



Burlington Official Plan Delegation



John Ariens - IBI Group
Representing - LJM Developments
1860-1900 Appleby Line
November 30, 2017

OFFICIAL PLAN DELEGATION

Appleby Gardens
5001 Corporate Drive, Burlington



Retail & Hospitality
1860-1900 Appleby Line, Burlington



Fratelli's
1860 Appleby Line, Burlington



Eleven Superior
Parklawn-Lake Shore Blvd. West, Etobicoke



LJM Developments – Previous Projects

OFFICIAL PLAN DELEGATION



Location Map

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CURRENT OFFICIAL PLAN DESIGNATION

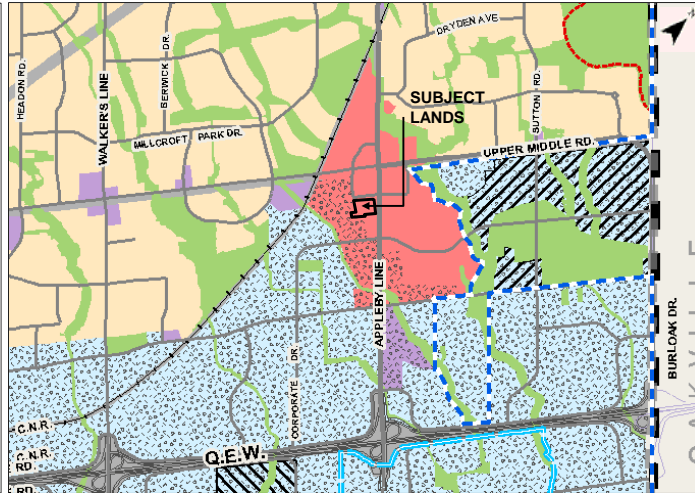
- Uptown Employment
- Uptown General Employment

GROW BOLD OFFICIAL PLAN DESIGNATION

- Conversion from Employment to:
 - Uptown Core
 - Uptown Corridor

OFFICIAL PLAN DELEGATION

- Legend**
- Mixed Use Intensification Areas**
 - Urban Centres
 - Mobility Hubs
 - Mixed Use Nodes and Intensification Corridors
 - Employment Lands
 - Areas of Employment Overlay**
 - Residential Neighbourhood Areas**
 - Natural Heritage System, Major Parks and Open Space**
 - Mineral Resource Extraction Area**
 - Infrastructure and Transportation Corridors**
 - Trenline Road Special Planning Area (see Chapter 12)
 - Bronte Creek Meadows (see Chapter 5)
 - Innovation District (see Chapter 5)
 - Contextual References**
 - Municipal Boundary
 - Urban Boundary
 - Delineated Built Boundary
 - Urban Growth Centre Boundary
 - Parkway Belt West Plan Area
 - Major Transit Station
 - Potential Future Major Transit Station (Approximate Location)
 - Rail Line
 - Provincial Freeway



SUBJECT LANDS
1860-1900 Appley Line
Burlington, Ontario

Schedule B – Urban Structure

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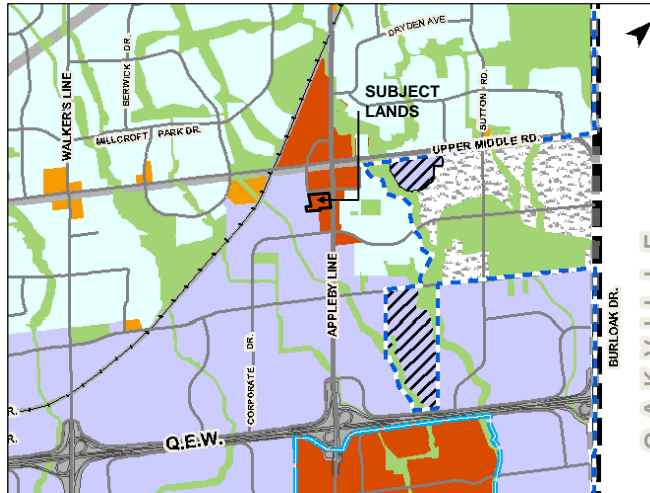
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- Legend**
- Growth Areas**
 - Primary Growth Area
 - Secondary Growth Area
 - Employment Growth Area
 - Established Neighbourhood Area
 - Mobility Hubs**
 - Designated Greenfield Area**
 - Developed Area Outside Delineated Built Boundary
 - Undeveloped Area Outside Built Boundary (not subject to Intensification Framework)
 - Contextual References**
 - Natural Heritage System, Major Parks and Open Space
 - Infrastructure and Transportation Corridors
 - Municipal Boundary
 - Urban Boundary
 - Delineated Built Boundary
 - Urban Growth Centre Boundary



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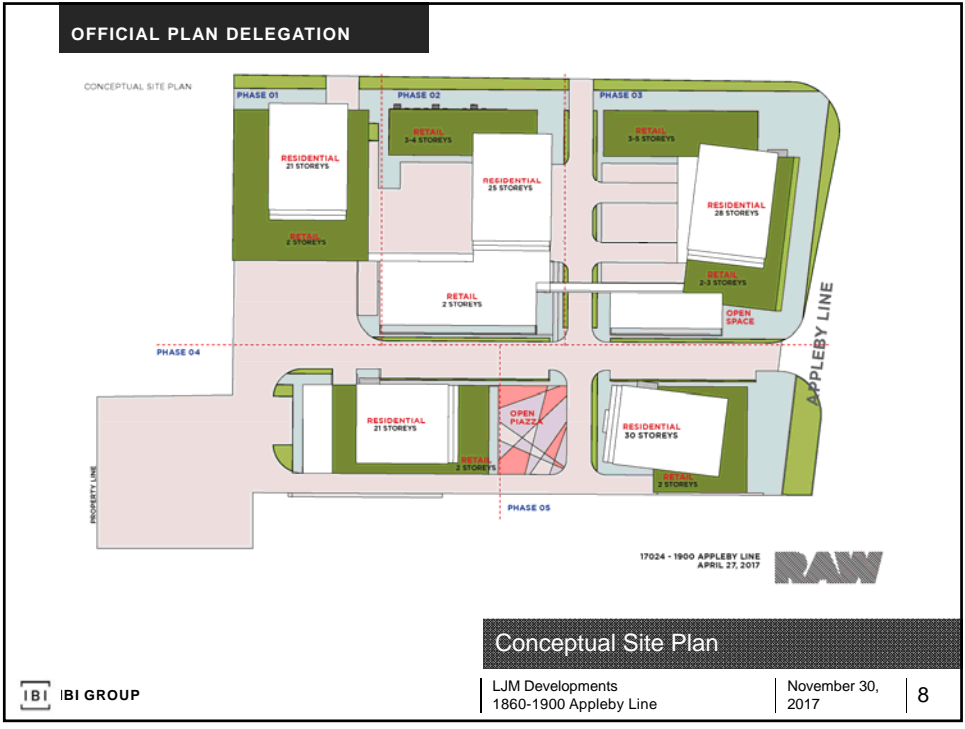
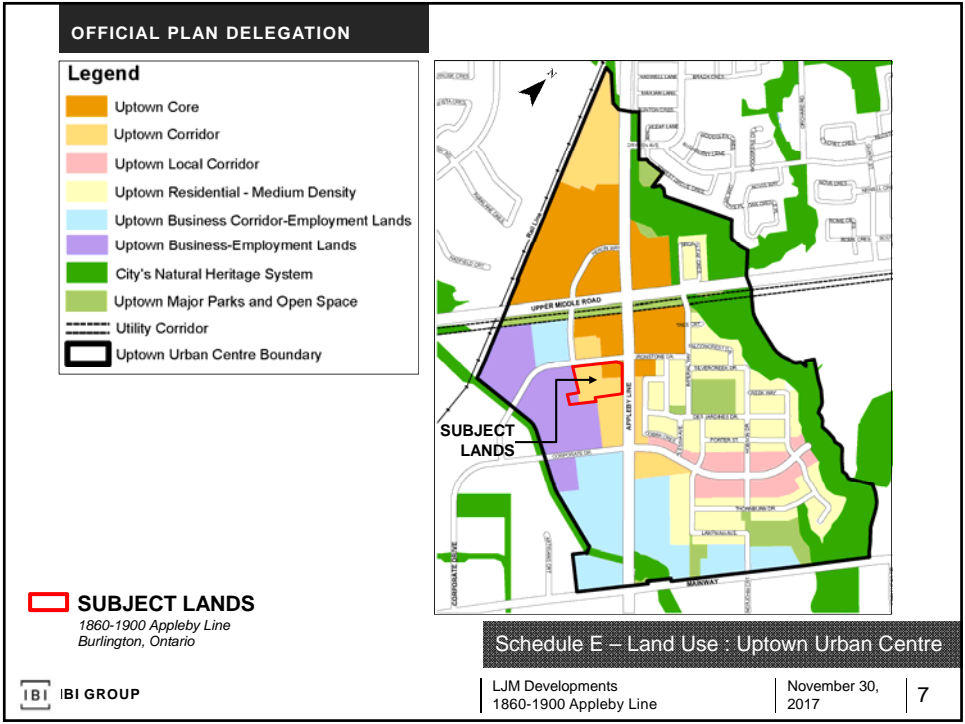
Schedule B1 – Growth Framework

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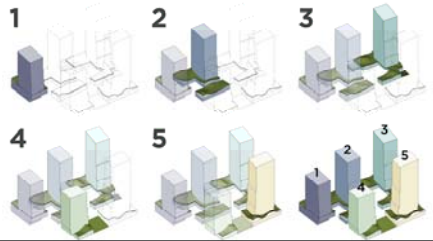
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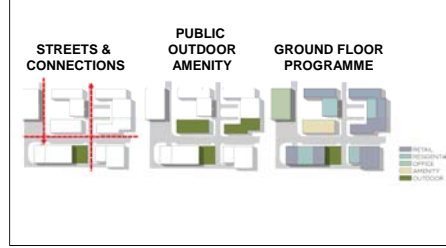


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PHASING



ORGANIZATION DIAGRAMS



MASSING



MASSING



Development Concept

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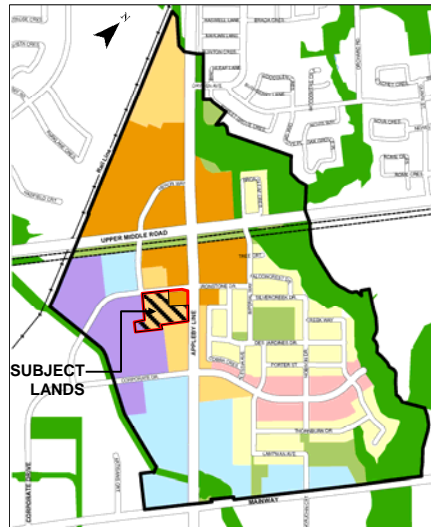
Legend

- Uptown Core
- Uptown Corridor
- Uptown Local Corridor
- Uptown Residential - Medium Density
- Uptown Business Corridor-Employment Lands
- Uptown Business-Employment Lands
- City's Natural Heritage System
- Uptown Major Parks and Open Space
- Utility Corridor
- Uptown Urban Centre Boundary

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Proposed Modification to Schedule E

- Change from Uptown Corridor to Uptown Core
- Change from Uptown Business-Employment Lands to Uptown Core



**Proposed Modified Schedule E – Land Use:
Uptown Urban Centre**

Thank you!

