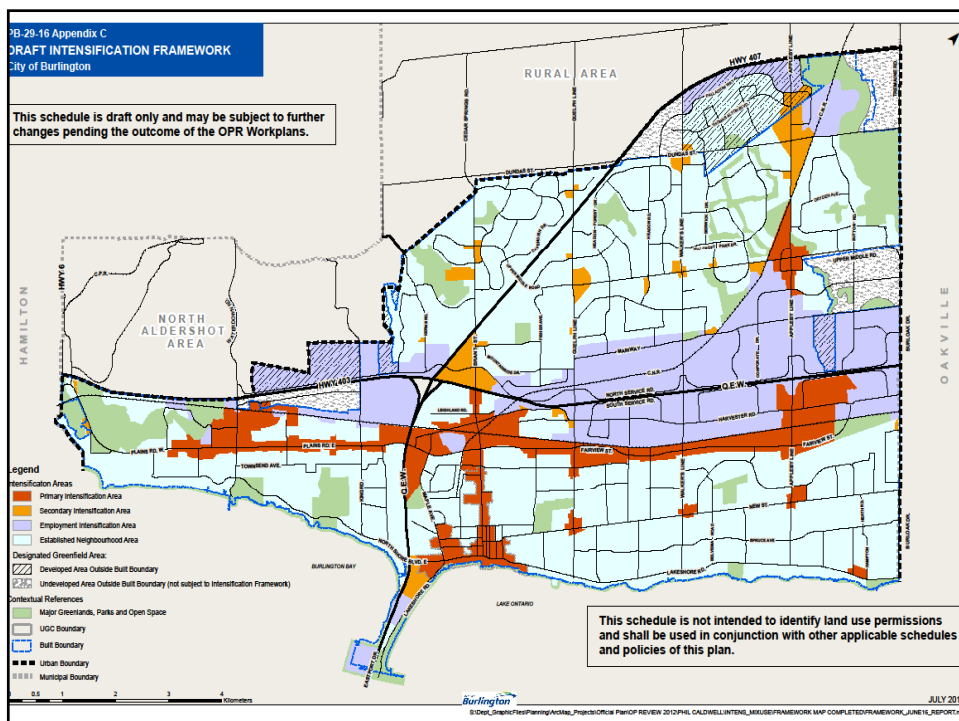


Ken White, Delegate December 13<sup>th</sup>, 2016  
**4853 Thomas Alton Blvd.**

**How much is too much?**



## Intensification?

*“People believe intensification automatically means 30 storey buildings”*

*“I’ve been reminded many times that for decades the densest part of the City of Toronto were the blocks around St. Lawrence Market without particularly tall buildings”*

*James Ridge City of Burlington*

*City Manager*

*YouTube—Burlington Matters January 4<sup>th</sup> 2016*

## Intensification?

*Streets for all users*



## Intensification?

*"If we do nothing we can be at 230K to 250K people"*

*"We can be at 250K with out people feeling crowded or overbuilt  
and with respecting where the city's come from."*

*Mary Lou Tanner City of Burlington  
Director of Planning & Building  
YouTube—Burlington Matters February 26<sup>th</sup> 2016*

## Traffic Concerns

Existing Traffic challenges with a C & D ratings.\*

Community ripple effect

\*Source: 4853 Thomas Alton Boulevard  
Transportation Impact Study, Parking Study &  
TDM Options Report August 2016

TABLE 2.2: EXISTING TRAFFIC OPERATIONS

Analysis Period	Intersection	Control Type	MOE	Direction / Movement / Approach								Analysis Period	Intersection	Control Type	MOE	Direction / Movement / Approach																
				Eastbound				Westbound								Eastbound				Westbound				Northbound								
				Left	Through	Right	Approach	Left	Through	Right	Approach					Left	Through	Right	Approach	Left	Through	Right	Approach									
AM Peak Hour	1 - Appleby Line & Palladium Way	TCS	LOS	C	C	>	C	C	C	>	C	A	1 - Appleby Line & Palladium Way	TCS	LOS	D	D	>	D	D	D	>	D	A	2 - Appleby Line & Thomas Alton Boulevard	TCS	LOS	D	D	>	D	A
			Delay	34	32	>	34	32	32	>	32	2			Delay	44	42	>	43	44	43	>	43	2	Delay		39	38	>	38	7	
			V/C	0.33	0.01	>		0.02	0.02	>	0.02	0.3			V/C	0.21	0.05	>	0.19	0.07	>	0.19	0.67	V/C	0.19		0.15	>	0.36	0.05		
			95th	16	0	>		2	5	>	2	2			95th	12	8	>	11	10	>	10	32	95th	16		21	>	24	8		
			Ex.	-	-	>		50	-	>	10	13			Ex.	-	-	>	50	-	>	100	135	Ex.	-		35	>	-	-		
PM Peak Hour	2 - Appleby Line & Thomas Alton Boulevard	TCS	Avail	-	-	>		48	-	>	9	19	2 - Appleby Line & Thomas Alton Boulevard	TCS	Avail	-	-	>	39	-	>	39	103	Avail	-	14	>	-	-			

## Traffic Concerns

Generalized data used without community adjustment.

TABLE 3.1: ESTIMATED TRIP GENERATION

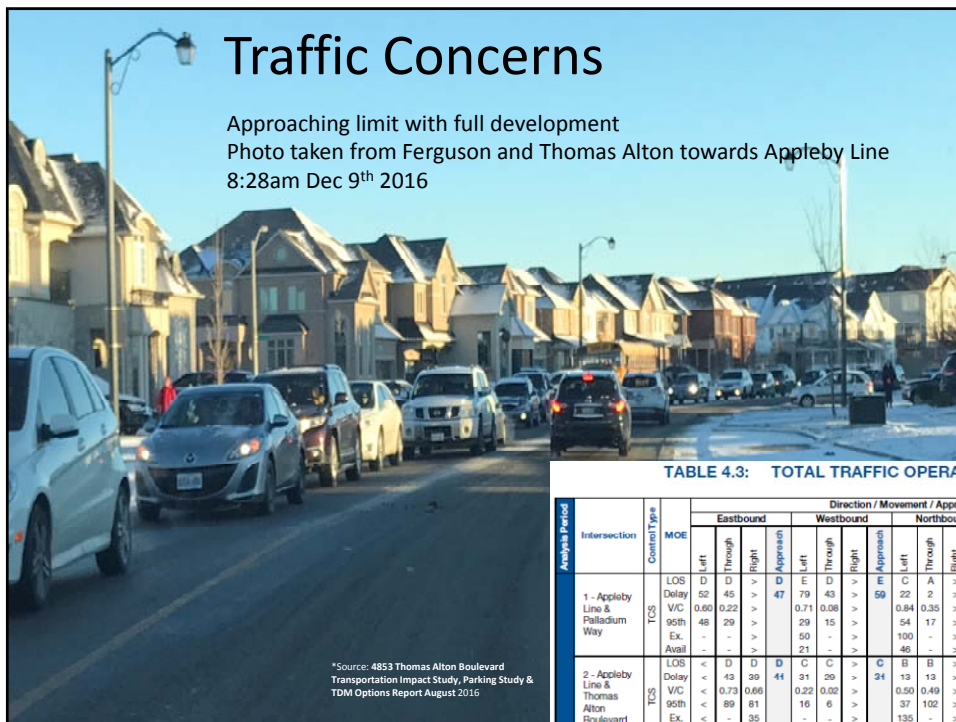
ITE Land Use	Number of Units	AM Peak Hour				PM Peak Hour			
		R2	In	Out	Total	R2	In	Out	Total
231 - Low-Rise Residential Condominium/Townhouse	191	0.91	30	88	118	0.78*	86	63	149
232 - High-Rise Residential Condominium/Townhouse	494	0.98	33	139	172	0.99	113	70	183
<b>Total Generation</b>			<b>63</b>	<b>227</b>	<b>290</b>		<b>199</b>	<b>133</b>	<b>332</b>
Non-Auto Trips	15%		9	34	43	15%	30	20	50
<b>Net Generation</b>			<b>54</b>	<b>193</b>	<b>247</b>		<b>169</b>	<b>113</b>	<b>282</b>

\* Average Rate

\*Source: 4853 Thomas Alton Boulevard  
Transportation Impact Study, Parking Study &  
TDM Options Report August 2016

# Traffic Concerns

Approaching limit with full development  
Photo taken from Ferguson and Thomas Alton towards Appleby Line  
8:28am Dec 9<sup>th</sup> 2016



**TABLE 4.3: TOTAL TRAFFIC OPERATIONS**

Analysis Period	Intersection	Control Type	MOE	Direction / Movement / Approach										
				Eastbound			Westbound			Northbound				
				Left	Through	Right	Left	Through	Right	Left	Through	Right		
1 - Appleby Line & Palladium Way	LOS	D	45	D	47	E	D	43	D	43	C	22	A	2
	Delay	52	0.60	0.22	0.71	0.06	0.84	0.35	0.54	0.17	0.46	0.13	0.13	
	VIC	48	29	29	15	100	100	46	135	135	135	135	135	
	95th Ex.	-	-	-	-	-	-	-	-	-	-	-	-	
	Avail	-	-	-	-	-	-	-	-	-	-	-	-	
2 - Appleby Line & Thomas Alton Boulevard	LOS	<	43	D	41	C	31	29	C	31	B	13	13	
	Delay	<	0.73	0.66	0.22	0.02	0.50	0.49	0.37	0.102	0.102	0.102		
	VIC	89	81	16	6	37	102	102	102	102	102	102		
	95th Ex.	<	-	35	-	-	-	-	-	-	-	-		
	Avail	<	-	-	-	-	-	-	-	-	-	-		

\*Source: 4853 Thomas Alton Boulevard Transportation Impact Study, Parking Study & TDM Options Report August 2016

## Parking

Report not reflective of Alton Village  
Only permit system in the city

**TABLE 6.5: CITY OF BURLINGTON SURVEY PARKING DEMAND RATES**

Unit Type	Units	Rate Per Unit			Demand			
		Range	Resident	Visitor	Total	Resident	Visitor	Total
Apartment Units	494	High	0.97	0.19	1.16	479	94	573
		Average	0.88	0.08	0.96	437	37	474
		Low	0.75	0.00	0.75	371	0	371
Stacked Townhouse Units	170	High	0.84	0.24	1.08	143	41	184
		Average	0.77	0.20	0.97	131	33	164
		Low	0.68	0.17	0.85	116	29	145
Townhouse Units	21	High	2.34	2.34	4.68	49	49	98
		Average	1.90	1.90	3.80	41	41	82
		Low	1.71	1.71	3.42	36	36	72
Overall Estimated Demand	600	High	0.98	0.20	1.18	671	135	806
		Average	0.89	0.10	0.99	609	70	679
		Low	0.76	0.04	0.80	523	29	552

\*Source: 4853 Thomas Alton Boulevard Transportation Impact Study, Parking Study & TDM Options Report August 2016

# Environmental Noise Assessment

External noise impact to current citizens ignored

- (5) Warning clauses to be registered on title and be included in Offers of Purchase and Sale and Leases on designated units:
- A. "Purchasers and tenants/lessees are advised that despite the inclusion of noise control features in this development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Ministry of the Environment's noise criteria".
  - B. "This dwelling has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria".
  - C. "This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate future air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment's noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts both on and in the immediate vicinity of the subject property. Residential air conditioners of 38,900 BTU/H or less should have an ARI sound rating of 7.6 bels or less.)"
  - D. "Purchasers are advised that due to the proximity of the adjacent Business Park and Commercial Uses, sound levels from the Business Park and Commercial Uses facilities may at times be audible."

\*Noise and Vibration Study August 25 2016

# Environmental Noise Assessment

External noise impact to current citizens ignored



## How much is too much?

### Appendix A

## Intensification?

The Government of Canada is maintaining its commitment to a strong immigration program and will welcome 300,000 immigrants in 2017.

Immigration plays an important role in keeping Canada competitive in a global economy. It helps offset the impacts of an aging population and the fact that the number of people in Canada's labour force will soon be in decline. **In fact, immigration will soon account for all net labour force growth as the number of retirements outpaces the number of Canadian youth joining the labour market.** For these reasons, the Government has established 300,000 as a new baseline for permanent resident admissions with the majority of these selected as economic immigrants.

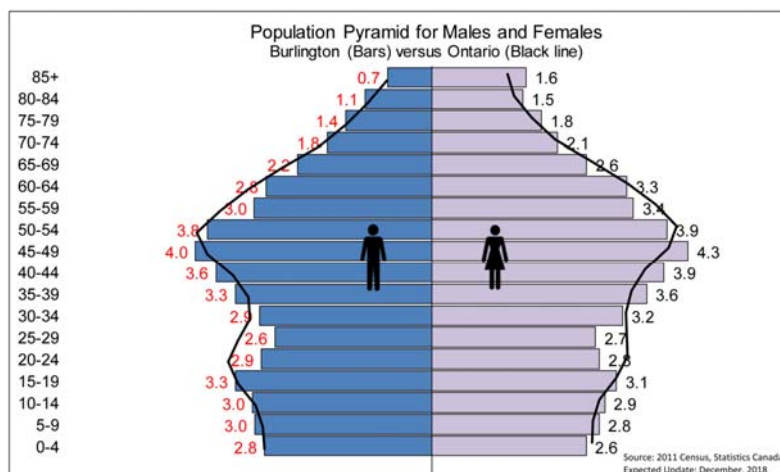
## Appendix B

## Intensification???

Immigration class	2016 target	2017 target
<b>Economic</b>	160,600	172,500
<b>Family</b>	80,000	84,000
<b>Refugees and Protected Persons</b>	55,800	40,000
<b>Humanitarian and Compassionate and Other</b>	3,600	3,500
<b>Total</b>	<b>300,000</b>	<b>300,000</b>

## Appendix C

## Intensification?





## Appendix D

# Intensification?



App A

# Intensification???

*“Population Growth now drives Job Growth”*

Mary Lou Tanner City of Burlington  
Director of Planning & Building  
Various including Oct.28<sup>th</sup> 2016 & BEDC Newsletter

- GDP Growth is determined by labor force participation & technological innovation.
- Employment Roughly tracks Nominal GDP
  - Focus on increased income per citizen
  - Focus on increased GDP per citizen