

Committee of the Whole

1120 Cooke Boulevard, City of Burlington

Applications for Official Plan Amendment & Zoning By-law Amendment

Files: 505-01/22 & 520-1/22

March 4, 2024



Site Context



500m RADIUS () SUBJECT SITE ()

Oblique Aerial Photo (looking north)



Oblique Aerial Photo (looking south)

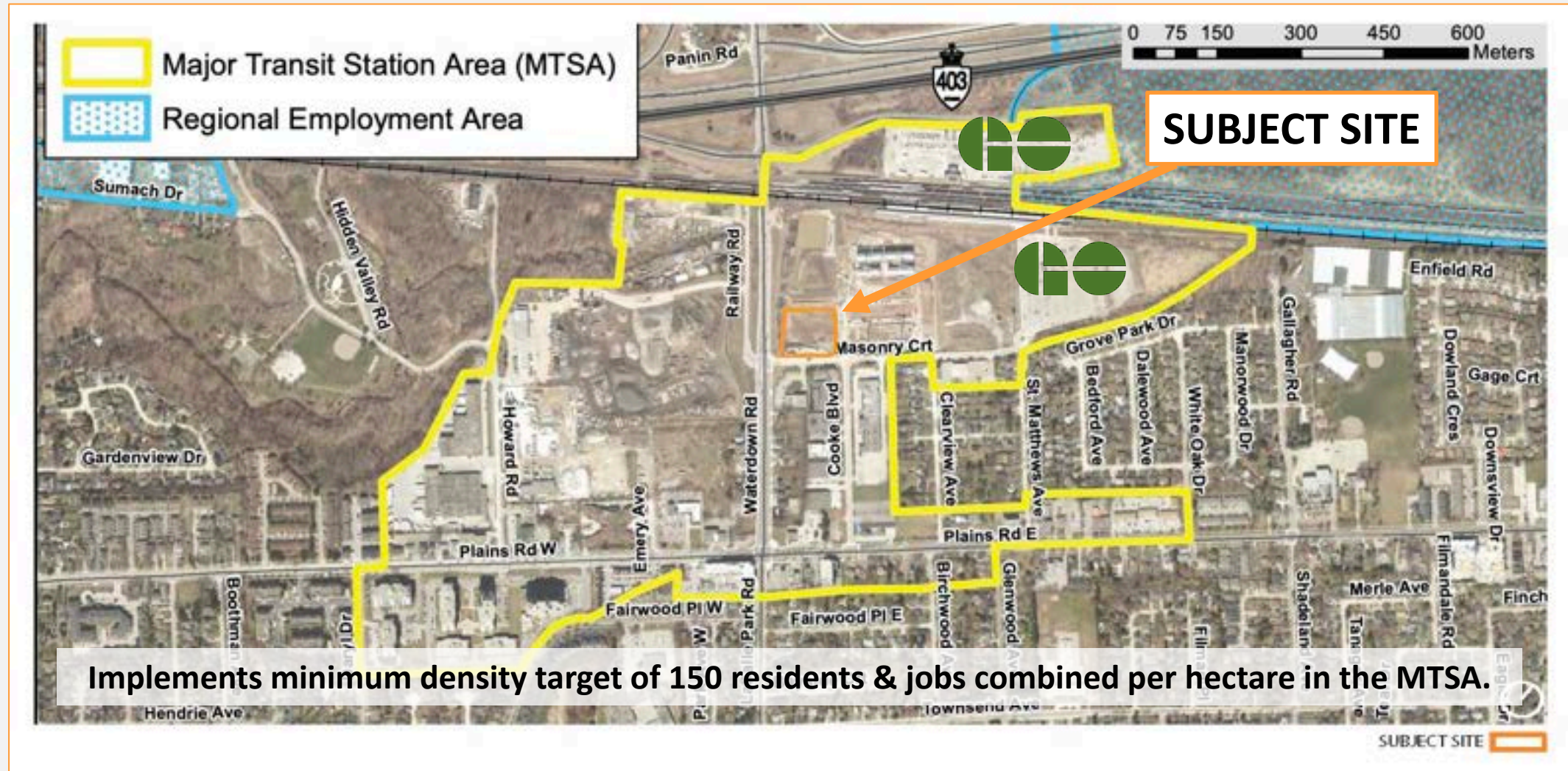


Height & Development Context



PLAINS BUS LINE 1	---
CENTRAL BUS LINE 4	---
NORTH SERVICE ALDERSHOT LINE 87	---
SUBJECT SITE	●
STOREYS	#
APPROVED BUILDING	●
PROPOSED BUILDING	●
EXISTING BUILDING	●

Halton ROPA 48: Map 6d- Aldershot GO MTSA

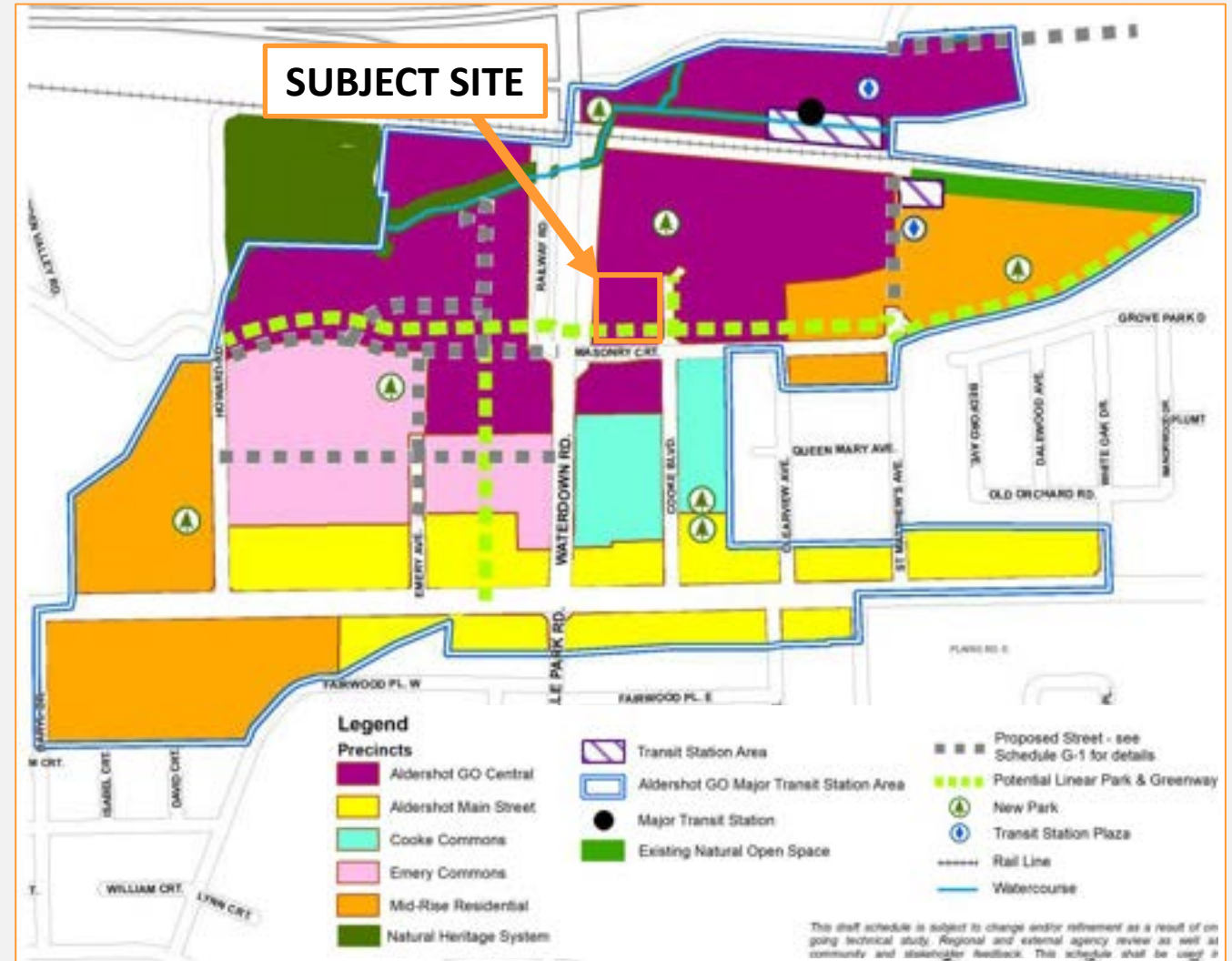


Draft Schedule G Land Use - Aldershot GO MTSA (October 2023)

MTSA is planned to achieve a minimum density of 150 people and jobs per hectare.

Located within **Aldershot GO Central** precinct, a focus area for the MTSA's highest densities and tallest buildings.

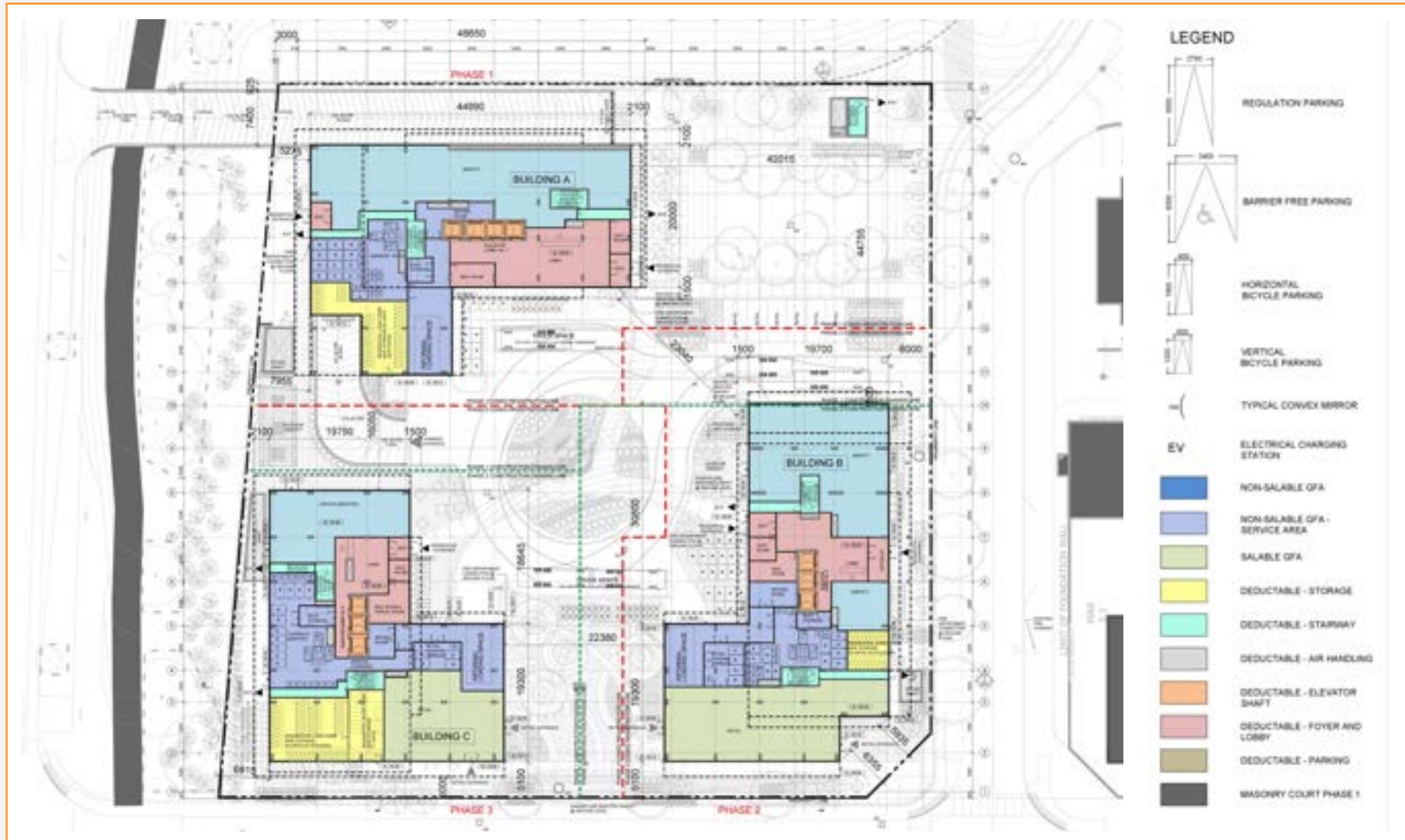
Proposed building heights up to 30 storeys.



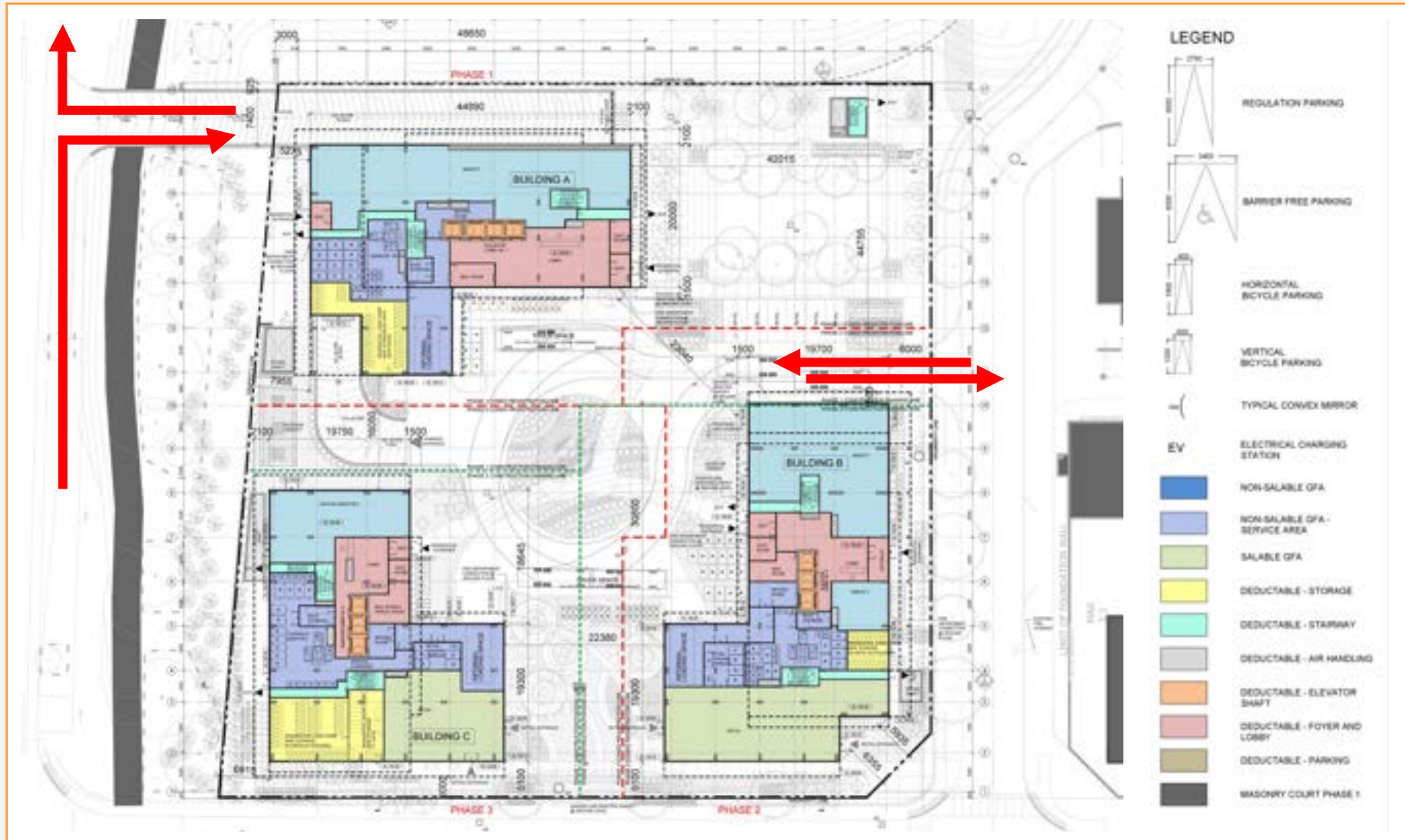
Site Plan Context



Ground Level Plan



Ground Level Plan – Vehicle Access



→ Vehicle ingress/egress

Ground Level Plan – Pedestrian Connectivity

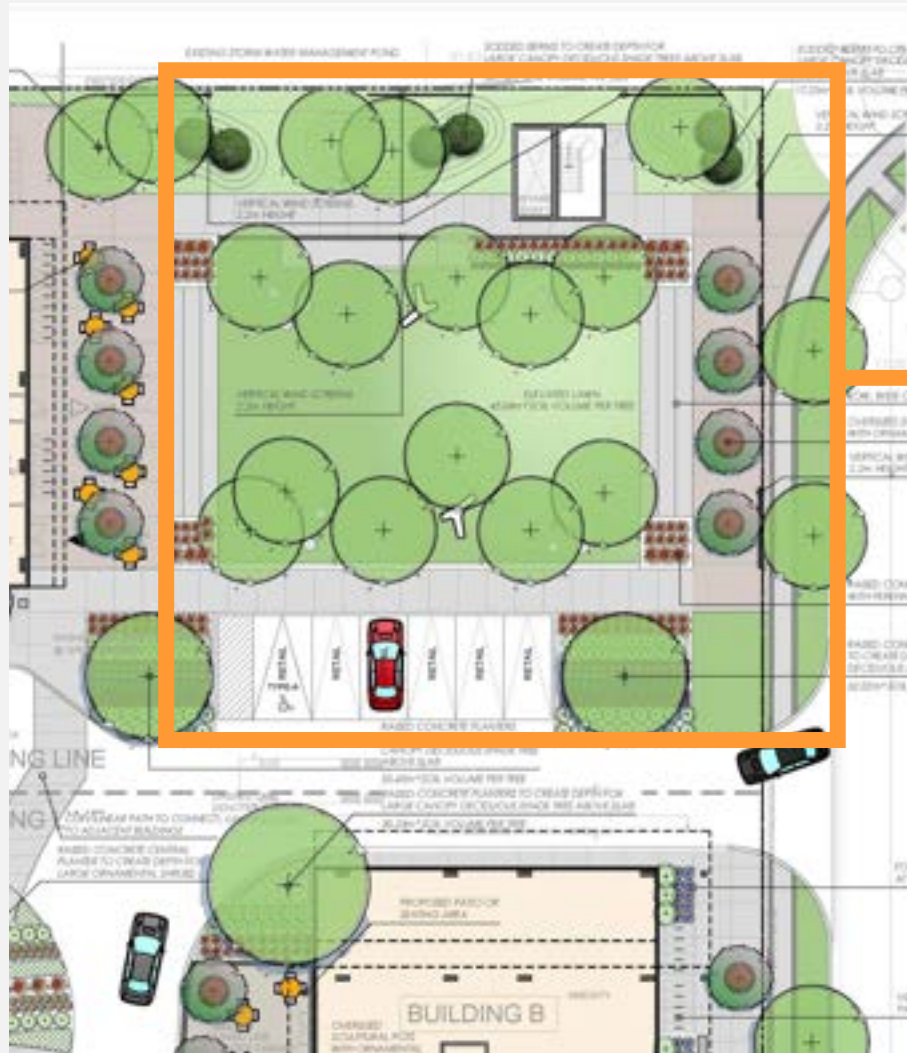


→ Key Pedestrian Connections

Renderings – Retail Plaza



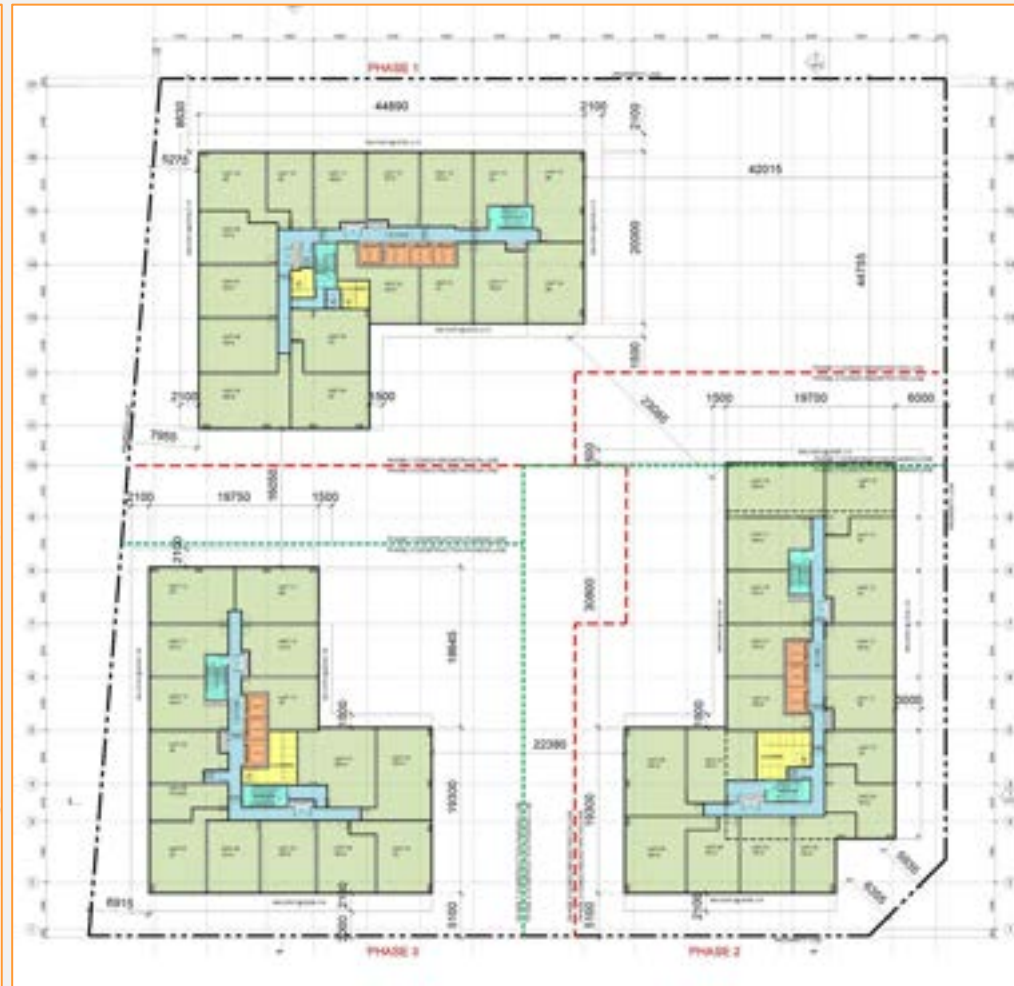
Renderings – Open Space & Public Park Connection



Cooke Blvd. Streetscape & Open Space Connection to Public Park (looking southwest from Cooke Blvd.)



Level 2 (left) & Level 3 (right) Plans



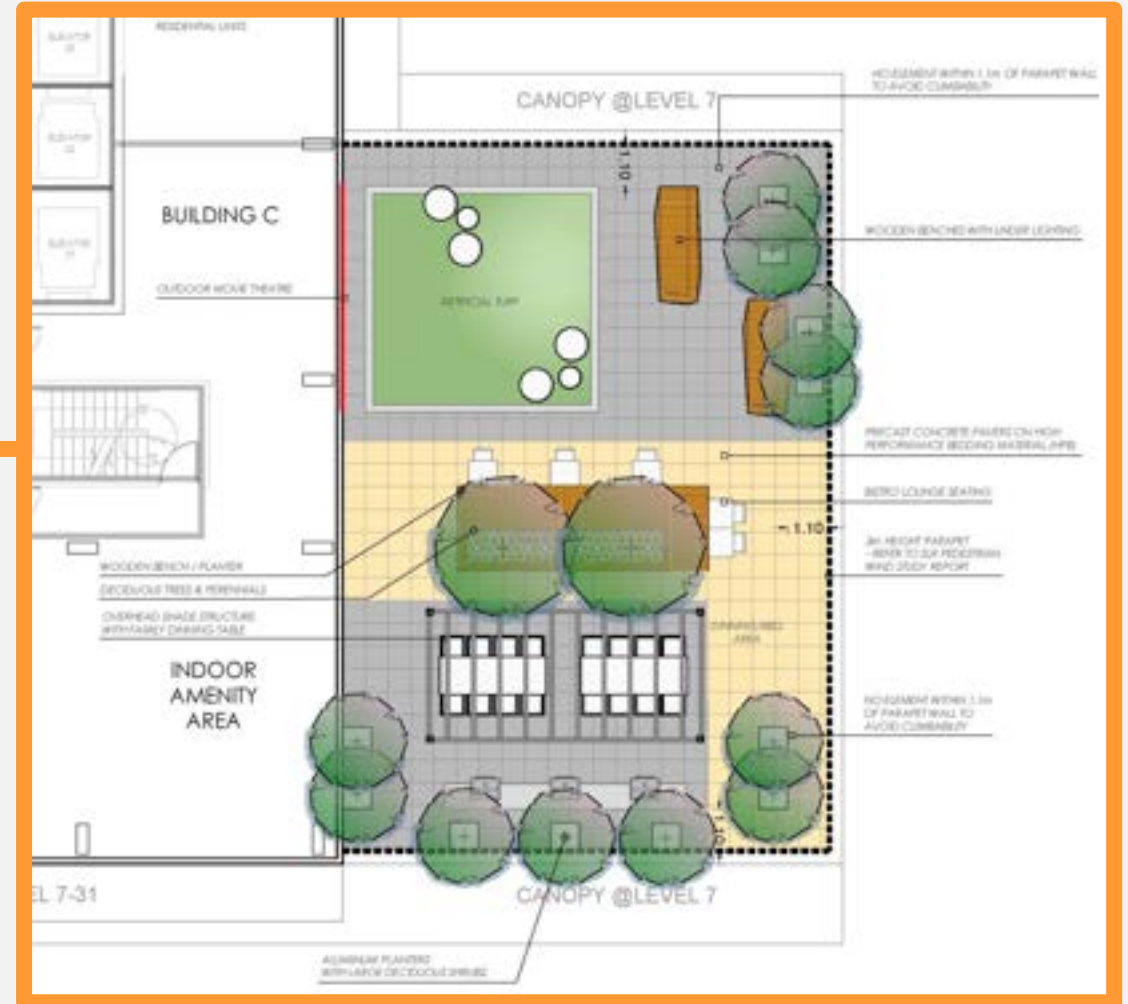
LEGEND	
	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Level 4-6 (left) & Level 7 (right) Floor Plans



LEGEND	
	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Building C - Level 7 Outdoor Amenity

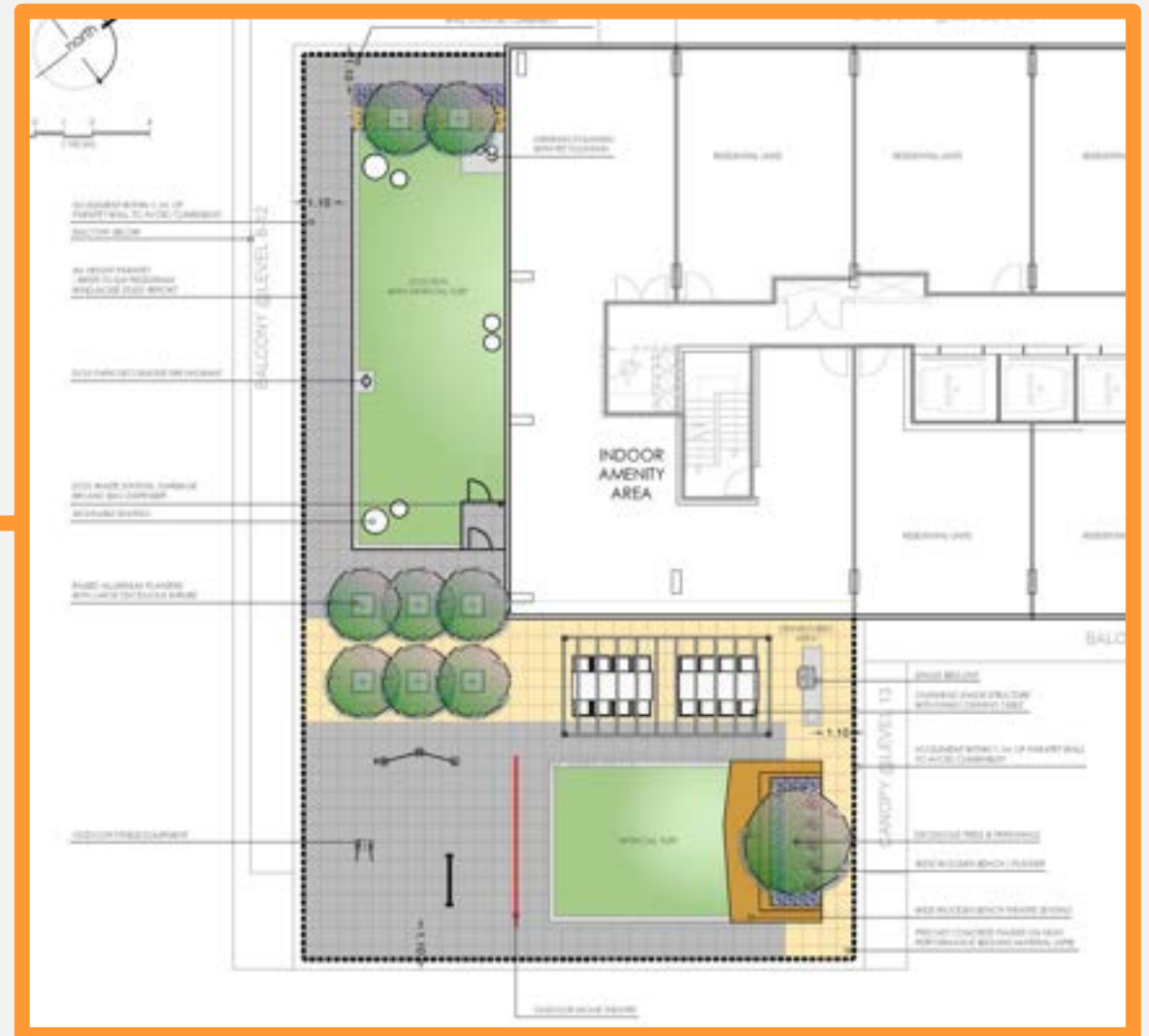


Level 8-12 (left) & Level 13 (right) Floor Plans



LEGEND	
	NON-SALABLE GFA
	SALABLE GFA
	DEDUCTIBLE - STORAGE
	DEDUCTIBLE - STAIRWAY
	DEDUCTIBLE - AIR HANDLING
	DEDUCTIBLE - ELEVATOR SHAFT

Building A - Level 13 Outdoor Amenity



Typical Tower Floor Plan (left) & Mechanical Penthouse (right)



Elevations – South (left) & East (right)



Elevations – North (left) & West (right)



Project Statistics

Site Area	9,534.66 m ²
Floor Area Ratio	9.0:1
Residential Gross Floor Area	72,638.96 m ²
Non-Residential Gross Floor Area	494.98
Total GFA	73,133.94
Coverage	
Building Heights	
Building A (northwest)	33 storeys (m)
Building B (southeast)	29 storeys (m)
Building C (southwest)	31 storeys (m)
Dwelling Units	1,165
Studio/Bachelor	6 (0.5%)
One-Bedroom	771 (66.2%)
Two-Bedroom	388 (33.3%)

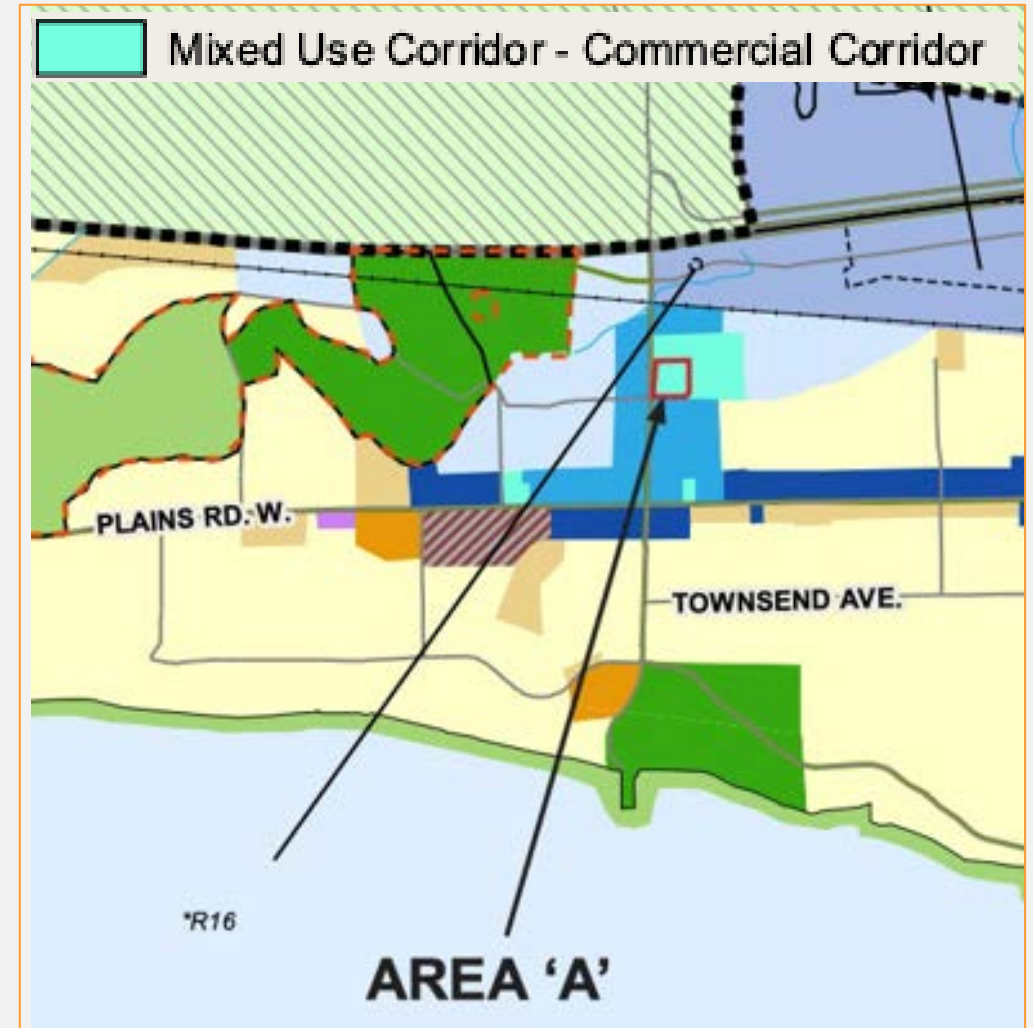
Amenity	18,169 m ² (15.60 m ² /unit)
Indoor	1,309 m ²
Outdoor	1,292 m ²
Balconies	13,877 m ²
Plaza/Open Space	1,691 m ²
Parking – Total	1,137
Residential/Visitor (underground)	1,131 (31 barrier-free)
Commercial (at-grade)	6 (1 barrier-free)
Bicycle Parking – Total	676
Residential Long-Term	596
Residential Short-Term	62
Visitor Long-Term	9
Visitor Short-Term	9

Draft Amendment to Burlington Official Plan

To permit a mixed-use development consisting of three residential towers with:

- **Maximum heights of 30, 32 & 34 storeys** (plus mechanical penthouse)
- **Maximum Floor Area Ratio of 9.1:1**
- **1,165 dwelling units**
- **6 levels of underground parking**
- **475 m² of ground-related non-residential space**

Site-specific policies to address potential adverse effects related to noise and air emissions, and land use compatibility.



Proposed Zoning Changes

	Current MXC-26 Zoning Regulations	Proposed MXC-531 Zoning Regulations
Max. FAR	1.5:1	9.1:1
Max. Building Height Building A Building B Building C	6 storeys	34 storeys (112 m) 30 storeys (100 m) 32 storeys (106 m)
Max. Dwelling Units	No maximum	1,165
Min. Non-Residential Floor Area	None required	475 m ²
Landscape Area abutting a street	3 m	None required
Amenity Area	28,690 m ²	15 m ² /unit (17,457 m ²)
Min. Yards	3 m (from all streets)	Building A: 4.5 m from Waterdown Road Building B: 5 m from Cooke Blvd & Masonry Crt Building C: 5 m from Masonry Crt & 3 m from Waterdown Rd
Min. Underground Setbacks	3 m	0.9 m
Min. Residential Parking	1457 total spaces	0.89 resident spaces/unit & 0.08 visitor spaces/unit (1130 total)
Minimum Bicycle Parking	3 spaces	0.5 long-term spaces/unit & 0.05 short-term spaces/unit (641 total)

Renderings



Masonry Court Streetscape (looking east)



Proposed Development (looking northeast)

Renderings – Ground Level View (looking southwest)



Cooke Blvd. Streetscape & Open Space Connection to Public Park (looking southwest from Cooke Blvd.)



1120 Cooke Boulevard

THANK YOU

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