

April 14, 2026

# Committee of the Whole

1056-1060 Brant Street  
City of Burlington


**WZMH**

**BOUSFIELDS INC.**  
PLANNING | DESIGN | ENGAGEMENT


# Surrounding Context

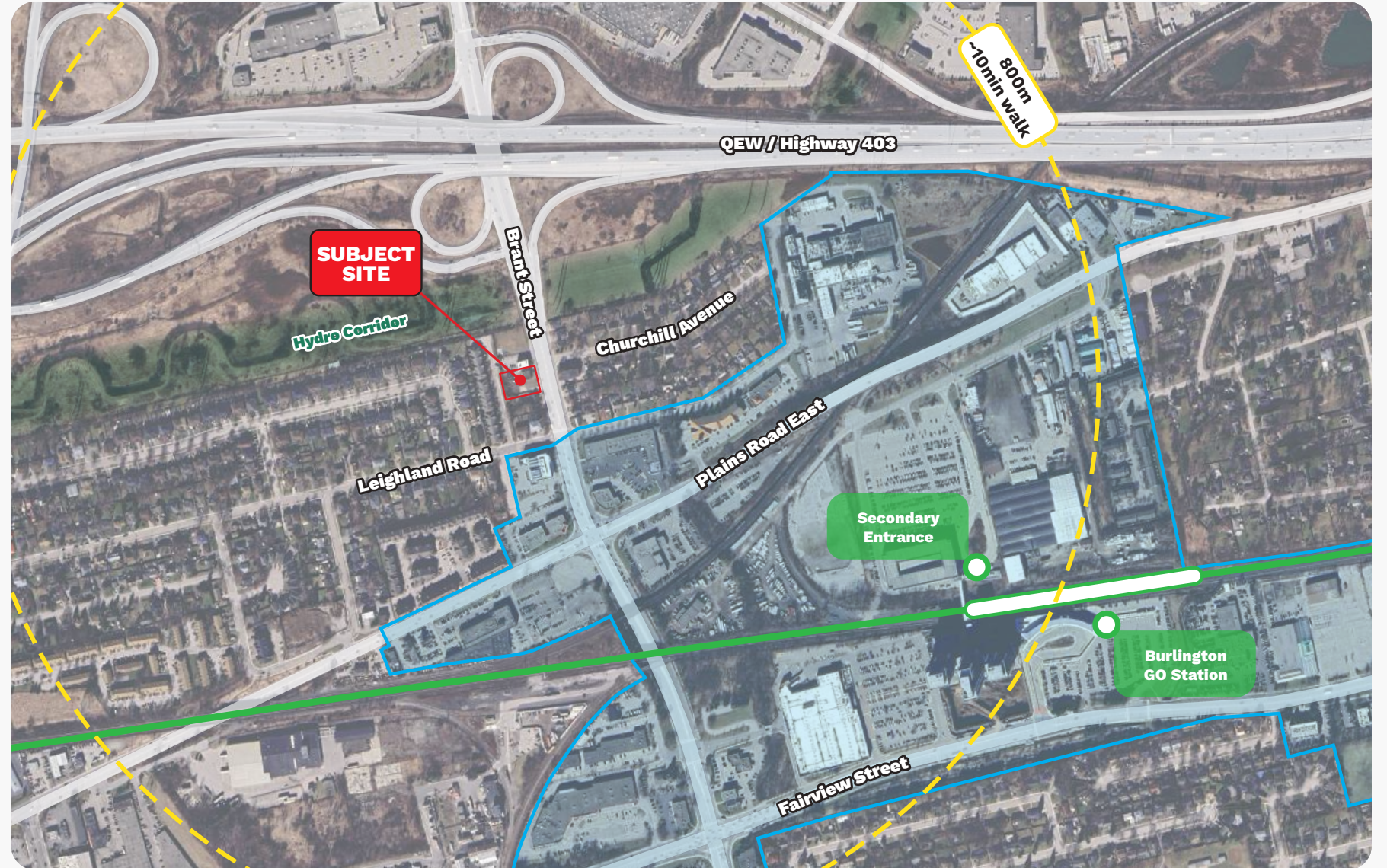
## Aerial Photo

### Legend

 Subject Site

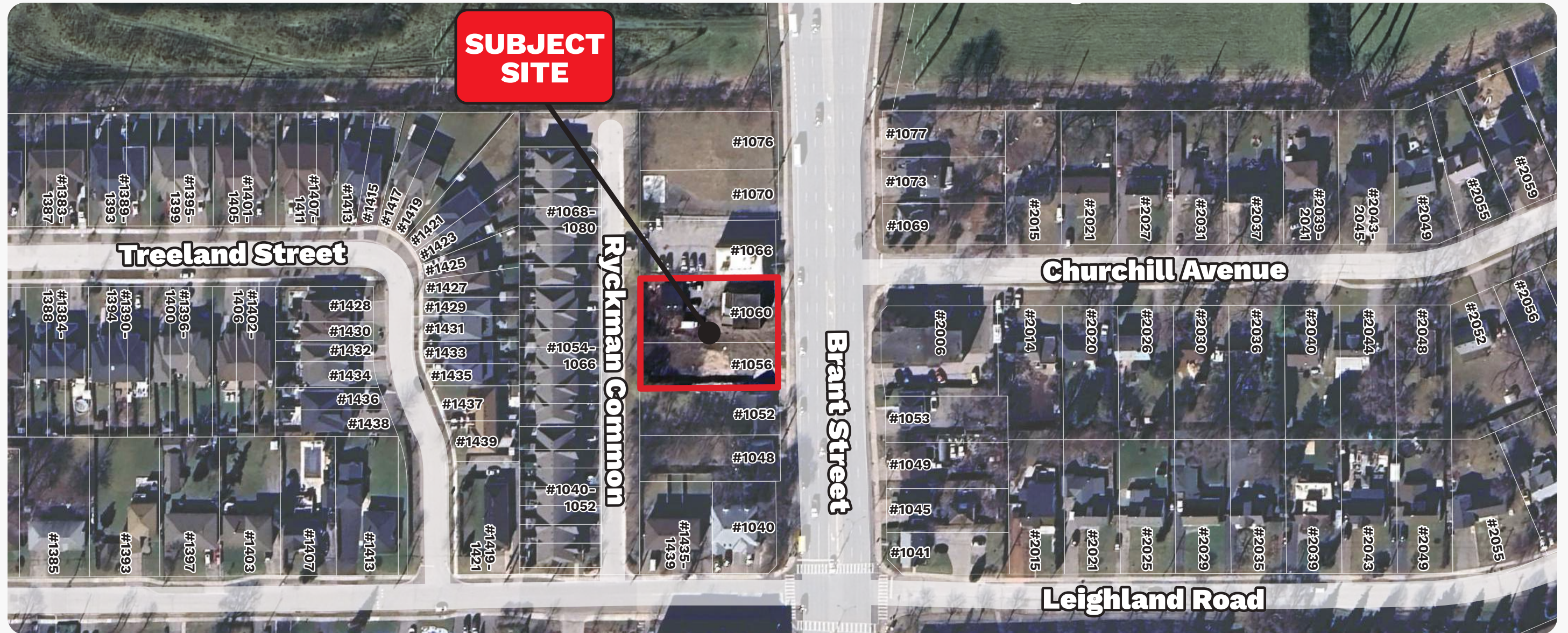
 GO Line

 Downtown Burlington  
UGC / Burlington GO  
MTSA Boundary  
(Under review by the Ministry  
of Municipal Affairs and Housing)



# Site Context

## Aerial Photo



# Subject Site Today



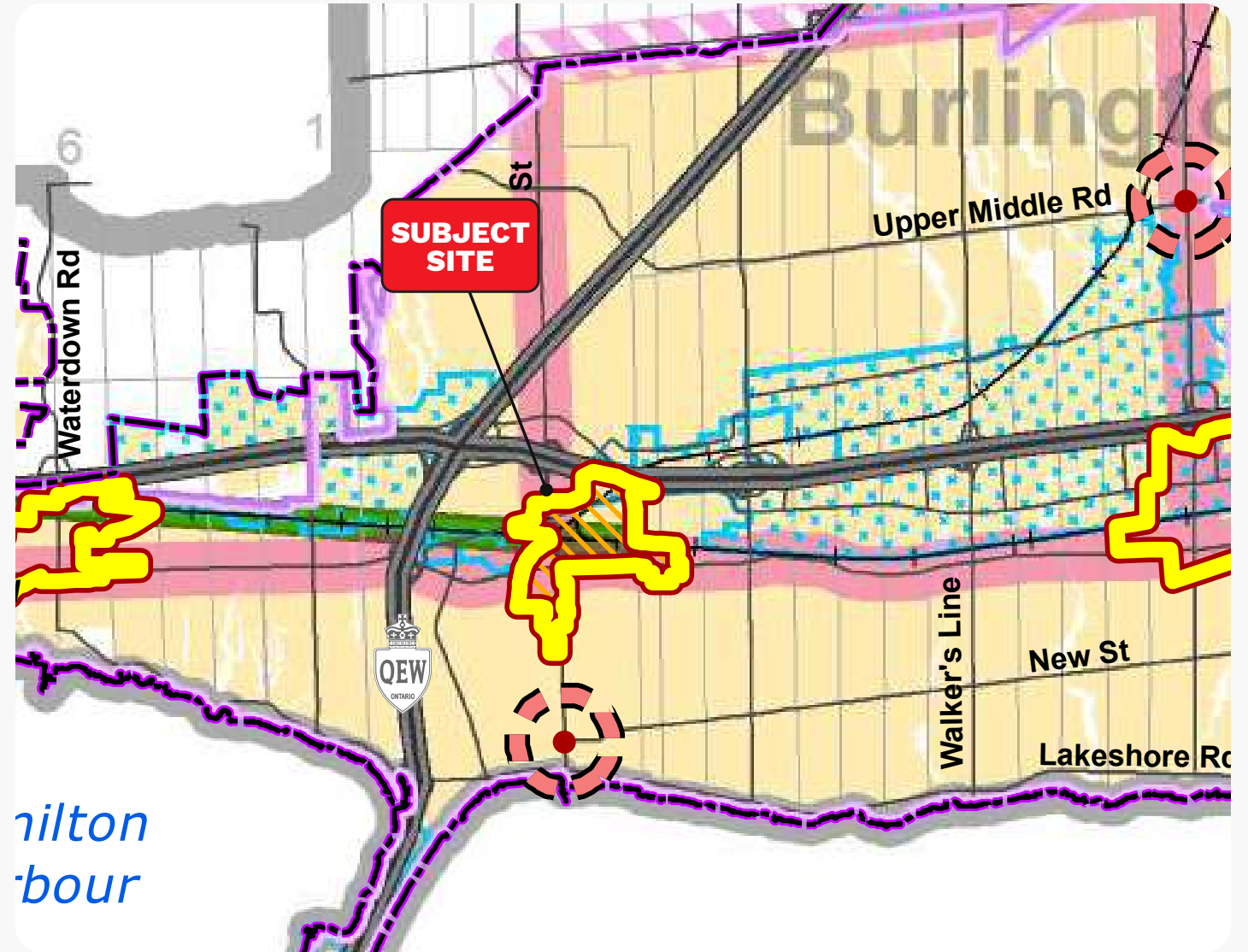
# Regional Urban Structure

## Halton Region Official Plan Map 1H

- Located on designated Regional Intensification Corridor
- These are areas where increased residential densities are directed

### Legend

- +— Rail Line
- - - Proposed Major Arterial
- Major Road
- ▬ Provincial Freeway
- Lot and Concession Line
- ▬ Municipal Boundary
- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor
- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary
- Regional Intensification Corridor outside of Regional Urban Boundary



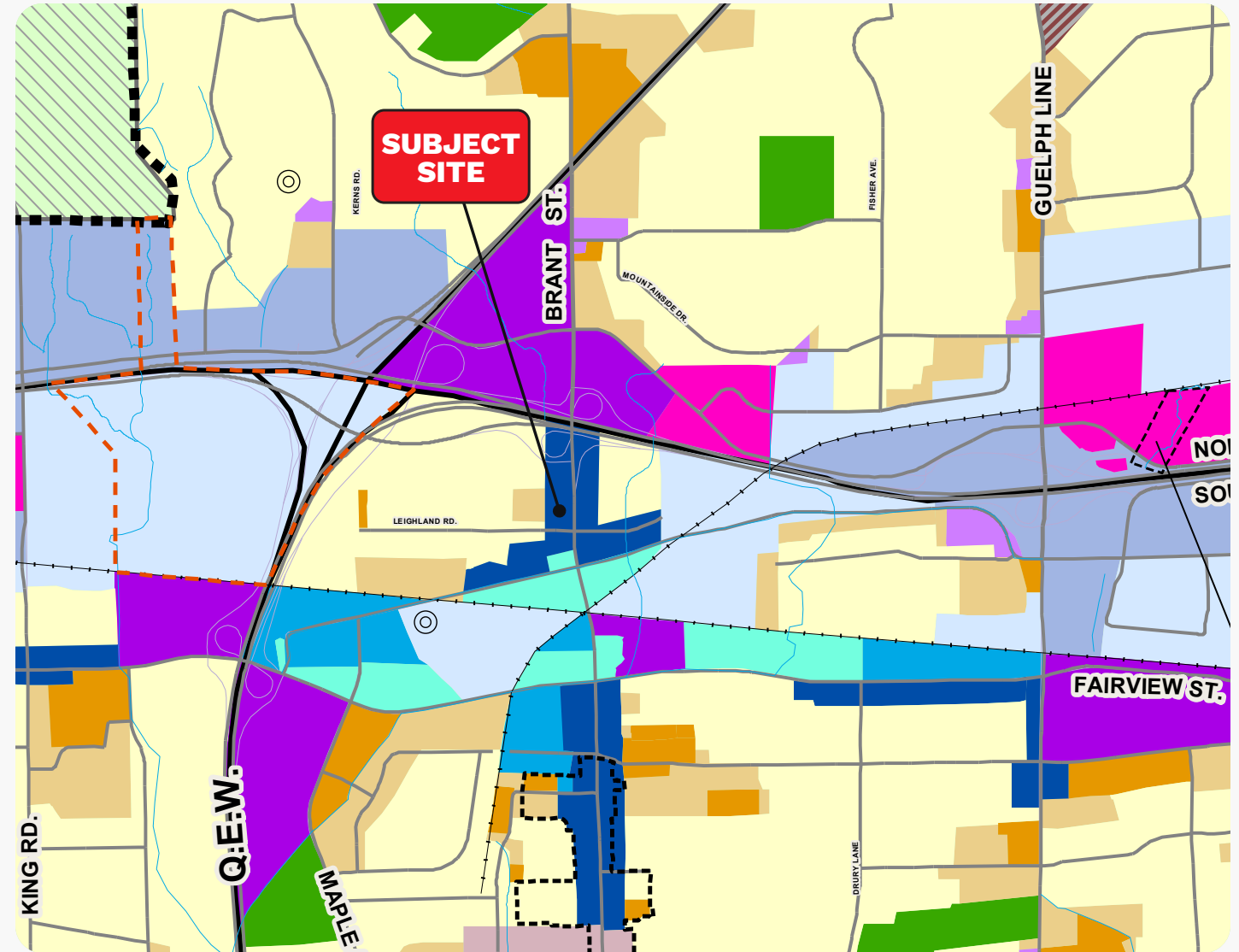
# Comprehensive Land Use

## Burlington Official Plan (1997) Schedule B

- Designated “Mixed Use Corridor - General”
- Encourages a compact built form, higher intensity development, in proximity to transit

### Legend

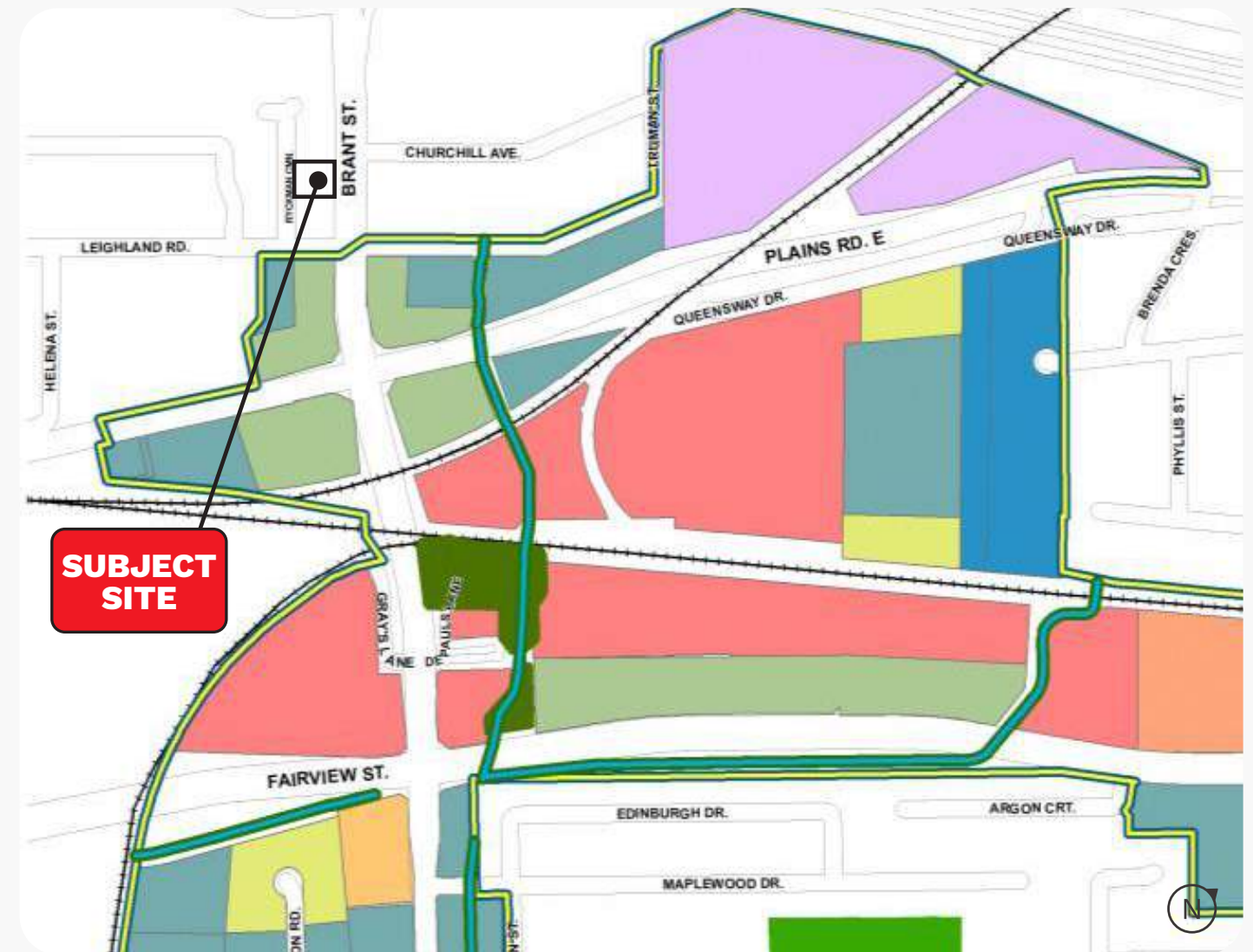
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Area for future study
- Greenlands
- Major Parks and Open Space
- Natural Heritage System (Refer to Part III, Section 6.5 - For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan)
- Environmentally Sensitive Area (Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006))
- Service Area (Refer to Part II, Subsection 3.4.2 h) (ii) - For use only in relation to lands which form the area of the Tremaine Dundas Secondary Plan)
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral \*9)
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- Former Waste Disposal Site



# Burlington GO MTSA

## Major Transit Station Area Heights

- Permits heights of 19 storeys south of Leighland Road

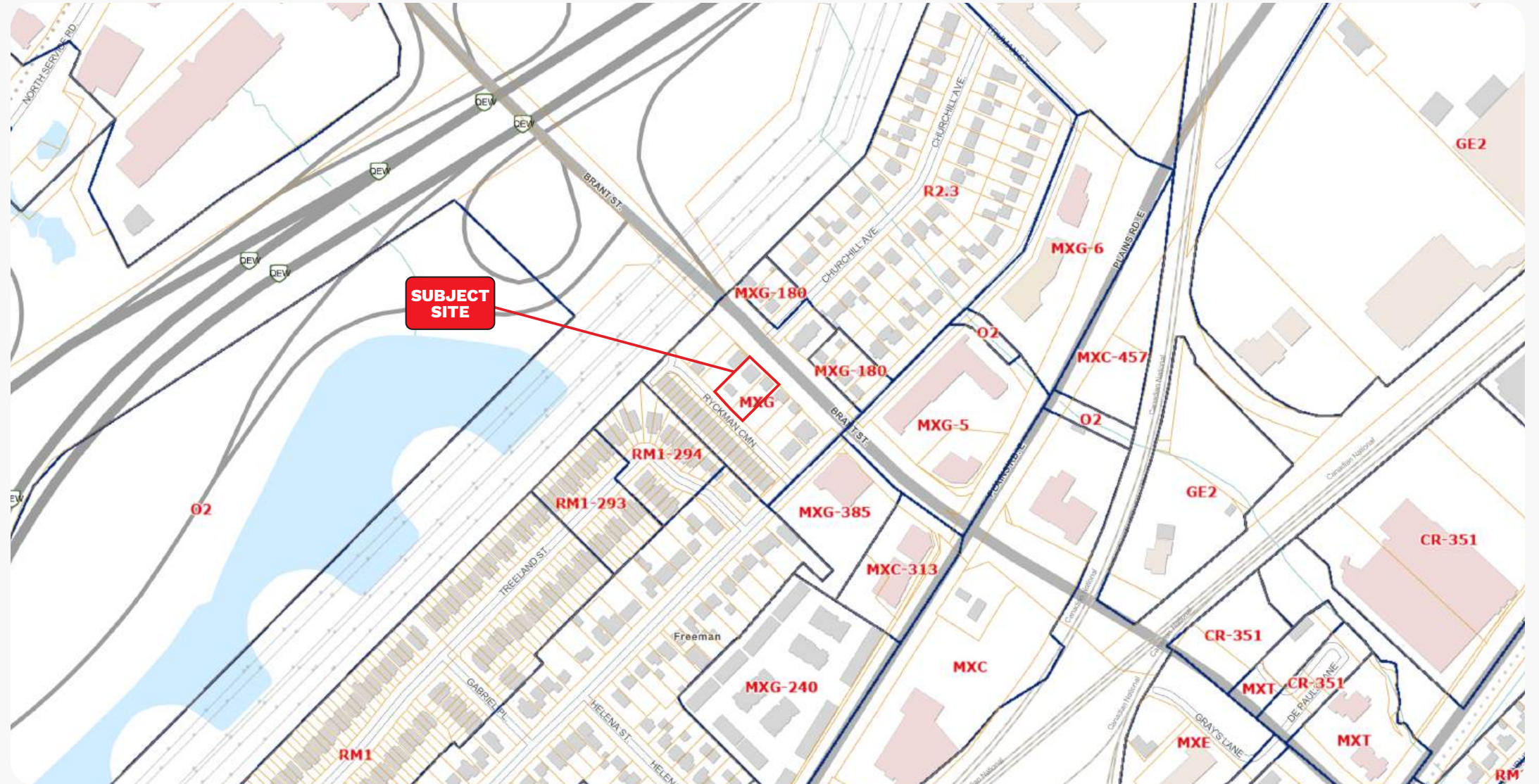


# Zoning

## By-law 2020

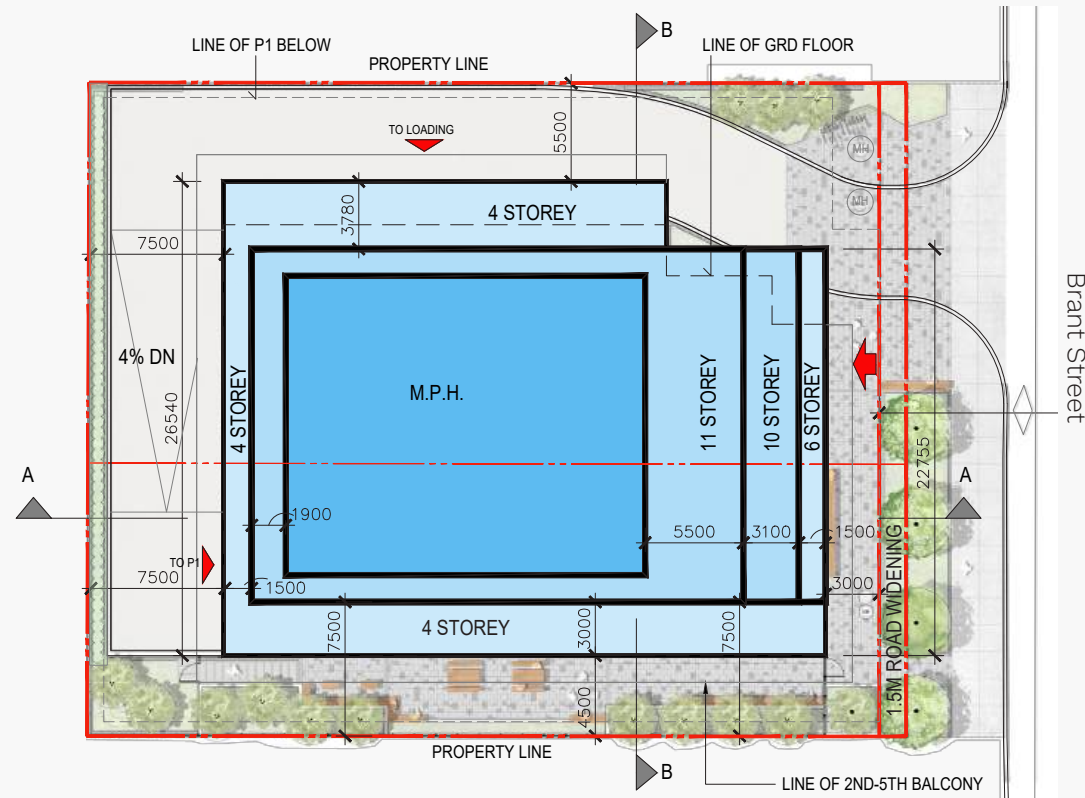
### Zoned “MXG” Mixed Use General

- Permits residential apartment buildings
- Permits up to 1.5x density
- Permits buildings up to 6 storeys
- Townhouse complex shares zoning for mid-rise development

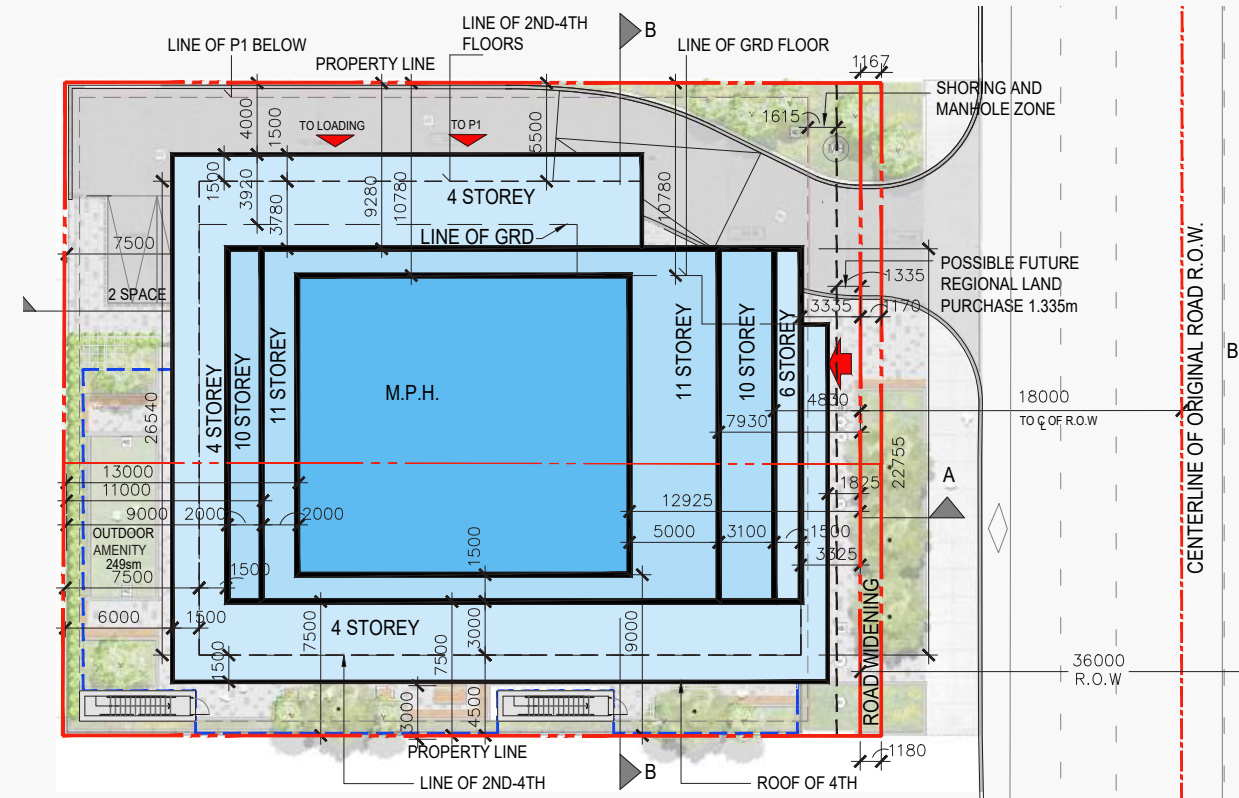


# Changes Made Following Pre-Consultation Process

- Outdoor amenity and landscape buffer added to side and rear of property
- Rear stepping increased
- Parking increased from 22 to 68 spaces
- Driveway reconfigured to reduce paved area
- Bicycle Parking spaces added



Site Plan presented at Community Consultation



Site Plan submitted to City of Burlington



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**WZMH**



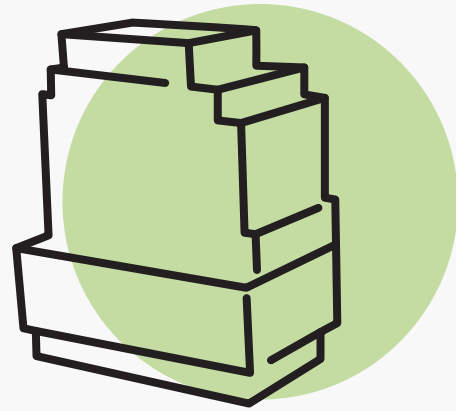
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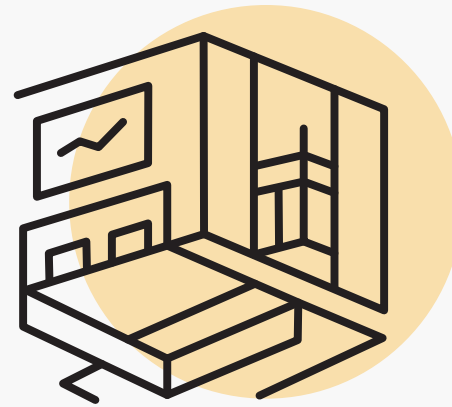
**Committee of the Whole**  
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# Project Highlights

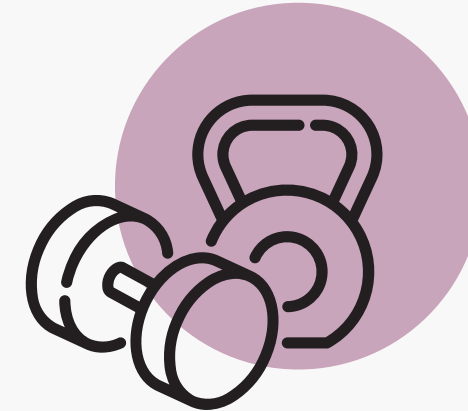
## The Proposal



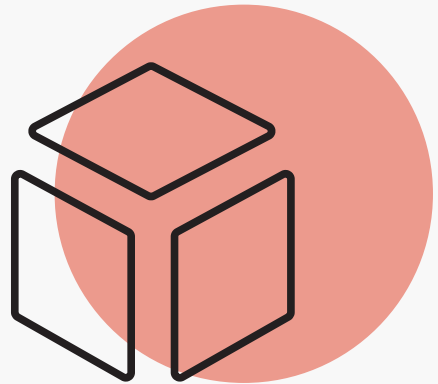
**11-storey**  
Residential  
Development



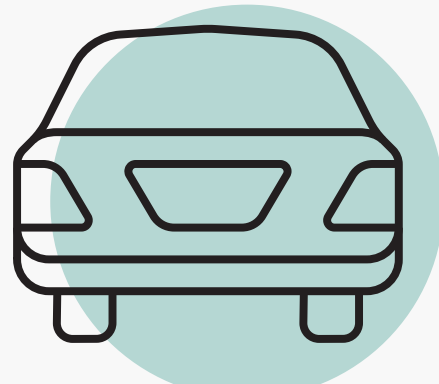
**93 Units**  
3 Studio  
61 1-bed  
20 2-bed  
9 3-bed



**1,325 m<sup>2</sup>**  
Amenity  
Space



**7,182 m<sup>2</sup>**  
Gross Floor  
Area



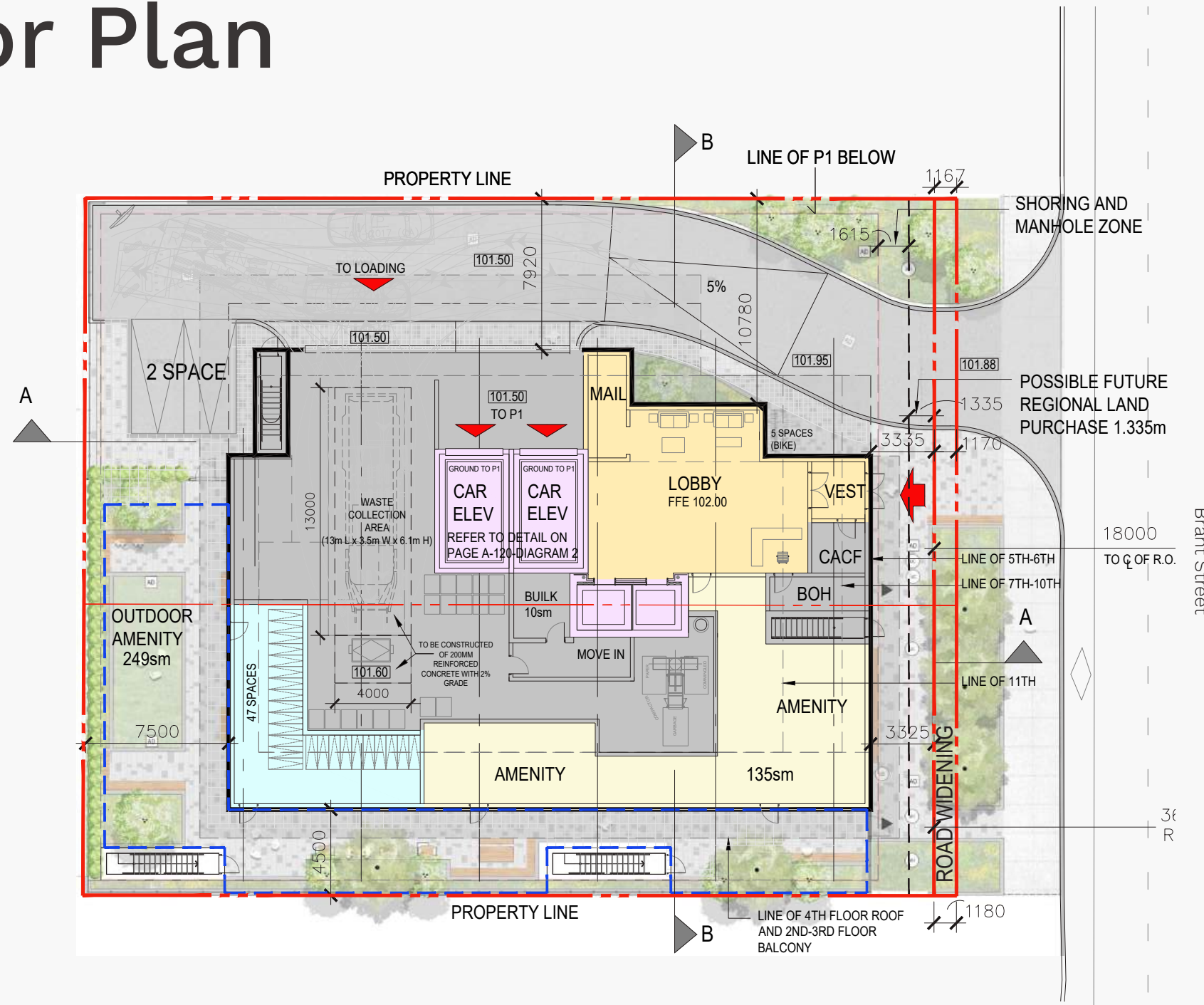
**68**  
Vehicular  
Parking  
Spaces



**52**  
Bicycle  
Parking  
Spaces

# Ground Floor Plan

## The Proposal







# Issues Identified by Staff in April

- Parking supply
- Design of Parking Elevators
- Mix of Uses
- Amenity Area
- Built form Considerations
  - Transition to adjacent properties
  - Redevelopment opportunities

**We Request Deferral of application to work through outstanding issues**



Questions & Comments?

**Thank  
You**