November 23rd meeting it was discussed that a Sightline Analysis Plan would be submitted for review by Transportation Planning staff to address the neighbour's concerns regarding the proposed driveway access. I think it would beneficial to have this plan submitted and reviewed by Transportation Planning staff before proceeding to a recommendation report. Transportation Planning staff have indicated that they require this analysis to determine that there would be no adverse impacts on the existing driveway at 300 Plains Road East.	Paradigm	Sightline Analysis has been completed and enclosed with this resubmission.
Address public comments	Weston	A separate matrix has been prepared to address public comments. Please see secondary matrix.
Address Halton District School Board comments (see attached)	Corley	Accessible Parking Locations revised, paving/pedestrian routes have been confirmed, dog relief area added, and 15% of units to be accessible
Accessibility From Judy Lytle, Accessibility Specialist		

Address accessibility concerns (see attached) Includes comments regarding parking, paving/pedestrian routes, dog relief area, residential units	Reinders	Accessible parking space locations have been adjusted.
Address CN Rail comments, including the hiring of a noise consultant • Hire a noise consultant for a noise report • Insert attached clause into all development agreements, offers of purchase, and agreements of purchase and sale or lease of each dwelling within 1000m of the railway • Owner through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that any mitigation implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN. • Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement. • Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.	Brooklyn / Corley	Noise report was submitted to the City by a qualified professional. No impacts have been addressed and mitigation measures will be incorporated through detailed design during site plan control. Any required agreements will be entered into with CN.
Transportation Services From Smeeta Adiga, Transportation planning technologist		
When use of parking space is limited on one or both sides by a wall or column, increase the stall width by 30cm (0.3m) for each obstructed side. This needs to be applied to the underground parking garage area	Reinders	Discussed with Nathan Dart on Nov 21st and with Smeeta Adiga on Nov 23rd and received confirmation that our current design is acceptable
Minimum of 78 bike spaces are required as per the Burlington City-Wide Parking Standards Review, whereas we have 71	Reinders	71 Long-Term spaces and 7 Short-Term spaces provided for 78 total spaces

Underground parking garage stalls, including accessible parking and parking aisle dimensions to be confirmed as follows: • Structural columns are to be set back 0.5m on both sides of the driving aisle to provide for 7.0m clear (face of column to face of column). • All dimensions are to be provided for structured parking such as drive aisles, parking stalls, column spacing, parking ramps, percentage slope of ramps, etc. • The maximum ramp grade is 12% and ramps with grades 8% or more will require heating coils; grades under 8% may require heating coils. • Flat landing pads of 6m length with appropriate transition grades are required at the top of all ramps and, appropriate transition grades are required at the bottom of all ramps.	Reinders	Dimensions and notes added to site plan Structural columns are 7.0m clear for double loaded aisles, and 6.0m clear for single loaded aisles Discussed with Nathan Dart on Nov 21st and with Smeeta Adiga on Nov 23rd and received confirmation that our current design is acceptable Dimensions and notes added to site plan
Department of Community Planning From Nathan Dart, CPT, Elyse Meneray, MCIP, RPP		
Parking - All residential barrier free parking spaces should be relocated underground, and barrier free parking space no. 92 is not supported by Accessibility staff. Please revise plans to address Accessibility staff comments. - Revise the plan to include the required number of bicycle parking spaces. Outdoor bicycle parking should be designed to be consistent with the overall building and landscape design. Refer to Transportation Planning comments for more detail.	Reinders	Parking Space no. 92 relocated to directly adjacent to elevator area to reduce path of travel. Parking Space recovered by relocating electrical room area. 7th Outdoor Bicycle Parking Space added
Sun and Shadow Study - The submitted Shadow Study Analysis does not meet the submission format requirements (Section 6) of the Shadow Study Guidelines and Terms of Reference (2020). Please revise the to be in full colour and provide sun factor calculations where required.	Reinders	Shadow Study Analysis revised to meet Terms of Reference Adjacent Areas evaluated and sun factor calculations included in spreadsheet. All areas meet Minimum Acceptable SAF

- The submitted Shadow Study Analysis did not evaluate adjacent and surrounding residential amenity areas. The proposed development is adjacent to several residential backyards that should be evaluated as part of this study. Please revise the study to include this analysis. - Please clarify if the conclusions for the Shadowing on the Public Realm and Streets is applicable to the proposed development year-round or if this is only for select months out of the year. As there will be a shadow impact to the sidewalks along Plains Road East, a sun factor calculation is required to ensure it is meeting the requirements of the Shadow Study Guidelines and Terms of Reference (2020).		
Wind and Noise - Please confirm if the mitigation measures from the previously submitted Wind Assessment will be implemented for the proposal. The Wind Study addendum stated that the mitigation measures are similar and applicable to this development proposal, but no mitigation measures have been shown on any of the submitted plans. - The previously submitted Noise Study recommended a 1.22 metre noise barrier along the entire perimeter of the rooftop amenity area to achieve a noise limit of 55dBA. Please confirm if the noise barrier is still required, as it was not shown on any of the submitted plans.	dBA/Reinders	1.85m Wind/Noise Barrier added to Rooftop Amenity Space
Floor Plans - Please confirm the unit count for the proposal. The Building Data chart in the Architectural Package does not match the submitted floor plans. - The Building Data lists Floors 4 and 5 as having 2 one Bedroom + Den units and 10 two Bedroom units, however the submitted floor plans show Floors 4 and 5	Reinders	The Building Data chart is the accurate description. Floor Plans have been corrected to match.

as having 1 one Bedroom + Den units and 11 two Bedroom units. - The Building Data lists Floors 6 as having 2 one Bedroom + Den units and 8 two Bedroom units, however the submitted floor plans show Floor 6 as having 1 one Bedroom + Den units and 9 two Bedroom units.		
Urban Design and Public Realm - The City's Mid-Rise Design Guidelines refer to a 45-degree angular plane, applied from the shared property line of low-density residential uses to provide a transition between built forms and minimize overlook and privacy impacts of the mid-rise building. The entire building should fit within this plane, including balconies and terraces. It appears that the proposed building is not meeting this requirement as a portion of the building is located outside of the 45-degree angular plane. Please revise the plan so that the whole building is within the angular plane.	Reinders/Weston	Parapet and Noise Barrier have been redesigned to remove interruption to 45-degree Angular Plane.
Draft Zoning By-law - Please confirm if the western landscape buffer is meeting the definition of a Landscape Buffer in the Zoning By-law. A Landscape buffer shall consist of evergreen trees or a combination of solid screen fencing and evergreen or deciduous trees and not include snow storage. Based on the submitted concept Landscape Plan it does not appear to be meeting the definition.	Weston	The western landscape buffer currently does not meet the definition of landscape buffer. However, the provided 3m can accommodate a dense landscape screen. The Applicant will work with City landscape staff to design buffer. Underground garage does not encroach into this area and significant planting (and preservation of existing trees) can be accommodated. It should be noted that there is a pinchpoint where the buffer shrinks to 1.08 to account for an exhaust vent and

		driveway bump out. The extent of this encroachment is approximately 10m:  The draft by-law amendment will need to be drafted to accommodate this.