

Delegation notes from Steve Stipsits representing Branthaven Development Corporation regarding Official Plan and Zoning By-law amendments for 720, 735, 740 Oval Court, 5135 and 5155 Fairview Street (PL-35-21) September 9th, 2021

City of Burlington
Clerks Department
426 Brant St.,
Burlington, ON
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**RE: Special Council Meeting - September 9th, 2021
Delegation – Oval Court (File No. 505-03/21 & 520-04/21)
Recommendation Report No. PL-35-21**

To whom it may concern,

I am pleased to provide a delegation on the City of Burlington's recommendation Report No. PL-35-21, presented at the Community Planning, Regulation and Mobility Committee Meeting on September 7th, 2021. This recommendation report is in relation to the submitted Branthaven official plan and zoning by-law amendments for 720, 735, 740 Oval Court, 5135 and 5155 Fairview Street.

First, I'd like to express Branthaven's excitement about this project. Branthaven and I personally, have never had the opportunity to work on such a transformative proposal, as this development provides many opportunities to the community, Region and City of Burlington on many different layers. I see this as a win/win as there are not only benefits for the new businesses and residents of this Proposal but also for the existing businesses and residents of this Community.

We'd like to thank everyone for the feedback received to date, as public input on innovative proposals such as Oval Court is paramount. We look forward to working collaboratively with neighbouring residents and local business to achieve a favourable outcome.

Now, I'd like to draw attention to some of the delegations made at the September 7th Community Planning, Regulation and Mobility Committee Meeting:

- 1) **Compatibility with Employment Lands** – we're encouraged that Sofina are open to further discussions regarding their potential compatibility concerns through the introduction of Oval Court. Our team will endeavour to contact them and continue discussions from our initial meeting in November 2020.
- 2) **Construction Management** – through the official plan and zoning by-law amendments process, the City requires we undertake a robust construction mobility and management assessment, dealing with erosion, sediment and dust control, environmental protection, crane locations, construction access, truck routes etc. Through their review, we'll arrive at a solution with minimal impacts to the nearby residents, and traffic to the community.

- 3) **Traffic** – through review with the City and Region, we'll need to ensure there are limited impacts to the community, using pre-COVID-19 metrics. While still under review, our consultant has recommended only the introduction of following improvements to the Appleby Line and Fairview Intersection:
 - a. Second eastbound through lane;
 - b. Second westbound left-turn lane; and
 - c. Second westbound through lane.
- 4) **Appleby Creek & Flooding** – as noted in the meeting, there were concerns related to flooding in the area, especially the lands to the south of Fairview Street. In consultation with the City/Region, we're proposing to enhance Appleby Creek, which shall remove Fairview Street and lands to the south out of the floodplain, while also revitalizing the debilitated wildlife within the Creek.

There were further concerns related to shadows, building density, unit mix, parking, affordability etc. Through our official plan and zoning by-law amendment applications, we've supplied all required reports to the relevant agencies, and via the commenting process, look forward to satisfying the City, Agencies and ultimately addressing matters from the public and local businesses.

Upon completion of this complete community, the City of Burlington will be introduced to stock of approximately 300 retirement living units, 100 affordable housing units, Pedestrian bridge connection to Appleby GO Station, and the potential for a daycare, City community rooms, local library, gym, sustainable initiatives, further enhancements to the park and the following economic benefits (Economic Impact Analysis, Altus 2019):

Full Completion Figures:

- 8,300 person years of employment
- \$560M in wage generation
- \$358M in Tax Revenue
- \$23M in Recurring Tax Revenue
- \$1.64B of in Economic Activity
- \$855M Contribution to GDP
- 200 additional jobs (76 as per employment study + 125 through introduction of seniors support)

On-going Annual Operation Figures:

- \$59M of in Economic Activity
- \$31M Contribution to GDP
- 1300 years of employment
- \$19M in income by households
- \$7M in operating business earnings
- \$23M in tax revenues, across all levels of government

Our understanding of today's Special Council Meeting is to put forth a motion to "proceed with processing the application". We would appreciate direction from staff on what would be a reasonable timeframe for them to issue a recommendation Report to this Council. Overall, we look forward to working collaboratively with the

City, and I would like to specifically welcome any meetings with staff and our consultant team to aid in their review of processing of this application.

We are thankful for the opportunity to delegate today, and look forward to answer questions from Council.

Respectfully submitted,

BRANTHAVEN DEVELOPMENT CORP

A handwritten signature in black ink, appearing to read "S. Stipsits", written in a cursive style.

Steve Stipsits

CEO