

From: Jeremy Skinner
Date: October 27, 2017 at 3:24:14 AM GMT+2
To: Paul Sharman <paul.sharman@burlington.ca>, <marylou.tanner@burlington.ca>
Subject: 421 - 431 Brant St. - 421 Brant St. Inc.

Marylou & Paul:

I have reviewed the application associated with 421 -431 Brant St. and I believe that this is a good proposal assuming the development can be supported by City infrastructure and the developer meets City planning and building permit requirements.

I like the fact that the application includes 108 x 2 bedroom suites and 37 x 3 bedroom suites which permit accommodation options for families with children in addition to 34 x 1 bedroom suites which are more appropriate for singles, or couples.

I would recommend that the developer consider the integration of a knock-out panel on each shared wall between suites to permit current/future buyers to combine adjacent suites into a larger suite (popular in New York City).

I would also ask the developer to consider making the lower floor suites "senior friendly" in terms of doorway openings (to accommodate scooters and/or wheelchairs).

The shadow impacts do not appear to negatively impact surrounding residential neighbourhoods. As such I do not object to their request for 26 storeys (or higher if they include accommodations for city-assisted housing and/or seniors).

The transportation & parking impact appears to be reasonable. I like that bike storage is accommodated in rooms located on the underground parking levels, However,

- Handicap parking should be located as close to elevator access as possible. Handicap parking on (Architecture-Plans.pd) U/G 1 does not appear to comply.
- Passenger pickup/drop-off area with close proximity to residential elevators is not evident. This could be accommodated underground if the entrance to underground accommodates (implies suite communications at the entrance gate). Alternatively, the street parking space in front of the residence access doors (I believe 421 Brandt St. Entrance) could be restricted to passenger pickup/drop-off. (Architectural-Plans.pdf Pg.1) by the City.
- Installation of electric car charging stations should be contemplated for all underground parking spaces.

Please do not hesitate to share my comments amongst those of whom you believe would have interest.

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