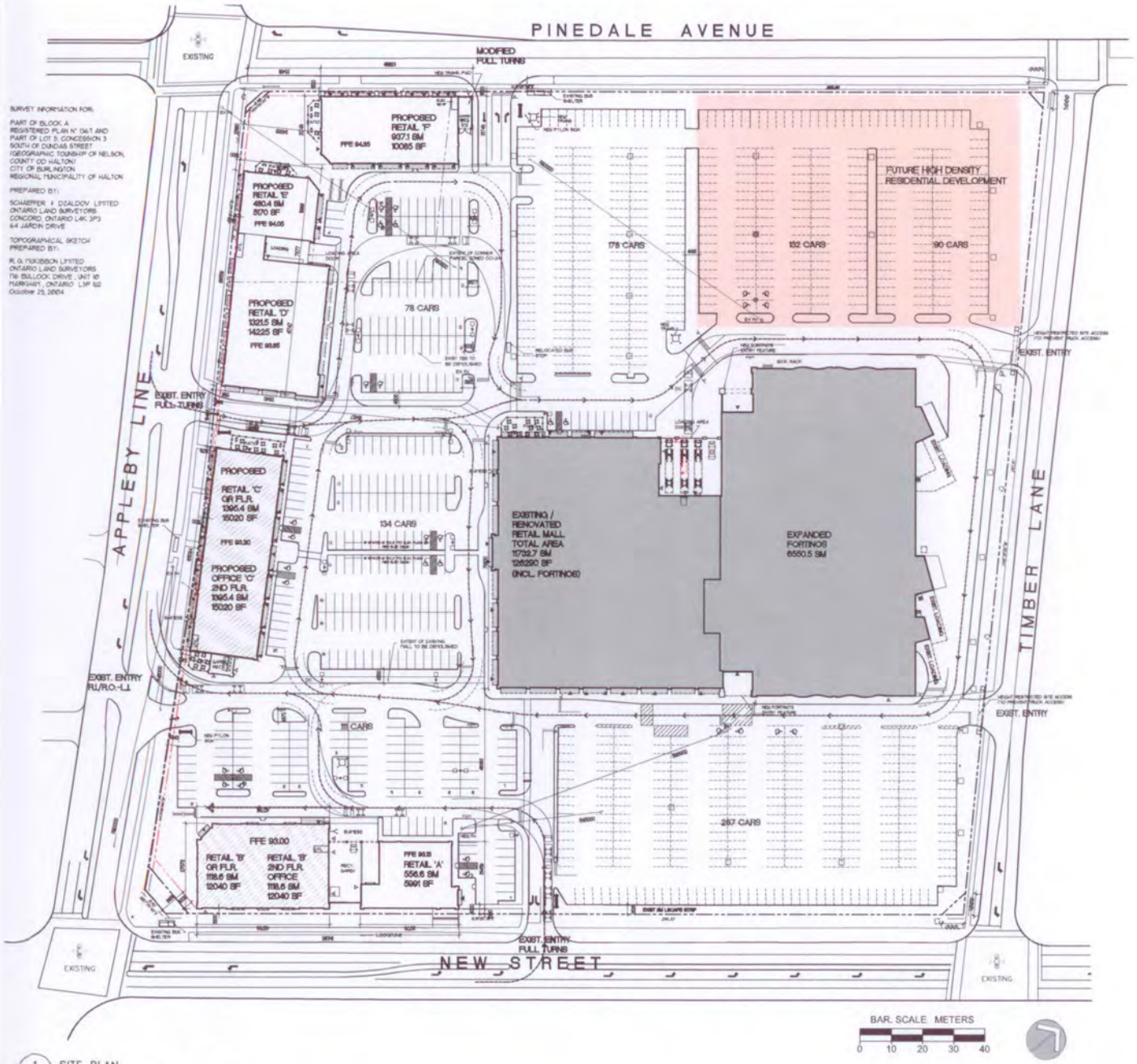
Attachment No. 1



SURVEY INFORMATION FOR:

PART OF BLOCK A
REGISTERED PLAN N° 1367 AND
PART OF LOT 3, CONCESSION 3
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF NELSON,
COUNTY OF HALTON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

PREPARED BY:

SCHAEFFER & DZALDOV LIMITED
ONTARIO LAND SURVEYORS
CONCORD, ONTARIO L4K 3P3
64 JARDIN DRIVE

TOPOGRAPHICAL SKETCH
PREPARED BY:

R. G. RICHARDSON LIMITED
ONTARIO LAND SURVEYORS
716 BULLOCK DRIVE, UNIT 10
MARKHAM, ONTARIO L3P 1X2
October 25, 2004

1 A100 SITE PLAN
SCALE 1:600

SITE STATISTICS

MAIN PARCEL	ZONED CC1		
CORNER LOT	ZONED CC1-24		
TOTAL SITE AREA		716473 SF	66583 SM 6.66 HA
COVERAGE 26.3%		542.5 SM 5840 SF	
PROPOSED BUILDING	FLOOR AREA		
RETAIL MALL AREA		126290 SF	11732.7 SM
RETAIL A AREA		5991 SF	556.6 SM
RETAIL B AREA		12040 SF	1118.6 SM
RETAIL C AREA		15020 SF	1395.4 SM
RETAIL D AREA		14225 SF	1321.5 SM
RETAIL E AREA		5170 SF	480.4 SM
RETAIL F AREA		10085 SF	937.1 SM
TOTAL RETAIL AREA		188821 SF	17542.3 SM
OFFICE B AREA		12040 SF	1118.6 SM
OFFICE C AREA		15020 SF	1395.4 SM
TOTAL OFFICE AREA		27060 SF	2514 SM
TOTAL GROSS BUILDING AREA		215881 SF	20056.3 SM
TOTAL G.F.A. (95% OF GFA)		183404.5 SF	17040 SM

PARKING

STALL SIZE
6m x 2.75m (16.5 SM)
H.C. 6m x 7.7m (PAIR)

DRIVE AISLES
6m MIN.

	RATIO	CARS INCLUDING DISABLED
REQUIRED	5.25/100SM GFA	895
PROVIDED	5.83/100SM GFA	990
PARKING NOT PROVIDED FOR FUTURE	(5.5/1000 SF)	7 PARKING POOLS AVERAGE POOL 142.8 SPACES

DISABLED

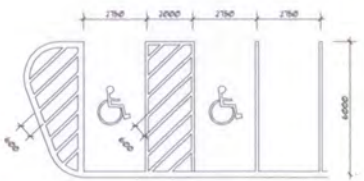
REQUIRED	3% PARKING	30
PROVIDED		30

BIKE PARKING

REQUIRED	26	3 BIKE RACKS PROVIDE EA RACK TO HOLD 10 BIKES (SEE LSCAPE DWGS)
PROVIDED	30	

SITE LEGEND

- PROPERTY LINE
- EXISTING PARKING TO BE DEMOLISHED
- FIRE ROUTE PAINTED LINES
- CANOPY
- 2ND STOREY OFFICE
- EXTENT OF MALL TO REMAIN
- FUTURE HIGH DENSITY RESIDENTIAL DEVELOPMENT
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- NEW PYLON SIGN
- FLOW OF TRAFFIC DIRECTION
- SIGNALIZED INTERSECTION
- NEW L.S (SEE ELEC. DWGS)
- EXIST. LS
- FIRE ROUTE SIGN
- STOP SIGN
- FIRE HYDRANT
- SIAMESE





NO.	BY	DATE	ISSUED
1	AB	2002/7/08	PRELIMINARY SPA CONSULTATION
2	AB	03/NOV/08	REZONING
3	AB	2006/08	SPA
4	AB	15 MAY 06	SPA
5	AB	7 JULY 06	SPA
6	AB	04 SEP 06	PERMIT
7	AB	15 SEP 06	FINAL SPA
8	AB	29 SEP 06	FINAL SPA
4	AB	11 NOV 06	REV TO RETAIL A & B
3	AB	30 OCT 06	HYDRANT LOCATION
2	AB	19 OCT 06	REV AS PER CITY COMMENTS
1	AB	04 SEP 06	REV AS PER CITY COMMENTS
NO.	BY	DATE	REVISED

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS APPROVED AT RIGHT

APPROVED
DATE

A FIRST CAPITAL PROPERTY
(416) 504-4114

SCHLEIER LEE & ASSOCIATES ARCHITECTS INC.
64 SKATER STREET TEL: (416) 362-7763
TORONTO, ONTARIO M2N 1B1 FAX: (416) 362-4519

PROJECT
APPLEBY MALL
BURLINGTON, ON

DRAWING TITLE
SITE PLAN

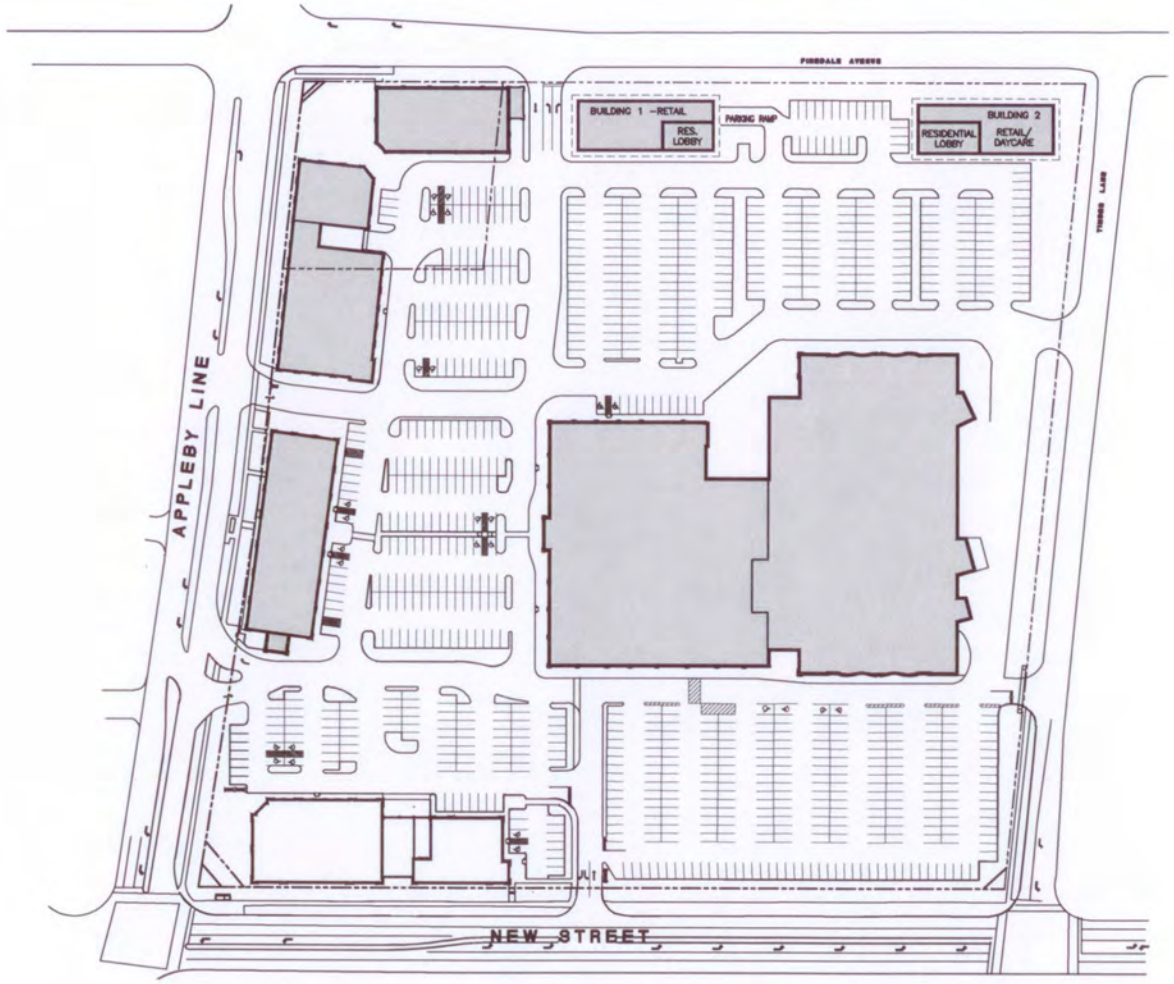
ONTARIO ASSOCIATION OF ARCHITECTS
SCHLEIER & LEE LICENCE 3611

DRWN AB
CHECKED BL
DATE 06-08
SCALE AS NOTED
FILE 04022
DWG NO. A100

T-SITE

DRAWINGS REVISED: LAST UPDATED:
CADFILE:

Attachment No. 2



ADDITIONAL RETAIL:
±958 S.M. (±10,318 S.F.)

RESIDENTIAL
BUILDING 1 – 12 STOREY
±132 UNITS

BUILDING 2 – 17 STOREY
±192 UNITS

PARKING PROVIDED: 504 SPACES

APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 3A8
www.smvarch.com

FIRST CAPITAL T 416.506.1600 F 416.506.0956

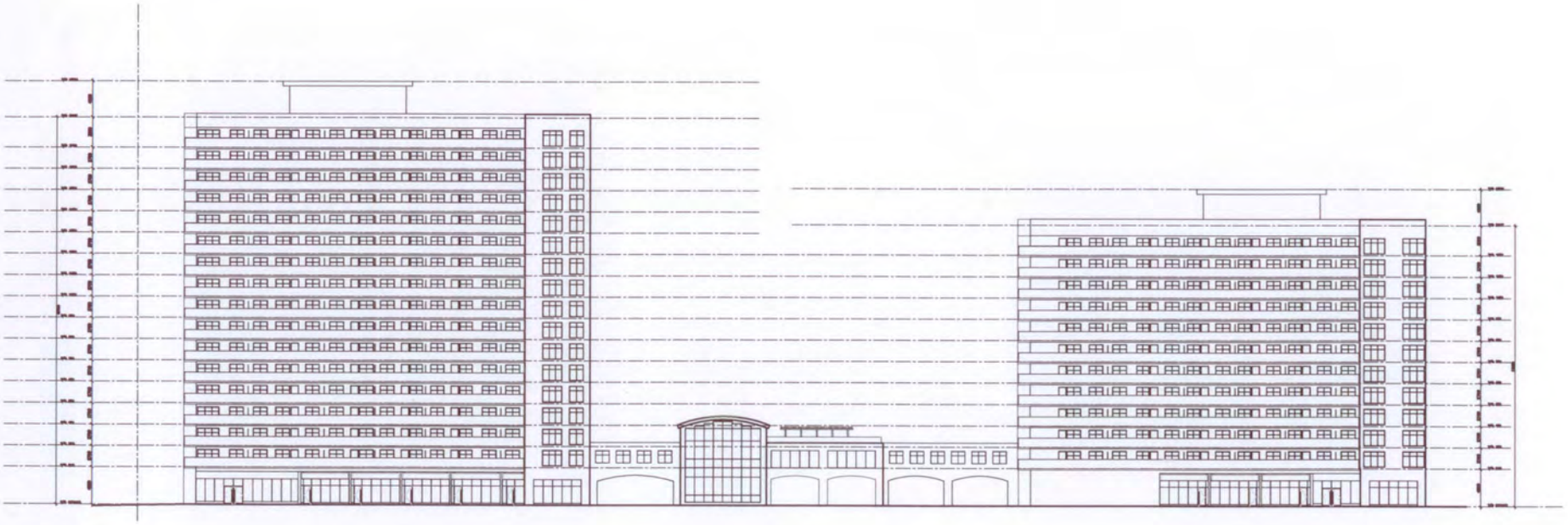
CONTEXT PLAN

1 : 1,500 A001

DATE: Sep 30, 2013 - 5:16pm

SMV architects

Attachment No. 3



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

SMV architects

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 2A8
www.smvarch.com

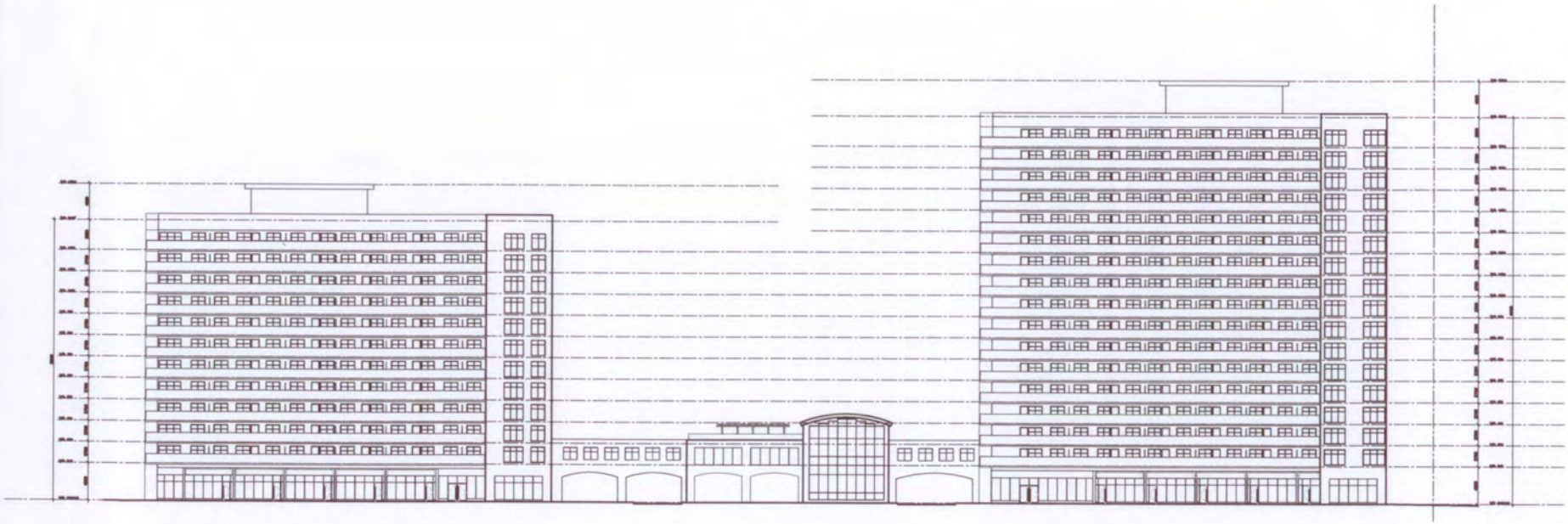
FIRST CAPITAL T 416.506.1600 F 416.506.0956

NORTH ELEVATION

1:500 A003

DATE: Sep 30, 2013 - 5:04pm

Attachment No. 4



SMV
architects

APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

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Toronto, Ontario, M5T 3A8
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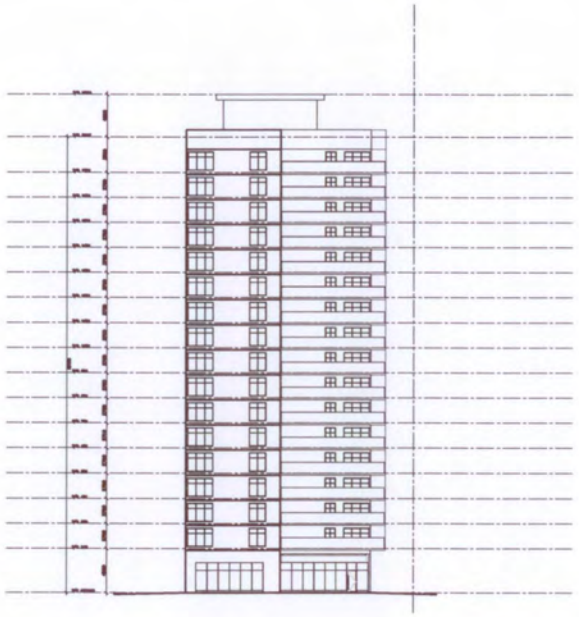
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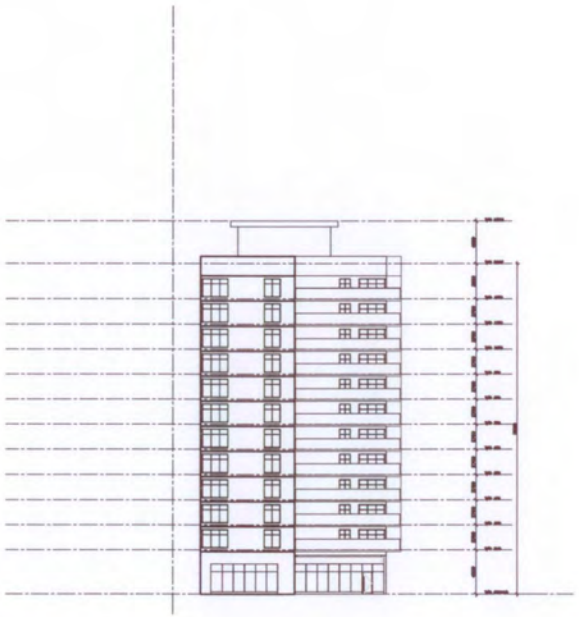
SOUTH ELEVATION

1 : 500

A003

DATE: Sep 30, 2013 - 5:03pm





APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

SMV architects

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Toronto, Ontario, M5T 3A8
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SIDE ELEVATIONS

1 : 500

A003

DATE: Sep 30, 2013 - 5:05pm



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 3A8
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FIRST CAPITAL T 416.506.1800 F 416.506.0956

PERSPECTIVE RENDERI

1 : 1,000

DATE: Nov 29. 2012 - 4:59pm

Attachment No. 5



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

SMV architects

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 2A8
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FIRST CAPITAL

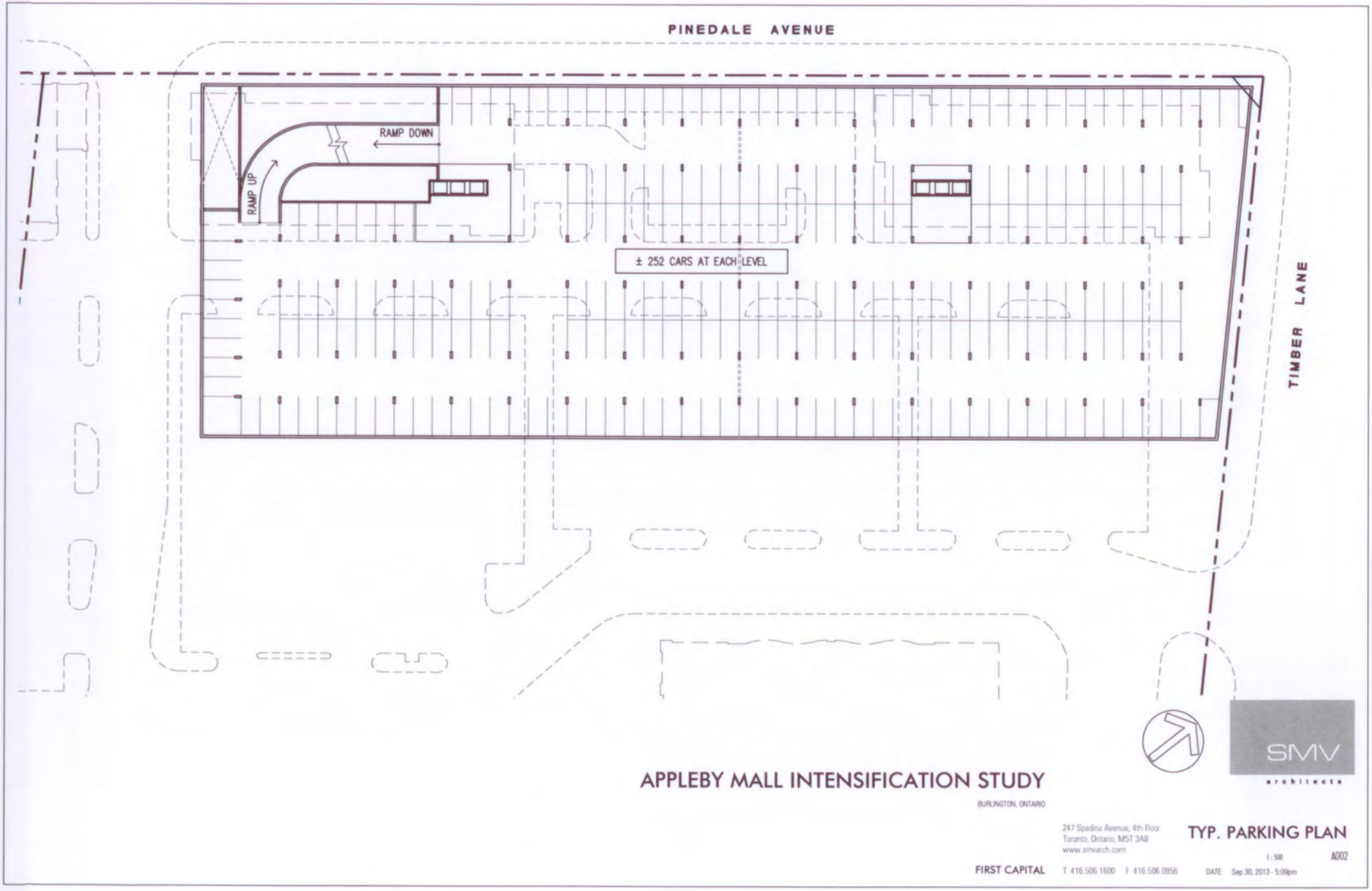
T 416.506.1600 F 416.506.0956

PERSPECTIVE RENDERING

1 : 1,000

A001

DATE: Nov 29, 2012 - 4:59pm



SMV architects

APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

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Toronto, Ontario, M5T 3A8
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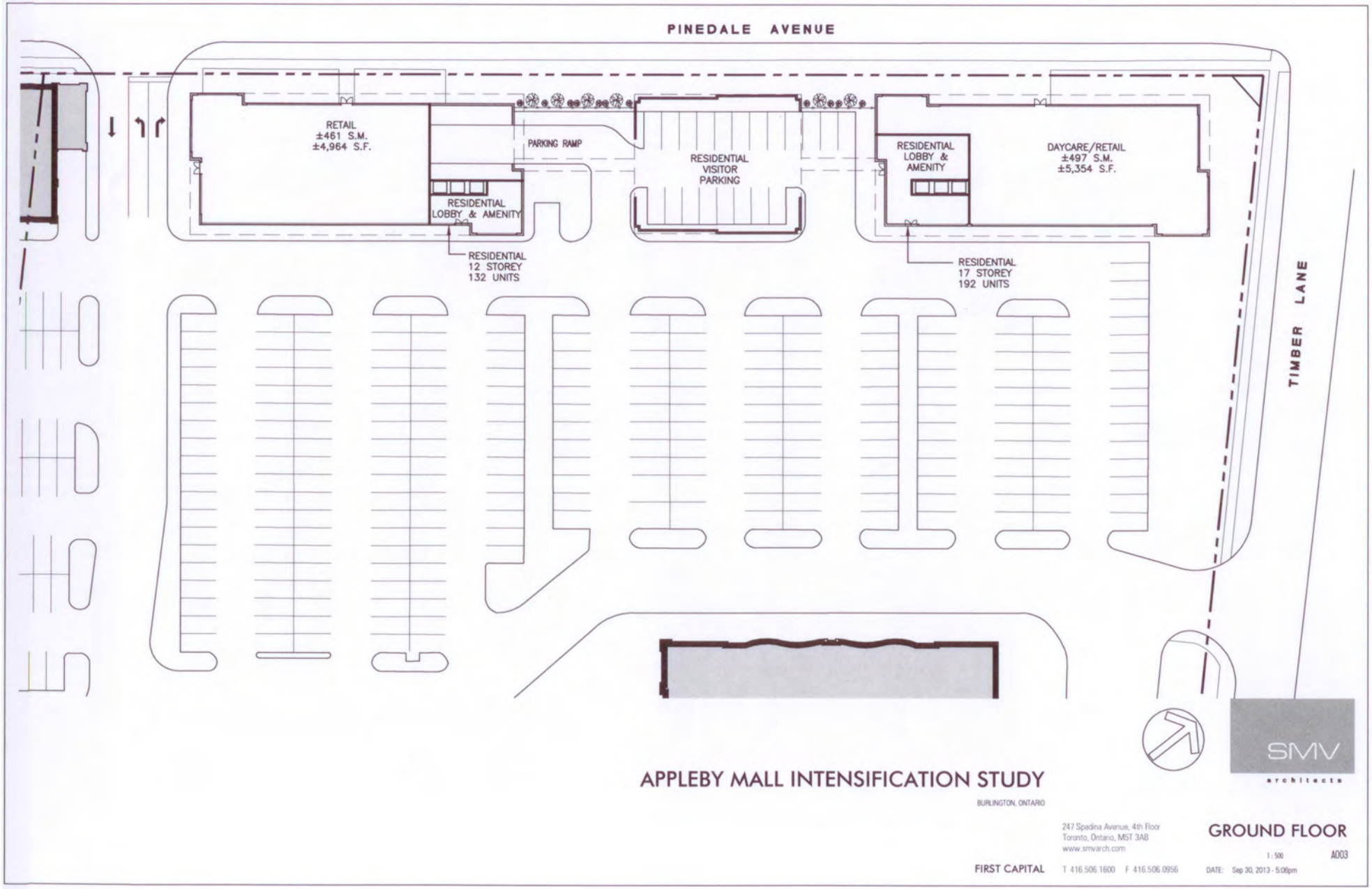
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TYP. PARKING PLAN

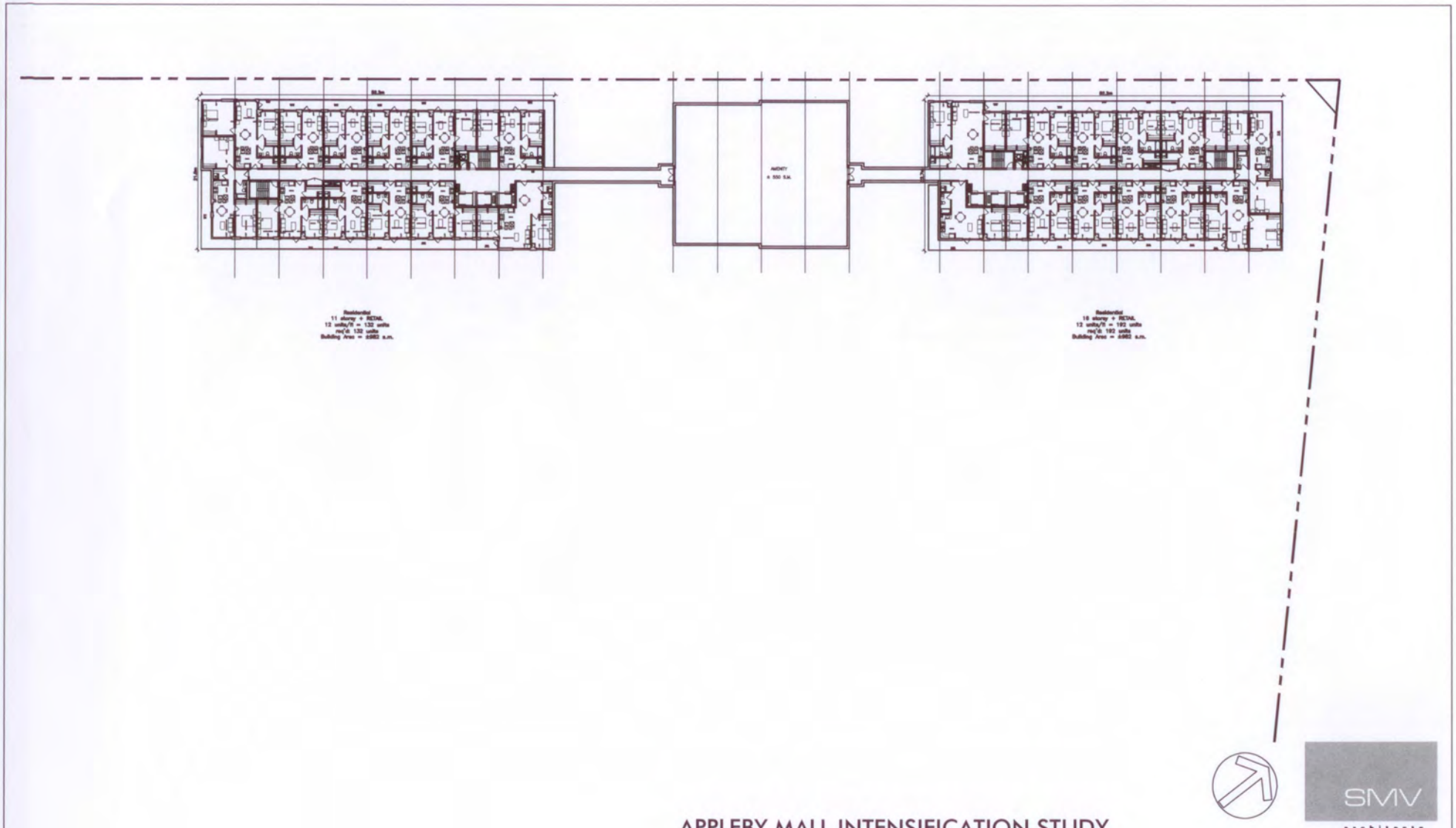
1:500 A002

DATE: Sep 30, 2013 - 5:08pm

Attachment No. 6



Attachment No. 7



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 3A8
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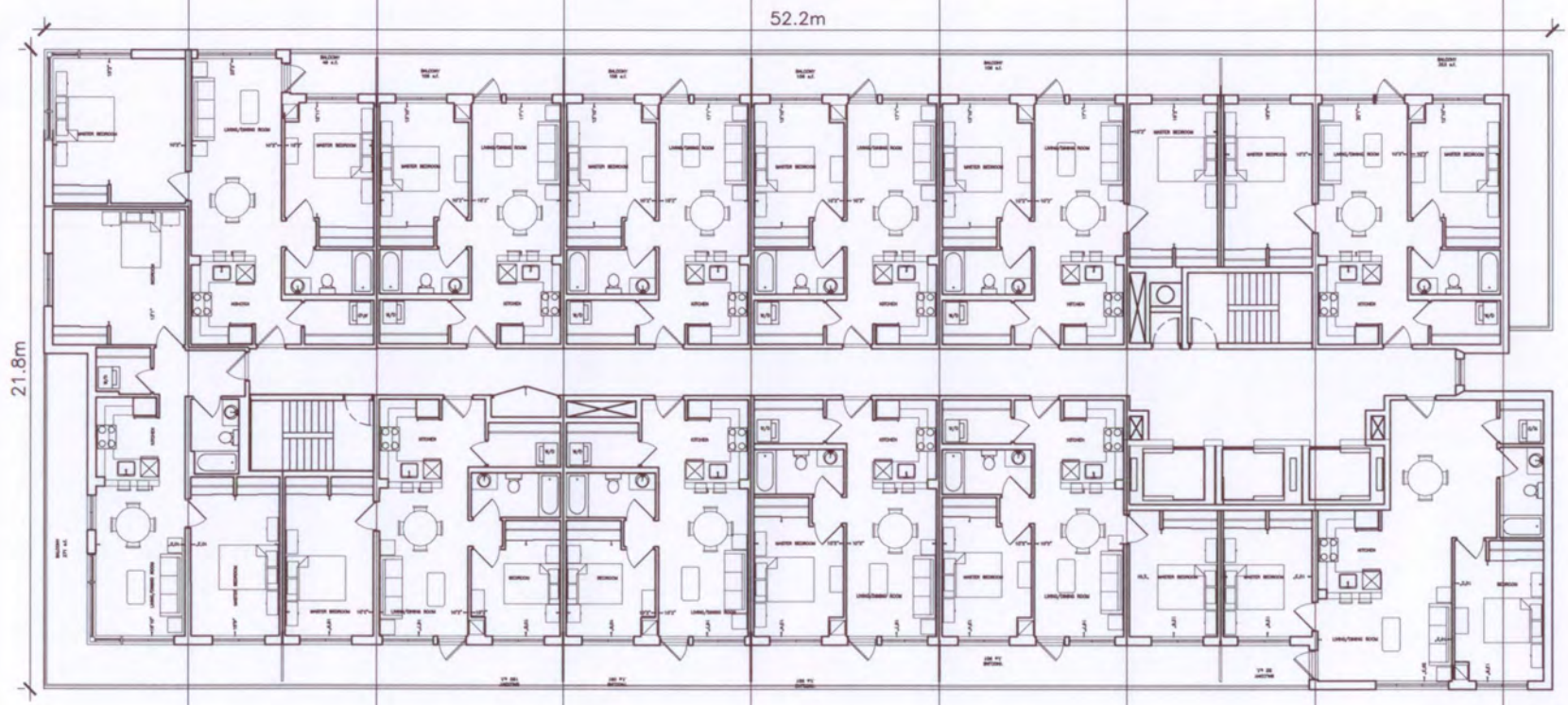
SECOND FLOOR

1 : 500

A003

DATE: Sep 30, 2013 - 5:07pm

Residential
11 storey + RETAIL
12 units/fl = 132 units
Building Area = ±982 s.m.



SMV
architects

APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 3A8
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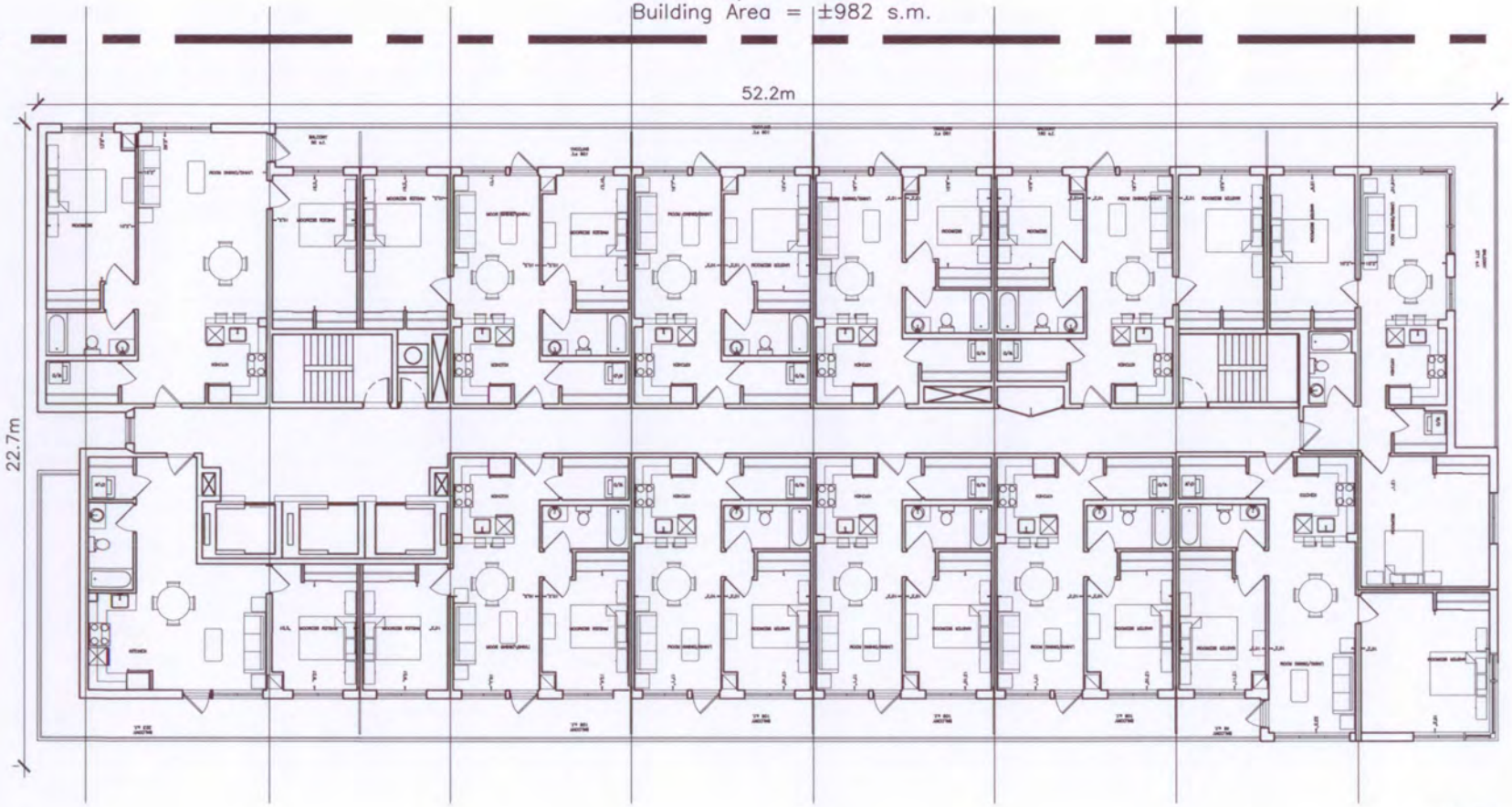
FIRST CAPITAL T 416.506.1600 F 416.506.0956

TYPICAL FLOOR

1:150 A003

DATE: Sep 30, 2013 - 5:08pm

Residential
16 storey + RETAIL
12 units/fl = 192 units
Building Area = ±982 s.m.



APPLEBY MALL INTENSIFICATION STUDY

BURLINGTON, ONTARIO

247 Spadina Avenue, 4th Floor
Toronto, Ontario, M5T 3A8
www.smvarch.com

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SMV architects

TYPICAL FLOOR

1:150 A003

DATE: Sep 30, 2013 - 5:08pm

Attachment No. 8

PROPOSED OFFICIAL PLAN AMENDMENT NO. xx

AMENDMENT NO. xx TO THE OFFICIAL PLAN OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The details of the Amendment as contained in Part B of this text constitute Amendment No. xx to the Official Plan of the Burlington Planning Area, as amended.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this amendment is to modify, on a site-specific basis, the policies of Part III, Section 4.4, "Community Commercial", to permit two (2) multi-unit residential buildings at the northeast corner of Appleby Line and New Street (northeast portion of the Appleby Village commercial site) with one (1) multi-unit residential building permitted to have a maximum height of 17 storeys. The other multi-unit residential building will have a maximum height of 12 storeys which is currently permitted in the Official Plan.

2. SITE AND LOCATION

The subject property is 6.6 hectares in area and is located at the northeast corner of Appleby Line and New Street. The property contains the Appleby Village community commercial development which consists of seven (7) buildings with a variety of retail, service commercial and office uses, including a Fortinos grocery store, Home Hardware, Rexall Pharma Plus, LCBO and the Beer Store. The Gross Floor Area ("GFA") within Appleby Village is approximately 17,040 square metres (183,405 square feet). Adjacent land uses include:

- South side — Commercial Plaza
- East side — High and medium density residential
- North side — Medium density townhouses
- West side — Commercial Plaza

3. BASIS

The basis for the Amendment is as follows:

a) The Burlington Official Plan permits high density residential development on lands within the "Community Commercial" land use designation (Appleby Village) to a maximum height of 12 storeys. The two multi-unit residential buildings proposed, at 12 storeys and 17 storeys are appropriate based on the two storey high density townhouse development immediately to the north and the three (3), 12 storey high density multi-unit residential buildings to the east.

b) The Appleby Village commercial property has recently been revitalized and new commercial buildings were constructed close to the street edge. The design and location of the proposed two multi-unit residential buildings complements the urban form established by the revitalized Appleby Village development.

c) The *2014 Provincial Policy Statement* (PPS) and *Places to Grow – A Growth Plan for the Greater Golden Horseshoe* encourages the efficient use of land while accommodating an appropriate range and mix of residential, employment and commercial uses to meet long-term needs.

   The proposal to add two multi-unit residential buildings on the Appleby Village site represents an appropriate form of intensification on a presently under-utilized portion of the site, adjacent to major retail uses. Local transit is available and the Appleby GO Station is in close proximity (less than 1.5 km to the north).

   The PPS also states that municipalities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated. In 2008, the City of Burlington did identify Appleby Village as a site where residential intensification could occur.

   The Growth Plan establishes a minimum intensification target of 40% of all residential development annually within the built-up areas of Halton municipalities by the year 2015 and for each year thereafter. All municipalities must look to their existing urban areas to provide additional housing units. The proposed increase in building height is supported by both the 2014 *Provincial Policy Statement* (PPS) and the *Places to Grow Act.*

d) The Regional Official Plan (ROP) designates the subject property *Urban Area*. The proposal meets many of the *Urban Area* objectives and policies in Regional Official Plan Amendment 38 (ROPA 38) pertaining to intensification and housing supply. The introduction of two multi-unit residential buildings at the northeast quadrant of an intersection of local arterial roads, on a community commercial site where additional development can be accommodated represents an efficient use of space and services.

The subject lands are within the built boundary of the City where commensurate growth must take place in combination with lands outside the built boundary. The specific location for the two multi-unit residential buildings was selected based on the availability of transit (local bus routes and proximity to the Appleby GO Station); the underutilized nature of the site; the adequate and available hard and soft services; and the potential to share a proportion of visitor parking with the community commercial uses.

The proposal is in conformity with the ROP.

e) The subject lands are identified as "Major Retail Areas" on Schedule A, Settlement Pattern of the BOP and further designated "Community Commercial" on Schedule B, Comprehensive Land Use Plan – Urban Area. Permitted uses may include medium and high density residential uses to a maximum height of twelve storeys based on site-specific evaluation criteria including traffic, land use compatibility and environmental factors.

In 2008, the City identified Regional Malls and Arterial Cores as areas where there is potential to intensify. One of the five Arterial Cores includes Appleby Village.

A Functional Servicing Report submitted with the application demonstrates that there is currently sufficient water, waste water and storm water capacity to service the proposed development. Based on parking demand surveys and shared commercial/residential visitor parking the site can accommodate the two residential buildings, including a five (5) storey increase in height.

The Transportation Study submitted with the application addresses site traffic generation and site traffic distribution. The Study concludes that road improvements are not required as a result of the new development-related traffic and that the site is well designed to accommodate and facilitate all modes of travel.

In terms of scale, there are three (3) existing 12 storey multi-unit residential buildings located immediately to the east of the subject lands. The two proposed multi-unit residential buildings will be similar in scale. The height (i.e., proposed 12 storey and 17 storey height combination for offset and variability) is similar and compatible with the existing 12 storey height

The test for compatibility is the capability of a new development to co-exist with an existing development without an undue physical or functional adverse impact and without an environmental or human health risk. The standards used to measure undue physical of functional adverse impact include aesthetics, noise, vibration, dust, odours, traffic, safety and sun-shadowing. Aesthetically, the proposed residential development will be attractive and bring a new modern feel to the neighbourhood. The existing development will not be impacted by unacceptable levels of noise, vibration, dust or odour from the new residential buildings. Sun-shadowing will take place but not an unacceptable levels or for long periods of time.

Accessibility to community services and neighbourhood conveniences is excellent in this location. Schools, parks, trails, transit and service commercial/retail uses, including a grocery store and pharmacies are all located in close proximity to the subject lands.

The proposed development is consistent with the land use policies of the City's Official Plan.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

Map Change None Proposed

Text Change

The text of the Official Plan of the Burlington Planning Area, as amended, is hereby amended as follows:

By adding the following policy in Part III, Section 4.4.2:

"Northeast corner of Appleby Line and New Street"	Two (2) multi-unit residential buildings *shall* be permitted at the northeast corner of Appleby Line and New Street (northeast portion of the Appleby Village commercial site) and one (1) multi-unit residential building *shall* have a maximum height of 17 storeys. Ground floor retail, service commercial and office uses *shall* be permitted on the ground floor.

2. INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the "Interpretation" policies of Section 3.0, Interpretation, of Part V, Implementation, of the Official Plan of the Burlington Planning Area.

3. IMPLEMENTATION

This Official Plan Amendment will be implemented in accordance with the appropriate "Implementation" policies of Part V, of the Official Plan.

Attachment No. 9

DRAFT

ZONING BY-LAW AMENDMENT 2020.xxx

THE CORPORATION OF THE CITY OF BURLINGTON

BY-LAW NUMBER 2020.xxx

A By-law to amend By-law 2020, as amended; for 5111 New Street

File No.: 520-xx/14

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved Recommendation PB-xx-14 on _____, 2014 to amend the Zoning By-law 2020, as amended, to permit a 12 storey and a 17 storey residential mixed use building at 5111 New Street.

THAT COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. Part 14 of By-law 2020, as amended, Exceptions to Zone Designations, is amended by deleting Exception 420 and addition Exception xxx as follows:

Exception	Zone	Map	Amendment	Enacted
xxx	CC1		2020.xxx	
1. Additional Permitted Uses: One Mixed Use (Residential, Office, Commercial) Building at 12 storeys and One Mixed Use (Residential, Office, Commercial) Building at 17 storeys with commercial/retail/office space permitted on the ground floor only and in the location shown on Diagram xxx below.				

2. Regulations for Mixed Use (Residential, Office, Commercial) Buildings:

Front Yard and Street Side Yard: 3.0 metres

Rear Yard and Side Yard: N/A

Amenity Area: 25 sq. m. per bedroom

Maximum Density: 49 units per hectare based on 6.6 hectares

Landscape Area abutting a street: 2.0 metres

Enclosed Occupant Parking: 75% of all required occupant parking

Occupant Parking: One Bedroom: 1.25 spaces per unit

Two Bedroom: 1.5 spaces per unit

Visitor Parking: 0.21 spaces per unit

Maximum Height: Building G – 12 storeys, as shown on Diagram xxx below

Maximum Height: Building H – 17 storeys, as shown on Diagram xxx below

3. Regulations for Commercial Uses:

Yard abutting Appleby Line: 1.5 m

Yard abutting New Street: 1.5 m

Yard abutting Pinedale Avenue: 1.5 m

Existing yards, loading areas and landscape areas abutting Timber Lane are recognized.

Landscape Area between Appleby Line, Pinedale Avenue or New Street and a parking lot or driveway: 3.0 m

For Buildings A, B, C, D, E or F in Diagram xxx below the landscape area between a building elevation facing Appleby Line, Pinedale Avenue or New Street: 0 m

Every use in Buildings C, E and F in Diagram xxx below, shall provide a functional, pedestrian accessible door on the building elevation facing the street

Standard, Convenience and Fast Food Restaurants are permitted within 10 m of a residential zone on lands abutting Appleby Line and Pinedale Avenue within 100 m of Appleby Line

A maximum on one Outdoor Patio is permitted within 10 m of a residential zone on the west elevation of Building F in Diagram xxx below

A maximum of one Outdoor Patio is permitted within 15 m of a residential zone on the

north elevation of Building E in Diagram xxx below

A maximum on one Outdoor Patio is permitted within 15 m of a residential zone on the north elevation of Building C in Diagram xxx below

Except as amended herein, all other provisions of this By-law, as amended, shall apply.

2. Zoning Map Number_____ of PART 15 to By-law 2020, as amended, is hereby amended as shown on Schedule "A" attached to this By-law.

   The lands designated as "A" on Schedule "A" attached hereto are hereby rezoned from CC1-402 to CC1 – xxx.

3. When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed.

4. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed t have come into force on the day it was passed.

ENACTED AND PASSED this _____day of _____2014

_____MAYOR

_____CITY CLERK


RM4 Zone
RM2 Zone
2 storey (11.5 m)
3 storey (14 m)
(under existing zoning)
RM2 Zone
Appleby Line
Pinedale Ave.
12 storeys
12 storeys
12 storeys
RH4 Zone
6.7 m
6.7 m
8.0 m
11.0 m
11.0 m
Timber Lane
RM2 Zone
11.3 m
8.7 m
New Street
HEIGHT SURVEY
Attachment No. 10