

City of Burlington – Community Planning, Regulation and Mobility Committee Meeting

CPRM January 11, 2022

PL-02-22

Correspondence

Appleby GO MTSA Preferred Precinct Plan

January 11, 2021



747 Appleby Line & 5091 Fairview Street

Comprehensive Community Design Approach



**Highly integrated with
transit and pedestrian
networks**

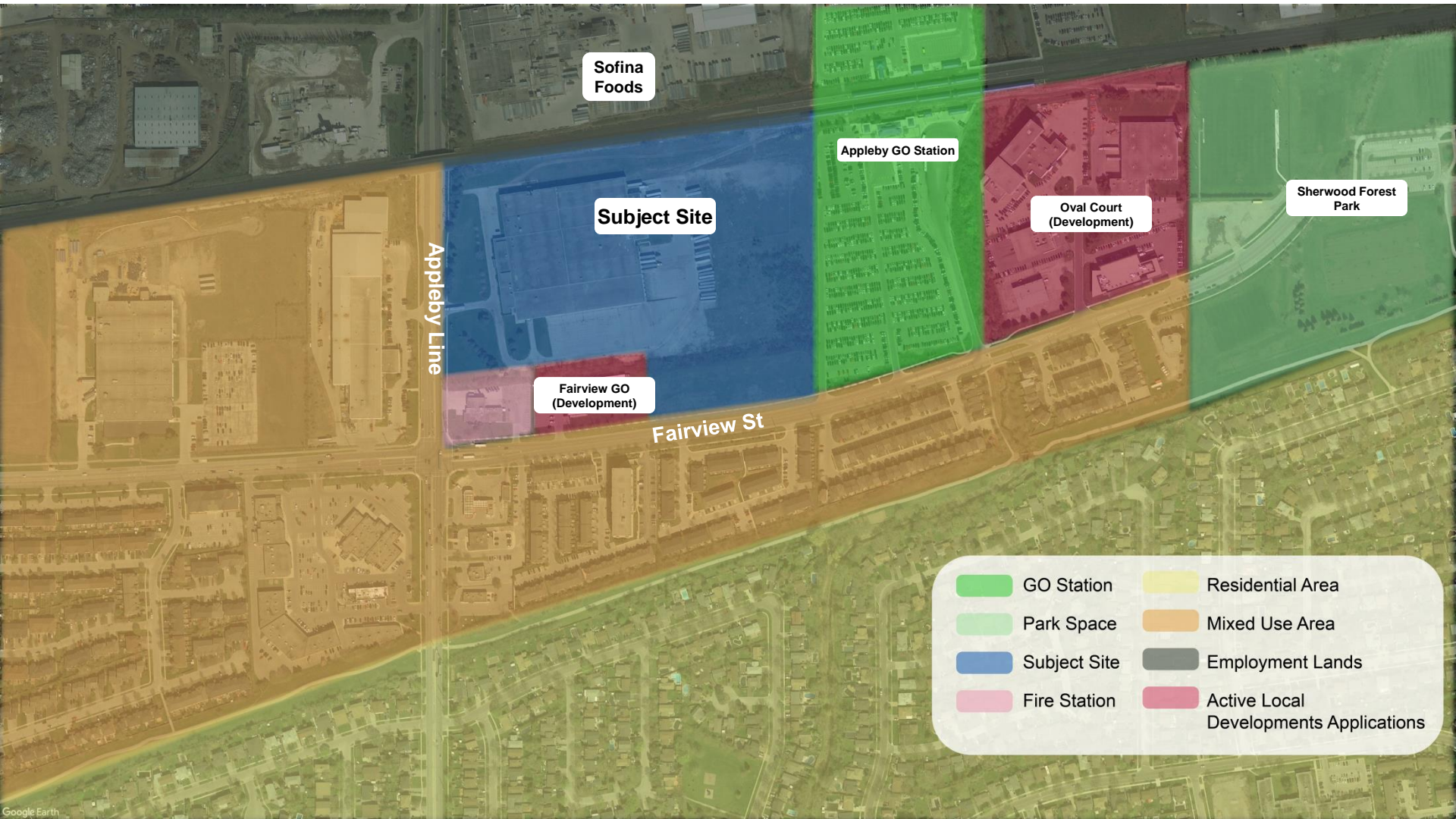


**Complete, mixed use
and community
focused**



**Open, collaborative
and partnership based**

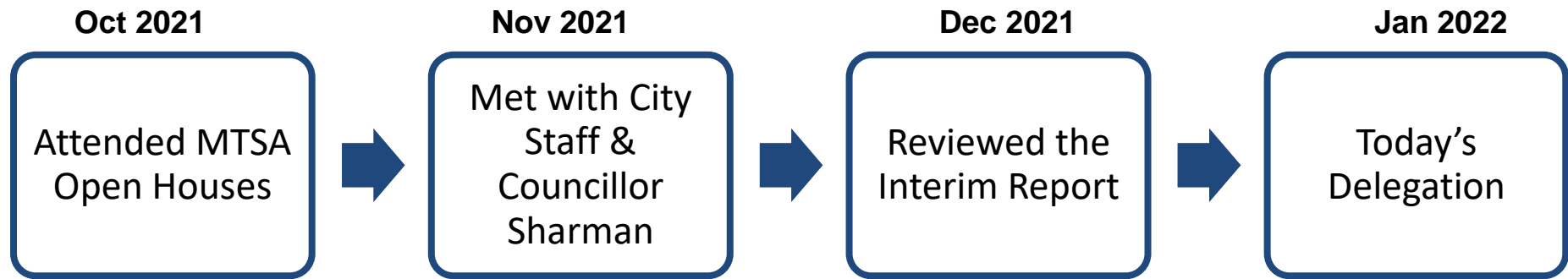
A Diverse, Evolving Local Area Context



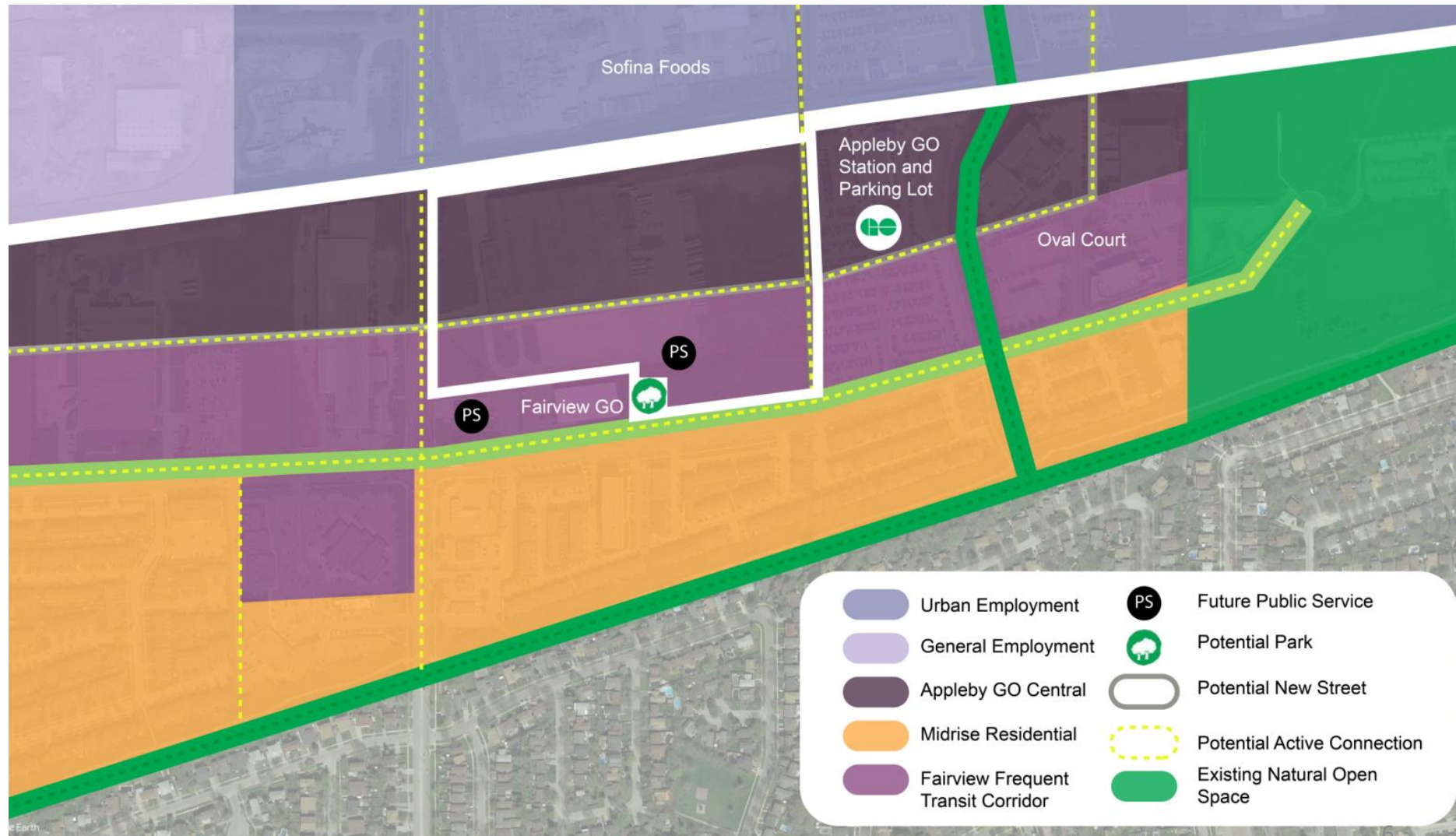
Primary & Gateway Site to Appleby GO MTSA



Actively Participating in Current Planning Process



Appleby MTSA Precincts (Preferred Precinct Plan)

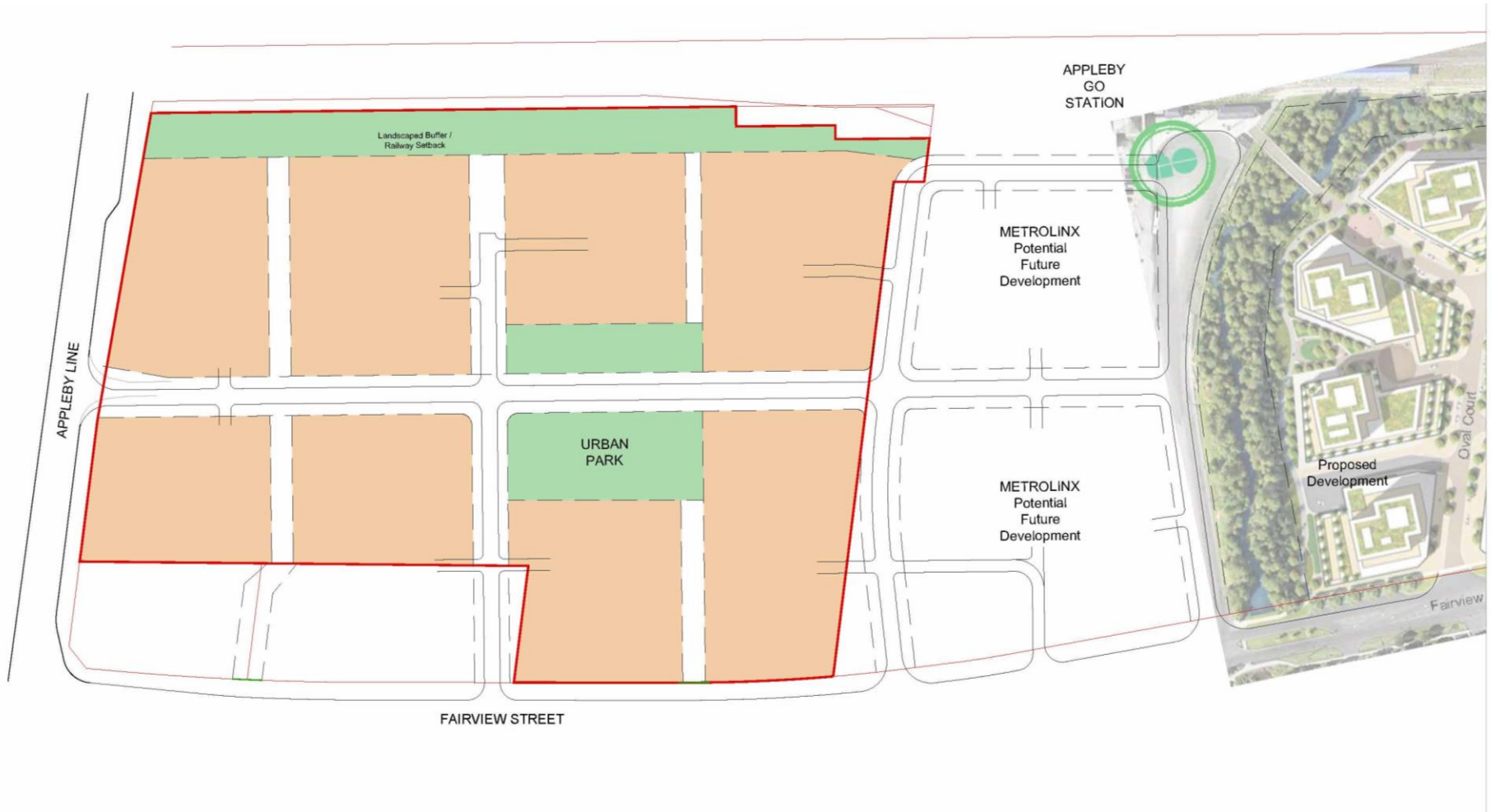


Initiated a Preliminary Master Plan Process for Site

- Guided by Appleby GO MTSA Preferred Precinct Plan
- Goal is to create a new, diverse, compact mixed use community focused on:
 - Utilizing transit and active transportation networks
 - Creating a coherent road and block pattern
 - Establishing system of parks, squares and pedestrian promenades
 - Provision of a range of building forms, densities, and building heights
- Integration of all these elements into a comprehensive master plan to inform the Precinct Plan and future planning processes

Preliminary Master Plan – Streets/Blocks

Creating a coherent road and block pattern for future development & phasing



Central, Active Public Street as a Community Focus



Preliminary Master Plan – Parks/Landscape

Strong system of parks, squares and landscape as community focus

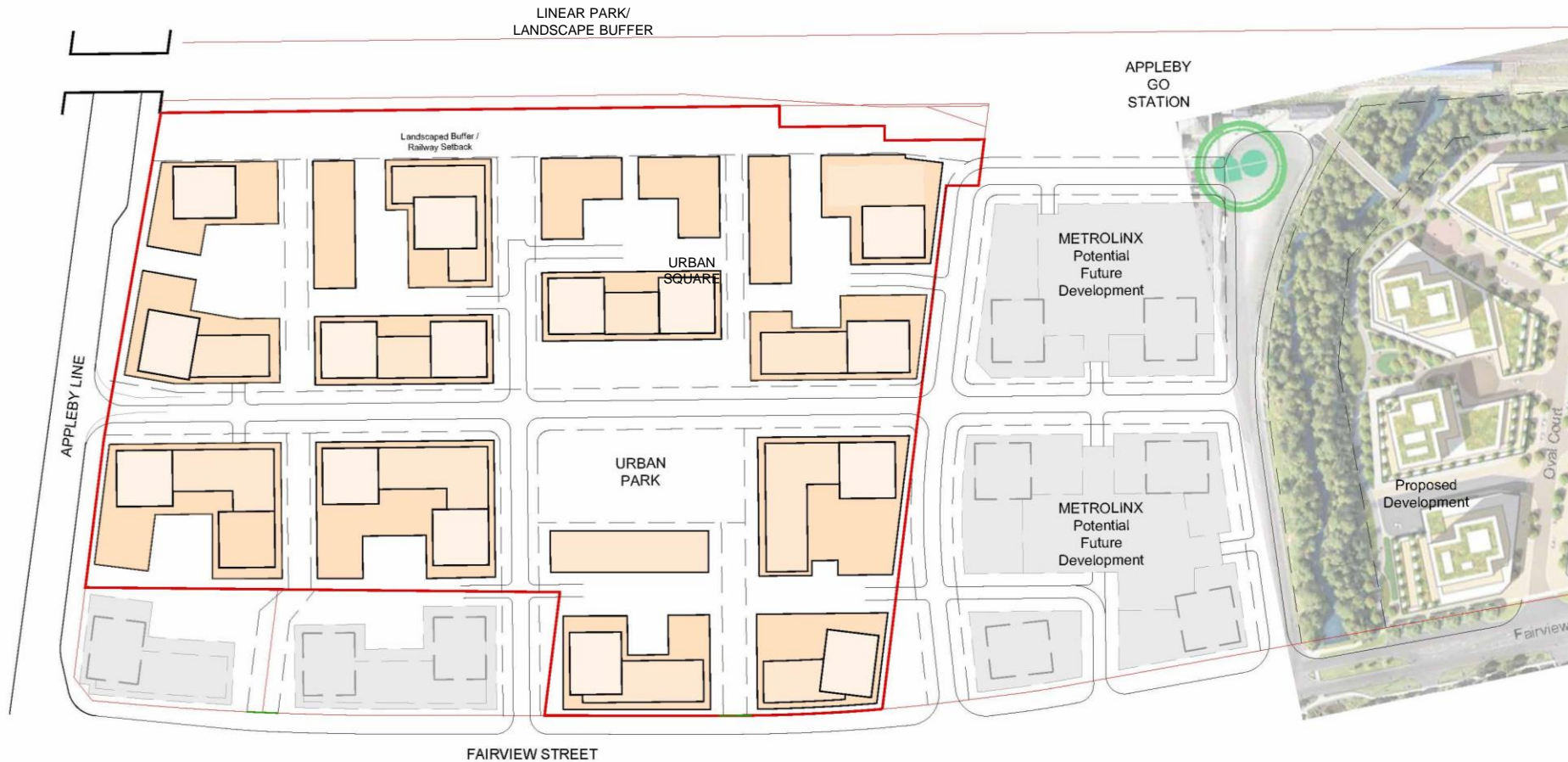


Urban Square as Community Focus and to Complement Urban Park



Preliminary Master Plan – Built Form

Opportunities for a range of building forms, densities and heights



Mixture of Heights, Densities and Uses

Appropriate mix of high and medium density built forms and commercial uses

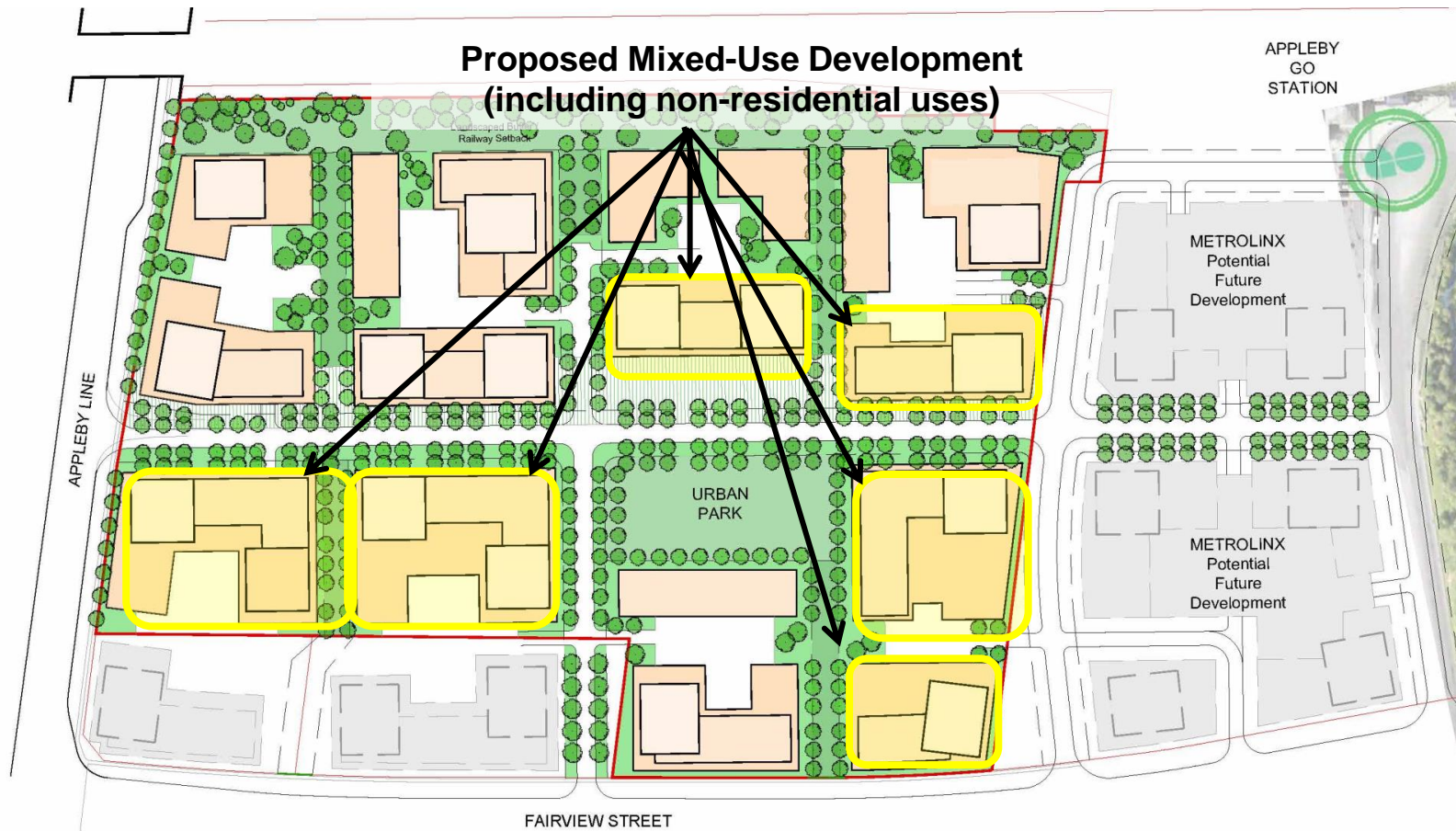


Preliminary Master Plan – All Elements



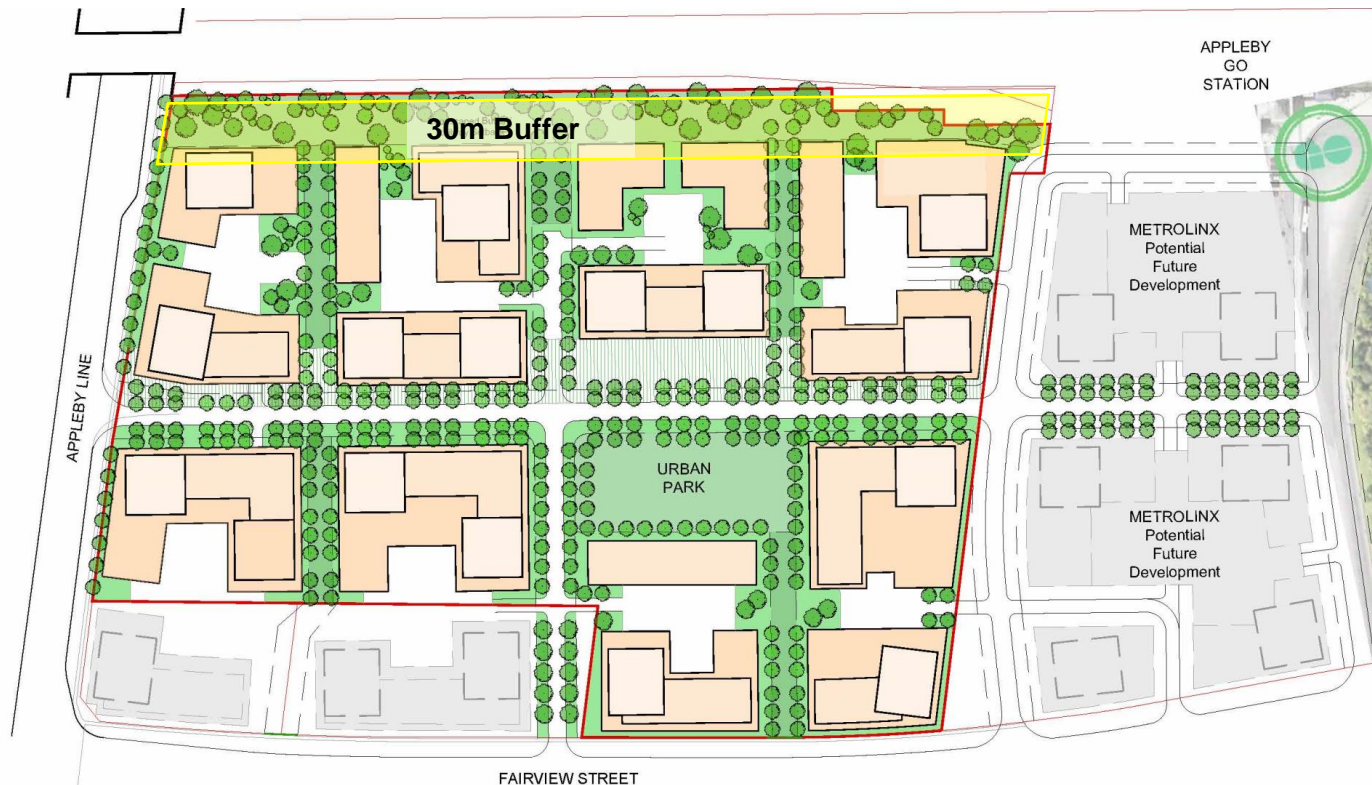
Maintain Current Employment Functions

- City Council is concerned with retention of current employment functions
- Current use of Subject Site provides about 20 – 25 jobs
- Opportunity for about 125,000 ft² of non-residential floor space (e.g. office, service, retail, etc.).
 - Enhances employment opportunities, approximately 310 jobs (based on City's DC Study).

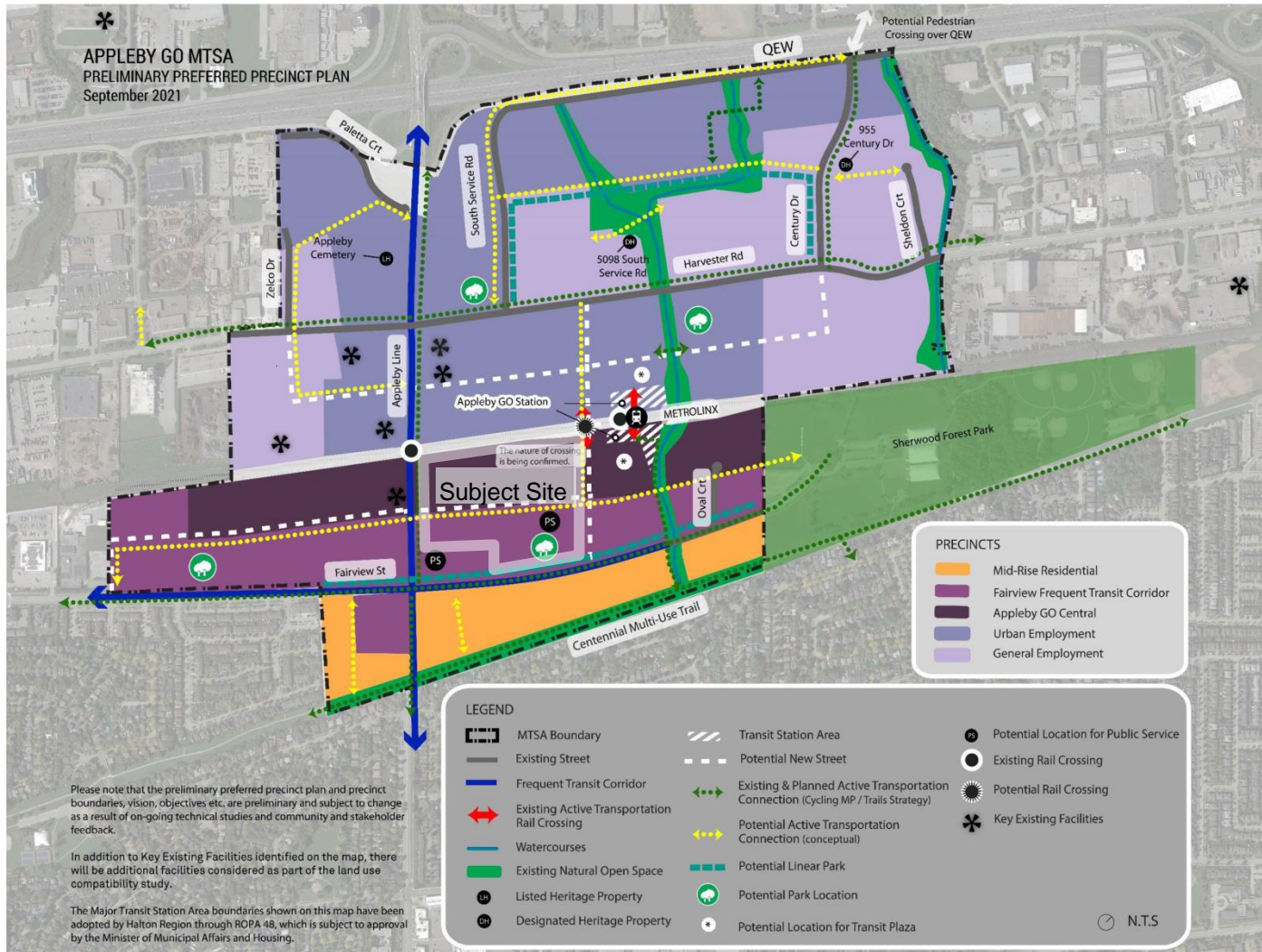


Ensuring Land Use Compatibility

- Important to ensure MTSA does not impair existing and continued operation of employment uses north of rail line.
- Land Use Compatibility Review currently being undertaken on behalf of City.
- Master Plan will consider variety of design responses to ensure compatibility including
 - 30m Buffer along rail corridor
 - Other intervening land uses (i.e parking)
 - Tower locations/layout to increase separation
 - Other at-source or on-site mitigation
- Collaborate with City and employment facilities to implement additional mitigation, as required.



Precinct Plan from PIC on Oct 26, 2021



- Pedestrian friendly
- Complete Community Planning
- Transit oriented development
- Develops the Appleby Gateway
- Compatibility focused
- Connections to recreation