

Lot 'A' Phase 1

774,778,780 & 782 Brant Street

Lot 'B' - Phase 2

769,779&783 Brant Street,
2023,2027,2031-2033 Ghent Ave

Lot 'C'

747&761 Brant Street



MOLINARO GROUP

FPD
FOTHERGILL PLANNING & DEVELOPMENT INC.



1. Ed Fothergill of Fothergill Planning & Development Inc.

Planning Consultant

2. The Molinaro Group

- History
 - Spencers Landing
 - Buntons Landing
 - Baxter
 - 360 on Pearl
 - Brock
 - Illumina
 - Strata
 - Paradigm - Fairview

3. Site Context

- Commercial
 - Walmart
 - Commercial uses on Fairview Street and Brant Street
- Parks
 - Optimist Park
 - Thorpe Park
 - Wellington Park
 - Coronation Park
- Transit
 - Close to Burlington GO Station
 - Transit routes on Brant Street and Fairview Street

- Highway
 - Close access to Queen Elizabeth Way

4. Site Details

- Three properties
- 1.71 hectares
- Parcel A - Vacant
- Parcel B – Parking lot and single-family dwellings
- Parcel C – 2 storey residential building, 2 storey office building

5. Development Proposal

- Parcel A – 425 units, building height 14-25 storeys
- Parcel B – 328 units, 25 storeys
- Parcel C – 128 units, 8 storeys
- Total 881 units

6. Planning Process

- Formal Consultation Meeting June 17, 2020
- Consultation with City staff
 - Conservation Halton
 - Region
 - Union Gas
 - Ontario Hydro
- Pre-Application Public Consultation Meeting – October 14, 2020
- Burlington Urban Design Advisory Panel – October 20, 2020
- Public Meeting – October 2, 2021

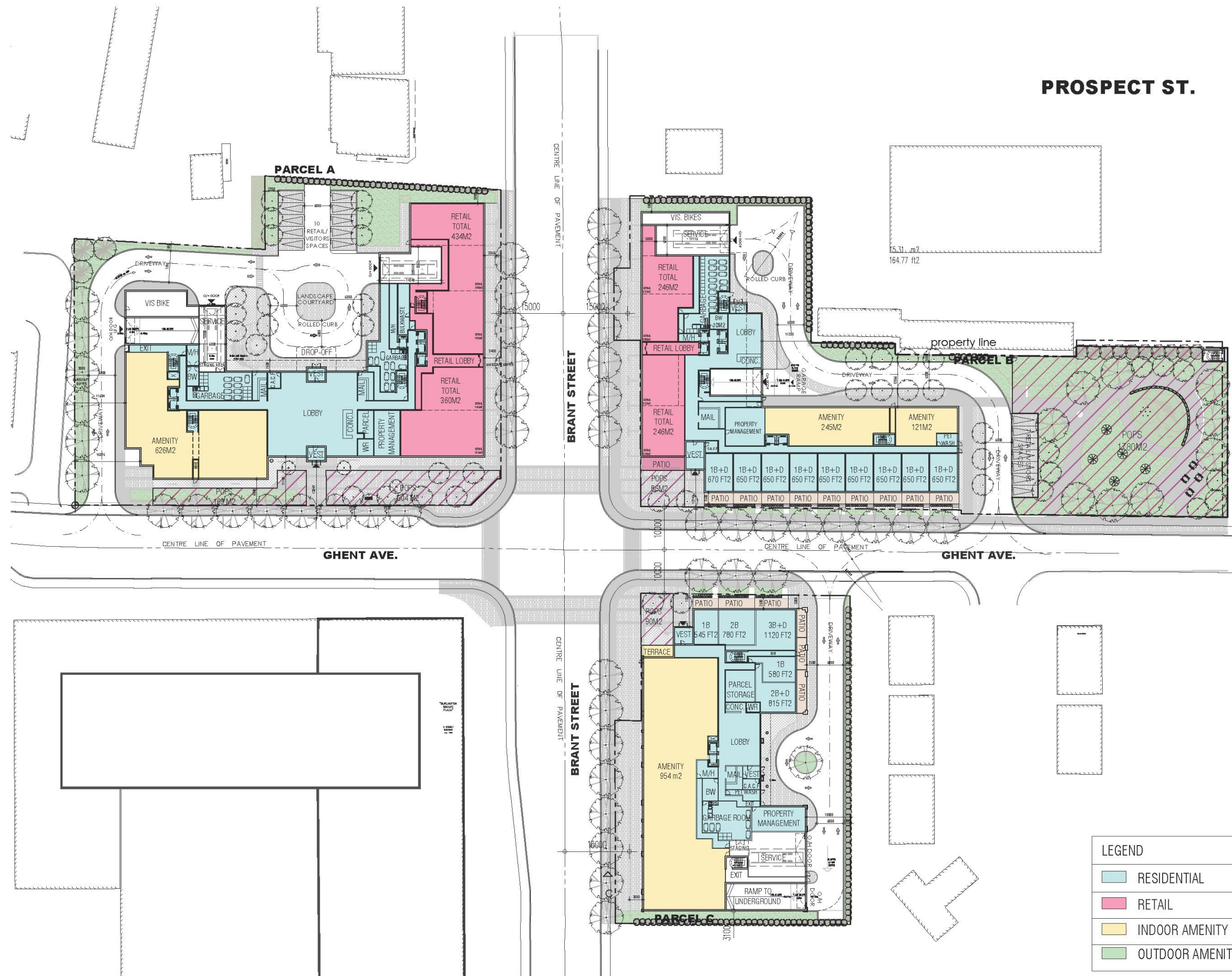
7. Changes to the Plan

- Parcel A Phase 1
 - Reduction in gross floor area from 39,448 sq.m. to 31,977 sq.m.
 - Increase in Ghent Avenue podium setback
 - Elimination of driveway access to Brant Street
 - Addition of 10 at grade parking spaces
 - Addition of 28 parking spaces
 - Elimination of ground floor residential units
 - Increase in ground floor retail from 420 sq.m. to 794 sq.m.
 - Addition of 626 sq.m. of ground floor indoor amenity space
 - Elimination of 2nd floor indoor amenity space
 - Increase indoor amenity space from 557 sq.m. to 1470 sq.m.
 - Decrease in height of western tower from 25 storeys to 14 storeys
- Parcel B Phase 2
 - Increase in gross floor area from 23843 sq.m. to 24,665 sq.m.
 - Addition of 7 at grade parking spaces
 - Elimination of driveway entrance to Brant Street
 - Increase in parking spaces from 354 to 377
 - Addition of 366 sq.m. of ground floor indoor amenity space
- Parcel C Phase 3
 - Elimination of 2nd floor amenity space
 - Total indoor amenity space increase from 330 to 876 sq.m.
 - Podium massing change from 3 to 6 storeys to 1, 3, 5, 7, 8 and 10 storeys
 - Increase in amount of park open space on the site from 530 sq.m. to 1960 sq.m.

8. Summary

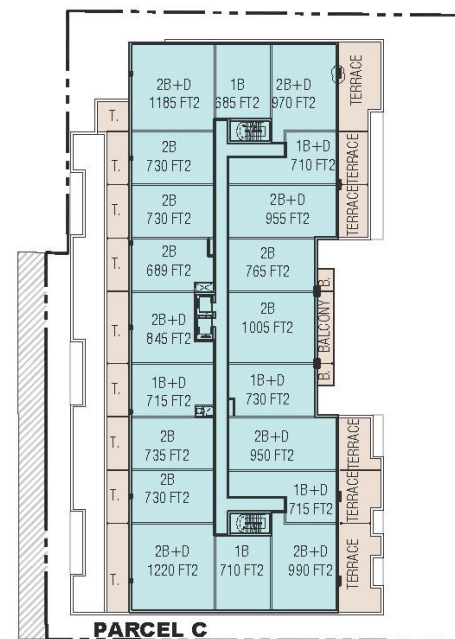
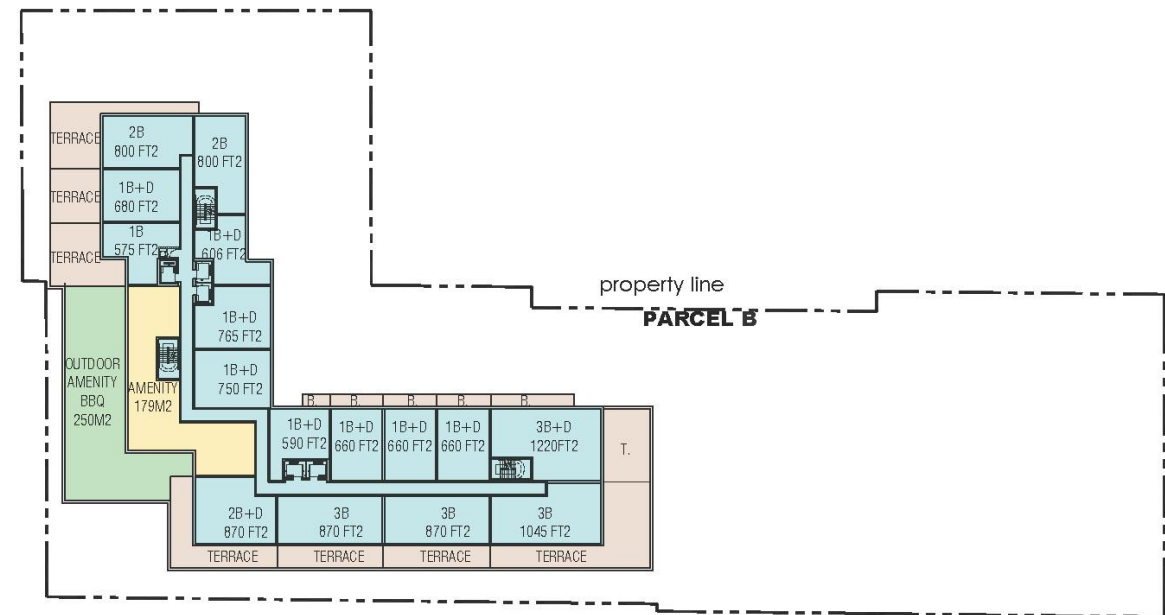
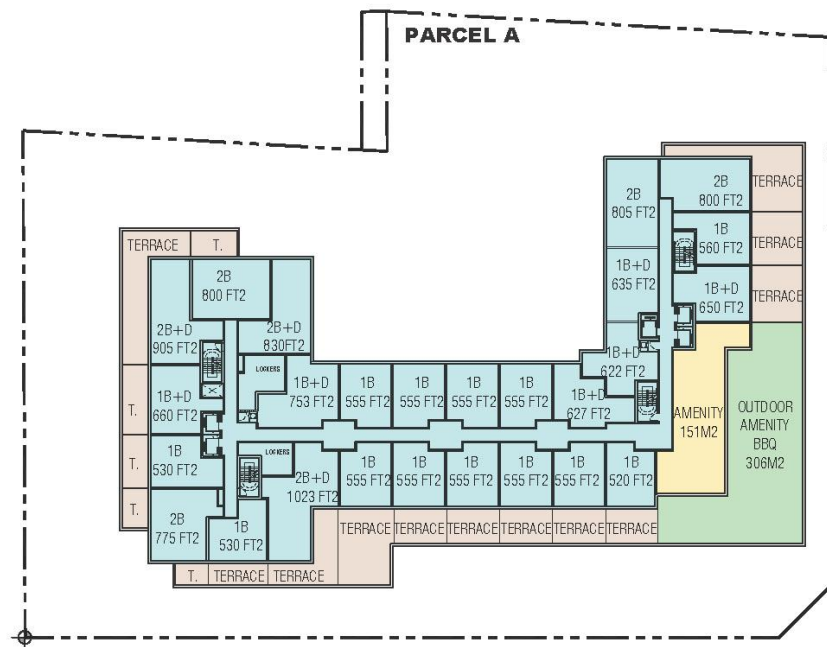
- Proposal is consistent with policies of the new City of Burlington Official Plan
- Located in excellent location with respect to neighbourhood services
- Helps to achieve intensification objectives
- Introduces dynamic entrance to the Burlington downtown
- Provides desirable living environment for both current and future residents of Burlington
- Can be accommodated by existing services
- Takes advantage of, and helps contribute to, the viability of local and regional transit services
- Contributes to range and mix of housing
- Introduces a significant publicly accessible park to the neighbourhood
- Establishes an attractive and animated streetscape along Brant Street and Ghent Avenue
- Represents good planning

	Permitted / Required	PHASE 1	PHASE 2	PHASE 3	TOTAL	PERCENTAGE
01. Site Area(m2)						
		6,704	6,598	3,833	17,135	
02. G.F.A (m2)						
Residential						
Above Grade		31,183	24,173	11,061	66,417	
Below Grade						
Retail						
Above Grade		794	492	0	1286	
Total		31977	24665	11061	67,703	
03. F.S.I						
		4.8	3.7	2.9		
04. Setbacks (m) *						
Above Grade						
North		3	3	3		
East		3	11	10		
South		6	3	3		
West		11	0	0		
Below Grade						
North		0.6	0	0.6		
East		0.6	0.6	0.6		
South		0.6	0	3		
West		0.6	0	0.6		
05. Unit Count **						
1 Bedroom		275	194	41	510	58%
2 Bedroom		129	103	71	303	34%
3 Bedroom		21	31	16	68	8%
Total		425	328	128	881	100%
06. Barrier Free Unit Count **						
1 Bedroom		15%	15%	15%		
2 Bedroom		15%	15%	15%		
3 Bedroom		15%	15%	15%		
Total						
Total Barrier Free units included in Total unit count above						
07. Parking						
Residential	(1.0/UNIT)	425	328	179	932	
Visitor/Retail	(0.25/UNIT)	91	49	0	140	
Total	1.25/UNIT	516	377	179	1072	
08. Bike Parking						
Residential		TBA	TBA	TBA		
Visitor		TBA	TBA	TBA		
Total						
09. Lockers						
		TBA	TBA	TBA		
10. Building Height						
		14-25 STY	25 STY	8 STY		
11.Amenity Space(m2)						
Indoor		1470	876	1153	3499	
Outdoor		2460	1570	1209	5239	
Terraces/Balconies		5725	4766	1951	12442	
Total	20m2/ unit	9655	7212	4313	21180	24%
Pops		473	1870	90	2433	
* Setbacks to main building face						
** Final unit count may vary depending on market demand.						



Ground Floor

Brant Street + Ghent Avenue, Burlington

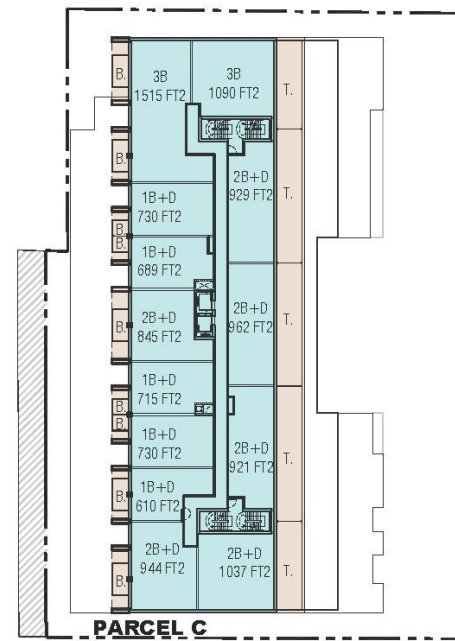
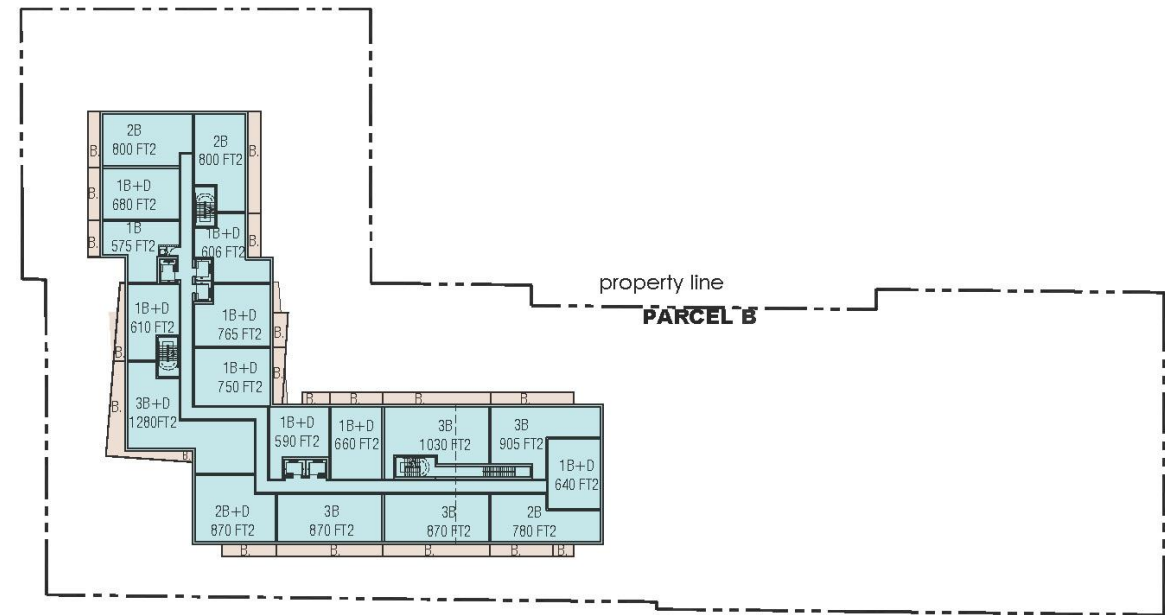
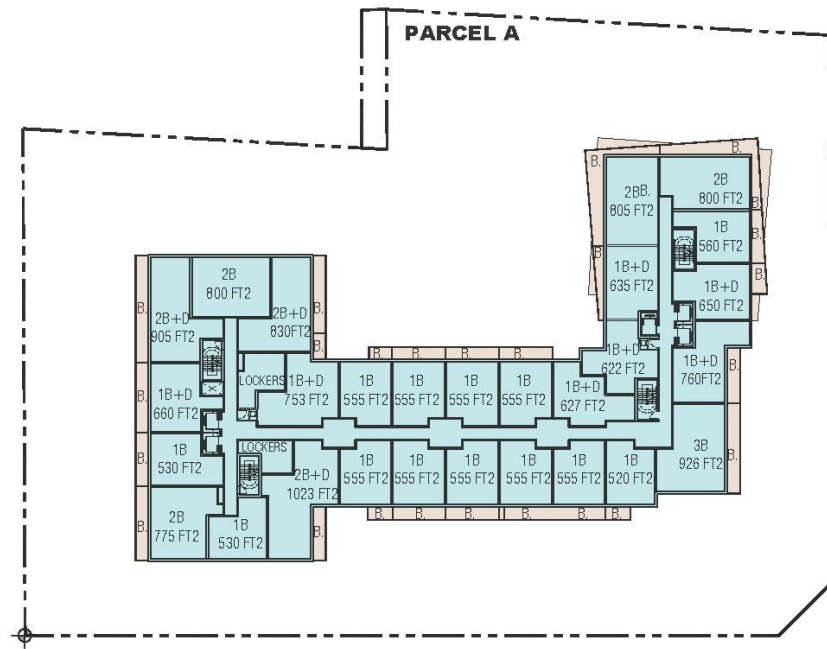


LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Fourth Floor

Brant Street + Ghent Avenue, Burlington



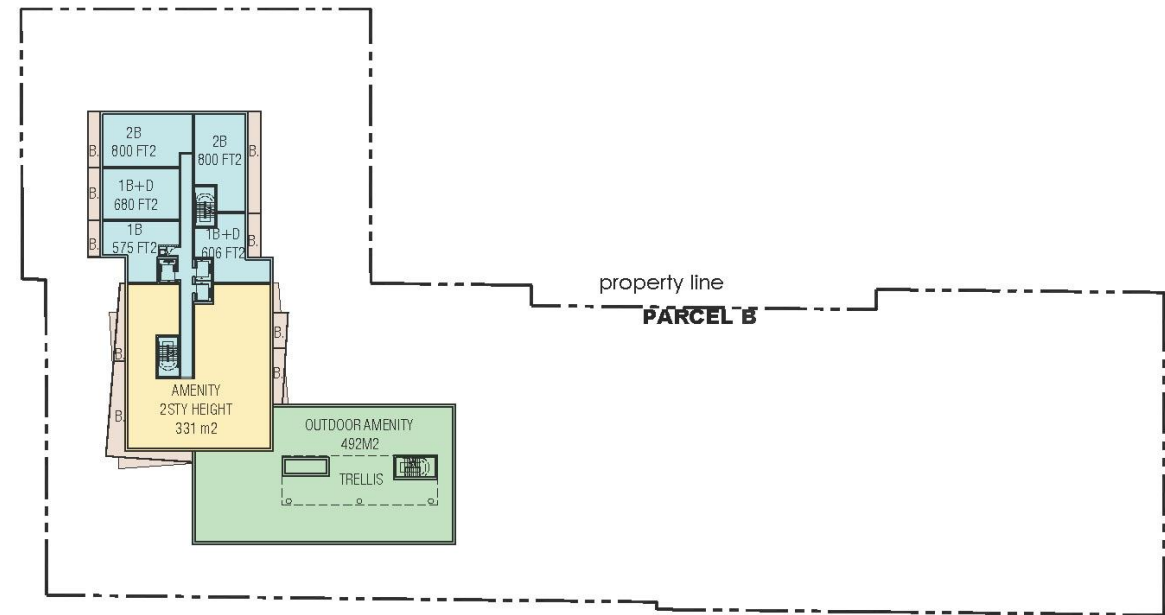
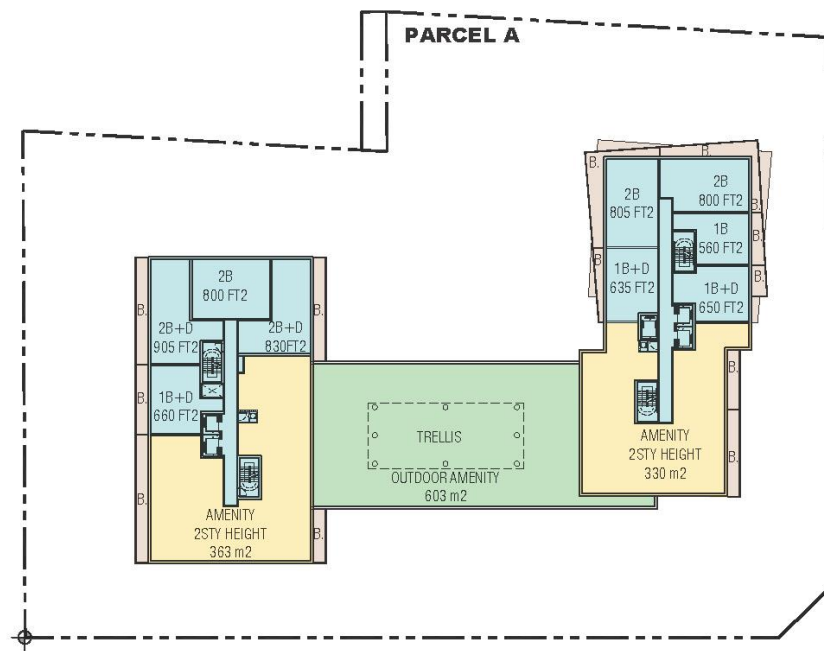


LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Seventh Floor

Brant Street + Ghent Avenue, Burlington

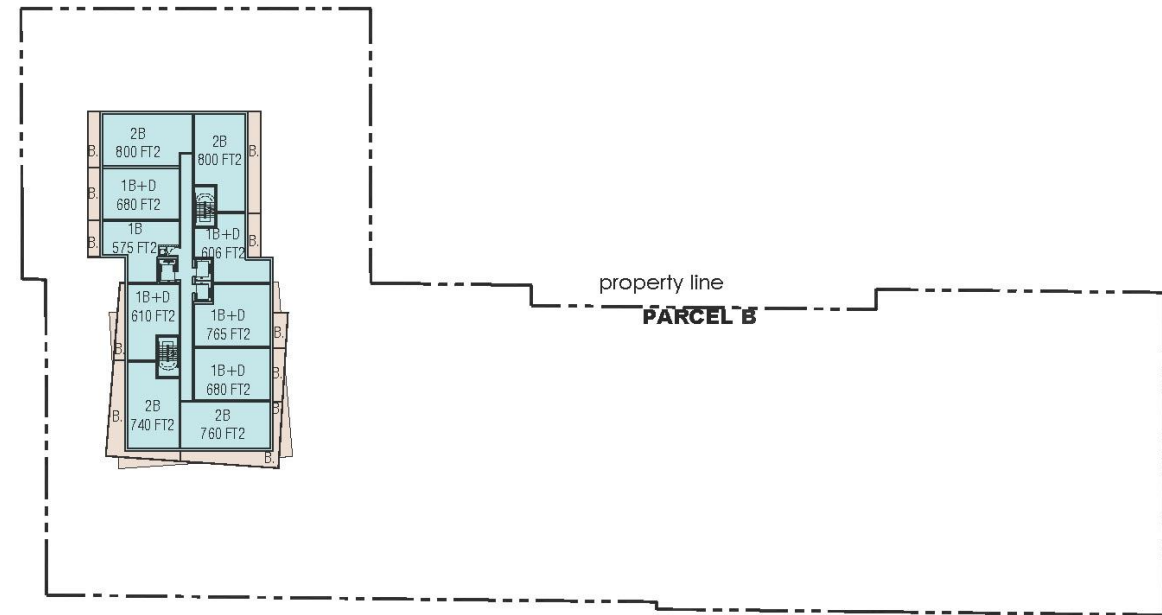
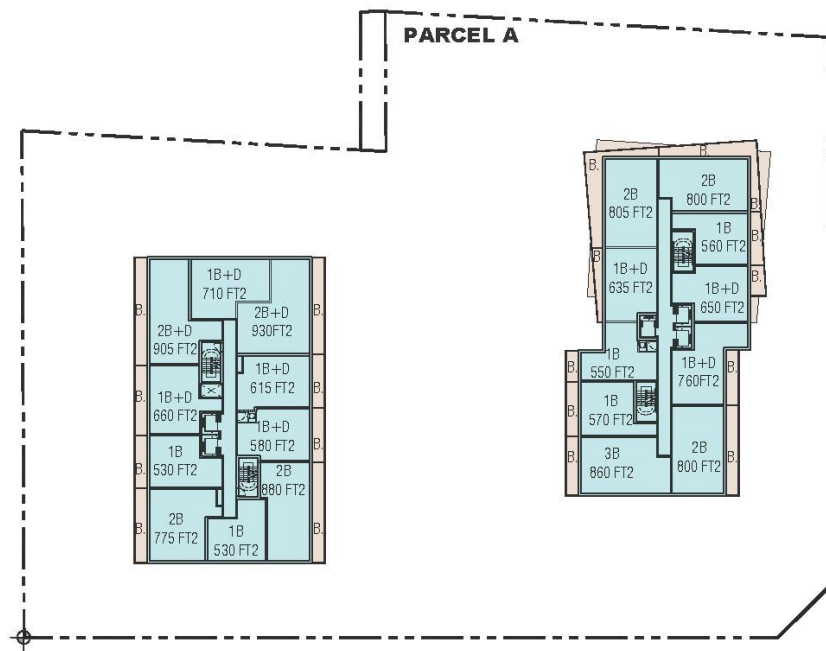




LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Eleventh Floor

Brant Street + Ghent Avenue, Burlington



LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Typical Floor

Brant Street + Ghent Avenue, Burlington





Looking North - Phase 1 & 2

Brant Street + Ghent Avenue, Burlington

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Looking East - Phase 2 & 3

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Looking South on Brant

Brant Street + Ghent Avenue, Burlington

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Looking North on Brant

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Looking Northwest

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Looking Southwest

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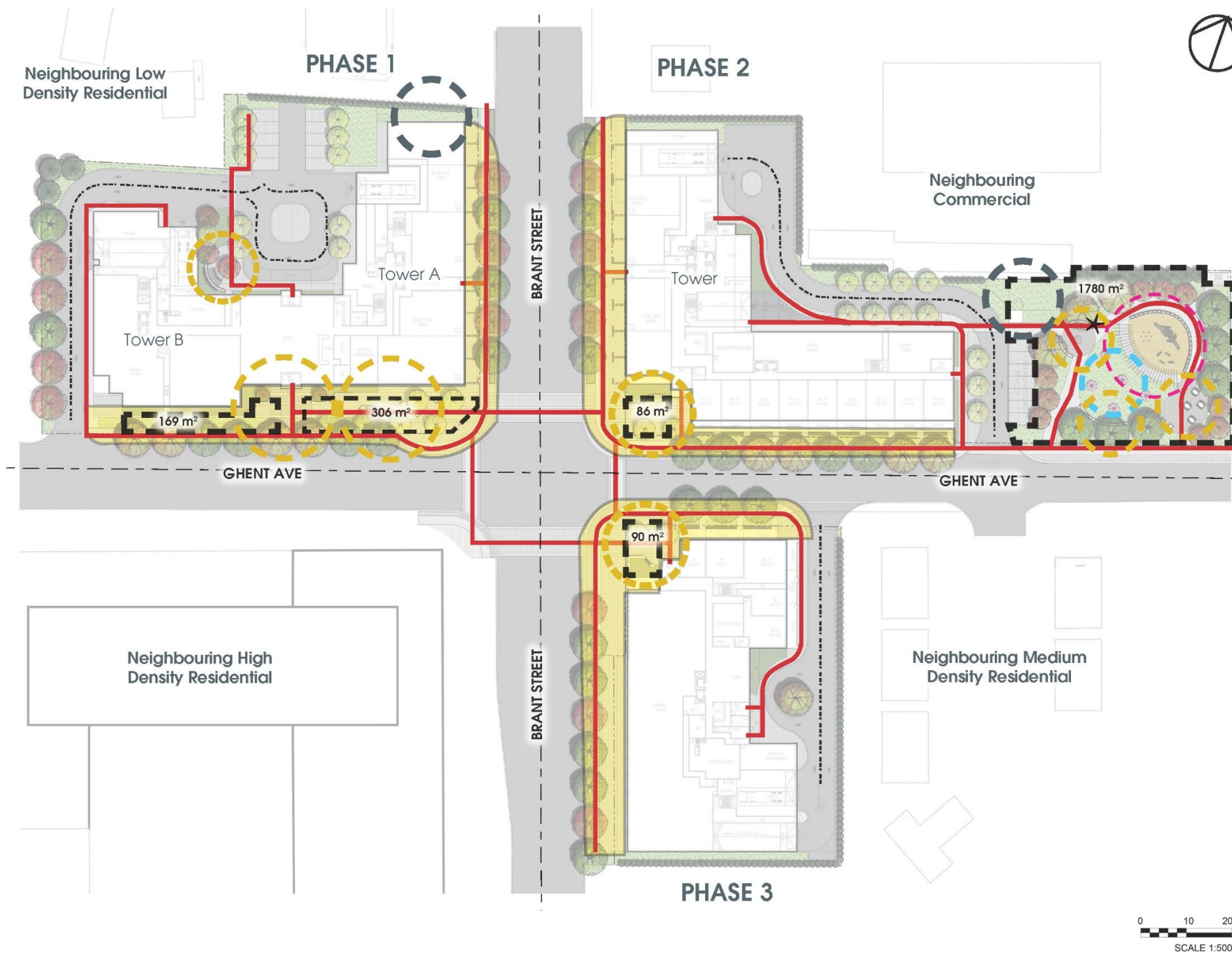
Looking West On Ghent

Brant Street + Ghent Avenue, Burlington



Site landscape plan

Brant Street + Ghent Avenue, Burlington

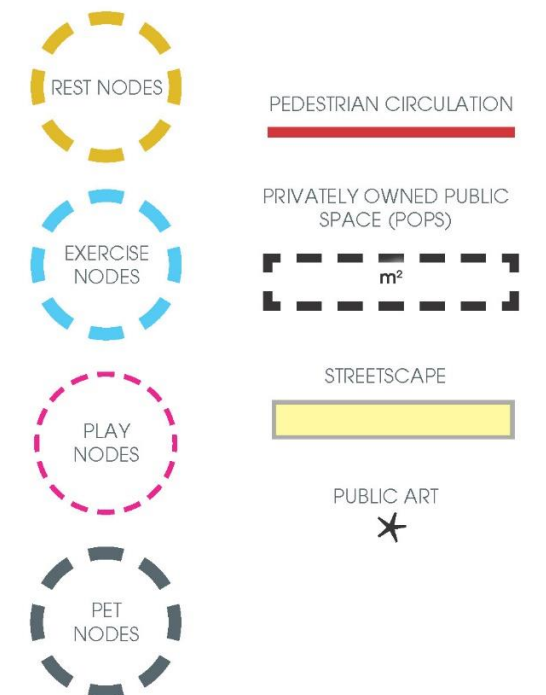


DESIGN STATISTICS

4,057m² Total streetscape area
 1,610m² Total streetscape area within property line
 2,447m² Total streetscape area outside property line

2,431m² Total Privately Owned Public Space (POPS)
 475m² Phase 1 Streetscape
 255m² Phase 2 Streetscape
 1780m² Phase 2 Park
 90m² Phase 3 Streetscape

LEGEND:



Circulation, Nodes and statistics plan

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Site plan

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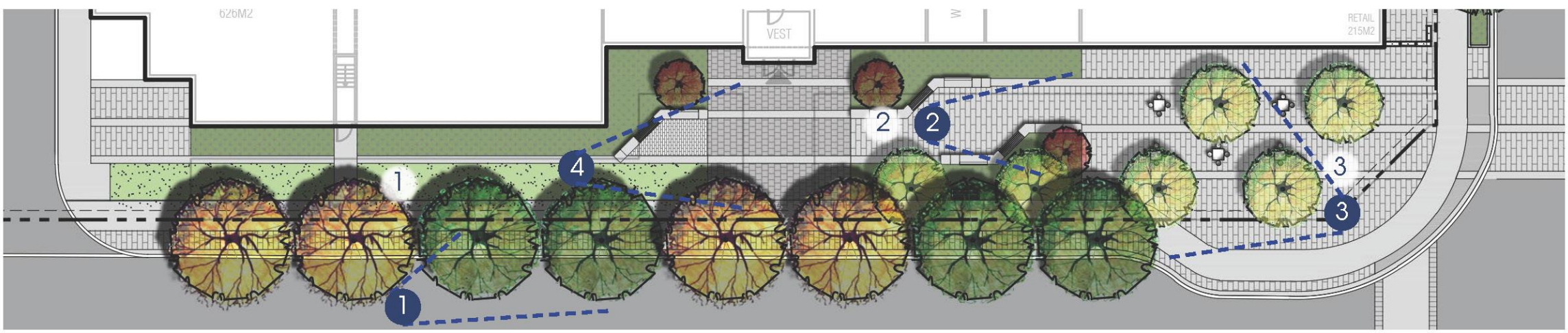
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POPS 1 - STREETSCAPE



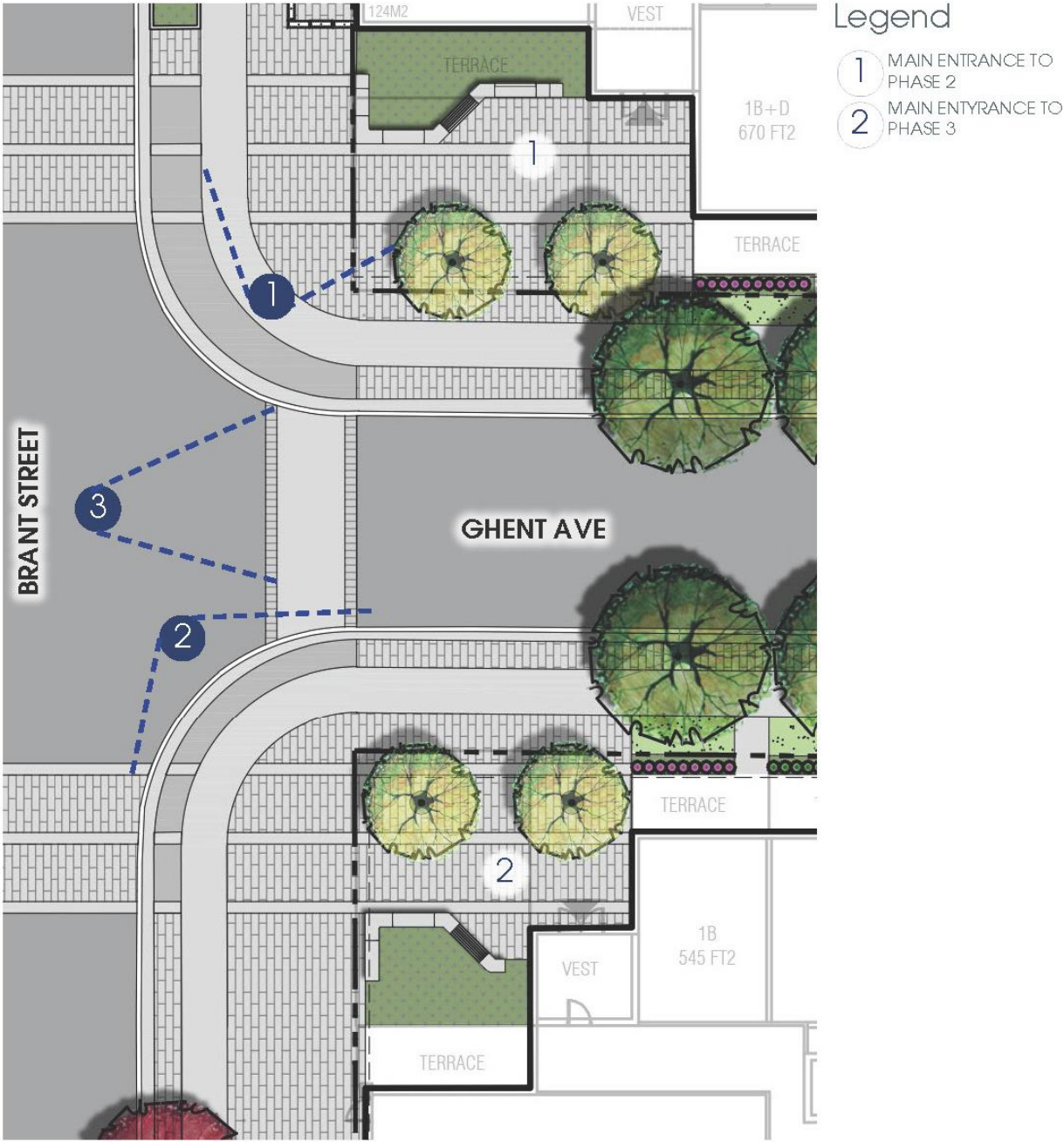
- Legend
- 1 SODDED AREA
 - 2 COURTYARD AREA
 - 3 TABLE SEATING AREA



Pops Phase 1

Brant Street + Ghent Avenue, Burlington

POPS 2 AND 3 - STREETSCAPE



Pops Phase 2 and 3

Brant Street + Ghent Avenue, Burlington

POPS 2 - PARK



- Legend
- 1 NATURALIZED PLAYGROUND
 - 2 PERGOLA
 - 3 OPEN LAWN AREA
 - 4 LANDSCAPE BUFFER
 - 5 TABLE SEATING/ GATHERING AREA
 - 6 PUBLIC ART
 - 7 POPS PARKING AREA
 - 8 DOG RUN



Pops Phase 2

Brant Street + Ghent Avenue, Burlington



OPEN LAWN AND GATHERING AREA



PUBLIC ART AND SEATING WALLS



BIRD'S EYE VIEW OF NATURAL PLAY AREA AND DOG PARK



PLAY STRUCTURES



STREETSCAPE AT BRANT ST



BIRD'S EYE VIEW OF BRANT ST AND GHENT AVE INTERSECTION



NORTH-WEST VIEW OF STREETSCAPE ON BRANT ST



VIEW OF P.O.P AT PHASE 1 TOWER

Conceptual Renderings

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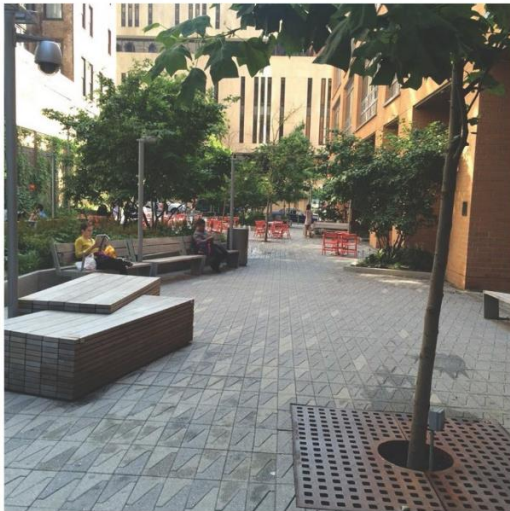


Image credit: James Corner Field Operations

Private Owned Public Space



Image credit: Gargal National Park

Open Areas for Families to Enjoy



Image credit: Concord Pacific

Eye-Catching Sculptures

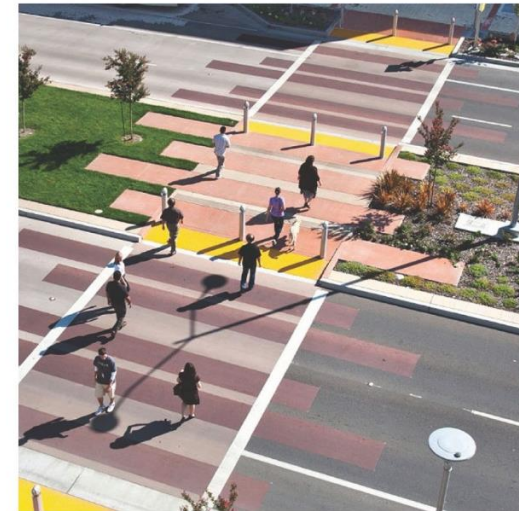


Image credit: City of West Sacramento

Pedestrian Intersections

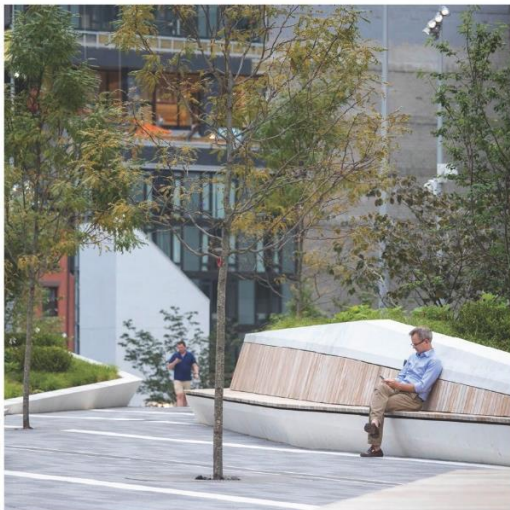


Image credit: Rob Williamson

Passive Recreation Spaces



Image credit: Trekfit

Calisthenics Fitness Equipment



Image credit: Bold New York

Amenity Terrace with Barbecues and Furniture



Image credit: Wayne Ray

Street Art Installments



Image credit: The Parkland Exterior

Active Recreation Zones



Image credit: Unilock

Paving Detail

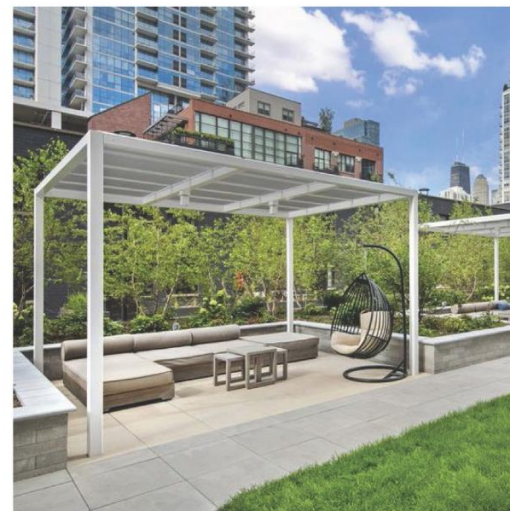


Image credit: Jim Ischeltier

All Season Cabana Seating

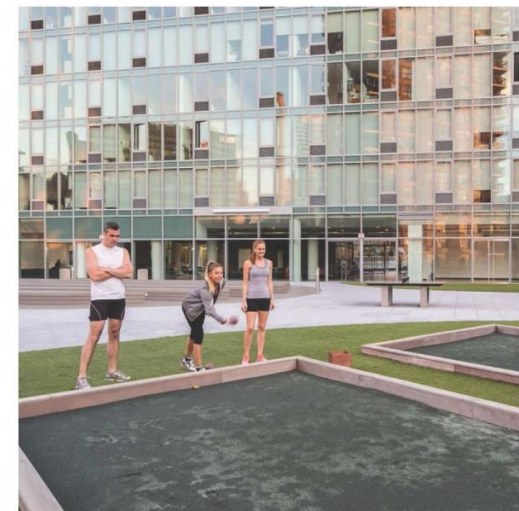


Image credit: Two Trees Management

Activities for All Ages

Inspirational images

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