

1020 Emery Ave

Delegation to Planning Committee – MTSA

ASPs: Proposed OPA and CPPS

Gervais Development (Emery) Corporation

Comment Outline

- Gervais Development (Emery Corp)
- Subject Lands and Context
- Subject Site Development Plan
- Chronology of Participation
- ROW Alignment
- Mixed-use Policies
- Housing Policies
- Uncertainty

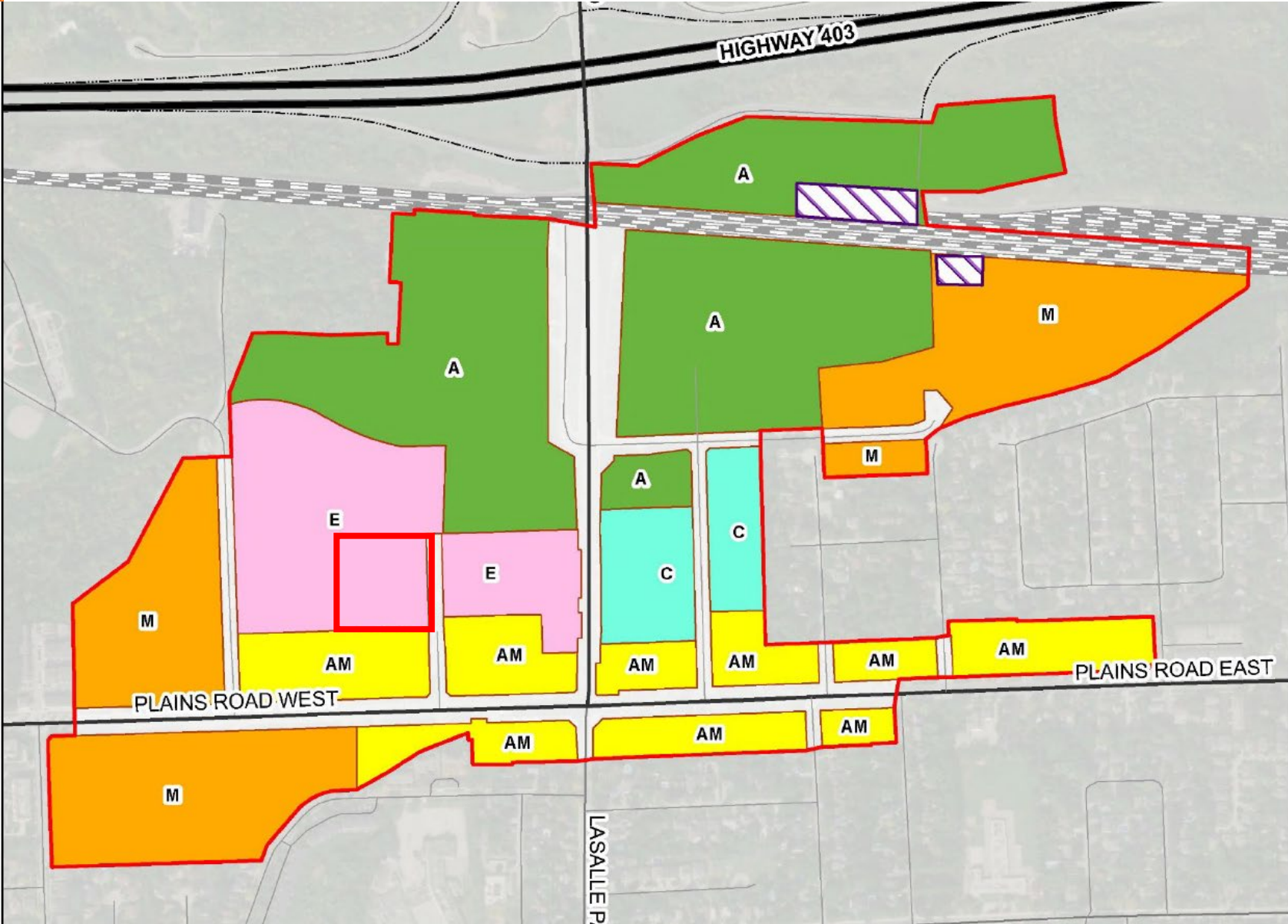


Gervais Development (Emery) Corp

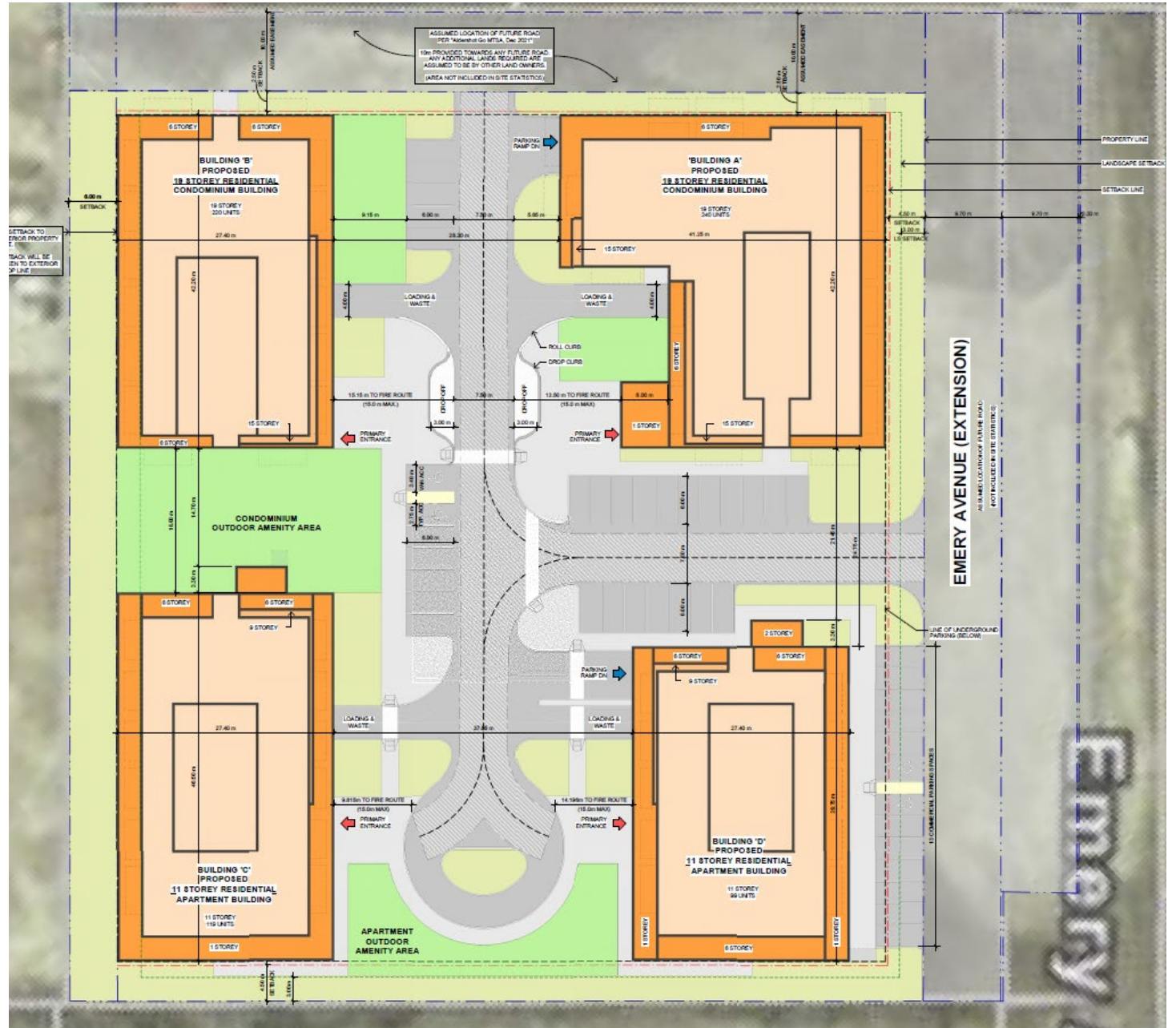
- Family-Owned Business
- First Project in Burlington



Subject Lands in Context ASP



Subject Lands Development Concept



Subject Lands Development Concept



Status

- Initial Discussion with Staff
 - Positive Feedback
 - Suggestion to begin Planning Application Process
- Submission of Pre-Consultation Request
 - Meeting Aug 16, 2023
- Meeting complete, comments received, preparing for submission
- Held Neighborhood Pre-Application Consultation meeting
 - September 6, 2023

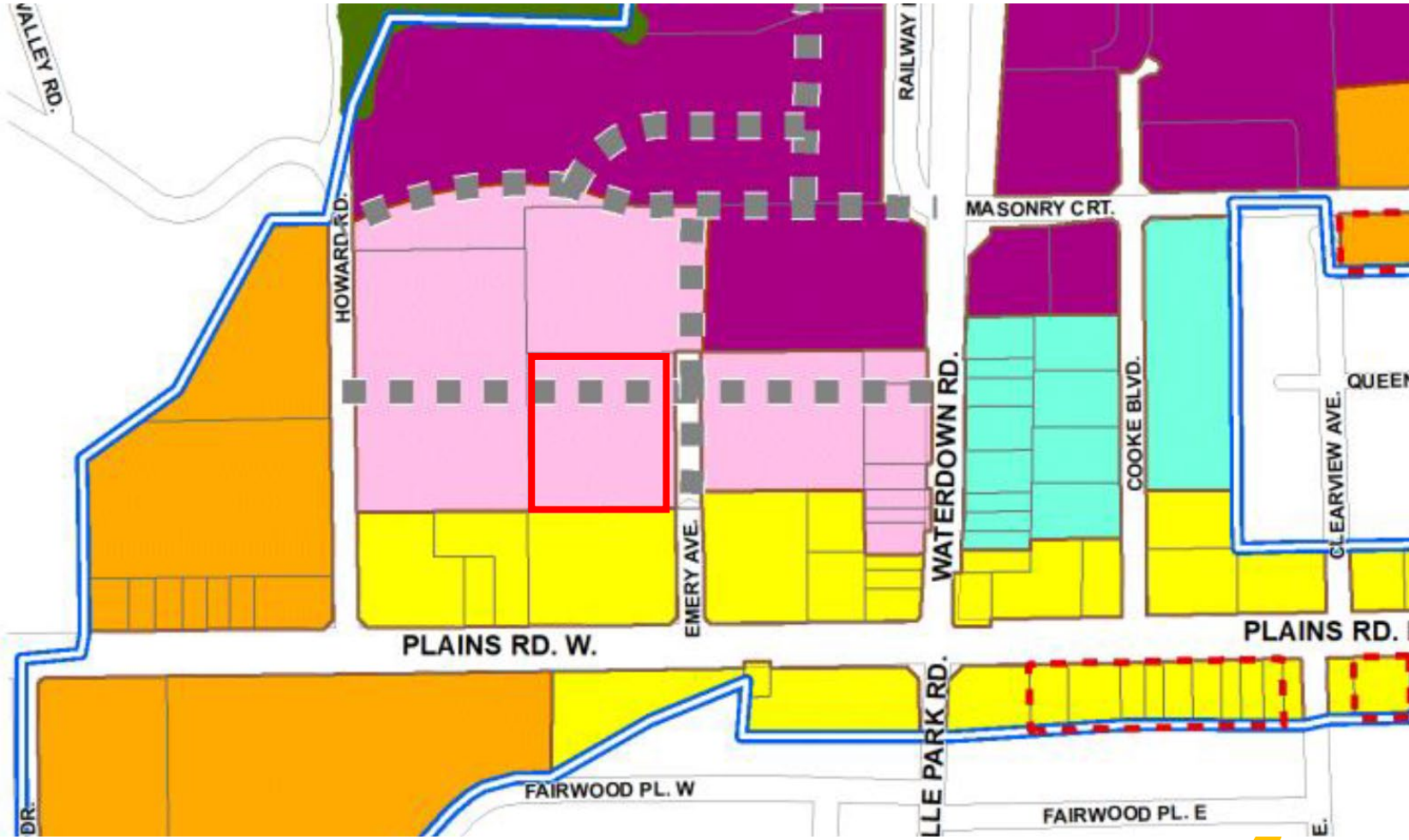


ROW Alignment

- Previous submissions to staff
 - Heard positive comments and that it made sense; were looking for feedback
 - Allows for sharing between properties; fairness and implementation



ROW Alignment



Mixed Use Policies

Table 7.1: Permitted and Discretionary Uses in the Aldershot GO MTSA Permit Area

Permitted or Discretionary Use	Precincts				
	Aldershot GO Central (A)	Aldershot Main Street (AM)	Cooke Commons (C)	Emery Commons (E)	Mid-Rise Residential (M)
Rowhouse			D(b)	D(b)	P(d) / D(d)(e)
Dwelling units above the first two storeys in a mixed use building	D(c)(d)(e)	P	P	P	P(d) / D(d)(e)

Permitted or Discretionary Use	Precincts				
	Aldershot GO Central (A)	Aldershot Main Street (AM)	Cooke Commons (C)	Emery Commons (E)	Mid-Rise Residential (M)
Apartment building, single use		D(b)	D(b)	D(b)	P(d) / D(d)(e)

(a) Limited to bottom two floors only.

(b) **May** be permitted if developed as part of a single application that also contains at least one non-residential use and is not located along an **Activated** Street (see Figure 2a).

Mixed Use Policies

- Amount of required non-res GFA
- Requirement for uses on multiple levels
- Prescribing that first two floors be non-residential
 - Our total GFA requirement would be 73 542 Sq ft for Buildings A, B, C (first 2 Levels)
 - 50% of GFA to Non-Res : 36 771 SF
 - Extrapolate to Emery Commons:
 - **NET = 165,628 sqft**
 - Equivalent of 2 Canadian Football Fields in Emery Commons Alone
 - Are there any background studies to support this?
 - Willing to try 1 floor



Housing Policies

- Language - “Target” and “Enhance” vs “Shall”
- Unit Split/Requirements for 25% 3 Bedroom Units
 - What research was done to support this approach?
- Preliminary review of formulas and policy wording; will be seeking clarification from staff in written comments



Uncertainty

- 5.29.6 The **City** may require the provision of additional services, facilities and matters when applying the provisions of 5.29.3:

