



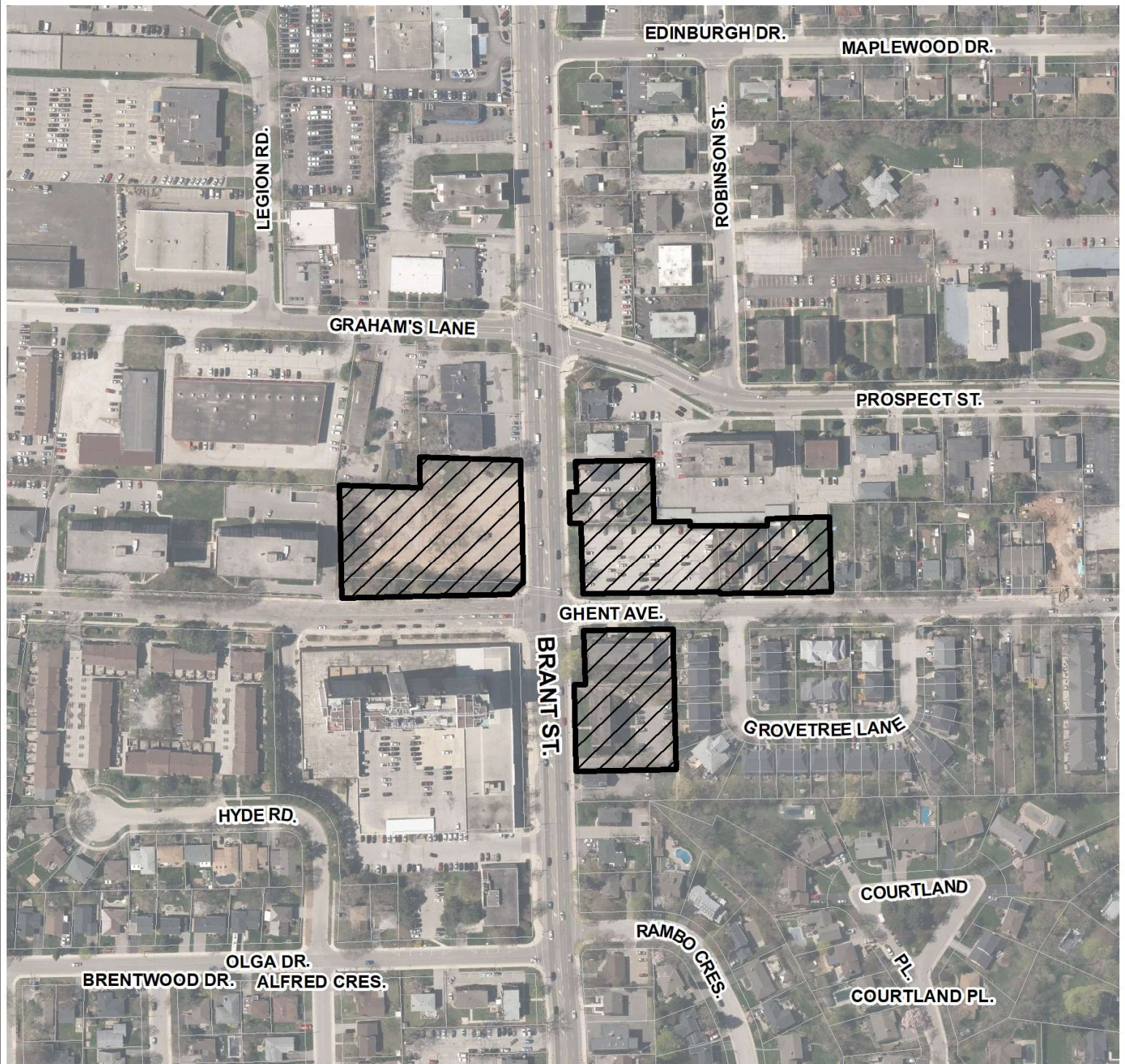
LOCATION PLAN

Applications to permit the redevelopment of the northwest, northeast and southeast corners of Brant Street and Ghent Avenue with a multi-phase, mixed use development comprised of 25-storey & 14-storey towers (with ground floor commercial area) and 425 residential units (Parcel A); a 25 storey tower (with ground floor commercial area) and 328 residential units (Parcel B); and, 8 storey mid-rise building with 128 residential units (Parcel C). Design elements also include a 3-storey podium along the building frontages. Proposed parking for the redevelopment includes underground structured and limited surface parking spaces.



SUBJECT PROPERTY

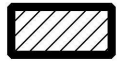
File Nos. 505-06/21 & 520-07/21





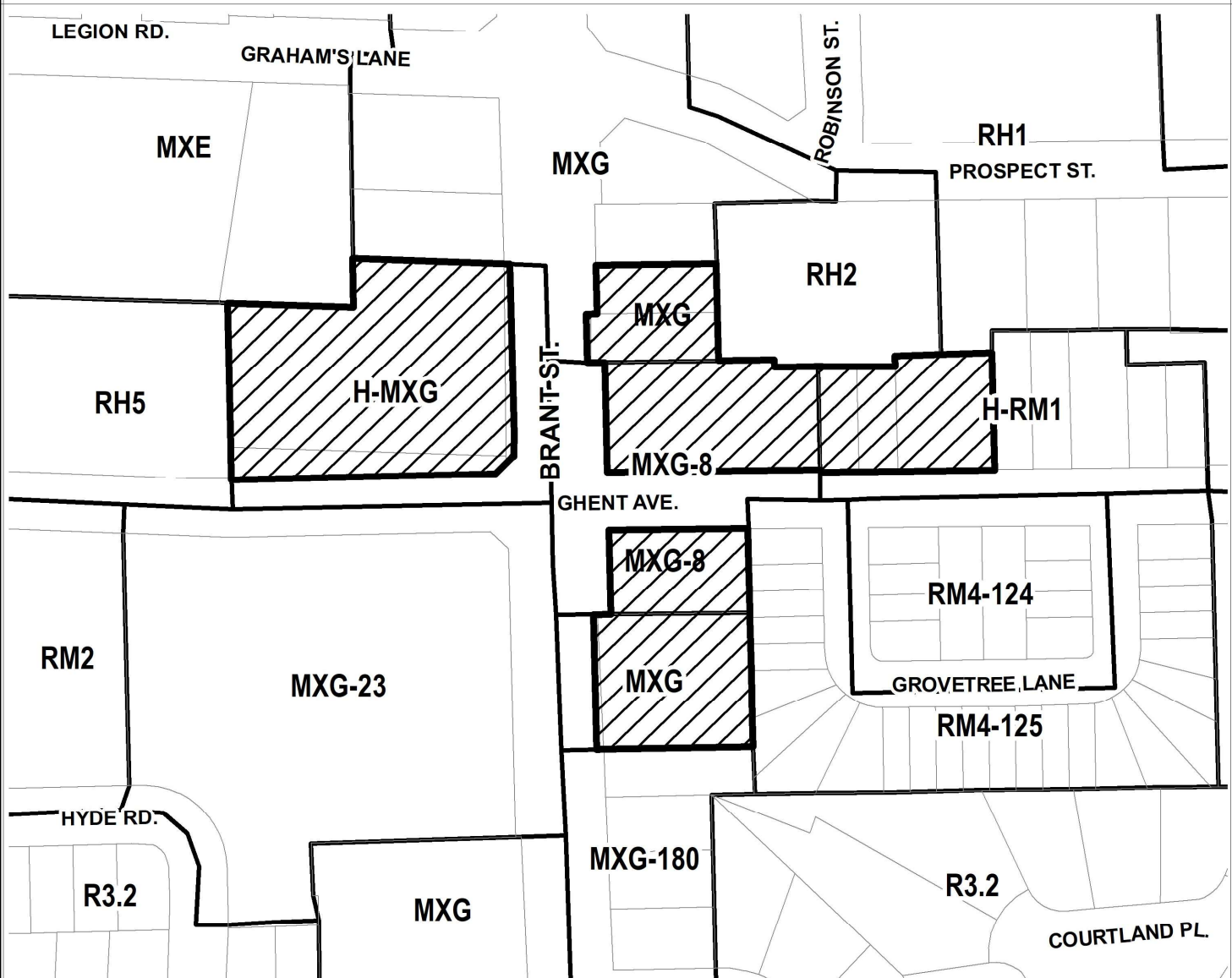
EXISTING ZONING

Applications to permit the redevelopment of the northwest, northeast and southeast corners of Brant Street and Ghent Avenue with a multi-phase, mixed use development comprised of 25-storey & 14-storey towers (with ground floor commercial area) and 425 residential units (Parcel A); a 25 storey tower (with ground floor commercial area) and 328 residential units (Parcel B); and, 8 storey mid-rise building with 128 residential units (Parcel C). Design elements also include a 3-storey podium along the building frontages. Proposed parking for the redevelopment includes underground structured and limited surface parking spaces.



SUBJECT PROPERTY

File Nos. 505-06/21 & 520-07/21



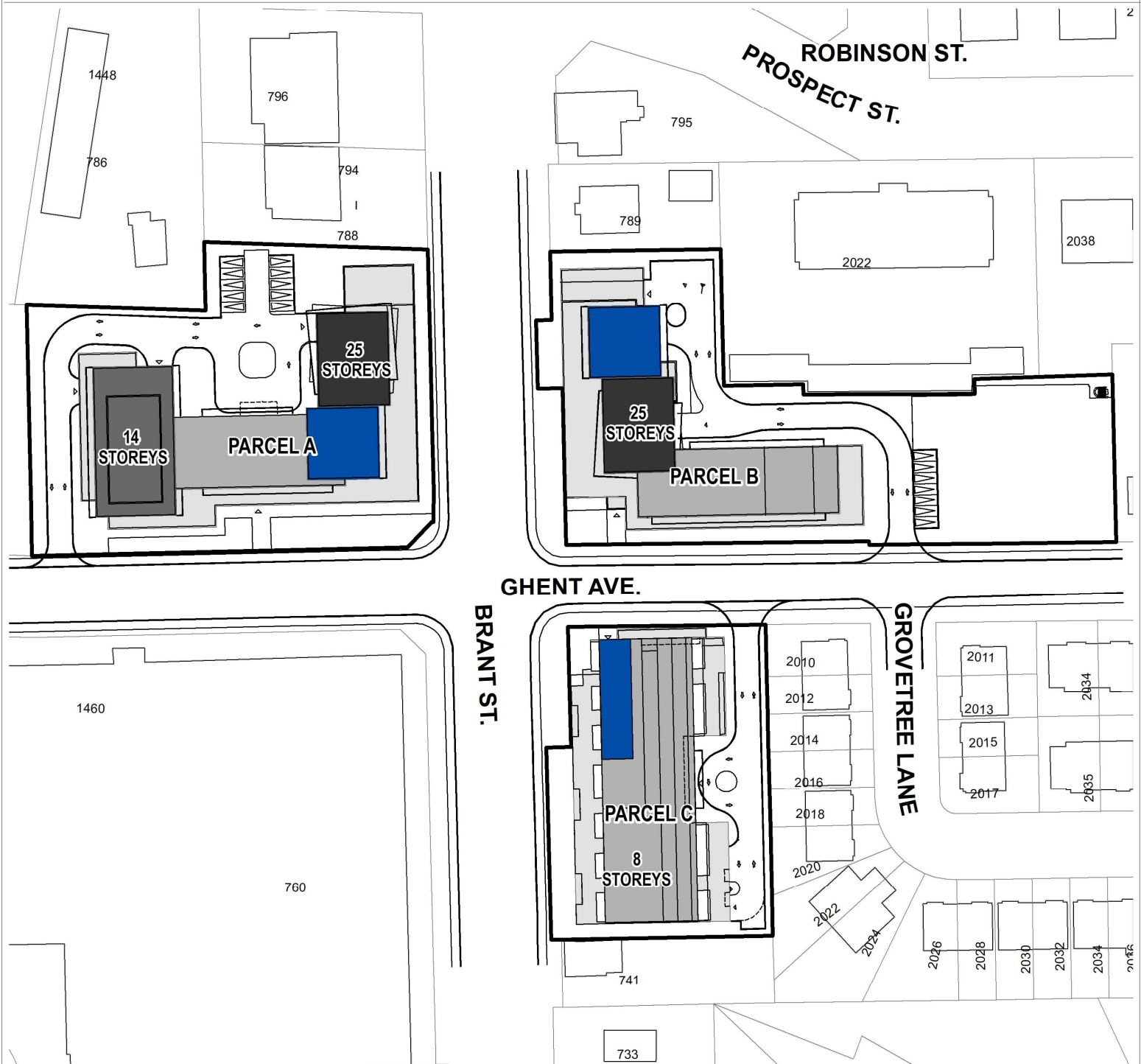
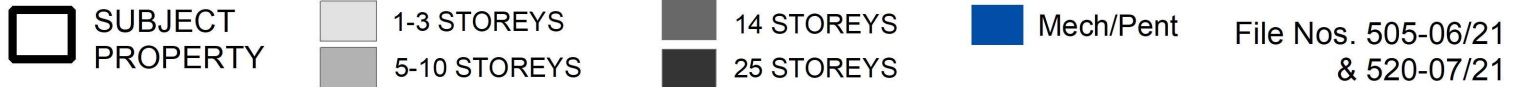
GENERAL ZONING LEGEND

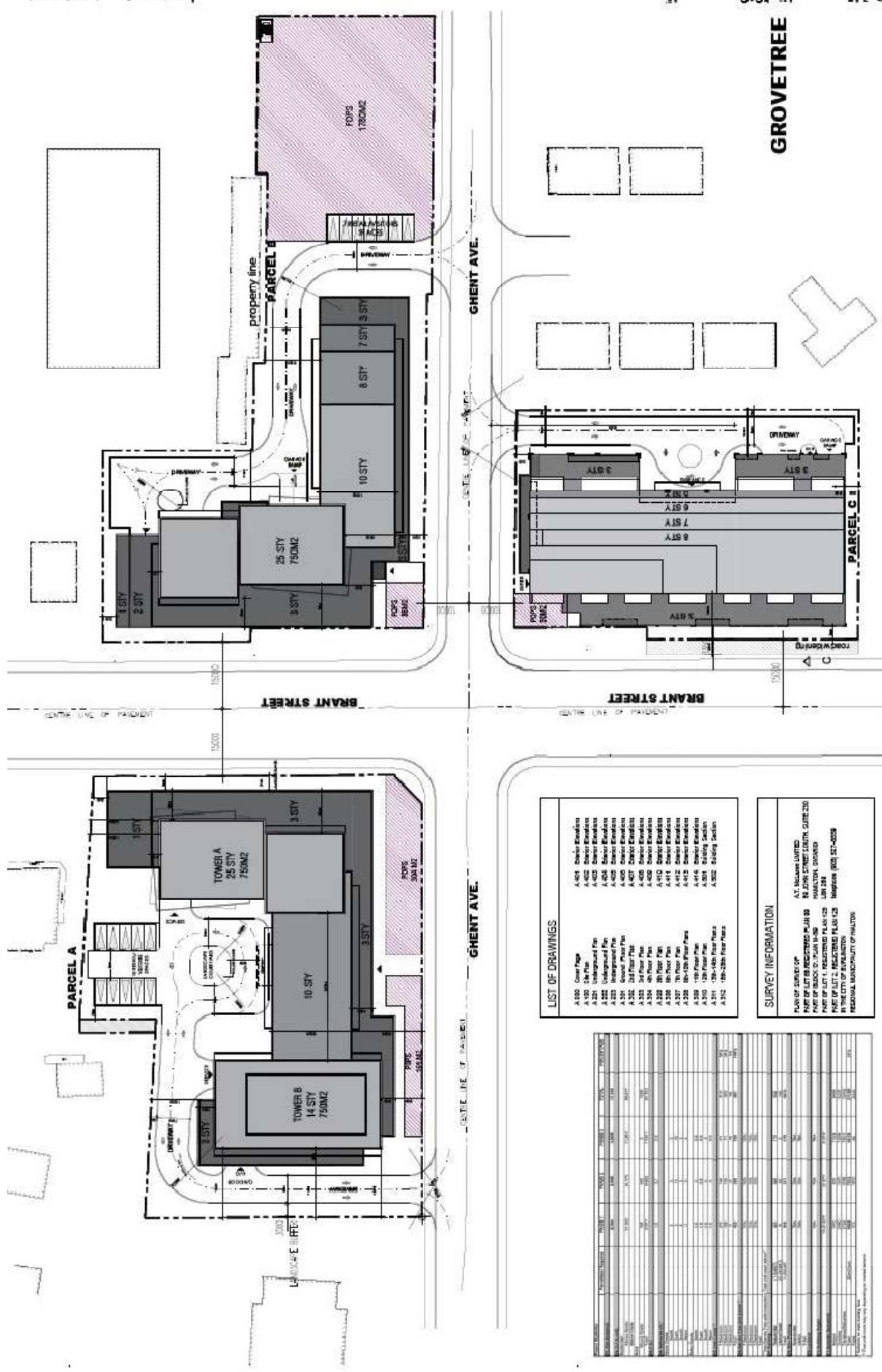
Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R3.2	RM1 RM2 RM4	RH1 RH2 RH5	MXE MXG			

CONCEPT PLAN

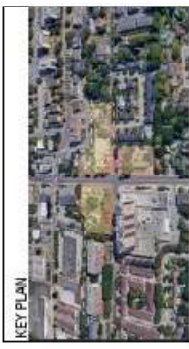


Applications to permit the redevelopment of the northwest, northeast and southeast corners of Brant Street and Ghent Avenue with a multi-phase, mixed use development comprised of 25-storey & 14-storey towers (with ground floor commercial area) and 425 residential units (Parcel A); a 25 storey tower (with ground floor commercial area) and 328 residential units (Parcel B); and, 8 storey mid-rise building with 128 residential units (Parcel C). Design elements also include a 3-storey podium along the building frontages. Proposed parking for the redevelopment includes underground structured and limited surface parking spaces.



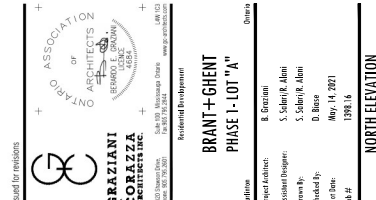


GFA definition	
The sum of the areas of each floor of a building, but shall include a basement or cellar when used for commercial purposes. Measurement shall be from the exterior face of outside walls, or from the centre line of partition and common wall. Gross floor area and not include floor space devoted to:	<ul style="list-style-type: none"> -Vehicle Parking -Storage -Air Handling Equipment -Enclosed mail and telegraph, excluding kiosks, stairways -Elevator and associated equipment -Walkways -Jockey, elevator, but not waiting areas/rooms



- For access made to existing public use will be made by existing circulation
- Accessibility for all persons is a condition. Circulation during construction will be maintained.
- 37% fire access route will be designed to support a load of not less than 1,130 kg per m² will have a change in gradient of not more than 1:11 to 2.5 m a minimum clearance 2.5m.
- 40% Department access route will be condition of load surface material such as asphalt, concrete or bituminous.

1. For handwriting refer to handwritten drawings.
2. For proposed grading refer to terrace drawings and approved grading plan.
3. All (underlining) indicating dimensions indicated below from survey.
4. All points to be shown in accordance with the 2012 Online Building Code (O.B.C., as amended).
5. All driveway with access onto City's owned existing roadway is City's all-traffic driveway.



[illegible]

Conditions for the transfer of information

Options + Content Analytics Inc. shall not be responsible for:

1. Errors, omissions, misstatements, or loss of information in whole or part when information is transmitted.
2. Transmission of any virus or damage to the receiving electronic system when information is transmitted.

...and for residents

+
 ASSOCI
 ole
 +
 G

ONTARIO
OF
ARCHITECTS

GRAZIANI
+ **CORAZZA**
+ **ARCHITECTS INC.**

320 Shannon Drive,
Suite 103, Mississauga, Ontario
Phone: 905.795.2601
Fax: 905.795.2644
www.pc-architects.com
L.888.1523

BRANT+GHENT
PHASE I-LOT "A"

Organization	Ontario
Project Architect	B. Graziani

Authors: J. Jafari, R. Alami
Reviewed By: S. Safari, R. Alami
Checked By: D. Basse

WEST ELEVATION	
Job #	1398.16
Job Name:	ADJ. 14, 2021

NOVEMBER 1991

1:250 A403

TEXT BLOCK SIZE: 610 x 900

#	Contact Information	Comments	Date Received
1	Cathy Whealy [REDACTED] Ghent Avenue Burlington, ON L7S 1X5	<p>I received a mailing outlining the proposed above development and the City's request for public input. I am writing to let you know I am totally opposed to this development. I live at [REDACTED] Ghent Avenue.</p> <p>My concerns are:</p> <ul style="list-style-type: none"> - the increase in population density in such a small area. - the total blockage .of light to my building this will cause. - the wind tunnel effect this will cause. - the parking nightmares this will cause. There is not enough room in these developments to provide visitor and tenant outdoor parking and parking on side streets will be chaotic. - the traffic nightmare this will cause. Brant Street already has very heavy traffic, combined with the close proximity of Fairview/Brant intersection which is extremely busy especially during rush hours. This is a huge safety concern for an increase in vehicular accidents and will also promote road rage events. <p>I have lived in Burlington all my life, I am 60 years old. I do not want to see Burlington become another Mississauga or Toronto. Burlington still has the feel of a smaller community that is a safe place to live. I don't want to see jutting highrises all over, they are an eyesore and there are enough already in the downtown area and the newer development on Fairview Street beside Walmart.</p> <p>I really hope that this development does not occur. Council needs to take the citizens' concerns seriously and show they are providing services that Burlington citizens truly want.</p>	8/21/2021
2	Lori Kay Burlington, ON	<p>Concerns include:</p> <ul style="list-style-type: none"> Infrastructure Light, shadows Traffic impact Foreign investors <p>Downtown is already congested. Our downtown is no longer quaint, it's turned into concrete jungle</p>	8/24/2021
3	Alan Sharkey [REDACTED] Ghent Avenue Burlington, ON L7S 1X4	I am a property owner at [REDACTED] Ghent avenue. The proposal for development on the corner of Ghent and Brant is unbelievable. I am not in favour of this and would expect to be notified when a public hearing regarding this proposal takes place.	8/24/2021
4	Bob Osborne [REDACTED] Rambo Cres. Burlington, ON L7R 2L2	<p>I have reviewed the information provided in the project update dated July 9, 2021 and have the following thoughts for your consideration:</p> <ul style="list-style-type: none"> •The Molinaro Group are significant contributors to community life and causes in Burlington. Their proposal, by satisfying the height limits set out in the new Official Plan, demonstrates respect for the community. •I am concerned about the potential impact of many years of construction staging and trades parking on the established businesses and residential neighbourhoods in the area. •Proper shadowing studies should be completed as part of the planning process. These should include a calculation of hours of sunlight lost at various points in the neighbourhood. •Care should be taken not to inadvertently amend zoning by-law MXG-180 which was approved by Council in 2000. This by-law was the result of discussions involving neighbours, staff and Council in the late 1990s in response to zoning changes affecting properties on Brant Street <p>Please add me to the email distribution for information about this proposal.</p>	8/24/2021
5	Jeff Blake [REDACTED] Ghent Avenue Burlington, ON L7S 1X7	<p>This is in regards to the proposal for zoning amendment for PARCEL A (774, 778, 780 and 782 Brant Street).</p> <p>We reside in the apartment building at [REDACTED] Ghent Avenue on the [REDACTED] floor facing this parcel. With all of our day-to-day activities coupled with the headaches and hassles we have to deal with ongoing here in this residence, the one thing we have to look forward to every evening is relaxing on our balcony and watching the sunset.</p> <p>We STRONGLY OPPOSE this plan to erect 14-storey and 25-storey towers on PARCEL A which will completely block our view which was the selling point for this apartment!</p> <p>The north side of this building has had this view for decades and the residents here rely on this view remaining unobstructed. Please do not allow the proposal for PARCEL A to be granted, thus destroying the view our building's residents have lived here expecting.</p>	8/25/2021
6	Francine Gibel Burlington, ON	<p>I am writing to respond to Molinaro Group's application for development of the three parcels of land at the corners of Brant Street and Ghent Avenue. I recognize that this is in an area targeted for development as part of the downtown urban centre. However, as you outlined in the information pamphlet, the proposal is greatly in excess of what is allowed in both the existing zoning by-laws and the Official Plan. As a resident in this area, I would rather see buildings that fit into the current Official Plan and existing zoning permits (i.e., with a maximum of six stories). This would still create significant additional density on the corners without negatively impacting traffic congestion, the environment, etc.</p>	8/25/2021

#	Contact Information	Comments	Date Received
7	Helen Hutteri Ghent Avenue Burlington, ON L7S 1X5	<p>I am a retiree and a resident at Ghent ave. I received the information about the zoning request and plan for high-density projects for my corner of Ghent and Brant. Are you seriously considering this?</p> <p>I realize that housing is an issue everywhere but why would you think it should all land on this corner. This is not community progress. Such high-density adding almost 900 residential units is crazy. There are already high rise buildings in this area. I would be happy with 6 story buildings catering to families and retired folks. The proposed buildings cannot possibly be conducive to families.</p> <p>Traffic! The traffic along Brant street is already very busy so how much would 900 residential units add to that along with commercial businesses.</p> <p>Parking! Oh my, oh my! Parking along Ghent is at a maximum with cars double parked trying to access the medical business and Hasty Market. The current high rise has no underground parking due to structural issues! As a retiree, I take my life into my hands pulling out onto Ghent and into Brant traffic.</p> <p>I really don't want a "ghetto" in my lovely community! Please reconsider the density of this project</p>	8/26/2021
8	Glynis Van Steen Ghent Avenue Burlington, ON L7S 1W8	<p>Unfortunately Molinaro's plans will create additional incredible gridlock at Ghent on top of the current traffic congestion from vehicles pouring into the downtown Core. And let's not kid ourselves. These drivers aren't stopping to shop. The majority then clog up Lakeshore as they look for a shortcut to get to the QEW. The city needs to take strong measures to substantially divert much of the through-traffic from the narrower streets in the Core (those north/south two lane routes below Fairview that were once mainly residential). There also must be some concerted effort to expand the Service Road network around the perimeters of the core.</p> <p>The traffic on Brant appears relatively light these days compared to pre pandemic times, but once we get over the COVID situation, look out! We need to face reality. Burlington residents LOVE their private means of transportation no matter how much the city tries to persuade residents that walking is a good thing. Even the bike lanes are not used much as bikers seem to prefer the safety of the sidewalks. So traffic congestion also is a hindrance to those who would prefer walking. This development project calls for a total of 881 residential units which likely means an equivalent number of cars that will spew onto Ghent from underground parking lots. Now add that number to the already existing number of cars from the garages of 1415, 1425 Ghent and the 1460 Ghent and 760 Brant complex, along with the 57 units from the Ghent and Hyde townhouse complex that exit onto Hyde. The majority of those vehicles are trying to merge onto Brant. And Ghent to the west of Brant, which turns into Hagar already is used as a busy overflow route for traffic that wants to avoid the Brant Street shuffle.</p> <p>In addition, many residents know that the Landlord of the rental complex located at 1460 Ghent & 760/ 730 Brant is also trying to get its proposal approved to increase rental capacity on its existing site. Recently there was an issue with its underground garage (now seemingly resolved) but the additional congestion caused from parked cars on the adjacent streets due to the lack of underground parking access made driving in that area risky due to lack of proper visibility. Before Molinaro or any more intensification projects by other developers get the green light to go forward with their proposals, the city MUST address the existing traffic congestion problem by diverting traffic from the main north-south corridors and also solve existing issues about lack of available parking.</p> <p>The city owns plenty of parking lots in the Core. Why not convert them into high rise garages? Also, rather than turning the Core into a massive traffic jam that is uninviting to businesses or residents, the city needs to encourage a vibrant commercial/residential area by deterring excessive vehicle traffic congestion. The city must divert vehicle traffic flows in the Core and should seriously consider transforming the area from Brock to Lakeshore to Pearl and Elgin into a walking area, similar to Ottawa's Spark Street. That would go a long way to turning the Core back into a vibrant community for small businesses, residents and visitors.</p> <p>These problems of traffic congestion and lack of parking go hand in hand. The solutions to these outstanding problems require close coordination between city officials and the developers of intensification projects. The problems created cannot be resolved by treating them as separate issues.</p>	8/26/2021
9	Pat Bennett Prospect Street Burlington, ON L7R 1Z1	<p>This email is regarding the application submitted by Molinaro Group.</p> <p>I have lived in Burlington since 1959. I have seen many changes to our city over the years some bad and many good.</p> <p>I am against this building of apartments on Brant Street and Ghent Ave. as it is going to cause a lot of problems for traffic. Brant Street is very busy now especially between Prospect and Ghent as traffic has to start moving into one lane. I live at Prospect St. In an apartment on the floor which faces the lake. I hear the noise of the traffic all night and hear the screeching of tires and just wait for the bang which then means another accident. Having these apartments at each corner is going to cause much more problems.</p> <p>Another thing on my side which would be parcel B, I don't understand how they can build a 25 floor building shown on the map as right now there are houses and I don't think it is wide enough for a building sidewalk and a road!!!</p> <p>They are also showing building of 5-10 storey parking garage. I'm sorry but I like the sun and all the trees and they will be gone with no view at all other than high rise buildings.</p> <p>Another thing is does Burlington on Brant want to the next condo alley!!!! With what that has been building further down Brant by City Hall was totally not what the citizens wanted!!!! I am sure that there are other areas to build these apartments that won't affect residential areas.</p> <p>I don't this is what we need in this area. Rents are high enough and with newer buildings the rents will increase to the point that people will have to move away from Burlington. I am a senior and have lived in my apartment for 11 years. I love the area as it has everything that I need and I feel very safe in this area.</p> <p>Please think wisely on this plan as we don't need high rise buildings on every corner.</p>	8/27/2021

#	Contact Information	Comments	Date Received
10	Agost Laurencio Burlington, ON	I am sure you will agree that the proposal from Molinaro is completely out of context with the community. A 25 storey building is WAY to big for this neighborhood. I can tell you that all of the residents if have spoken to (and I have spoken with several) are ALL furious at the idea for a number of reasons not the lease of which is that congestion at that corner already exists without the additional residents/businesses, and the height is completely ridiculous. Many people in this community have been here a long time and already furious with the pace of development downtown, and this takes it to another level . I am not sure how many residents you have heard from, but I can tell you that 100% of the residents I have spoken to are absolutely not onside with this proposal. Please advise on your thoughts. Thanks.	8/27/2021
11	John Miceli Burlington, ON	This is regarding the proposed development at Brant St. and Ghent Ave. I feel that this project should not be approved and especially the high rise at the northwest corner of Ghent and Brant. The reasons are many. More density, more cars, more pollution and a lot more noise. And the quality of life in Burlington deteriorates. It seems that the biggest winners every time, are the developers. When ever an empty lot becomes available. In many cases, they not need wait for an empty lot. Such was the case of the high rise still under construction across from city hall, where some retailers were displace and had move elsewhere or close down. There have been far too many condo projects approved in this city already. And this seems to be the biggest growth industry, far outstripping anything else. So please, lets hold back on some of these large developments.	8/31/2021
12	Christine Cappadocia Burlington, ON	Wondering if you have ever driven down Brant St. After Ghent it is one lane. When the skyway bridge or the 403 close due to accidents you can not move up or down these streets. The city has several towers under construction closer to city hall, once these are completed try and imagine the congestion! Recently the parking garage at 1460 Ghent was shut down by the city. Try to imagine 200 plus vehicles trying to park on the surface with roughly 50 spots. It seems there is no way to widen Brant St. Pray that if you live in this area you don't need any emergency services, as right now the few arteries to downtown are clogged. Stop the corporate greed!!!!	9/5/2021
13	Thomas Witton [REDACTED] Ghent Avenue Burlington, ON L7S 1X4	Thank you for the opportunity to reply about the proposed buildings on the corner of Ghent and Brant. I am very much opposed to this plan because two 25 storey buildings will completely ruin the almost rural setting which we have now. I don't see any place where trees could be planted, and I doubt very much that there will be any grass lawns to speak of. Perhaps the most alarming thing of all is the prospect of over 1000 cars in this district. Ghent Avenue is not designed for this amount of traffic. I hope that you will give serious thought to both sides of the problem before changing the by-law.	9/7/2021