

Recommendation Report

Application to amend the Zoning Bylaw

**401,403,405,409,411 & 413 Brant Street
444,448 & 450 John Street
2002 and 2012 James Street
(Ward 2)**

Reserve Properties Limited



Development Site

Site and Surrounding Area:

- Site area - 0.2 hectares
- Two heritage listed buildings
- Surrounding uses include parking lot & Elgin Promenade, council approved 24 storey mixed use building, City Hall, 1-2 storey commercial.
- 60 metres from the Downtown Bus Terminal.



Planning Application

Proposal:

- Official Plan & Zoning By-law amendments to permit an 23 storey building plus 1 storey of roof top amenity space, 597m² commercial space at grade, and 5 levels of underground parking.

Staff are recommending a **modified approval** of the application which permits a 17 storey building with roof top amenity space, 760 m² of commercial at grade, 365m² of office space on the second floor.



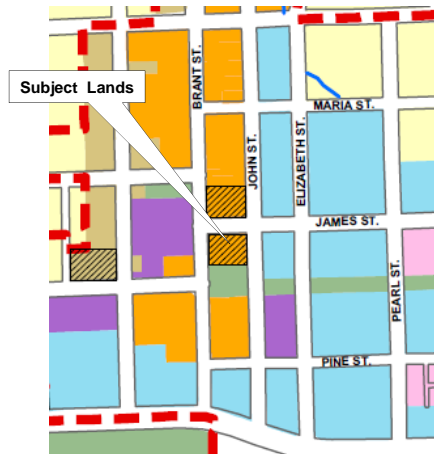
Official Plan Designation



- Identified as being within the 'Downtown Mixed Use Centre'
- Within the City's 'Downtown Urban Growth Centre'
- Designated 'Downtown Core Precinct'
- Application intended to increase permitted height and floor area ratio (FAR)



Grow Bold: Adopted Official Plan



- Designated 'Brant Main Street Precinct' – Special Planning Area
- Low-rise form on Brant Street which could also form the podium to a mid-rise development, where such height is terraced away from Brant Street towards John and Locust Streets.
- Site Specific policy may allow up to 17 storeys provided that:
 - Views from James Street to City Hall, Civic Square and the War Memorial are maintained.
 - An at grade public square is provided at James and Brant intersection.

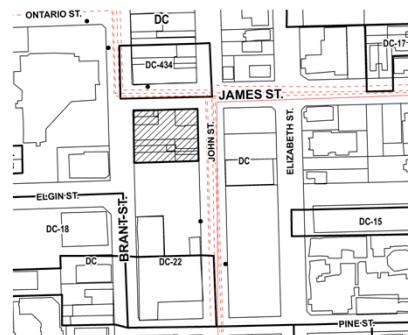


Zoning By-law

'Downtown Core (DC)' Zone

- Application is proposed to rezone the lands to 'Downtown Core' with site specific exceptions to accommodate the proposed development:
 - Increase setbacks
 - Increase density
 - Increase height
 - Provide additional terracing.

Holding Zone to address contamination, and to ensure that a Residential Development Agreement is registered on title.



Consultation

- February 2018 - Public and technical circulation of the applications
- May 1, 2018 – Neighbourhood Meeting at the Lions Club, which was attended by approximately 60 residents.
- Staff received 15 emails, two letters, and two neighbourhood meeting comment sheets.

Modified Approval

Staff recommends a **modified approval** of the applications including:

- Decreasing height from 23 storeys to 17 storeys;
- minimum 760 square metres of ground floor and minimum 365 square metres of commercial or office space on the second floor;
- Reducing the podium from 4 storeys to 3 storeys and adding stepbacks and terracing above the 3rd floor;
- Increasing amenity space from 3.6m² to 18 m² per unit of amenity space;
- Increases parking from 0.93 spaces per unit to 1.25 spaces per unit.
- Shifts the heritage facades back to the building setback to provide wider sidewalks.

A **holding provision** is recommended to ensure:

- that the site is uncontaminated and suitable for the intended use;
- development can be adequately serviced by storm sewers as a result of dewatering the underground parking garage;
- the applicant enters into a Residential Development Agreement to be registered on title to, among other things, protect the heritage buildings through future construction via a heritage easement.

Key Attributes of Modified Development

- Complies with Grow Bold;
- Provides a new public space on the east side of Brant Street;
- Establishes new view corridors to City Hall, the Cenotaph and Civic Square;
- Opportunity for new public art to reinforce this area as a civic node;
- Recognition of existing Brant Street character;
- Design excellence – compliance with the City's Tall Building Design Guidelines and Downtown Urban Design Guidelines;
- Office space in the building;
- Maintains retail function on public streets;
- Retention of heritage facades;
- Sufficient parking.



Recommending Modified Approval

- Modified development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends a modified approval of the applications to amend the Official Plan and Zoning By-law, subject to the conditions outlined in Report PB-67-18.



For more information:

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