

Statutory Public Meeting

Official Plan Amendment & Zoning By-law Amendment Application

Applicant: Molinaro Group

Addresses: 774, 778, 780 and 782 Brant Street (Parcel A)
769, 779, 783 Brant Street & 2023, 2027, 2031-
2033 Ghent Avenue (Parcel B)
747 and 761 Brant Street (Parcel C)

Date: October 12, 2021

Presentation Outline

1. Site Location and Context
2. Development Proposal
3. Public Consultation
4. Next Steps

Site Location & Context



Site Statistics

Site Areas:

0.67 ha (1.66 ac) (Parcel A)

0.66 ha (1.63 ac) (Parcel B)

0.38 ha (0.94 ac) (Parcel C)

1.71 ha (4.23 ac) (13 properties)

Existing Uses: vacant lot (Parcel A); low density residential development and surface parking lot (Parcel B); office building, apartment building (Parcel C)

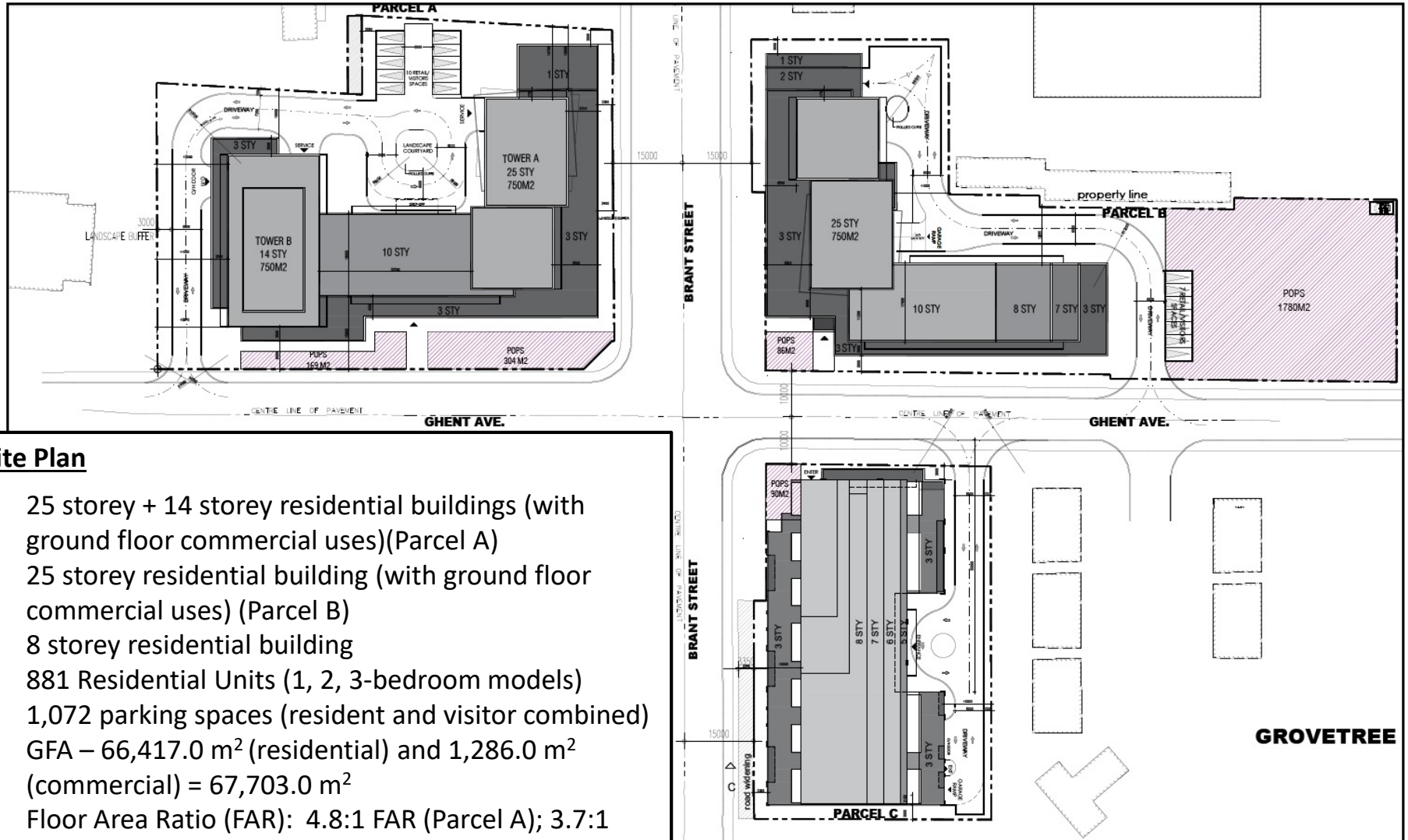
Adjacent & Surrounding Uses: Commercial/retail plaza, mixed use development, existing low, medium, and high-density residential land uses (and residential conversions)

Development Proposal



- Multi-phase, mixed-use development, comprised of a 25-storey tower and a 14-storey tower (425 residential units)(Parcel A); 25-storey tower (328 residential units)(Parcel B); and 8-storey mid-rise building (128 residential units)(Parcel C). Ground floor commercial area is proposed for Parcel A and B
- Underground parking (including bicycle parking) and limited surface parking area is proposed

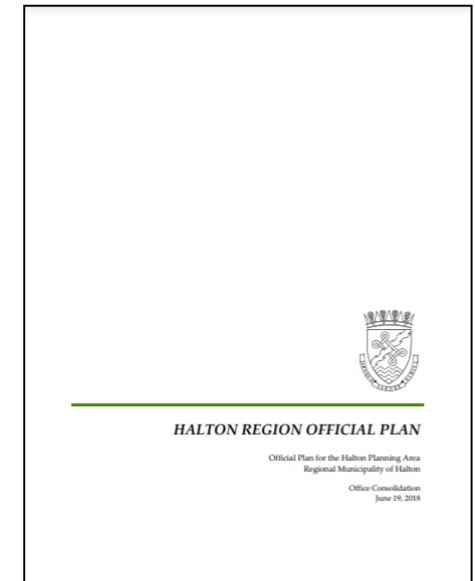
Development Proposal – Land Use



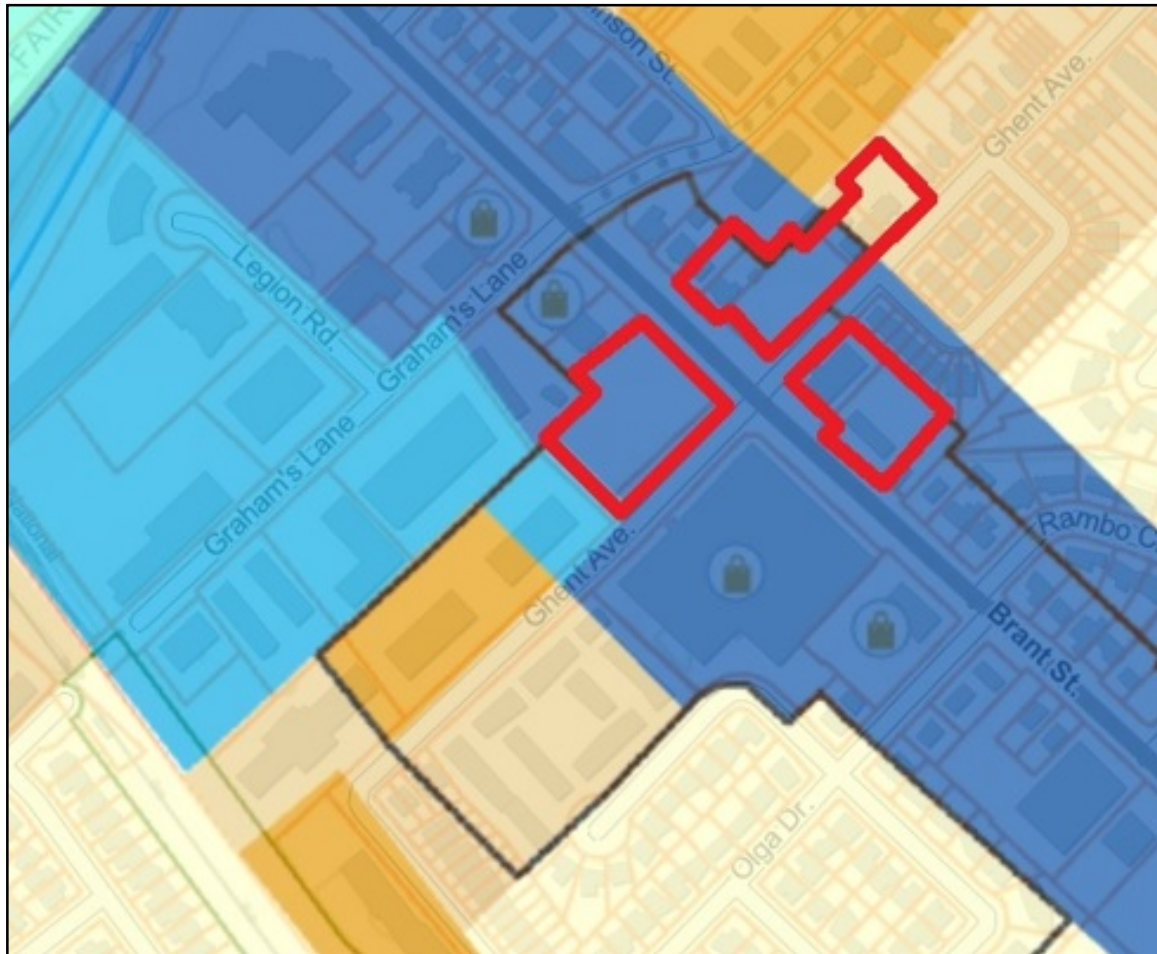
Site Plan

- 25 storey + 14 storey residential buildings (with ground floor commercial uses)(Parcel A)
- 25 storey residential building (with ground floor commercial uses) (Parcel B)
- 8 storey residential building
- 881 Residential Units (1, 2, 3-bedroom models)
- 1,072 parking spaces (resident and visitor combined)
- GFA – 66,417.0 m² (residential) and 1,286.0 m² (commercial) = 67,703.0 m²
- Floor Area Ratio (FAR): 4.8:1 FAR (Parcel A); 3.7:1 FAR (Parcel B); 2.9:1 FAR (Parcel C)

Provincial & Regional Policy Context



City of Burlington Official Plan (1997)



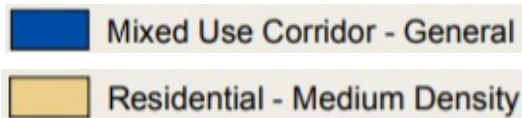
Land Use Designations (Existing):

Mixed Use Corridor – General &
Residential – Medium Density

- Minimum permitted building heights of 2 storeys; maximum permitted building heights of 6 (maximum FAR of 1.5:1); density ranging from between 26 and 50 units per hectare ('Residential – Medium Density' designation)
- Higher density land uses may be permitted subject to development criteria

Land Use Designation (Proposed):

'Mixed Use Intensification Area –
Urban Centre'



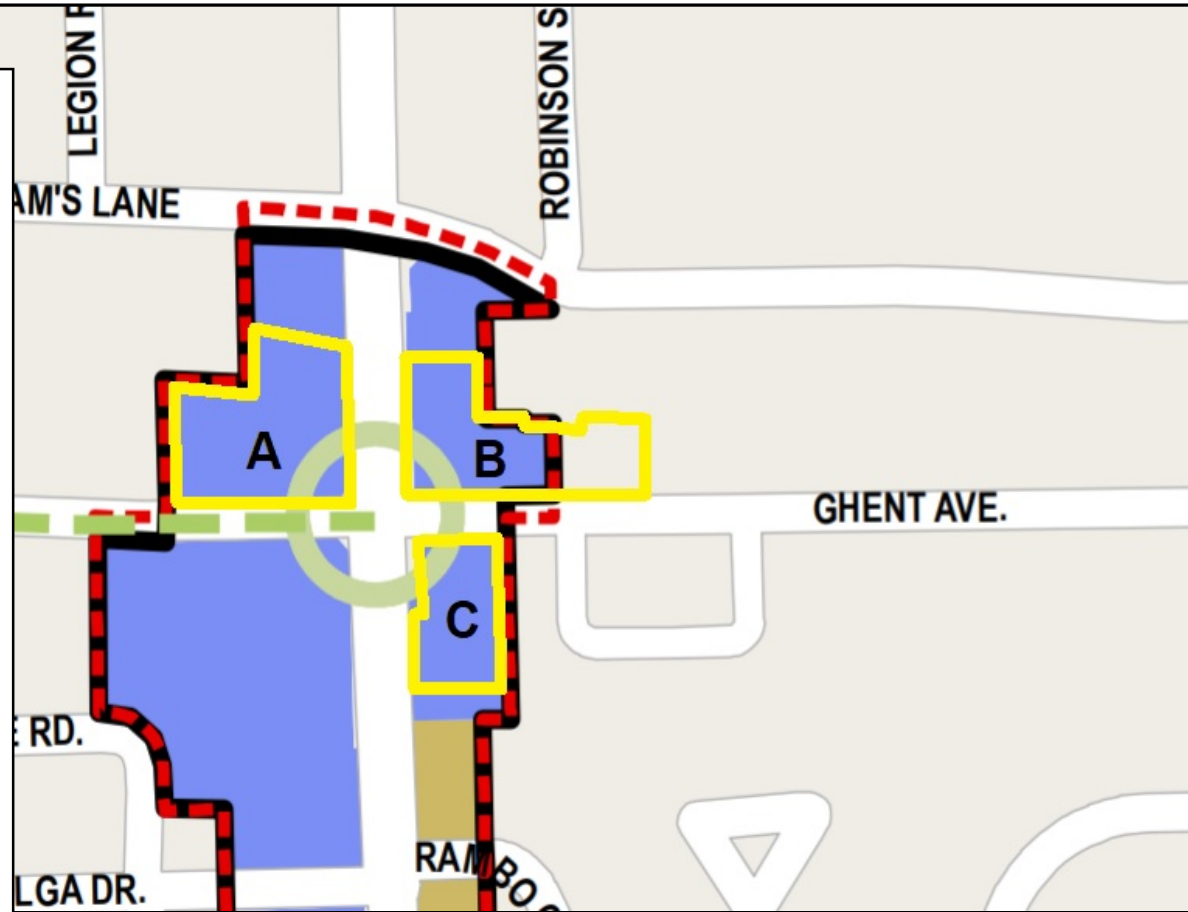
City of Burlington New Official Plan (2020)

Land Use Designation:

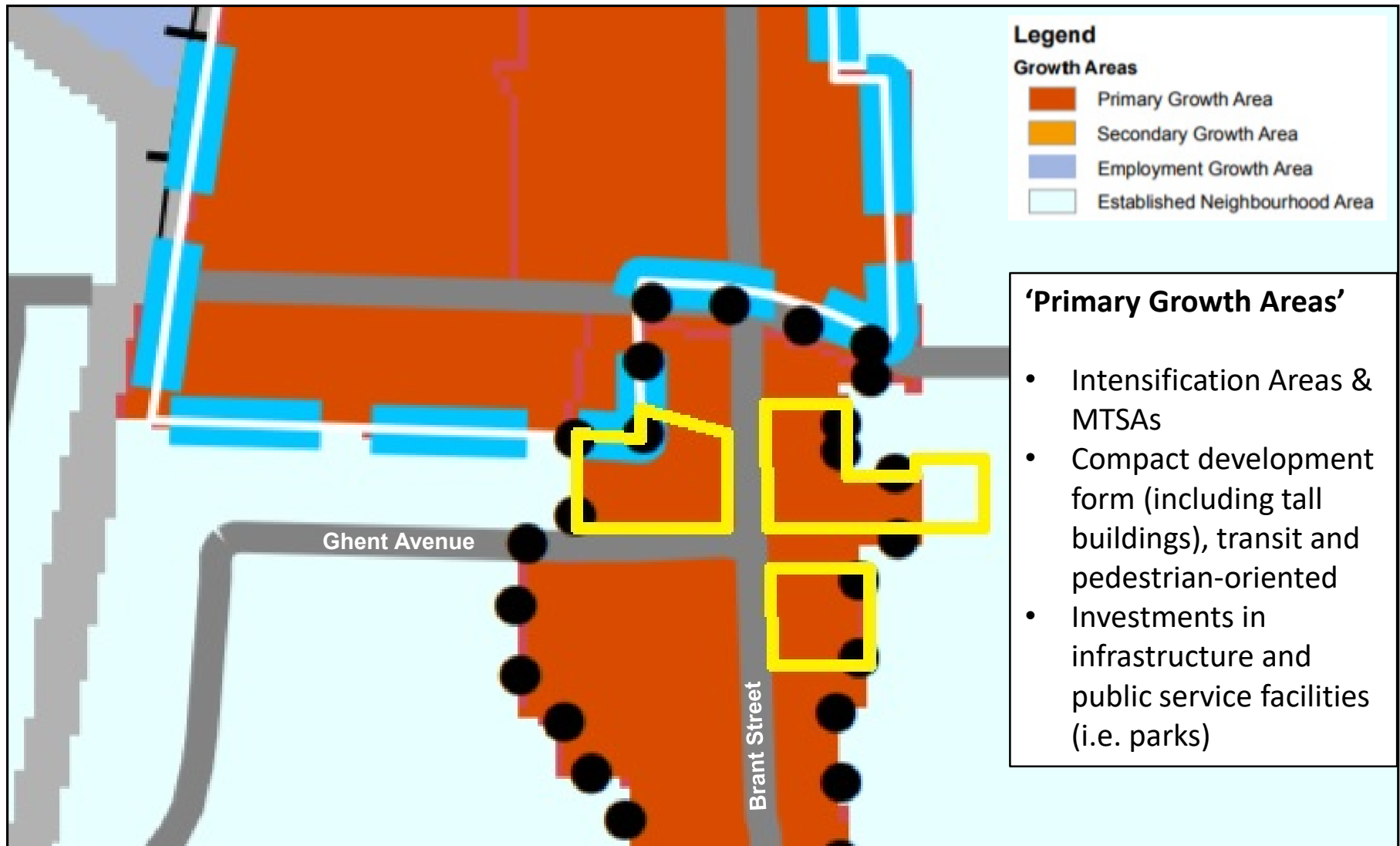
'Downtown Urban Centres' &
'Residential – Medium Density'

 Upper Brant Precinct

- Tall buildings (maximum permitted height of 25 storeys) are contemplated for northwest and northeast corners of Brant Street & Ghent Avenue
- Mid-rise buildings with a maximum permitted building height of 11 storeys are contemplated for the southeast corner
- Portion of subject lands outside of the 'Downtown Urban Centres' and 'Upper Brant Precinct' boundaries permitted maximum building heights of 4 storeys



City of Burlington New Official Plan (2020)



City of Burlington Zoning By-law 2020

Existing Zoning:

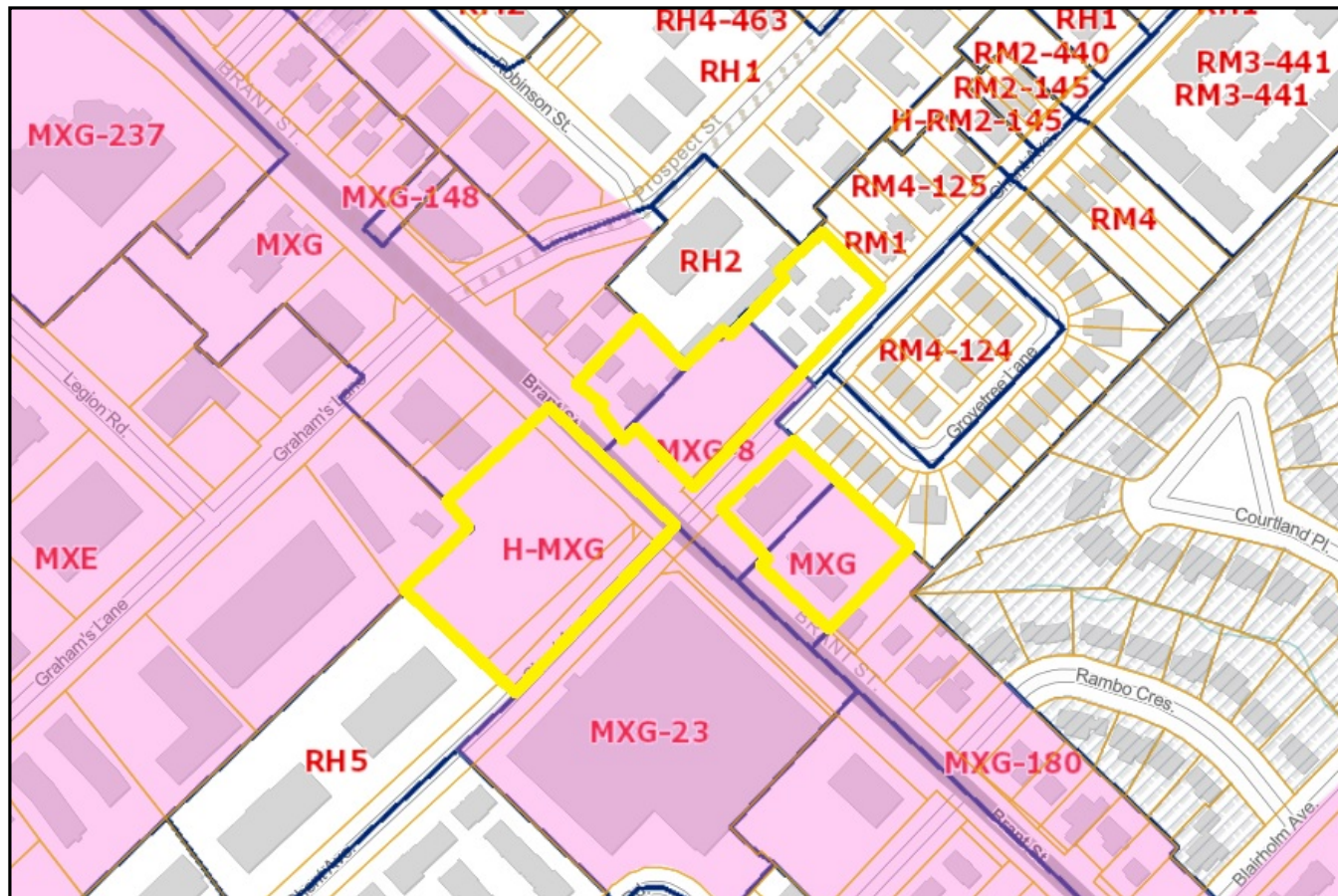
H-MXG' Zone; 'MXG-8' Zone;
'MXG' Zone; 'RM1' Zone;
Interim Control By-law Area

- Maximum permitted building heights of 6 storeys and Floor Area Ratio (FAR) of 1.5:1 (2.5 storeys for lands zoned 'RM1')

Proposed Zoning:

Mixed Use Corridor General -
Exception ('MXG-XX') Zone

- Maximum building height and density; required yards (setbacks); amenity area; and, parking





Public Consultation

- Pre-Application Community Consultation Meeting held on October 14, 2020
- Burlington Urban Design (BUD) Advisory Meeting held on October 20, 2020
- Design Change Matrix Submitted with Application
- Notice of Public Meeting circulated on September 21, 2021 and updates to City of Burlington Current Development Projects Webpage

Public Consultation

- Public comments are attached as Appendix 'B' to Report PL-42-21 and provided in the Additional Information Package. General themes to comments received include:
 - Building heights and massing and impacts on micro-climate (i.e. shadow and wind); and, loss of view corridors;
 - Cumulative impacts of new developments within the downtown;
 - Neighbourhood 'character' and quality of life (i.e. need for housing affordability and green space);
 - Impacts of traffic (i.e. volume/congestion, noise, safety) and parking;
 - Impacts of development pressures on existing infrastructure (i.e. water, wastewater, stormwater), including roads, schools, transit, hydro; emergency services; and, recreational facilities.



Next Steps

- Due to the complexity and scale of the application, not all comments have been received and a fulsome technical review has not yet been completed at this time.
- Community Planning Department staff recommend that Council direct staff to continue to proceed with the processing of the application, including evaluating and incorporating any/all comments received from Committee and Public today, and comments received from agency partners and internal departments in the ongoing technical review of the application.
- A Recommendation Report to be prepared for consideration by Council upon the complete assessment of the application.

For more information:

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Visit the City's Website: www.burlington.ca/brantandghent