Public Meeting
Planning & Development Committee

Choice Properties REIT
Proposed Commercial Development
2025 Guelph Line
January 31st, 2017

Proposed Development
   & Public Meeting – May 17, 2016
Proposed Development


Proposed Development


2. January 31, 2017
Proposed Development – Summary of Improvements

- Building C/D re-oriented to increase separation distance between proposed restaurants and abutting residential; add more prominence to Upper Middle Rd rather than Uplands Dr.

- Building E (with drive-through) re-oriented to improve overall traffic circulation and parking.

- Proposed restaurants and patios exceed the minimum setback requirements from abutting residential zones.

- Increased and enhanced landscaping opportunities along Uplands Dr.

- Relocation of Uplands Dr access to the north to allow for improved sight lines, greater distance from Upper Middle Rd intersection, and improved internal circulation.

- Encourage alternative modes of transit through installation of bicycle racks, improved pedestrian circulation and implementation of programs to promote active modes of transit and use of rear parking area for employees.

Proposed Development

Current view – facing northeast along Upper Middle Road
Proposed Development

Proposed view – facing northeast along Upper Middle Road

Proposed Development

Current view – facing northwest at Upper Middle Road & Uplands Drive intersection
Proposed Development

Proposed view – facing northwest at Upper Middle Road & Uplands Drive intersection

Proposed Development

Uplands Drive – Streetscape & Landscape Improvements
Conclusions

• Subject lands are ideal for the type of development proposed due to ample land area, as well as good access and visibility from Guelph Line and Upper Middle Rd;

• Proposed uses (retail, restaurant) are contemplated within the Community Commercial designation, which permits a wide range of large and small scale commercial uses in free-standing buildings;

• Placement of proposed buildings fronting on to Upper Middle Rd will enhance streetscape and pedestrian circulation;

• Introduction of new tenants will enhance the viability of the shopping centre, allowing it to remain competitive in the marketplace;

• Minor expansion of the shopping centre (7.3%) is an appropriate form of intensification; will make efficient use of lands; and can take advantage of existing services and infrastructure;

• Type of development proposed already exists in the area and there are no known unacceptable adverse impacts on surrounding land uses; compatibility issues (i.e. noise, traffic/parking) have been satisfactorily addressed at this stage and will be dealt with in more detail at site plan approval stage;

• Regulations already included in the Zoning By-law, and further regulated in the proposed zoning amendment, to ensure standard restaurants (min 30 m) and outdoor patios (min 45 m) are sufficiently setback from abutting residential uses;

• Consistent with PPS, Growth Plan, Region Official Plan, and Burlington Official Plan and Strategic Plan.