

Neighbourhood Petition to the City regarding proposed Appleby Village Residential Condo-Tower Application Settlement

CPRM-08-20

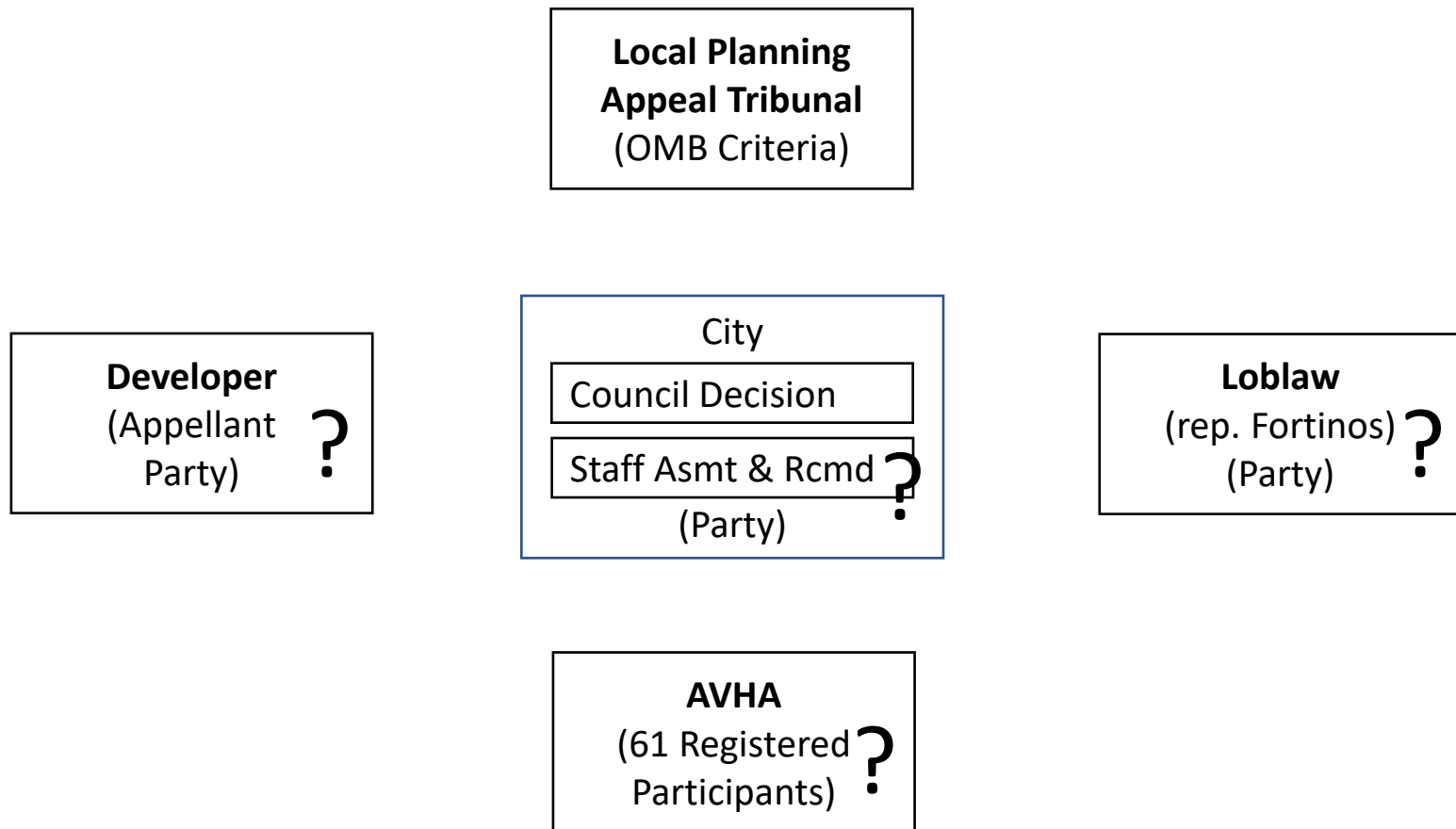
CPRM August 11, 2020



2020-08-10

J.Skinner Delegation CPM&M AVHA Petition

We seek to simplify the decision as to
what is good enough to settle



Eight Neighbourhood-Specific vs City-Wide Conditions

[Note: A Condition Compliance Decision Matrix was offered to the Developer and the City Planner on File]

1. Location of Building Heights

- (45-degree angular plane from bordering residential property lines) on the 6.6-hectare site with existing 1 and 2 storey plaza buildings.

2. Conforms to Tall Building Guidelines

- re. transition of heights, thin towers, & wind mgm't.

3. Restrictions on New Building Uses

- (no outdoor entertainment venues / drive throughs).

4. Pedestrian (Activated) Traffic Signal at Pinedale Ave & Timber Lane

5. Pedestrian access to Appleby Mall

- (install pedestrian sidewalks at Timber Lane plaza egress).

6. Snow Storage Backstops

- (preventing melt from refreezing on bordering City Sidewalks).

7. Traffic Calming Pinedale Ave & Timber Lane

- (treed boulevards & painted bicycle Lanes).

8. Timber Lane Sound Abatement Buffer Wall

- (Insulate Glenvic Mews from Fortinos mechanicals & truck servicing etc.)

Key:
Condition Weight
Required / Desired

Condition 1: Location of Building Heights on the 6.6-HA site



Condition-2: (DESIRED) Conforms to City of Burlington Tall Building Guidelines (2017)

The original 2014 development application predated the City's Tall Building Guidelines adopted in 2017. As such the proposed builds appeared to be slab monoliths with no building face step backs from street level to roof top.

2a1. Height of the tower, and its location on the building base,
SHALL provide a gradual and appropriate transition in height

2a2 Where multiple towers exist on a site, this transition
SHALL be reflected across the entire site.

2b. The tower portion of a tall building
SHOULD be slender and
SHOULD NOT exceed 750 square metres, excluding balconies.

2c. The massing of the tower, and its relationship to the building base,
SHALL not result in adverse wind effects at the street level.

Condition 3: (**REQUIRED**) Restrictions on Building Uses.

Should any retail commercial or entertainment venues be contemplated on or near the edges of Appleby Mall property facing Pinedale Avenue or facing Timber Lane

3a. Uniform Store Heights (**not higher than**) those located in existing buildings.

3b. the uses permitted of these buildings **WILL NOT** include outdoor entertainment venues.

3c. **No** drive-thru food and/or beverage service facilities within the quadrant of the Appleby Village Mall, as serviced by the Pinedale Avenue Timber Lane.

Condition 4: (DESIRED) Pedestrian Activated Traffic Signal at Pinedale & Timber Lane Intersection.

Safety Issue, especially for those pedestrians dependent upon mobility devices



Condition 5. (DESIRED) Improving Pedestrian Plaza Access ^(1 of 2)

Safety Issue for pedestrians seeking Plaza egress

5a. Pinedale Ave Egress.

Pedestrian sidewalk newly installed.



5d. Timber Lane at New St.

Pedestrian sidewalk installed.



Condition 5. (DESIRED) Improving Pedestrian Plaza Access (2 of 2)

Safety Issue for pedestrians seeking plaza egress

5b. Timber Lane North Gate Egress.
Pedestrian access via vehicle lanes.



5c. Timber Lane South Gate Egress
Pedestrian access via vehicle lanes.



Condition 6: (DESIRED) Snow Storage Backstops to prevent melt on City sidewalks

Safety Issue for pedestrians using site bordering City sidewalks

Parking Lot removed snow storage bank facing Pinedale Ave.

No comments received.

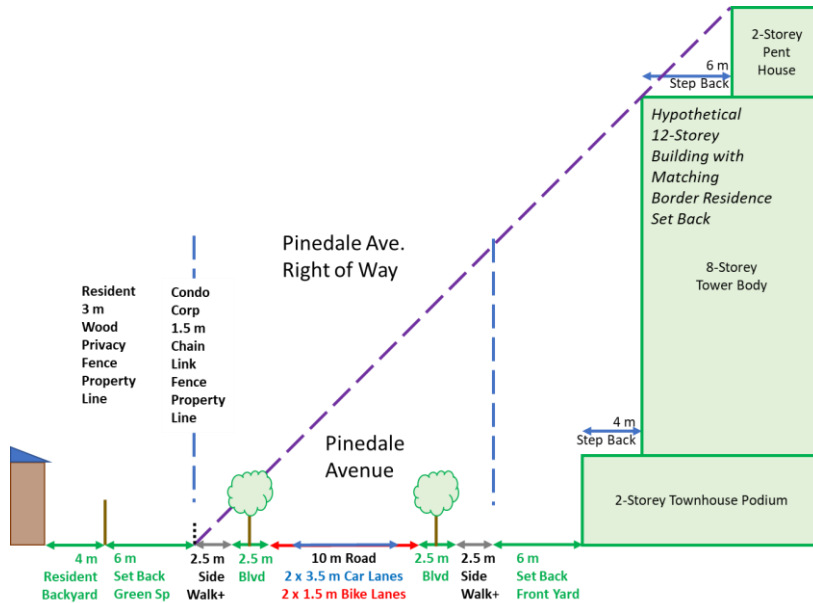


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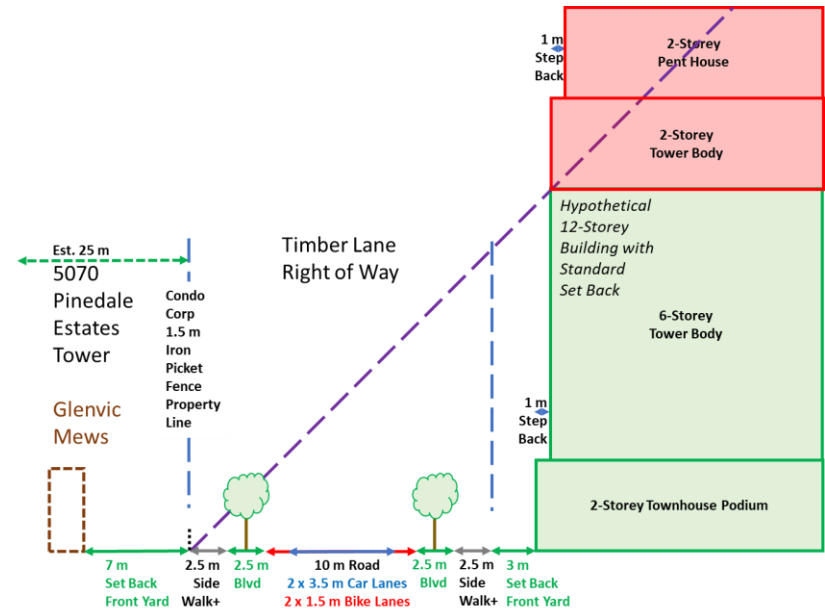
Condition 7: (**DESIRED**) Traffic Calming

by psychologically narrowing streets
by planting City **boulevard trees** and
by City **road marked bike lanes**

Pinedale Ave
10 m curb - curb
2 x 3.5 m vehicle lanes
2 x 1.5 m bike lanes



Timber Lane
10 m curb - curb
2 x 3.5 m vehicle lanes
2 x 1.5 m bike lanes



Condition 8: (**REQUIRED**) Fortinos Sound Abatement Wall

Insulating Glenvic Mews residences from Fortinos mechanicals and truck servicing

Spring 2018: Abatement Wall Failure due to wind storm. Lost 2 Trees & Damaged 1.



Summer 2018: Abatement Wall reinforced with double the number of vertical Wooden Posts encased in concrete below ground.



Appleby Village Plaza 6.6-Hectare Mixed Use Secondary Growth Area w 12-Storey Height Walk Score 47 Transit Score 47 Bike Score 61	Appleby Gardens 2-Storey Townhomes	Sheraton Pines 2-Storey Townhomes	Pinedale Estates 3 x 12-Storey Condo Towers	Frontenac ES
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I welcome your questions

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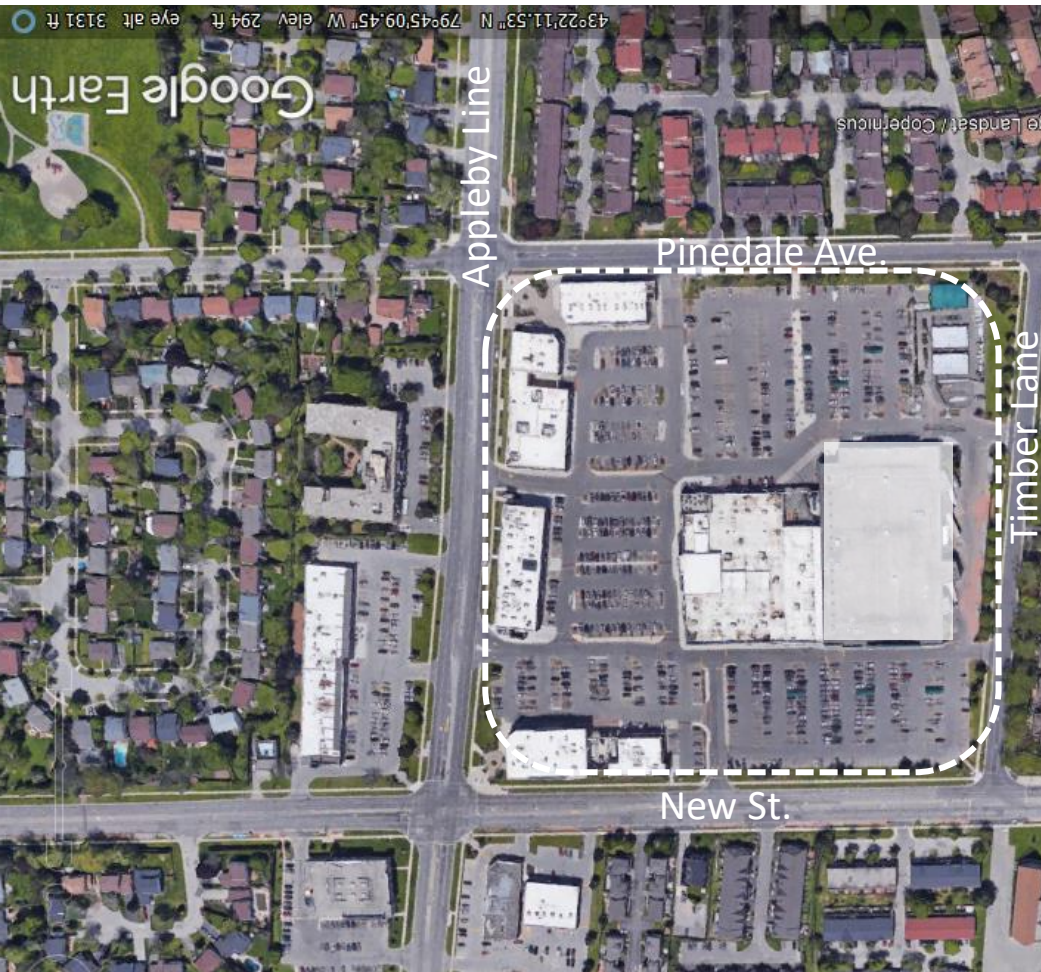
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Appendix

Application Context

Appleby Village Plaza - Ward 5 -

Good Walk Score &
Good Transit Score (2km - Appleby GO)
Good Bike Score (Shared Vehicle Lanes)



Scores for 5111 New Street



Walk Score

Transit Score

Bike Score

Score Details

What is Walk Score

The Walk Score for 5111 New Street is based on the following categories.

