Preserving a family-friendly neighbourhood

Presentation to City of Burlington
Planning & Development Committee

January 31, 2017

Jim Fikis
3191 Twin Oaks Crescent

Dave Machry
3271 Greenbough Crescent

Rick & Kim Nault
3194 Twin Oaks Crescent

Jean Frisby
3195 Twin Oaks Crescent

Burlington Supercentre
2025 Guelph Line
Current Hours of Operation
Peak Friday Hour

Burlington Supercentre
Surrounding Residential Neighbourhood
Preserving a family-friendly neighbourhood

To The East - Strip Mall
1900 Walkers Line

To The West - Upper Brant Plaza
2201 Brant Street
To The South - Burlington Heights Plaza
1505 Guelph Line

Parking Demand - Friday
Parking Demand - Saturday

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Parking Supply Vs Demand

<table>
<thead>
<tr>
<th></th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Parking Spaces</td>
<td>978</td>
</tr>
<tr>
<td>Less NE Lot</td>
<td>138</td>
</tr>
<tr>
<td>Total Parking Spaces Excluding NE Lot</td>
<td>840</td>
</tr>
<tr>
<td>(physical count - March 20, 2016)</td>
<td></td>
</tr>
<tr>
<td>Less Handicap/family/buggy corral (+17)</td>
<td>45</td>
</tr>
<tr>
<td>795</td>
<td></td>
</tr>
<tr>
<td>Less Garden Centre (+10)</td>
<td>82</td>
</tr>
<tr>
<td>(physical count - May 12, 2016)</td>
<td></td>
</tr>
<tr>
<td>713</td>
<td></td>
</tr>
<tr>
<td>Less Proposed Development (-23)</td>
<td>76</td>
</tr>
<tr>
<td>637</td>
<td></td>
</tr>
<tr>
<td>Less Reserved Spaces - 4 New Tenants</td>
<td>29</td>
</tr>
<tr>
<td>Ret F (6) + Ret E (6) + Ret C (11) + Ret D (6)</td>
<td>608</td>
</tr>
<tr>
<td>Less Practical Capacity (85%)</td>
<td>91</td>
</tr>
<tr>
<td>517</td>
<td></td>
</tr>
<tr>
<td>Less Unassigned Spaces</td>
<td>524</td>
</tr>
<tr>
<td>Total Parking Demand - Future Use + Existing Demand</td>
<td></td>
</tr>
</tbody>
</table>

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Revised Site Plan – Building Grade

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

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Common Ownership

- The property owner and developer, Choice Properties REIT and the largest tenant in the plaza, Fortinos, are both owned by Loblaw Companies.
- It would appear that the proposed development seeks to minimize any negative impact on Fortinos by positioning all builds as far away as possible.

Source: George Weston Limited, Annual Information Form, March 2, 2016, pages 2-3

Revised Site Plan - Other Concerns
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Traffic Concerns

• Addition of businesses will increase traffic on Upland Drive
• Increased stacking of vehicles at intersection of Upper Middle & Upland Drive
• At peak times more difficult for vehicles to exit from Greenbough Cres.
• Can expect increase in automobile accidents
Conclusion:

- “The proposed development can be accommodated on the existing roadway network.”
- “The proposed infill development is not anticipated to have any negative impacts to the unsignalized site accesses.”

Traffic Impact Study - Update

- One accident in the last 5 years near existing site access.
- “The proposed infill development is not anticipated to have any negative impacts to the unsignalized site accesses.”
- “The proposed development can be accommodated on the existing roadway network.”
Zelinka Priamo Letter June 2016

- Improved traffic flow entering/exiting plaza?
- Increased landscaping opportunities?
- Allow for more queuing space (block Greenbough Cres.)
- Moving Upland Access results in vehicle headlights shining in resident windows, backyards.

Uplands Drive Entrance/Exit

Alternative 1

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Uplands Drive Entrance/Exit - Alternative 2

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Restaurant/Roadhouse/Sports Bar
Concerns

- Extends the business hours of the plaza, typically to 2AM
- Odours from cooking & garbage
- Safety & security concerns for residents
- Noise from outdoor patio, sound systems, roof top HVAC systems, vehicle traffic & delivery vehicles
- Increased lighting from parking, security and signage
- Impact of building design on area

Fast Food Drive-Through
Concerns

- Extends the business hours of the plaza. Most food services with a drive-through open 24/7
- Odours from cooking, deep frying and garbage
- Noise from outdoor patio, vehicles sitting in que, intercom ordering
- Exhaust emissions
- Traffic stacking & congestion
- Safe access for pedestrians
- Impact of building design on area
- Increase in litter (food wrappers/cups)
Plaza Maintenance Concerns

• Currently residents experience issues with litter, will only become worse with addition of the buildings/businesses

From May, 15, 2016 Report

• Noise from Building C will affect residents – we question accepting amendments and would like to know what noise protection is being offered.

• Drive-thru causes congestion and decreases walkability. Idling at drive-thru causes pollution. Drive-thru’s encourage bad behavior and promotes driving which negatively impacts environment – Do not allow removal on the restriction of drive-thru facilities in association with any restaurant on the south-east quadrant
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Burlington Official Plan

Section 4.4.2

b) Form of Development

Freestanding buildings shall be permitted provided they do not adversely affect access to or traffic circulation within the commercial area.

f) Zoning of Sites

The zoning of individual sites may not allow for the full range of permitted uses or the full extent of development intensity at every location based on site specific factors that may include, but not limited to, traffic, land use compatibility, market impact, natural hazards and features and environmental factors.

Re-zoning Amendments – Landscape Buffers

<table>
<thead>
<tr>
<th>Comparison of Changes to Landscape Buffer Area’s</th>
<th>Current Exception 64</th>
<th>CC1</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landscape area abutting Guelph Line</td>
<td>6 m</td>
<td>6 m</td>
<td>4 m</td>
</tr>
<tr>
<td>Landscape area abutting Upper Middle Rd (South-East Quadrant)</td>
<td>20 m</td>
<td>6 m</td>
<td>3.9 m</td>
</tr>
<tr>
<td>Landscape area abutting Upland Drive</td>
<td>6 m</td>
<td>6 m</td>
<td>5.3 m</td>
</tr>
<tr>
<td>Landscape area abutting daylight triangle (Upper Middle &amp; Upland)</td>
<td>20 m</td>
<td>6 m</td>
<td>3.5 m</td>
</tr>
</tbody>
</table>
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Re-zoning Amendments - Neighbourhood Proposal

Residents could support the construction of 3 new stand-alone buildings on the site subject to the changes detailed in the table below and the following slides.

### Zoning Restrictions for the South East Quadrant

<table>
<thead>
<tr>
<th>Current Zoning Restrictions</th>
<th>Proposed Zoning Restrictions</th>
<th>Neighborhood Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prohibited Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Convenience stores</td>
<td>• Funerary home</td>
<td>• Roadhouses</td>
</tr>
<tr>
<td>• Taxi cab stand</td>
<td>• Motor vehicle repair garage</td>
<td>• prohibition on serving alcohol after 10:00 pm was written into the zoning by-law for the protection of the adjacent residents. We would like to see the spirit of this restriction remain.</td>
</tr>
<tr>
<td>• Sale and/or repair of motorcycles</td>
<td>• Sale and/or repair of motorcycles</td>
<td></td>
</tr>
<tr>
<td>• Pool hall</td>
<td>• Assembly &amp; Banquet hall</td>
<td></td>
</tr>
<tr>
<td>• Funeral director</td>
<td>• Pool hall</td>
<td></td>
</tr>
<tr>
<td>• Video games &amp; pinball machines</td>
<td>• Outdoor patio's are prohibited on building elevations facing Upland Dr.</td>
<td></td>
</tr>
<tr>
<td>• Drive-through facilities in association with any restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Roadhouses (restaurant with stand-up bar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Outdoor patio's on northerly &amp; easterly sides of the building</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Assembly &amp; Banquet hall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Serving of alcoholic beverages after 10:00 pm</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Revised Site Plan – Preferred Neighbourhood Proposal

1. Move drive-through Bldg E to area ‘A’
2. Move retail Bldg F to vacated drive-through location
3. Move garden centre to vacated retail location or just shift over

Note: Bldg C/D remains located as per proposal

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Revised Site Plan – Alternative Neighbourhood Proposal

1. Switch location of drive-through Bldg E with retail Bldg F

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Quality of Life Concerns

- Impact on enjoyment of our property
- Potential decline in property values
- Safety & security
- Wellness issues – interruption of sleep, frustration, stress, anxiety