BrookMcIlroy/

Memorandum

To: Rosa Bustamante, Manager of Policy Planning, Mobility Hubs, City of Burlington

From: David Sajecki, Brook McIlroy

Project Name: Burlington Mobility Hubs

Date: February 27, 2018

Subject: Downtown Burlington Technical Memo – Updated Projected Gross Floor Area, Units, People and Jobs Capacity

Introduction:

The following memo provides a summary of new Gross Floor Area (GFA), residential units, and people and jobs projected for the Downtown Burlington Mobility Hub.

Calculations for the hub are based on full build out of the Preferred Draft Downtown Precinct Plan. The attached Development Concept Plan (see images following this memo) is designed to full As-Of-Right build out of the Precinct Plan. Additionally, potential development sites are based on recommended residential and office distribution identified in NBLC's Market Analysis and considers factors such as property depth, underground parking area requirements and allowable floorplates based on setbacks, stepbacks and other direction from the City's Tall Building Design Guidelines. As well, in the absence of formal City adopted design guidelines for mid-rise buildings, we have used performance standards from the City of Toronto's Avenues and Mid-Rise Buildings Study to which proposed development adheres.

The following GFA calculations include 36 development blocks with mid (4-11 storeys) to high-rise (12 + storeys) building potential. Including podium heights, buildings range in height from 3 storeys to 25 storeys with the tallest buildings located to the north of the Study Area along Brant Street between Graham's Lane/Prospect Street and Ghent Avenue (see images following memo).

Please note that GFA calculations are Order of Magnitude and will be subject to refinement following completion of the Storm Water Management Assessment.

300-51 Camden Street
Toronto, ON Canada
M5V 1V2
t. 416-504-5997
f. 416-504-7712

info@brookmcilroy.com
www.brookmcilroy.com

Assumptions:

The following assumptions have been used as inputs to derive the desired calculations:

1. Average Gross Residential Unit Size = 93 square metres per unit;
2. Population Per Unit = 1.8 persons per unit;
3. GFA Per Employee (Retail) = 38.9 square metres per person; and
4. GFA Per Employee (Office) = 30.2 square metres per person.

GFA per employee assumptions are based on Watson's 2016-2031 Non-Residential Growth Forecast by Fiscal Impact Study Development Type from their April 20, 2017 City of Burlington Fiscal Impact Study.

Conclusions:

Projected total new GFA for the Downtown Mobility Hub, at full build out of the Downtown Mobility Hub, is estimated at approximately 892,000 square metres or 9,600,000 square feet. Note that this number represents an agglomeration of total new GFA within each of the 36 development blocks. It does not include existing GFA outside of these sites.

To calculate projected total GFA within the Downtown Mobility Hub requires the addition of new GFA within the 36 development blocks plus existing GFA located outside of these sites minus existing GFA within the 36 development blocks.

This includes:

- 794,000 square metres (8,550,000 square feet) of residential GFA;
- 25,000 square metres (266,000 square feet) of retail GFA; and 1
- 13,000 square metres (140,000 square feet) of office space.

Resulting in approximately:

- 8500 new residential units;
- 15,000 new residents;
- 630 retail jobs; and
- 630 office jobs.

Therefore, at full build out the Downtown Mobility Hub is projected to have capacity for 15,000 new people and 1260 new jobs or a total of 16,260 people and jobs.

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info@brookmcilroy.com
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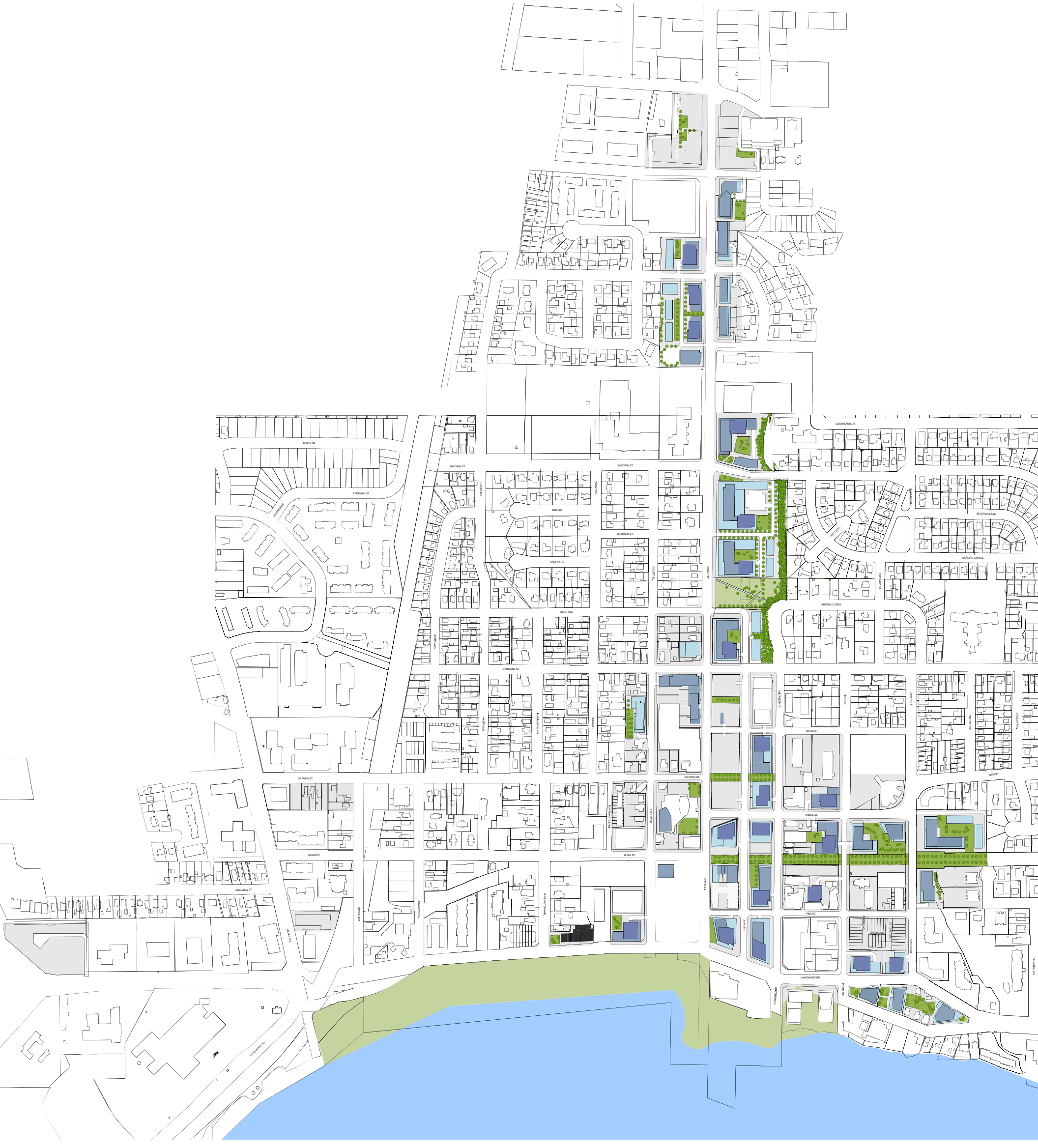
SABLE DR.
FREEMAN ST.
BALDWIN ST.
EDEN PL.
HALIFAX PL.
BLENHEIM ST.
BIRCH AVE.
CAROLINE ST.
ONTARIO ST.
ELGIN ST.
BELLVIEW ST.
COURTLAND DR.
BELLWOOD AVE.
WELLINGTON AVE.
EMERALD CRES.
MARIA ST.
JAMES ST.
PINE ST.
LAKESHORE RD.
NEW ST.
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