



Mayor Goldring's Millennial Advisory Committee
Co-Chairs Mark McGuire & Karl Wulf

Subject

421 Brant Street Inc.

Issue

The development of a 27-storey mixed-use building with 183 residential units, 1,327 square metres of office space and 966 square metres of commercial retail space.

The proposed development at 421 Brant St. is across from the Burlington City Hall Building, 9-storey building and civic square.

Background

Development Background

- Official Plan and Zoning By-law amendment applications to permit a 27-storey (including a 1-storey rooftop amenity area) mixed-use building with 183 residential units, 1,327 square metres of office space and 966 square metres of commercial retail space
- Four levels of underground parking
- Car access from John Street
- Commercial/retail units with front windows facing on to Brant Street and James Street.

Millennial Advisory Committee Background

According to Statistics Canada, there are more than 30,000 residents in Burlington between ages 18 and 35, representing approximately 17 per cent of Burlington's population. Mayor Goldring has heard from several millennials that they want to be more engaged with their city in a meaningful way through the formation of a millennials committee.

The Mayor's Millennial Advisory Committee is a collective created for and run by millennials. There are 18 members on the committee and they are inspired, passionate and enthusiastic. It will also concentrate on creating opportunities to engage millennials with their community.

Millennials for this committee have been identified as the demographic of people born from 1981 to 1998.

Considerations

Our considerations for assessing the development were based on the development of five (5) criteria that we perceive at this time to be essential to encouraging healthy growth in our downtown without sacrificing the existing heritage and cultural appeal. Our top 5 features for emphasis on developments in the downtown are:

1. Emphasize need for Transit (Bus, Walking, Cycling)
2. Emphasize Green Space (Plants)
3. Emphasize Employment Space (Retail and Commercial)
4. Emphasize Family-oriented Units & Design

5. Emphasize need for Parking (Resident, Visitor, and Retail-Consumer)

Conclusion

It is important to emphasise that it is ideal to have everything close by in the downtown as it intensifies and becomes more difficult to travel out of in a single occupant vehicle. The needs for retail services such as butcher, higher end micro grocery stores, and restaurants are essential. Increased walkability and ease of transit use will become increasingly relevant as the density in Burlington's downtown increases.

Recommendations

Recommendations from the Mayor's Millennial Advisory Committee regarding 421-431 Brant St. for Wednesday 1 November 2017:

1. The Designs of the Building are great; there's a video and multiple mock-ups that express the design and life-like existence of the building (the video). This should be the norm.
2. The underground parking at 4-levels is great; most people own cars today, and many will continue to own cars. Underground parking is an investment in the future for the downtown.
3. The Podium should be between 3 to 5-story in height, using quality materials to reflect the heritage of the area.
4. The landscaping around and on the building, should give back green space - trees, planters, green roofing.
5. Condos and Apartments that are 2-3 rooms should be large enough for families. Amenities should focus on the groups of people we are intending to live there. As our mandate in Millennial Advisory Committee is recommending policy to attract more millennials to live in Burlington, our space to grow is in old and new developments. New developments reflecting our needs should have mixed purposes - retail, office, and family/children focused space. We can learn from Toronto's research in the "Growing Up: Planning for Children in New Vertical Communities" report.