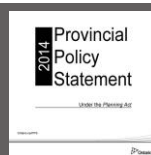




POLICY



- Compact communities
- Range and mix of housing opportunities
- Development to occur within urban area
- Growth to be accommodated through intensification



- Residential development to occur in built up area through intensification
- Urban Growth Centre a focal point for accommodating significant population and employment growth
- Burlington Urban Growth Centre will be planned to achieve a minimum density target of 200 people and jobs per hectare by 2031
- Intensification and higher density mixed uses in a compact built form are encouraged



- Identified as an Intensification area, Urban Growth Centre and Mobility Hub
- Development with higher densities to be directed to intensification areas
- Transit supportive, compact development encouraged
- Urban Growth Centre to accommodate significant share of population and employment and achieve a minimum density target of 200 residents and jobs combined per gross hectare by 2031 or earlier.

POLICY



- Mixed use centre, Downtown Urban Growth Centre, Medium and/or High Density residential precinct
- Downtown shall be redeveloped through infilling and intensification of underutilized lands
- Create a compact city core, increasing the resident population mainly at medium and high density

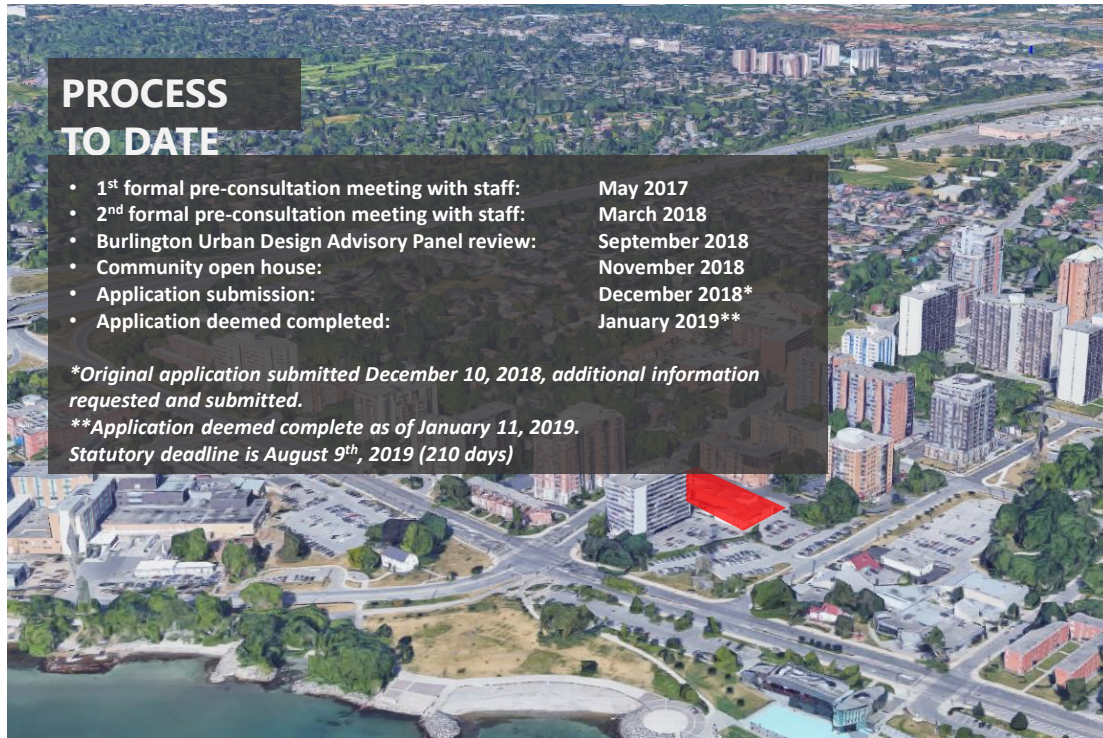


- Downtown High Density Residential (DRH)
- Apartments permitted
- 22 metre height
- 50 uph minimum density
- 185 uph maximum density

PROPO

- Existing long term care facility on site is nearing end of building lifecycle and requires considerable upgrades to achieve compliance with current standards
- Given the age of the building, these upgrades cannot be accommodated on-site
- A new long term care facility is being proposed within Burlington which will accommodate the existing beds, plus add new beds to the city allocated through the province
- There will be no net loss of long-term care beds as a result of the redevelopment
- Redevelopment of the site will include residential dwelling units in an 11 storey building (153 units)
- Tied to Ministry of Health and Long-Term Care timing requirements for compliance



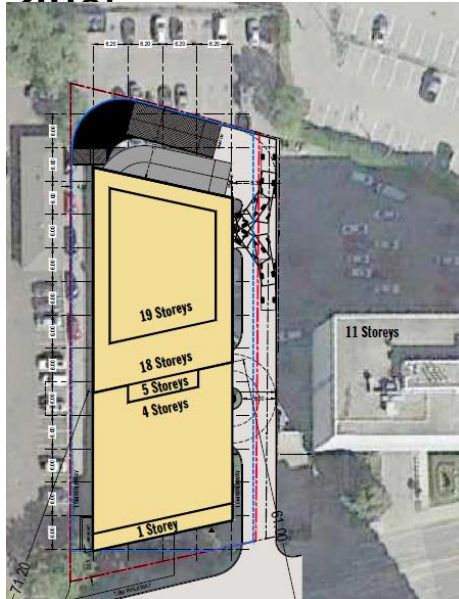


ORIGINAL PROPOSAL (MAY 2017)



- Tall building with podium and tower format
- 22 storeys
- 203 units
- 4 levels underground parking (253 spaces)
- Feedback received from Staff at Preconsultation Meeting indicated reduced height would be preferred.

REVISED PROPOSAL (MARCH 2018)

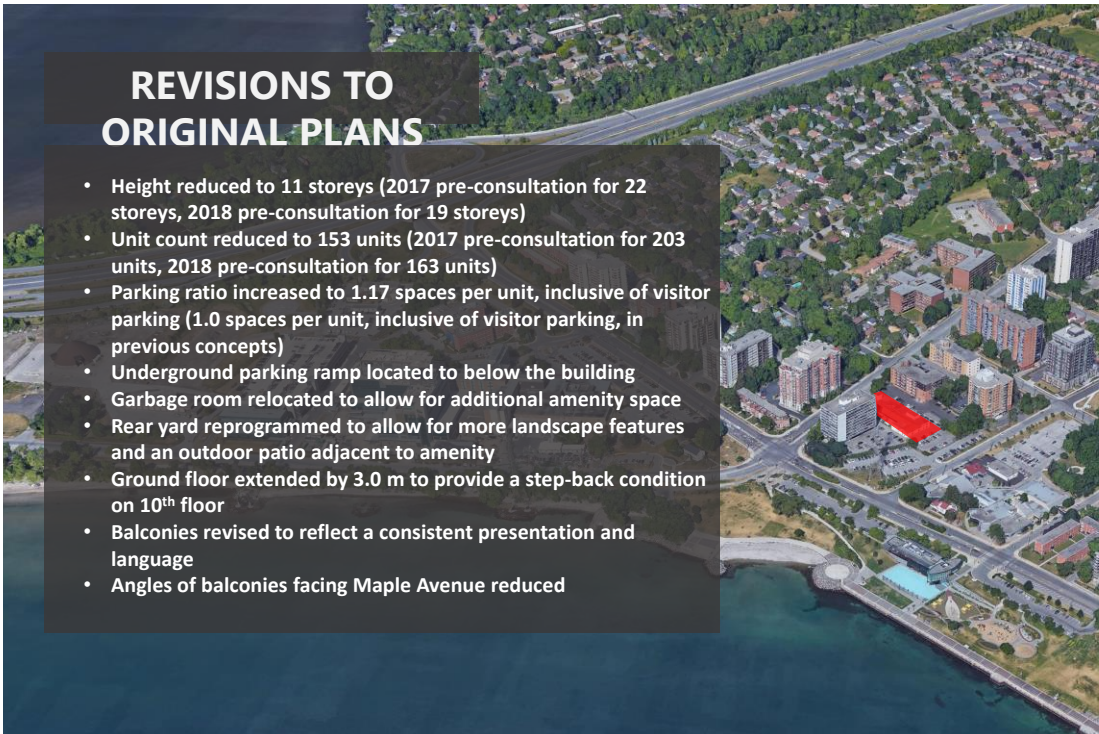


- Tall building with podium and tower format
- 19 storeys – step backs at 1, 4, 5 and 18
- 164 parking spaces
- Combination of underground and above grade parking
- Strongly advised by Burlington Staff at Preconsultation to conform to 11 storey height limit identified in the Downtown Mobility Hub Precinct Plan in any future redevelopment proposal

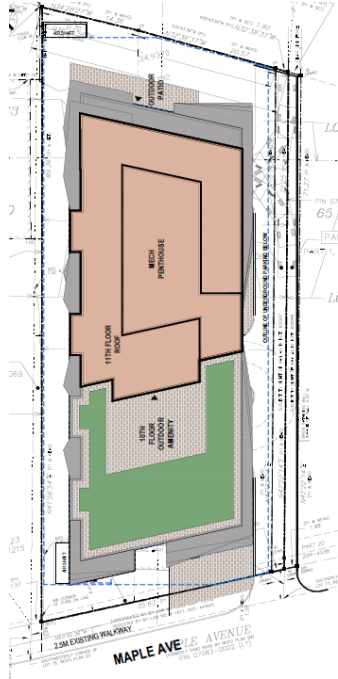


REVISIONS TO ORIGINAL PLANS

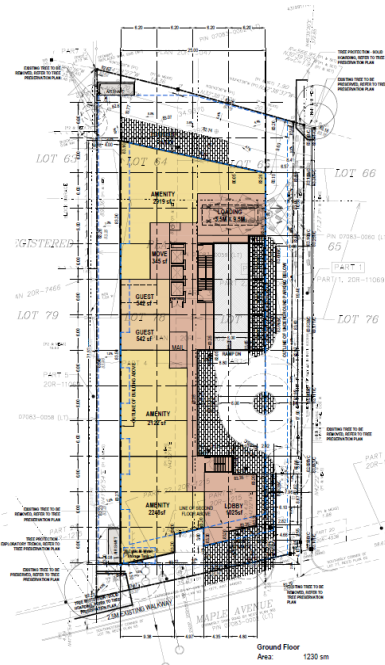
- Height reduced to 11 storeys (2017 pre-consultation for 22 storeys, 2018 pre-consultation for 19 storeys)
- Unit count reduced to 153 units (2017 pre-consultation for 203 units, 2018 pre-consultation for 163 units)
- Parking ratio increased to 1.17 spaces per unit, inclusive of visitor parking (1.0 spaces per unit, inclusive of visitor parking, in previous concepts)
- Underground parking ramp located to below the building
- Garbage room relocated to allow for additional amenity space
- Rear yard reprogrammed to allow for more landscape features and an outdoor patio adjacent to amenity
- Ground floor extended by 3.0 m to provide a step-back condition on 10th floor
- Balconies revised to reflect a consistent presentation and language
- Angles of balconies facing Maple Avenue reduced



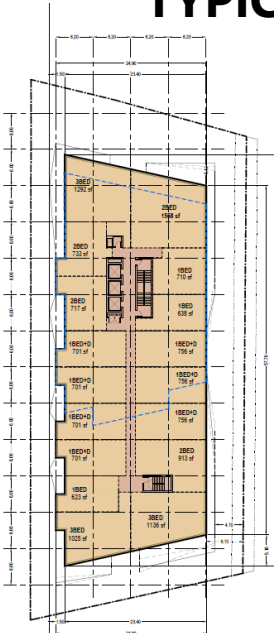
SITE PLAN



GROUND

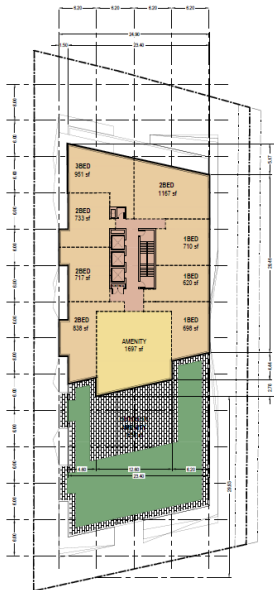


TYPICAL FLOOR PLANS

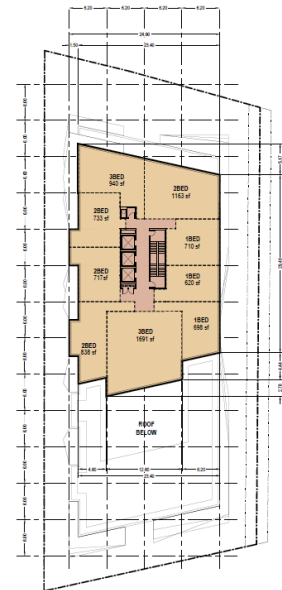


Typical Floor
Area: 1507 sm
Units: 17 Units

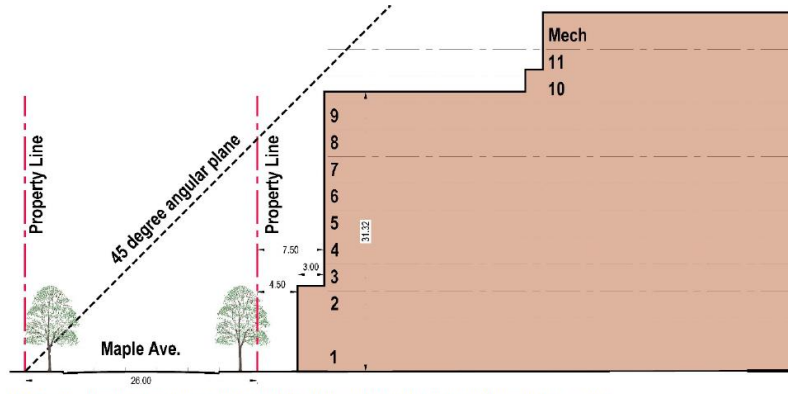
2nd-9th Floor
x 8 = 129,760 sm
x 8 = 136 Units



10th Floor
Area: 866 sm
Units: 8 Units



11th Floor
Area: 866 sm
Units: 9 Units



45 Degree angular plane line showing that the proposed building height conforms in this context.



South and West Elevations showing stepped profile from 11 to 9 storeys and balcony articulation.



North and East Elevations with 2 storey masonry base on all sides.



View to southeast from Maple Ave. showing balcony articulation and missing components.



View to southwest from Brack Ave South Lot. showing balcony articulation and missing components.



View to northeast from Maple Ave showing the 9 storey component of the building and prominent entrance feature.



View to northwest from Brack Ave South Lot showing the 9 storey component of the building and prominent entrance feature.

FEEDBACK AND TECHNICAL COMMENTS RECEIVED TO DATE

Comments received from public related to:

- Height
- Traffic
- Parking
- Setbacks
- Tenure
- Plans for relocating long term care facility

Technical comments received from:

- Accessibility Advisory Committee
- Canada Post
- Finance
- Halton Catholic District School Board
- Mobility Hubs
- Parks and Open Space
- Transit
- Site Engineer
- Trans Northern Pipeline
- Halton Region

No technical comments received to date from:

- City of Burlington Planning
- City of Burlington Transportation
- City of Burlington Landscape

