



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

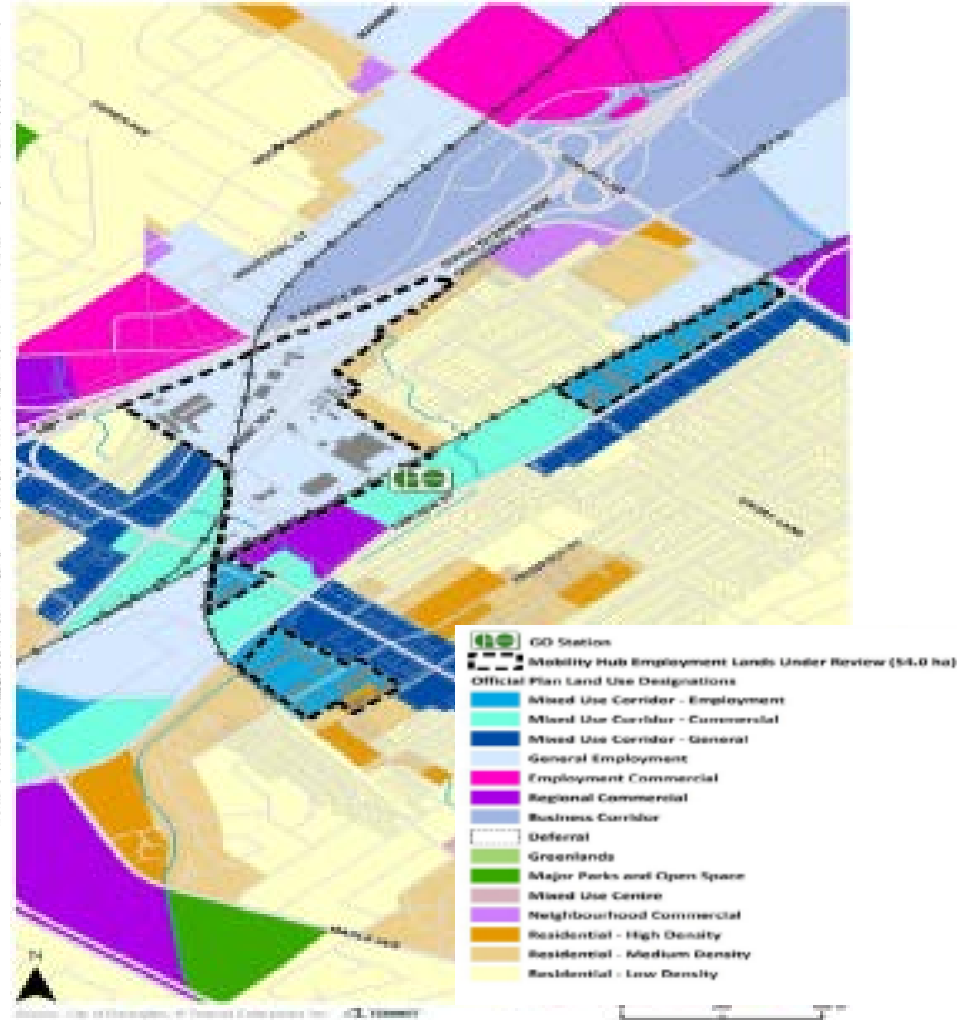
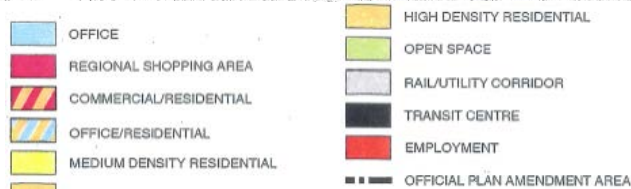
- Physical Context for the Site
- History of the Site & Proposed Redevelopment
- City's MCR Process & Recommendations
- Importance of Redevelopment Opportunity
- Recommended Planning Framework & Community Benefits

Physical Context



History of Site

City of Burlington MIDTOWN MIXED USE CENTRE SECONDARY PLANNING STUDY



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, Hurvister 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

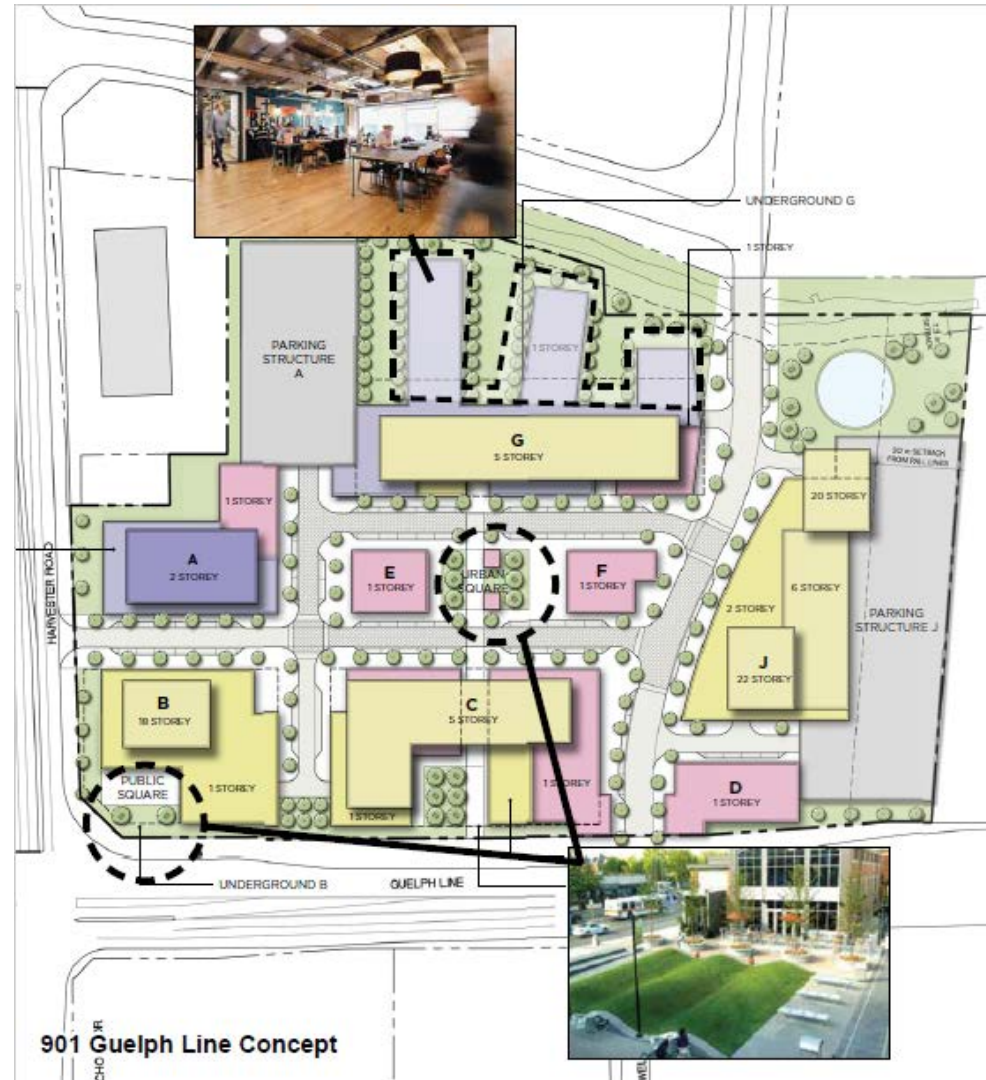
In high quality public spaces to:
Read
Create
Reflect
Learn

INTERACT

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

SHARE


Working Spaces
Knowledge and Ideas
Technology



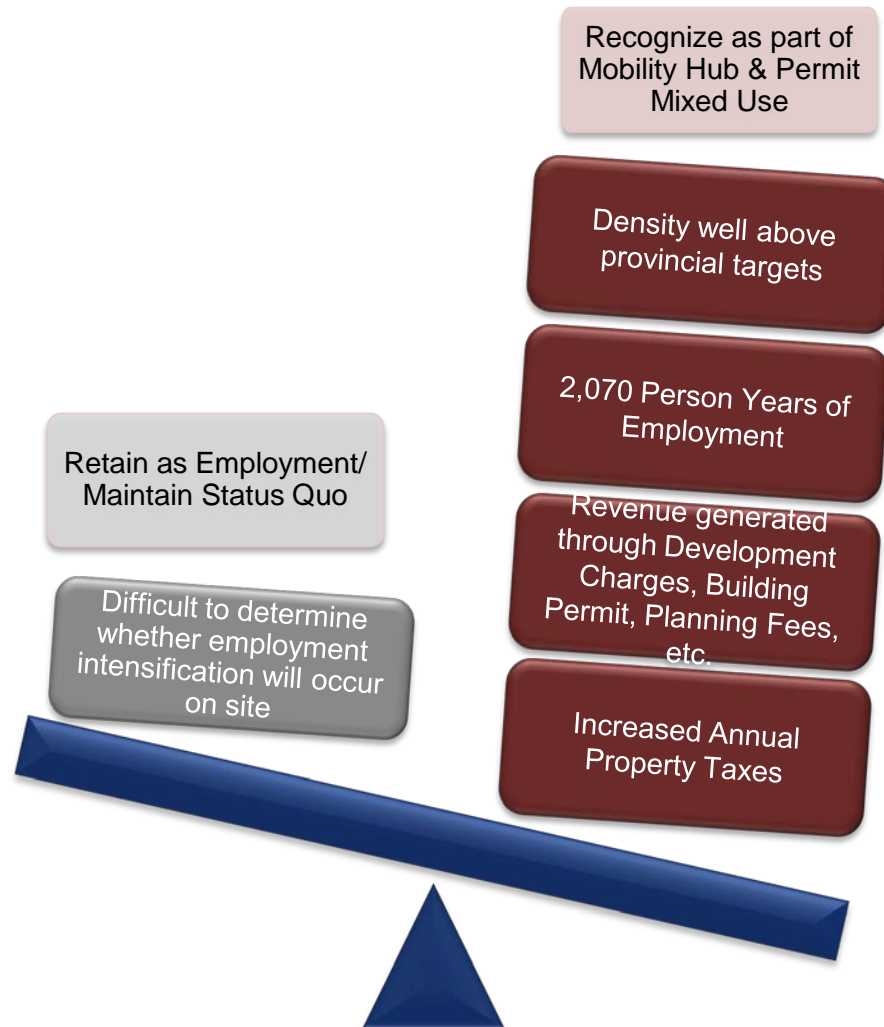
901 Guelph Line Concept

Employment Land Conversion Request and Assessment

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

REQUEST # 9 - Summary	
ADDRESS 901 Guelph Line (Ward 4)	
OWNER Emshih Developments Inc.	
PROPONENT (if different from owner) Glen Schnarr & Associates Inc.	
LAND AREA 6.4 ha	
REQUEST DETAILS 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.	
EXISTING LAND USE One storey industrial/office building, with a total of about 23740 m ² floor area.	
ADJACENT LAND USES 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.	
ON REGION'S EMPLOYMENT AREA OVERLAY? Yes—subject to the Region's Municipal Comprehensive Review.	
EXISTING CITY OF DESIGNATION: Business Corridor	

Redevelopment Opportunity



Proposed Planning Framework

OBJECTIVES

The development will:

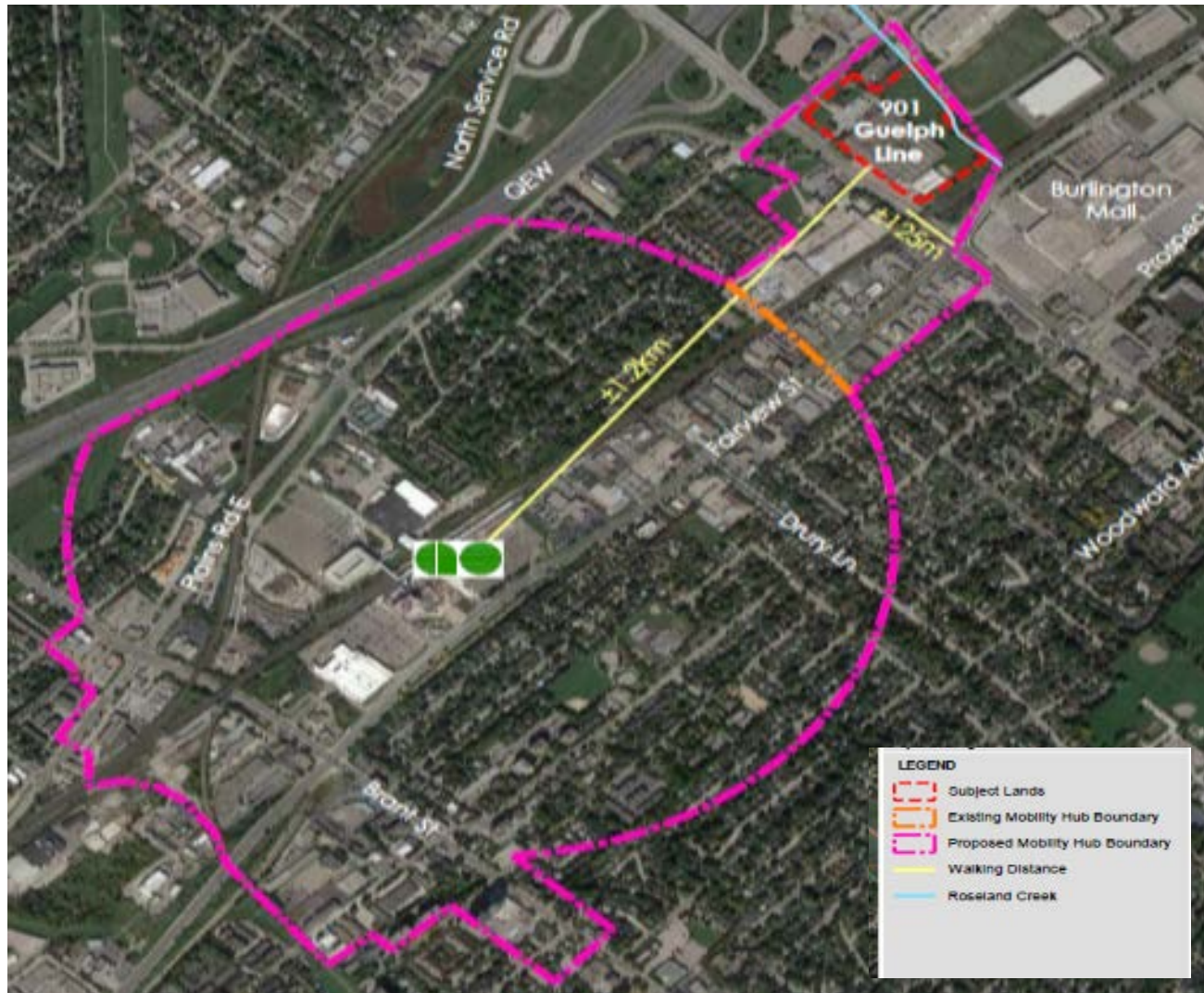
Emphasize a high quality of design, innovative working spaces for knowledge-based employers, a variety of affordable lifestyle options for youth, families and seniors, with amenities catering to a broad community demographic, attracting talent and capital

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

Promotes 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

