MEMORANDUM

To:	Adi Development Group	Date:	Oct. 5, 2020
		Project:	1120 Cooke Blvd (Station West Phase 2)
From:	Pooni Group	Project #:	2038
Re:	**Virtual Community Meeting – September 29, 2020 – Report**		

The following memorandum contains a summary of the virtual community meeting co-hosted by Adi Development Group and the City of Burlington on September 29, 2020, regarding the proposed redevelopment of 1120 Cooke Blvd (Station West Phase 2).

This memorandum contains the following sections:

1. Executive Summary
2. Virtual Format Information
3. Feedback Summary
4. Conclusion
5. Appendix A – Notification Flyer

1. Executive Summary

Adi Development Group co-hosted a virtual community meeting with the City of Burlington on Tuesday, September 29, 2020, from 5:30-7:00pm regarding the redevelopment of 1120 Cooke Blvd (Station West Phase 2).

The purpose of the pre-application community consultation meeting was for Adi Development Group to provide an overview of the applicant proposal, outline the planning context, identify the planning issues, and respond to questions from participants. The applicant will submit an OPA/ZBA Amendment for Station West Phase 2, Phase 1 construction is underway.

The proposed development consists of two different design options for community feedback. The first of which consists of three towers with heights ranging from 29 to 39 storeys, and the second option consists of four towers with heights ranging from 18 to 39 storeys. Both options yield the same approximate number of units, 1,258. The proposed development is located at the Aldershot GO Station, identified as a mobility hub as per the City of Burlington.

5700-100 King Street West
Toronto, ON Canada
M5X 1C7
416.849.0902
info@poonigroup.com
www.poonigroup.com

The meeting took place virtually due to the ongoing COVID-19 pandemic. During the meeting, the project team presented two different draft plans and designs (Option 1 and Option 2) and responded to questions from the community via a virtual ZOOM format.

Approximately 35 people attended the event virtually and approximately 17 total questions/comments were either provided verbally or written in the virtual chat. The participants were able to access the project website for more information (stationwestphase2.com) and to submit their questions and comments via written format to Adi Development Group. Two elected officials from the City of Burlington attended the virtual event, Ward Councillor 1 – Kelvin Galbraith and Mayor Marianne Meed Ward.

During the Question & Answer portion of the meeting, a few participants noted their appreciation for the project team presentation and community engagement efforts. Participants expressed concerns regarding traffic impacts and flow, lack of retail at grade, more green space, improved north-south connections and the lack of mix-use (as per the mobility hub planning policies).

2. Virtual Community Meeting Details:

Event Details:

Date: September 29, 2020
Time: 5:30-7:00pm
Location: ZOOM

Adi Development Group and the City of Burlington co-hosted a community consultation meeting from 5:30 pm and 7:00 pm on September 29, 2020.

Attendees signed on to the ZOOM platform and were able to participate and view the presentations and provide their feedback through the interactive question and answer portion of the event.

The Agenda/Format:

- Opening remarks from the Ward 1 Councillor – Kelvin Galbraith
- Opening remarks from the Mayor of Burlington – Marianne Meed Ward
- Presentation from Kyle Plas - City of Burlington Planning Department
- Presentation by the Applicant – series of videos from ADG, Acronym, Core
- Q&A session – moderated by Sarah Kanakos and Katie Pystchula – Pooni Group
- Closing Remarks

Participants:

Approximately 35 people attended the event, signed in via the ZOOM link.

Project Team (Applicant):

Applicant Team
Shane Cooney – Adi Development Group

Sam Badawi – Adi Development Group
Mark Sterling – Acronym Planning
Babak Eslahjou – Core Architects
Andrew Ferancik – WND Planning
Emily Ecker – BA Group
Sarah Kanakos – Pooni Group
Katie Pystchula – Pooni Group
Anupama Aery – Pooni Group

City of Burlington
Kyle Plas

Councillor – Ward 1
Kelvin Galbraith

Mayor of Burlington
Marianne Meed Ward

Notification (included in Appendix A)
Adi Development Group mailed the notifications via Canada Post to all residents within 250M of the subject site, 1120 Cooke Blvd.

Presentation Materials
The Applicant prepared a presentation via presentation videos that focused on the following key messages; ADG Development Group, Mobility Hubs, Proposals (Option 1 and Option 2), Community Benefits, and Project timeline.

The Presentation titles, which are representative of the material covered, are listed below.

Slide 1 – The Station West Proposal
Slide 2 – About Us – Adi Development Group (ADG)
Slide 3 – Burlington (Ward 1)
Slide 4 – The Site Context
Slide 5 – The Aldershot Go Station Secondary Plan
Slide 6 – Mobility Strategies
Slide 7 – Mix of Housing Options
Slide 8 – A Public Park
Slide 9 – Sustainable Design Strategies
Slide 10-15 – (Options 1 and Option 2)
Slide 16 – Landscape Plans
Slide 17 – Timeline and Next Steps

3. Feedback Summary

The virtual meeting provided the community with an opportunity to review the two draft proposals for the redevelopment and participate in a Q&A session with Adi Development Group, the City of Burlington, Ward 1 Councillor, and Mayor Marianne Meed Ward.

The applicant team responded to comments and questions from the participants via the ZOOM format.

The following is a list of key questions/concerns:

- Traffic, site access
- Building access on Cooke Blvd
- Landscaping, tree preservation
- Lack of Retail
- Mixed-use, mobility hub
- Improved north-south pedestrian connections
- Additional greenspace

During the moderated question and answer, a few participants noted their appreciation for the project team presentation and community engagement efforts. In general, participants expressed concerns regarding traffic impacts and flow, lack of retail at grade, more green space, improved north-south connections and the lack of true mix-use as per the City of Burlington Mobility Hub planning policies.

4. Conclusion

Adi Development Group co-hosted a virtual community meeting with the City of Burlington to discuss the redevelopment of 1120 Cooke Boulevard on Tuesday, September 29, 2020, from 5:30-7:00pm.

The meeting offered an opportunity for participants to learn more about the current plans and provide their feedback directly to the applicant. Approximately 35 people attended the virtual meeting, and 17 comments/questions were provided by the public. The feedback received indicates support for more housing types, mix-use development, improved connections, more retail spaces, improved public realm. Participants expressed concerns regarding traffic impacts and flow, height and mass of buildings, the lack of retail and north-south connections.

Both the applicant and the representatives from the City of Burlington encouraged all participants to stay engaged throughout the planning process for the mobility hubs, in particular the Aldershot Go Station. Further, that the applicant was very early in the planning process and there would be more opportunities to get involved. There were concerns expressed that both Option 1 and Option 2 were not true mix-use due to the lack retail/commercial or jobs spaces.

The feedback received from this community meeting will be considered as the applicant refines the plans for 1120 Cooke Blvd (Station West Phase 2).

Appendix A: Notification Flyer

To Owner/Occupant
Pre-application Consultation Virtual Meeting

Adi Development Group is considering the redevelopment of 1120 Cooke Boulevard.

We are exploring opportunities to transform 1120 Cooke Boulevard into a transit-oriented community. This proposed development consists of two different design concepts ranging from 3-4 residential buildings with varying heights.

If Adi Development Group chooses to pursue this redevelopment, it would require an amendment to the City of Burlington Official Plan and Zoning By-law. We have scheduled this pre-application consultation to seek community feedback that will assist in shaping our future proposal. The current design options will require an amendment to the City of Burlington's Official Plan and Zoning Bylaw. The current Official Plan designation of the site is Mixed Use Corridor, and the current Zoning is Mixed Use Corridor.

No development applications have been submitted to the City of Burlington at this time, and the City has not made any decisions on this proposal.

A Pre-application Community meeting has been scheduled to discuss this potential redevelopment, so that public can provide feedback to Adi Development Group at this early stage.

The Pre-Application Community Meeting will take place:

Date: Tuesday, September 29, 2020

Time: 5:30 - 7:00 PM

Participate On-Line via Zoom:
ZOOM LINK PROVIDED BY CITY

Webinar ID: NUMBER PROVIDED BY CITY

(internet connection required - Zoom User Guide available at www,burlington.ca/CITY TO CONFIRM ADDRESS

Participate by Telephone: NUMBER PROVIDED BY CITY



During the During the meeting, City Planning staff will provide an overview of the development application review process and opportunities for public participation in the process. Adi Development Group will provide an overview of their redevelopment plans. There will be a question and answer session to share your thoughts about the proposal with Adi Development Group. Councillor Kelvin Galbraith and the Mayor will also be in attendance to hear your input.

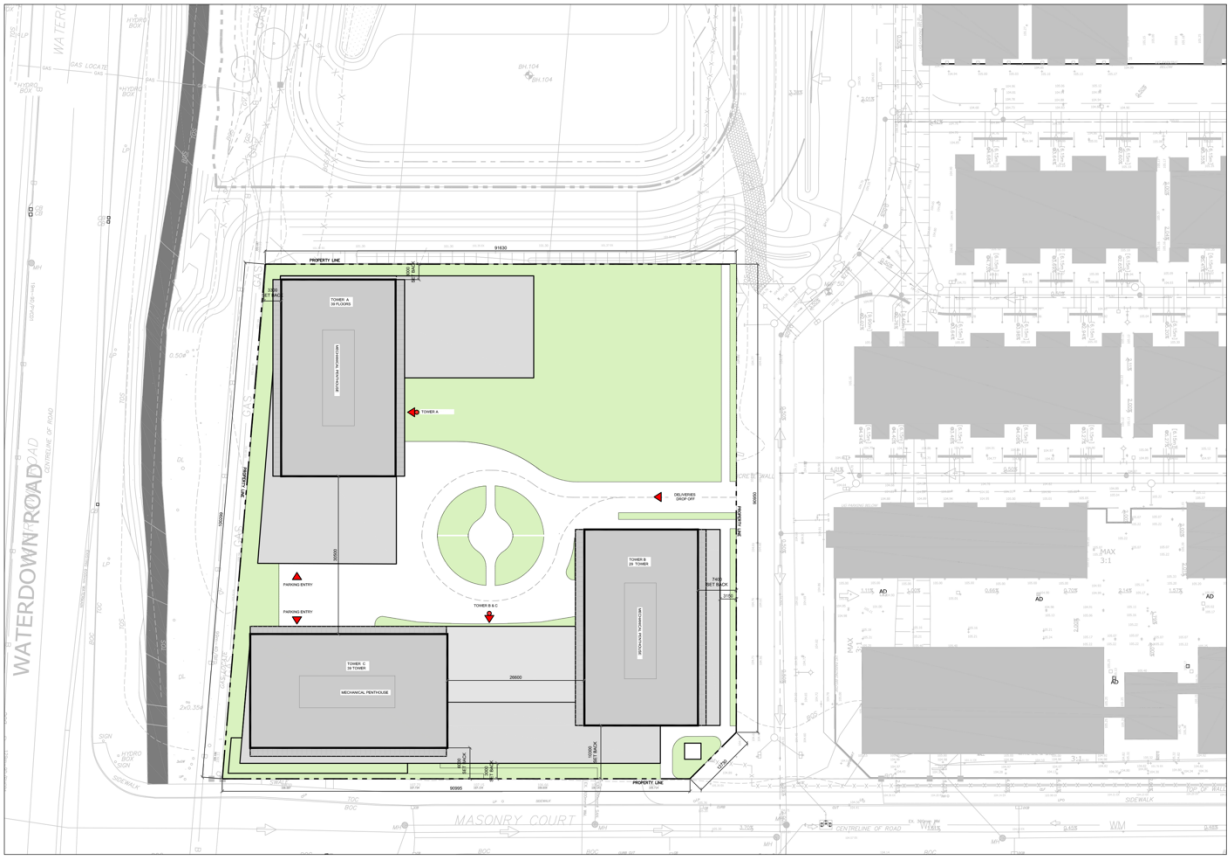
Residents can subscribe to the proposed development's webpage at Burlington.ca/developmentprojects to receive any updated about this proposal.

Comments and questions for Adi Development Group can be sent to the following address:

Sam Badawi
Adi Development Group
700-1100 Burloak Drive, Burlington
Sam.Badawi@adidevelopments.com
905-335-2929

After the application has been submitted to the City, notice will be sent to residents within 120 metres of the site [or 300 metres if the subject property is in the rural area or North Aldershot], and details of the application will be publicly available at Burlington.ca/developmentprojects. At that stage residents can provide comments and questions to City staff.

Option 1 Site Plan



Option 2 Site Plan

