GOLDBERG GROUP LAND USE PLANNING & DEVELOPMENT
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September 13, 2024

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

Attn: Mr. Elyse Meneray, Planner

Dear Ms. Meneray,

Re: Submission of Official Plan and Zoning By-law Amendment Applications
141, 147, and 153 Plains Road West
Part of Lot 8, Concession 1
2412947 Ontario Ltd., Dr. Laith Al-Dabbagh, 2381798 Ontario Ltd.

Goldberg Group acts on behalf of 2412947 Ontario Ltd., Dr. Laith Al-Dabbagh, 2381798 Ontario Ltd., collectively the 'Owner' of the properties municipally described as 141, 147, and 153 Plains Road West, and legally described as 'CON 1 Part of Lot 8', 'CON 1 EF Part of Lot 8', and 'CON 1 Part of Lot 8' in the City of Burlington (the 'subject property').

The subject property is located on the north side of Plains Road West, west of Howard Road, and consists of three individual lots of record with an aggregate frontage of approximately 57.81 metres (+/-189.53 feet), and a total lot area of approximately 2,418 square metres (+/-0.6 acres). The property currently supports low rise single detached dwellings and service commercial uses (Monarch Dentistry, Medisthetics Wellness and Laser Clinic). Surrounding land uses include a warehouse abutting to the north, service commercial uses to the east, an apartment building to the south, and a midwifery to the west.

On behalf of our Client, we herewith submit applications to amend the City of Burlington Official Plan and Zoning By-law to permit the redevelopment of the subject property.

These applications are required in order to permit the redevelopment of the subject property with an 11-storey mixed use building (not including mechanical penthouse or amenity level). The building would contain approximately 181 square metres (+/-1,948 square feet) of non-residential floor area at grade, and 150 apartment dwelling units. The proposed dwelling units are comprised of 20 bachelor units (13.3%), 32 one-bedroom units (21.3%), 88 two-bedroom units (58.7%), and 10 three-bedroom units (6.7%), all of which are intended to be purpose-built for rental purposes. The proposed development has a gross floor area of approximately 9,675 square metres (+/-104,141 square feet) and a floor area ratio (FAR) of approximately 4.82:1.

Indoor amenity spaces are to be located at grade, and within a rooftop amenity level combined with the mechanical penthouse. Outdoor amenity areas are located at grade, and via terraces on the seventh and rooftop (connected to the indoor area). In total, a combined 2,243 square metres (+/- 24,143 square feet) of amenity space is to be provided, equating to approximately 15 square

metres per dwelling unit. This is exclusive of private terraces or balconies accessible from each dwelling unit.

It is also contemplated that a mid-block pedestrian connection would be established across the subject property allowing for a pathway between Plains Road West and the adjacent lands to the north in the event they are ever redeveloped.

Each of the parcels comprising the subject property are currently accessed via individual private driveways from Plains Road West. Access to the proposed building is intended to be consolidated to a single location at the western edge of the property. A supply of 112 parking spaces is to be provided within 2 underground parking levels, with 12 visitor parking spaces at grade. Of these spaces, 22 (20% are to be provided with Electric Vehicle Charging Equipment, while the remaining 90 spaces (80%) are to be designed to accommodate future installation of same. Further, a supply of 128 bicycle parking spaces are to be provided, including 105 long-term spaces located in secure, access-controlled areas, as well as 23 sheltered spaces located at grade.

Notably, the building is to be designed to accommodate a geothermal heating and cooling system as a further sustainability measure.

The subject property is designated as *Mixed Use Corridor – General* within the City of Burlington Official Plan (1997). The *Mixed Use Corridor – General* designation permits a maximum floor area ration of 1.5:1, and a maximum height of 6-storeys, although identifies that greater density may be considered through a site-specific Zoning By-law Amendment or Variance process. Within the City Official Plan (2020), which remains under appeal, the lands are within the *Urban Corridor* designation, forming part of the City's *Mixed Use Nodes and Intensification Corridors* structure. The *Urban Corridor* designation permits a maximum floor area ratio of 2.0:1, and similarly allows that an increased floor area may be permitted through a site-specific Zoning By-law Amendment or Variance process.

The Region of Halton Official Plan also identifies that the subject property is within the *Aldershot GO Major Transit Station Area* (MTSA). Bike lanes and multi-use trail connections have recently been constructed within the Plains Road West right-of-way to promote alternative modes of transportation.

The City of Burlington has prepared an Area Specific Planning (ASP) Study and Final Report for the Aldershot GO MTSA. Further, in summer 2024, Council for the City of Burlington also adopted Amendment No. 2 to the Official Plan (OPA No. 2) to enable the establishment of a Community Planning Permit System (CPPS) for the three GO Station Areas within the City, including the Aldershot GO MTSA. As of the date of this submission, OPA No. 2 remains under consideration by the Minister of Municipal Affairs and Housing. Once approved, it is understood that the City intends to bring forward a By-law to fully implement the CPPS framework.

Given the anticipated rental tenure of the building, funding is being provided, in part, by the Canadian Mortgage and Housing Corporation. To qualify for such funding, strict timelines are provided within which construction must occur. To meet these timelines, it is necessary to submit a further amendment to the Official Plan (OPA) to permit increased height and density on the subject property, beyond that which is presently permitted within the *Primary Growth Area* designation. A concurrent Zoning By-law Amendment Application (ZBA) seeks to implement a site-specific exception to the existing Commercial Corridor (MXG) Zone to permit the proposed height, density, and other general provisions.

It is noted that were the CPPS framework be in effect at the present time, neither application would be required as the draft By-law establishes as of right development permissions to enable compact, transit supportive development within MTSAs with an expedited timeframe enabled through the combination of Zoning and Site Plan matters into a consolidated review process. Within the draft CPPS By-law, development of the subject property would as described above would be permitted through a Class 2 Variation, with approval authority delegated to Planning Staff.

It is notable that the Owner has been working cooperatively with City Staff since 2022 to advance the proposed development, with the following notable activities having occurred leading up to this formal submission:

- **Summer 2022**: Pre-consultation Meeting to consider the redevelopment of the subject property with a 24-storey mixed use building
- **March 6, 2023**: A Community Information Meeting was hosted in partnership with the local Ward Councillor.
- **April 12, 2023**: Second Pre-Consultation Meeting to consider revised 11-storey design
- **April 20, 2023:** A prior iteration of the proposed mid-rise building reviewed by the City Urban Design Advisory Panel (BUD) at its meeting of April 20, 2023. Feedback from the BUD has been considered and implemented into the revised design prior to the first 'preliminary' submission to the City.
- **May 1, 2023**: First preliminary submission to City of Burlington
- **February 5, 2024**: Second preliminary submission to the City of Burlington
- **July 22, 2024**: Submission to City Planning to compare the revised building design to the updated draft CPPS By-law

Concurrent to these activities, the Owner has been an active participant in the ongoing review and development of the CPPS By-law.

On the basis of the submission requirements checklist outlined at the Pre-Consultation meeting held with City and Regional Staff on April 12, 2023, and as per discussion with City Planning Staff, we herewith enclose the following materials for your consideration:

Administration

- An executed application form
- Tax Bills for each Parcel comprising the Subject Property
- A scan of the required payments for the combined OPA/ZBA Applications, in the amount of:
    - $167,618.75 for the City of Burlington
    - $10,649.78 for the Region of Halton

Planning/Survey

- Minutes of the BUD Meeting of April 20, 2023
- A Community Meeting Summary and Response Matrix, prepared by a prior Planning Consulting Firm, dated April 2023
- A Topographic and Boundary Survey, prepared by J.D. Barnes Limited, dated July 25, 2022
- A Planning Justification Report, including Housing Impact Statement
- A Draft Official Plan Amendment
- A Draft Zoning By-law Amendment

- A Consolidated Response to Comments Matrix

Architecture

- An Urban Design Brief, prepared by John G. Williams Limited, dated September 13, 2024
- An Architectural Response Letter, prepared by AAA Architects Inc., dated September 12, 2024
- A Shadow Study, prepared AAA Architects Inc., dated September 12, 2024
- An Architectural Drawings Package (revision 2, September 10, 2024), prepared by AAA Architects Inc., including:
    - Cover Page (sheet A001)
    - Site Plan and Statistics (sheet A100)
    - Site Plan Details (sheet A100a)
    - Area Plans (sheet A101)
    - Life Safety Plans (sheet A102)
    - Parking Level Plans (sheets A103 and A104)
    - Floor Plan Drawings (sheets A105-A110)
    - Roof Plan Drawing (sheet A111)
    - Building Elevations (sheets A200-A203)
    - Cross Section Drawings (sheets A300-A301)
    - Vehicle Movement Drawing of Ground Floor (sheet A400)
    - Stair Section and Plans (sheets A500-A503)
    - 3D Renderings (sheet A900)
- A Pedestrian Level Wind Study, prepared by GradientWind Engineering Inc., dated January 16, 2024

Landscape

- An Arborist Report, prepared by Henry Kortekaas & Associates Inc. (HKLA), dated January 30, 2024
- A Landscape Response Letter, prepared by HKLA
- A Conceptual Landscape Plan, prepared by HKLA (revision 8, dated September 12, 2024), consisting of:
    - Tree Preservation Plan (drawing L-TP1)
    - Tree Preservation Chart (drawing L-TP2)
    - Landscape Plan (drawing L-L1)
    - Soil Volume Plan (drawing L-SV)
    - Green Roof Plan (drawing L-L2)
    - Water Requirements Plan (drawing L-WR)
    - Details Plans (drawings L-D1 and L-D2)

Site Servicing

- A Site Lighting Design Package, prepared by Northstar Engineering and Technologies Ltd., stamped September 12, 2024, consisting of:
    - Electrical Site Lighting Plan (drawing E-1)
    - Electrical Underground Parking Plans (drawings E-2 and E-3)
    - Electrical Roof Plan (drawing E-4)
- A Civil Engineering Response Letter, prepared by Luban Ltd., dated September 13, 2024
- A Functional Servicing and Stormwater Management Report Addendum, prepared by Luban Ltd., stamped September 11, 2024 (Note: The previous Report prepared by JSW+Associates, dated January 19, 2024, has been provided for convenience and reference as Appendix B to the Addendum)

- A Civil Engineering Drawings Package (revision 3, stamped September 11, 2024), prepared by Luban Ltd. consisting of:
    - Removals Plan (drawing C1)
    - Servicing Plan (drawing C2)
    - Grading Plan (drawing C3)
    - Construction Management and Erosion and Sedimentation Plan – Stage 2 (P2 Level) (drawing C4)
    - Detail Sheets (drawings C5-C7)
- A Letter of Reliance for the City of Burlington and Region of Halton with respect to the Materials prepared by Luban Ltd., dated August 22, 2024

Environmental

- A Phase One Environmental Site Assessment, prepared by Azure Group Inc, revised April 4, 2023
- A Phase Two Environmental Site Assessment, prepared by Azure Group Inc, revised April 4, 2023
- A Letter from the Ministry of Environment, Conservation and Parks acknowledging that a Record of Site Condition has been filed for the Subject Property, dated July 21, 2023
- A copy of Record of Site Condition # B-403-1236045492 for the Subject Property

Soils/Groundwater

- A Soil Investigation, prepared by Azure Group Inc., dated January 20, 2023
- A Hydrogeological Assessment, prepared by Azimuth Environmental Consulting Inc. for Azure Group Inc., dated April 3, 2024
- A Shear Wave Velocity Testing for Seismic Classification, prepared Frontwave Geophysics Inc., dated September 12, 2024
- A Shoring Design Package, prepared by RH Engineering Inc., stamped September 12, 2024, consisting of:
    - Notes (sheet SH1)
    - Key Plan (sheet SH2)
    - Partial Plans of Specific Areas (sheets SH3-SH6)
    - Sections (sheets SH7-SH10)
    - Details (sheet SH11)

Noise/Traffic/Compatibility

- A Noise Response Letter, prepared by Aercoustics, dated September 11, 2024
- A Noise Impact Study, prepared by Aercoustics Engineering Ltd., stamped September 11, 2024
- A Traffic Response Letter, prepared by Paradigm Transportation Solutions Limited, dated September 11, 2024
- A Transportation Impact Study, including parking study, access and circulation review, prepared by Paradigm Transportation Solutions Limited, stamped September 5, 2024 (Associated Synchro files have also been provided)
- A Land Use Compatibility and Air Quality Impact Study, prepared by GHD Limited, dated September 12, 2024
- A Compatibility Response Letter, prepared by GHD Limited, dated September 12, 2024

Waste Management

- A Waste Management Response Letter, prepared by RJ Burnside & Associates Limited (RJB), dated September 12, 2024

- A Waste Management Plan (revision 2), prepared by RJB, dated September 12, 2024

The requisite application fees have already been delivered to your attention.

I trust the enclosed materials are satisfactory and sufficient to have these applications deemed complete. Should you require any additional information, please contact the writer at your earliest convenience.

Yours truly,



Adam Layton, RPP, MCIP

cc. 2412947 Ontario Ltd.
Dr. Laith Al-Dabbagh
2381798 Ontario Ltd.