



**MHBC**

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

**901 GUELPH LINE,  
BURLINGTON**



**EMSHIH**  
DEVELOPMENTS INC.

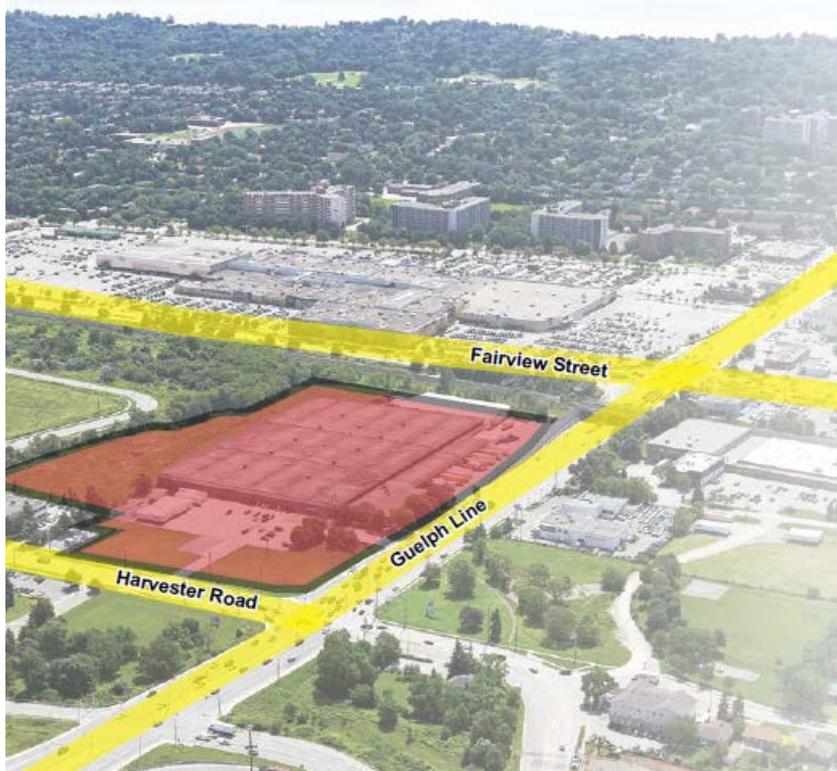
**Comments and Response to  
PB-01-17 and City of Burlington  
New Official Plan  
(Draft April 2017)**

Thursday April 6, 2017

# Overview of Presentation

- Physical Context for the Site
- History of the Site & Proposed Redevelopment
- City's MCR Process & Recommendations
- Importance of Redevelopment Opportunity
- Recommended Planning Framework & Community Benefits

# Physical Context

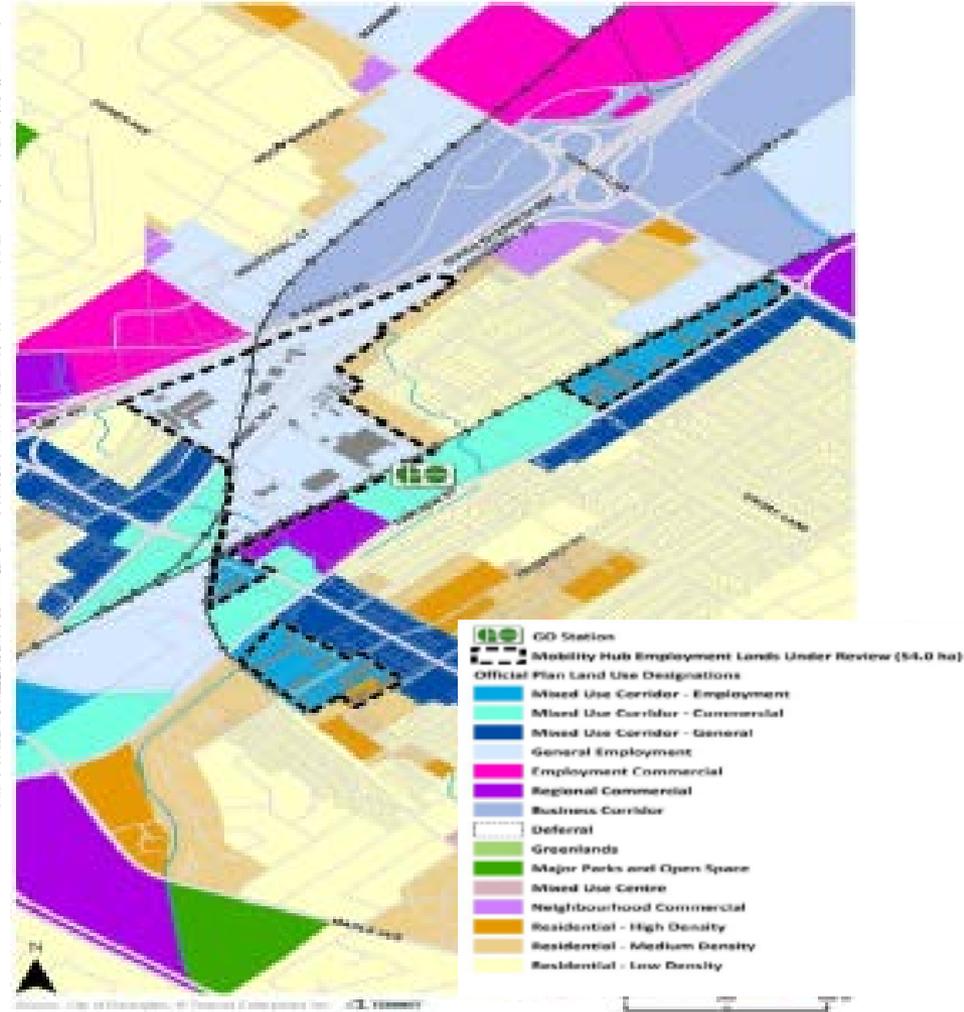


# History of Site

City of Burlington  
MIDTOWN MIXED USE CENTRE  
SECONDARY PLANNING STUDY



- |                            |                              |
|----------------------------|------------------------------|
| OFFICE                     | HIGH DENSITY RESIDENTIAL     |
| REGIONAL SHOPPING AREA     | OPEN SPACE                   |
| COMMERCIAL/RESIDENTIAL     | RAIL/UTILITY CORRIDOR        |
| OFFICE/RESIDENTIAL         | TRANSIT CENTRE               |
| MEDIUM DENSITY RESIDENTIAL | EMPLOYMENT                   |
|                            | OFFICIAL PLAN AMENDMENT AREA |



# Design Workshop & Plan

## GUIDING PRINCIPLES: 901 Guelph Line Proposal

Inspired by the *City of Burlington's Strategic Plan 2015-2040*, Emshih Developments has envisioned the proposed development at 901 Guelph Line as a key component in accomplishing each of the key strategic directions highlighted by the City as we look to the future of Burlington through the creation of a new Official Plan.

The combination of high quality design, transit-oriented development including key employment and residential spaces, green infrastructure and well-positioned public amenities will contribute to the goals and objectives of the City's Strategic Plan and demonstrate what is possible over the next 25 years as Burlington *grows bold*.

A CITY THAT GROWS

A CITY THAT MOVES

A HEALTHY AND GREENER CITY

AN ENGAGING CITY

### QUALITY

High-quality design allows all residents, employees and visitors to share in a sense of community pride while increasing the level of interest externally.

### INNOVATIVE

Modern Working environments that are open and create linkages across company boundaries while also encouraging an entrepreneurial spirit.

### AFFORDABLE

Smaller unit sizes (500-800 sq ft) Shared Public amenity spaces

### INTEGRATED

Internal and External connections are created within the community and focused toward linkages with Guelph Line and the Fairview / Plains Corridor.

### WALKABLE

Reduced need to own a personal vehicle with most daily needs available locally.

### CONNECTED

Fairview Street, Harvester Road and Burlington GO accessible via Queenway by Transit, Bicycle or on foot.

### RESPONSIBLE

Community Gardens  
Rooftop Green Space  
Food Security  
Community Safety and Passive Surveillance

### EFFICIENT

Smart Meter Systems  
Increased Building Performance  
Material Efficiency  
District Energy  
Net-Zero Design

### COMPLETE

Live and work at 901 Guelph Line  
Shop Locally

### GATHER

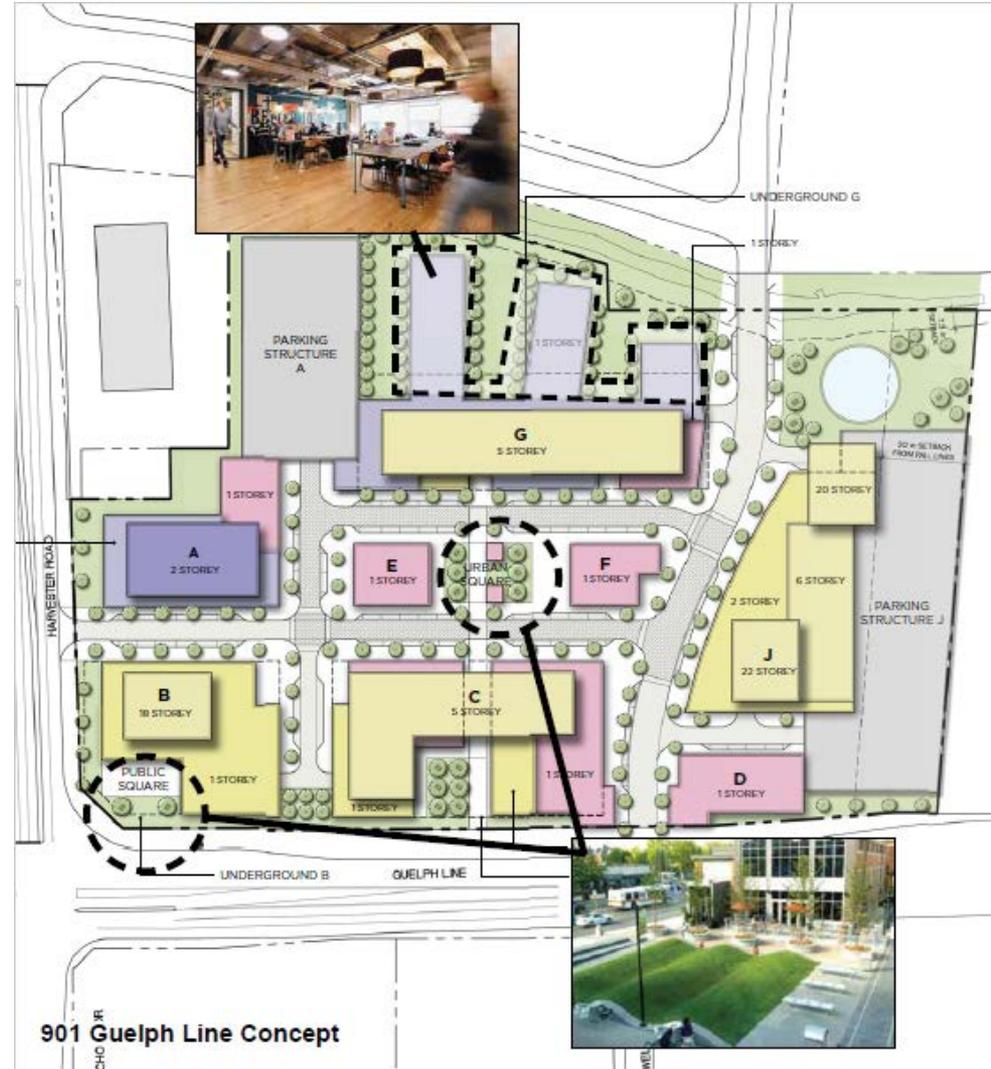
In high quality public spaces to:  
Read  
Create  
Reflect  
Learn

### INTERACT

Speak with a neighbour  
Support a local business  
Organize events  
Provide input to local government

### SHARE

Working Spaces  
Knowledge and Ideas  
Technology



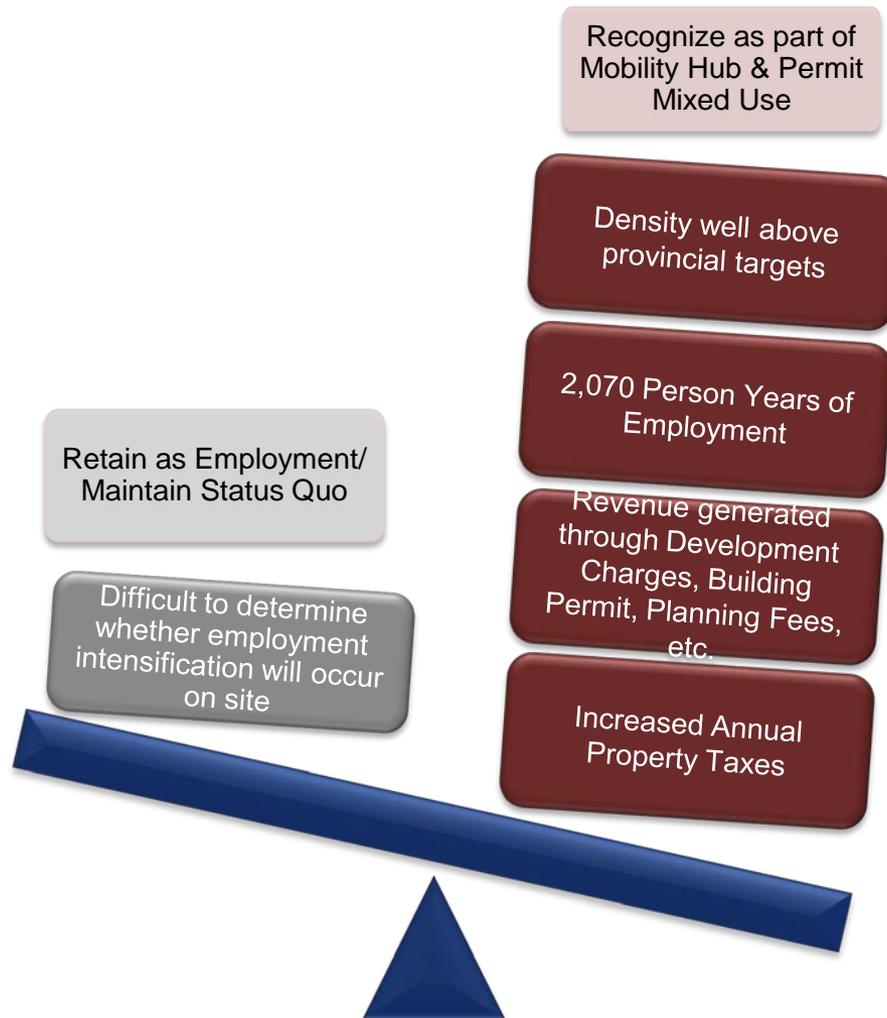
901 Guelph Line Concept

# Employment Land Conversion Request and Assessment

- Principle of land use
- Larger site
- Lack of need
- Not within mobility hub area

<b>REQUEST # 9 - Summary</b>	
<b>ADDRESS</b> 901 Guelph Line (Ward 4)	
<b>OWNER</b> Emshih Developments Inc.	
<b>PROPONENT (if different from owner)</b> Glen Schnarr & Associates Inc.	
<b>LAND AREA</b> 6.4 ha	
<b>REQUEST DETAILS</b> Master Development Concept has been submitted showing a mix of office space, retail and 960 residential units. A letter (August 28, 2013), Planning Justification Report (Glen Schnarr & Associates Inc., March 25, 2014) were both submitted.	
<b>EXISTING LAND USE</b> One storey industrial/office building, with a total of about 23740 m <sup>2</sup> floor area.	
<b>ADJACENT LAND USES</b> North: Harvester Road and employment uses beyond. South: Railway Line and Fairview Street. East: Roseland Creek and employment uses beyond. West: Guelph Line and vacant land beyond.	
<b>ON REGION'S EMPLOYMENT AREA OVERLAY?</b> Yes—subject to the Region's Municipal Comprehensive Review.	
<b>EXISTING CITY OF DESIGNATION:</b> Business Corridor	

# Redevelopment Opportunity



# Proposed Planning Framework

## OBJECTIVES

The development will:

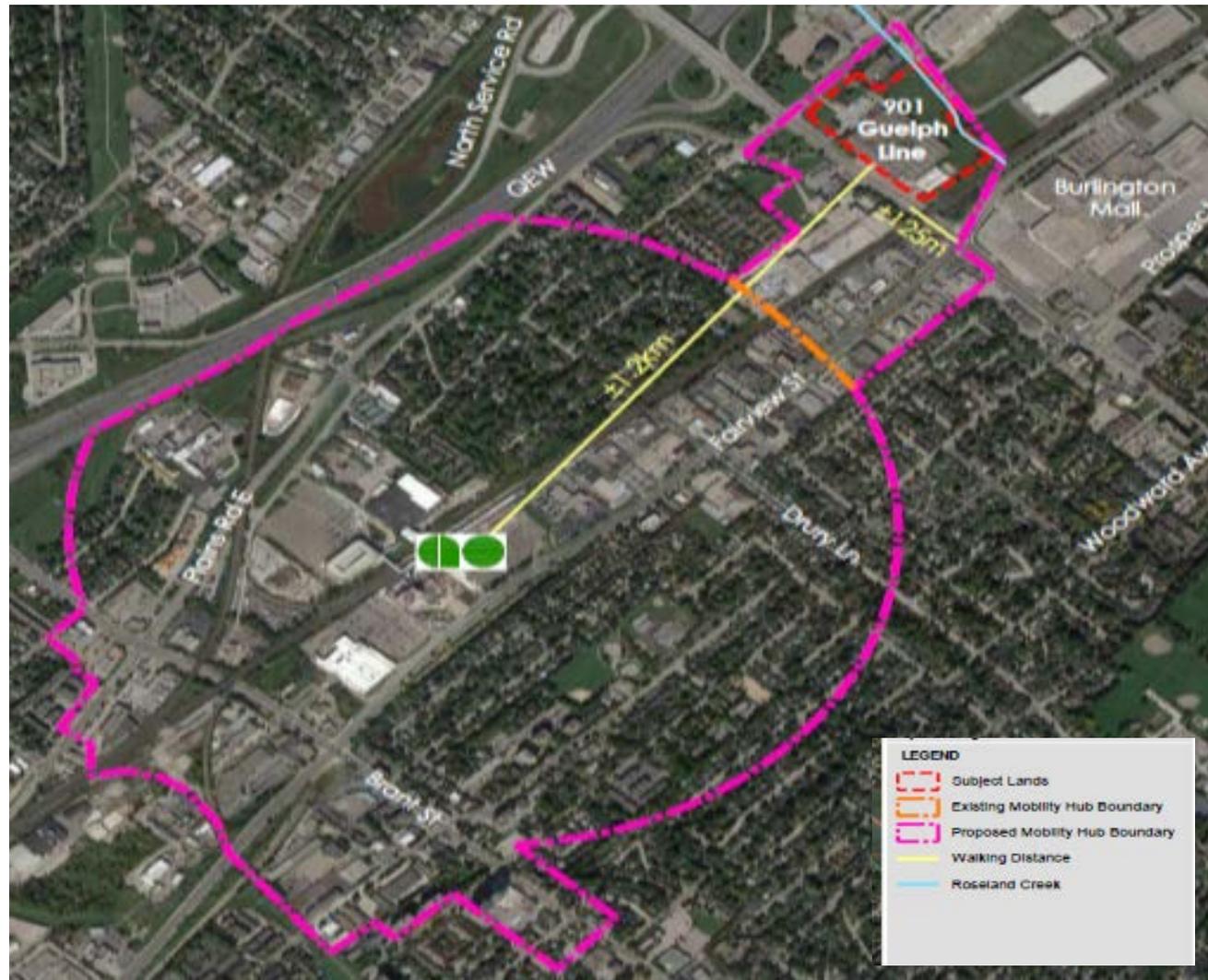
Emphasize a high quality of design, innovative working spaces for knowledge-based employers, a variety of affordable lifestyle options for youth, families and seniors, with amenities catering to a broad community demographic, attracting talent and capital

Establish integrated, walkable and well-connected street patterns through appropriate built forms that increase opportunities for active transportation and transit-oriented development

Promote sustainable practices through environmentally efficient design, increased community awareness, participation and social responsibility, strengthening the development of a complete community

Position communal spaces to become primary knowledge and idea sharing hubs, fostering dynamic interactions between local government, community members and businesses

# Proposed Planning Framework



# Request for Reconsideration

- Hub for employment opportunities
- Attractive to businesses, youth, young professionals
- Catalyst for future employment growth
- Integration into frequent transit network
- Provision of affordable housing options
- Inclusion of public spaces, community features and green buildings

