

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



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.

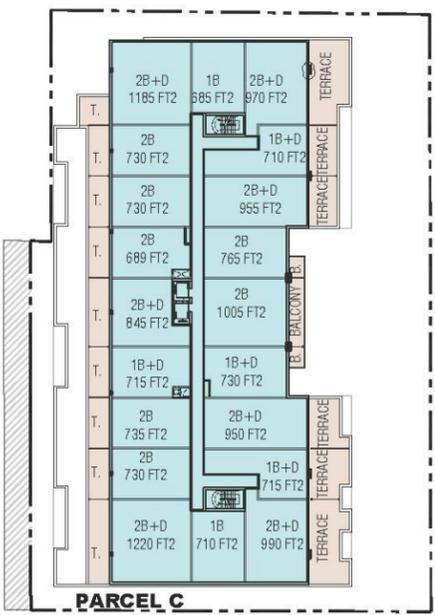
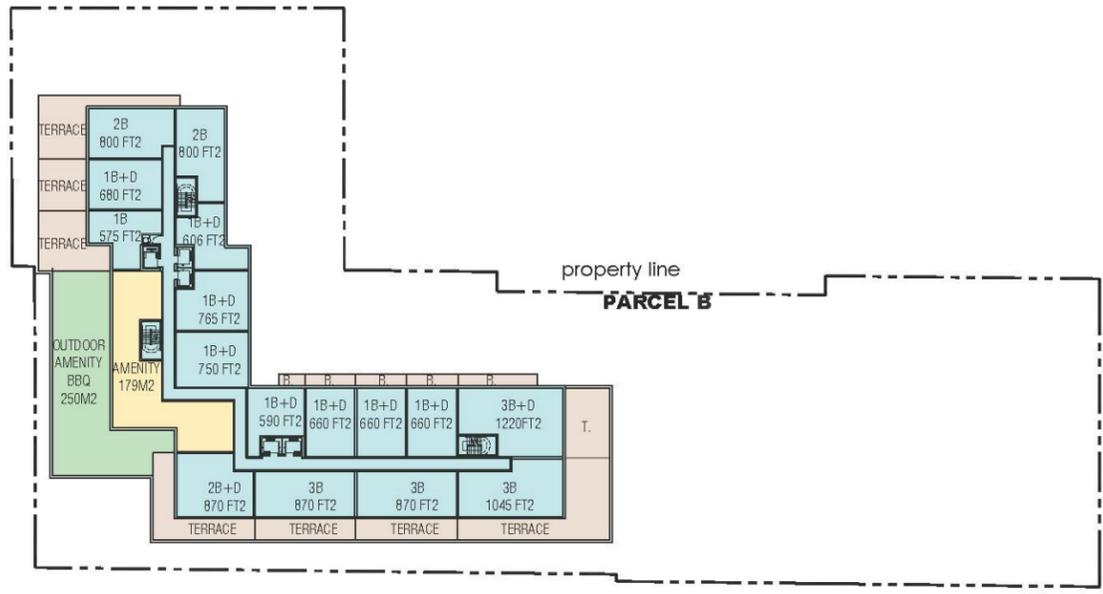
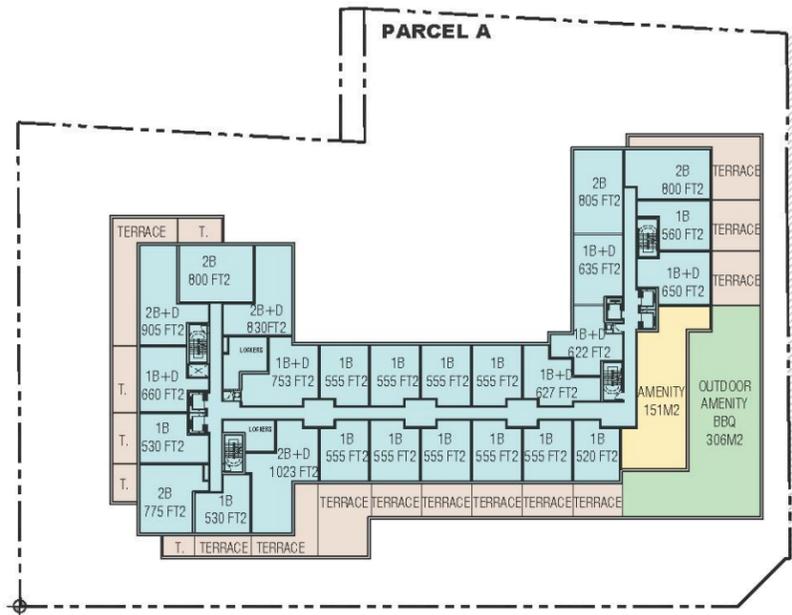
8. Summary

- 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.						

Statistics

Brant Street + Ghent Avenue, Burlington

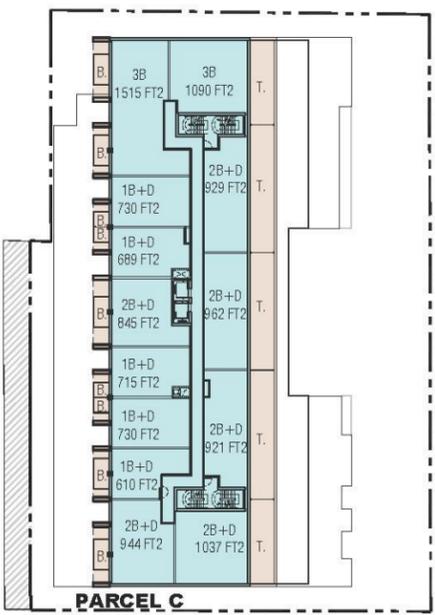
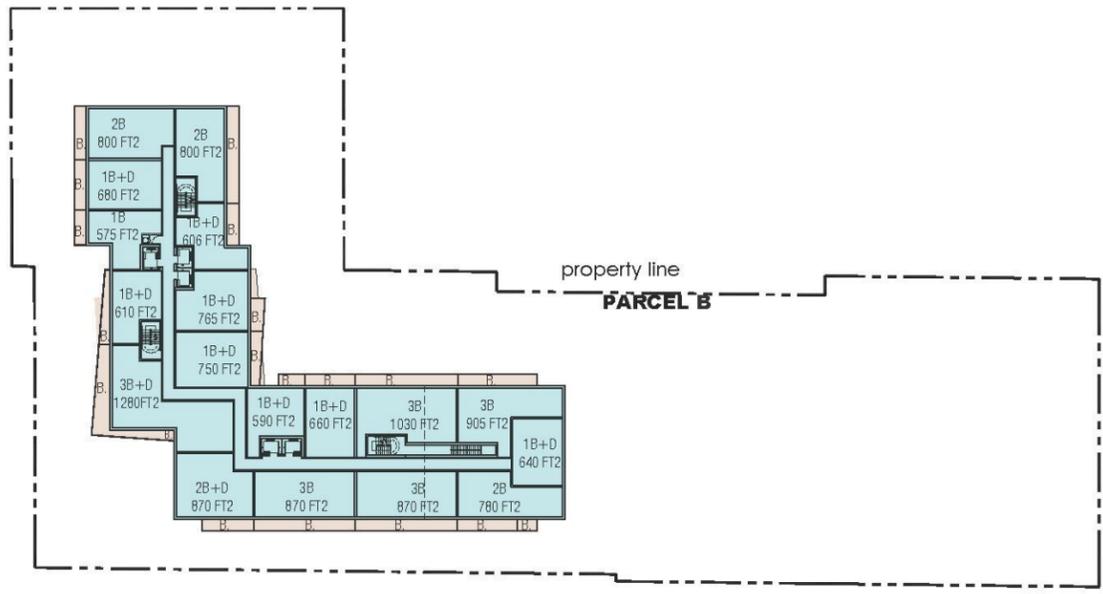
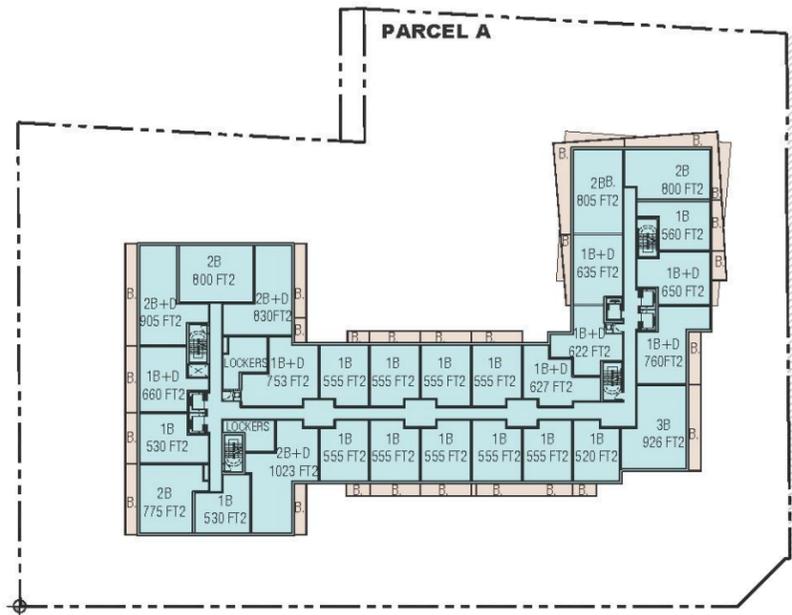


LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Fourth Floor

Brant Street + Ghent Avenue, Burlington



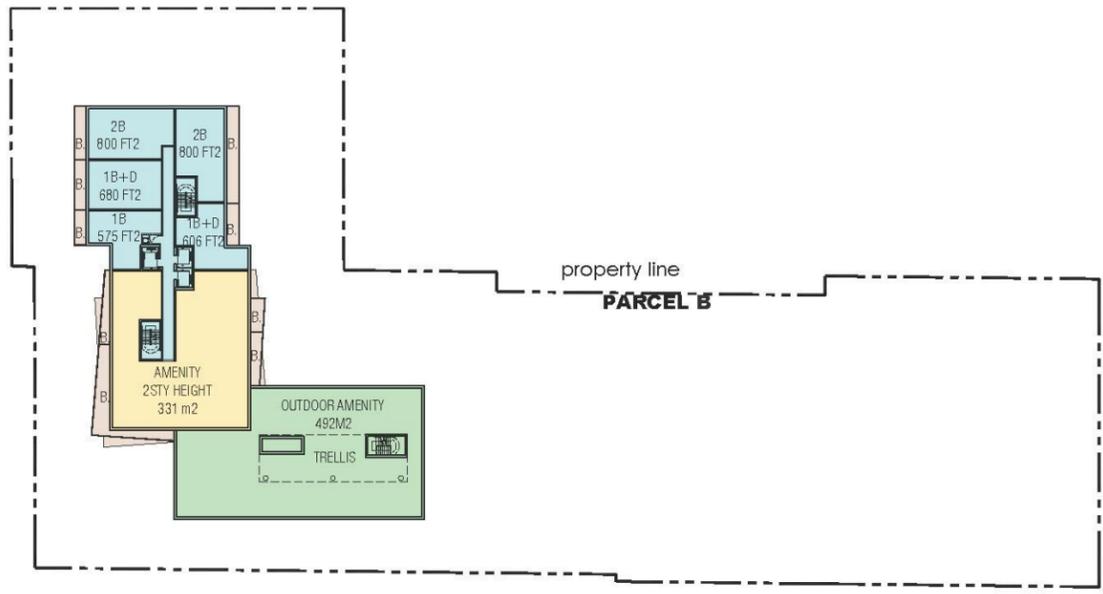
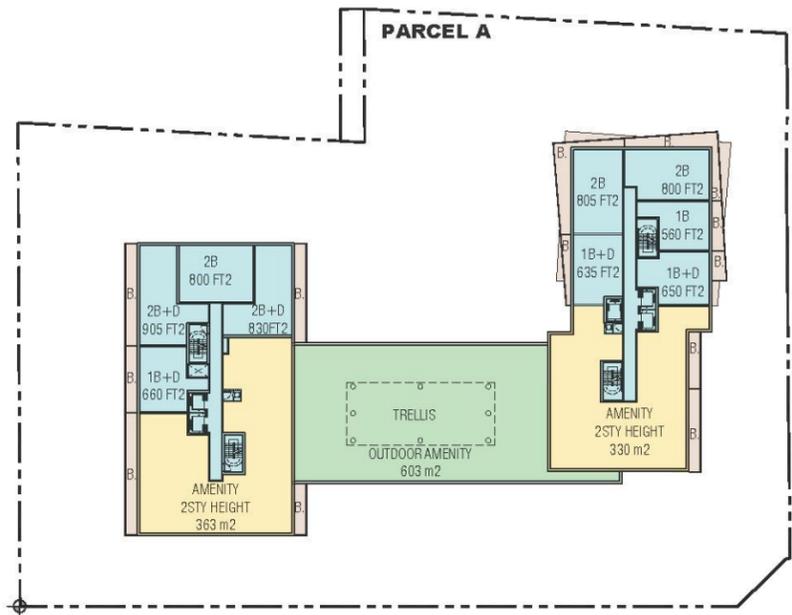


LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

Seventh Floor

Brant Street + Ghent Avenue, Burlington

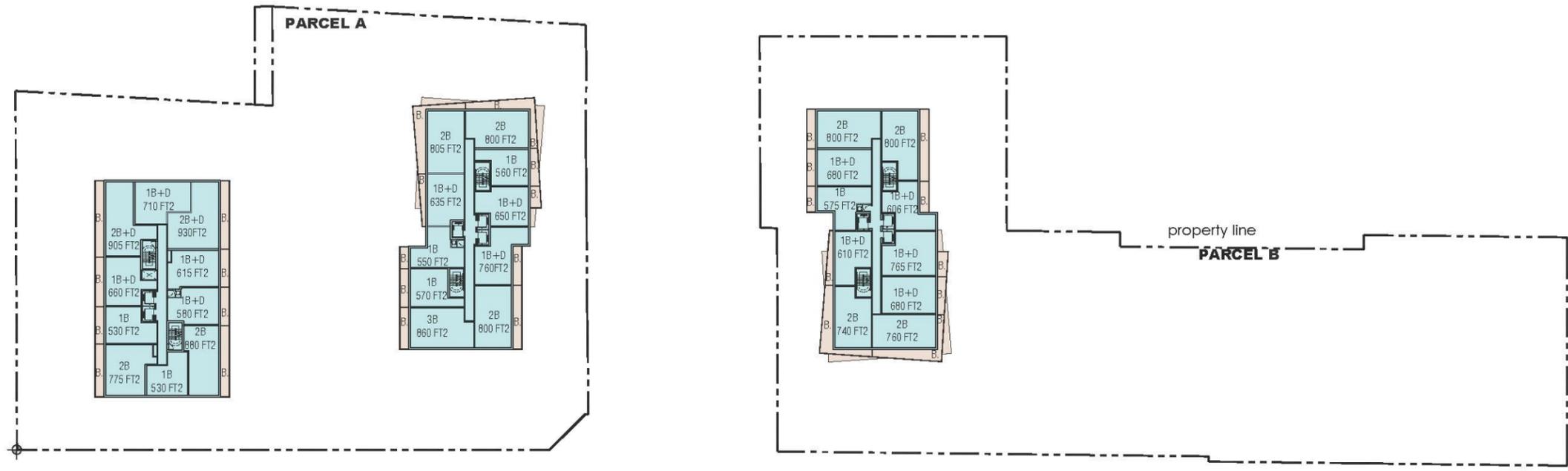




LEGEND	
	RESIDENTIAL
	RETAIL
	INDOOR AMENITY
	OUTDOOR AMENITY

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

MOLINARO GROUP

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FOTHERGILL PLANNING & DEVELOPMENT INC.

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CORAZZA
ARCHITECTS

Seferian



Looking East - Phase 2 & 3

Brant Street + Ghent Avenue, Burlington

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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

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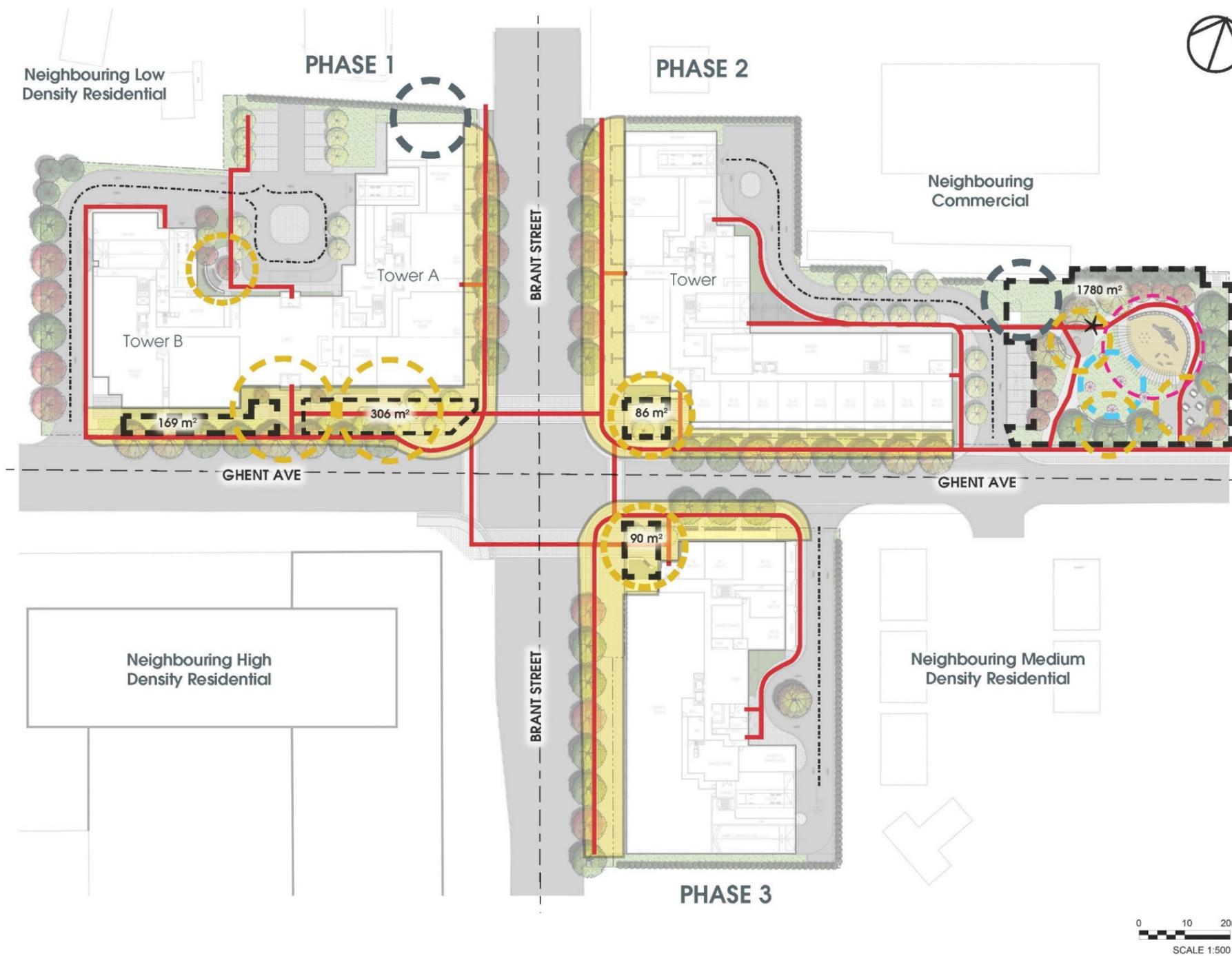
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Site landscape plan

Brant Street + Ghent Avenue, Burlington



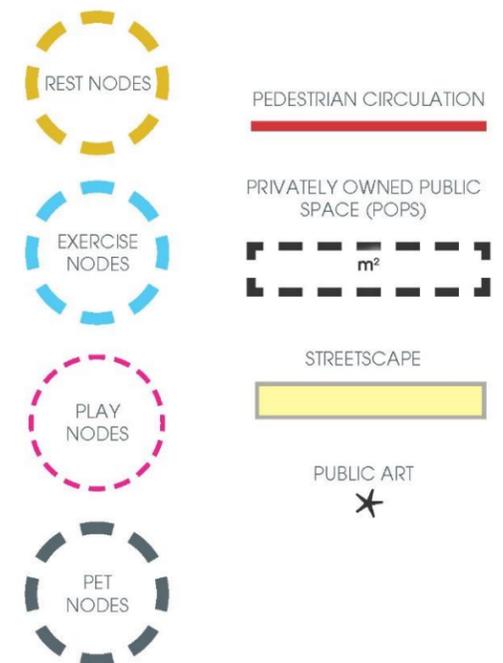


DESIGN STATISTICS

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

Brant Street + Ghent Avenue, Burlington





Legend

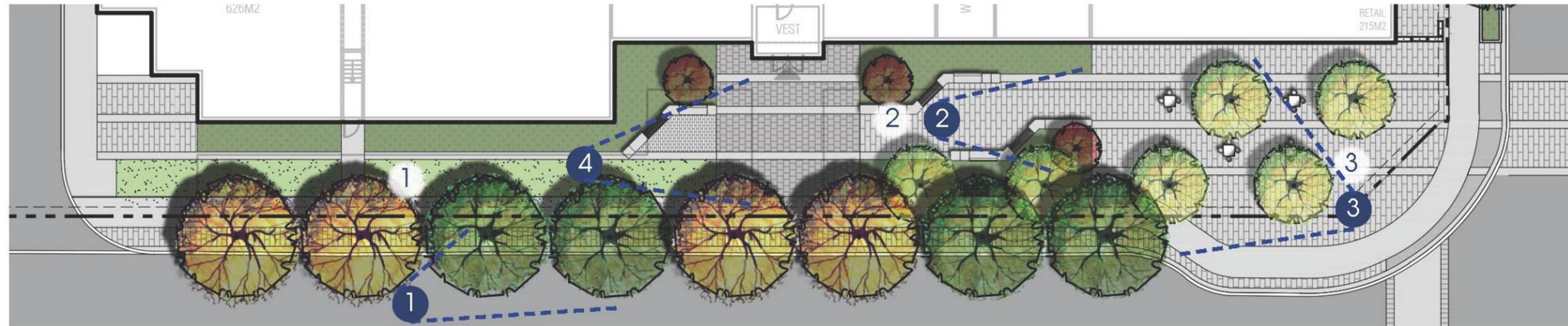
- 1 DOG RUN
- 2 NATURAL PLAY AREA
- 3 MULTI-USE OPEN LAWN
- 4 TABLE SEATING/ GATHERING AREA
- 5 PUBLIC ART
- 6 LANDSCAPE BUFFER
- 7 RAMP TO UNDERGROUND PARKING
- 8 CROSSWALK PAVING AT INTERSECTION
- 9 PRIVATE GROUND FLOOR TERRACES
- 10 DRIVEWAY ENTRANCE
- 11 DRIVEWAY / FIRE ACCESS ROUTE
- 12 PARKING AREA
- 13 BRANT STREET URBAN RIGHT OF WAY TREATMENT
- 14 GHENT AVENUE URBAN RIGHT OF WAY TREATMENT

Site plan

Brant Street + Ghent Avenue, Burlington



POPS 1 - STREETSCAPE



Legend

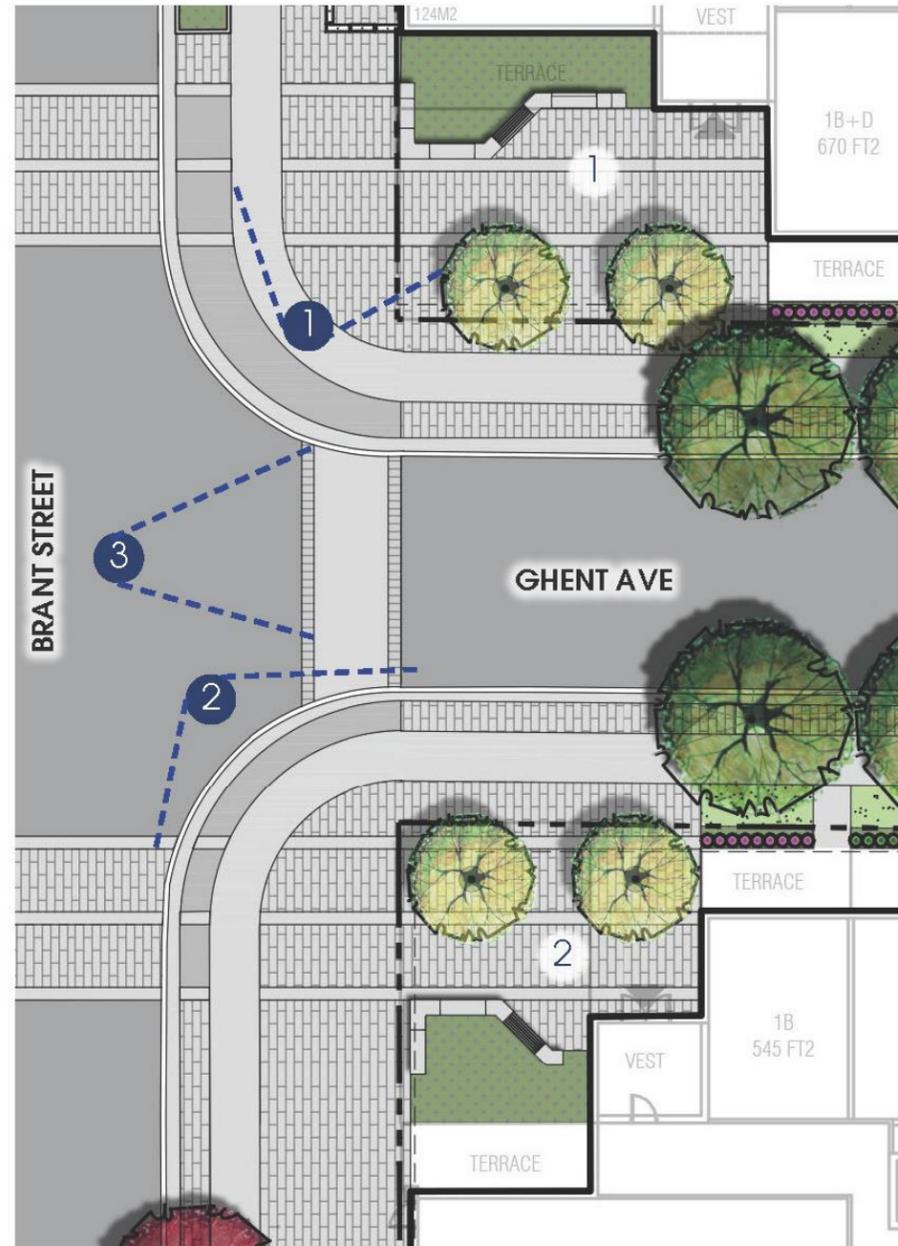
- 1 SODDED AREA
- 2 COURTYARD AREA
- 3 TABLE SEATING AREA



Pops Phase 1

Brant Street + Ghent Avenue, Burlington

POPS 2 AND 3 - STREETSCAPE



- Legend
- 1 MAIN ENTRANCE TO PHASE 2
 - 2 MAIN ENTRANCE TO PHASE 3



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



NORTH-WEST VIEW OF STREETSCAPE ON BRANT ST



VIEW OF P.O.P AT PHASE 1 TOWER



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

Conceptual Renderings

Brant Street + Ghent Avenue, Burlington

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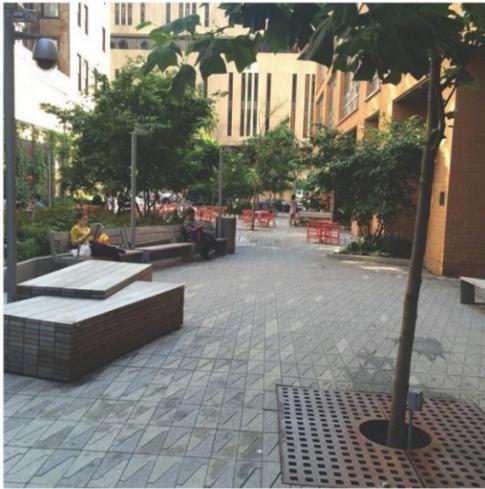


image credit: James Corner Field Operations

Private Owned Public Space



image credit: Georigal National Park

Open Areas for Families to Enjoy



image credit: Concord Pacific

Eye-Catching Sculptures



image credit: City of West Sacramento

Pedestrian Intersections

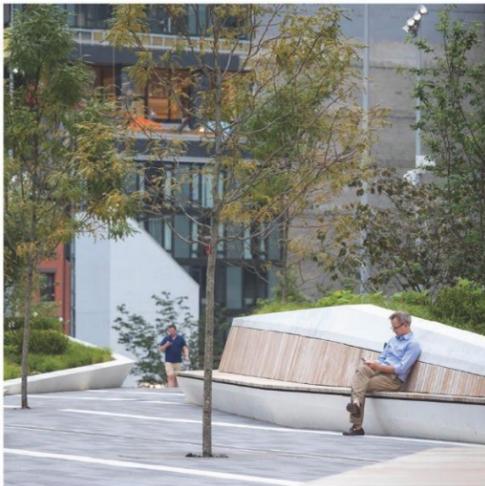


image credit: Robb Williamson

Passive Recreation Spaces



image credit: TreVitt

Calisthenics Fitness Equipment



image credit: Bold New York

Amenity Terrace with Barbecues and Furniture



image credit: Wayne Ray

Street Art Installments

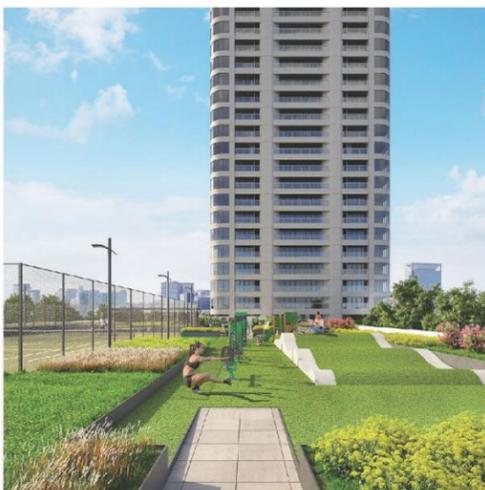


image credit: The Parkland Exterior

Active Recreation Zones



image credit: Unilock

Paving Detail

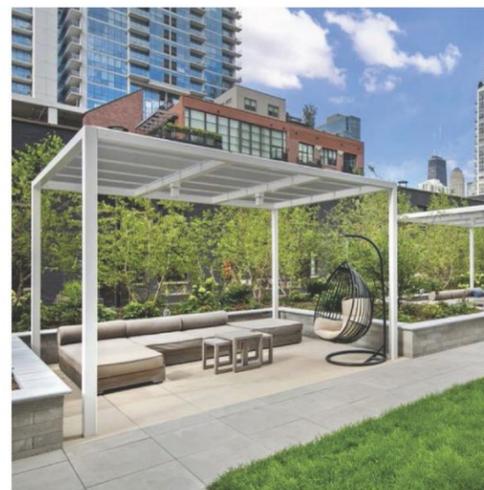


image credit: Jim Ischeffter

All Season Cabana Seating

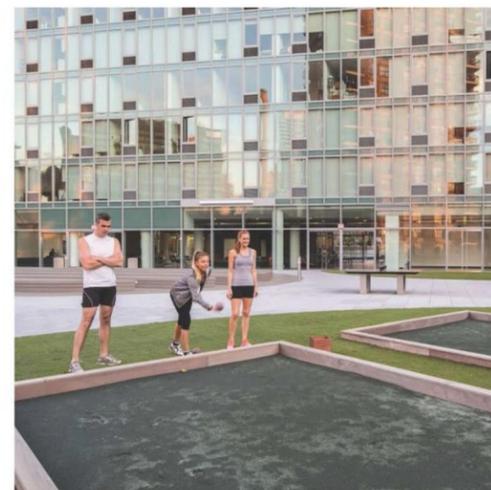


image credit: Two Trees Management

Activities for All Ages

Inspirational images

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