

# Committee of the Whole

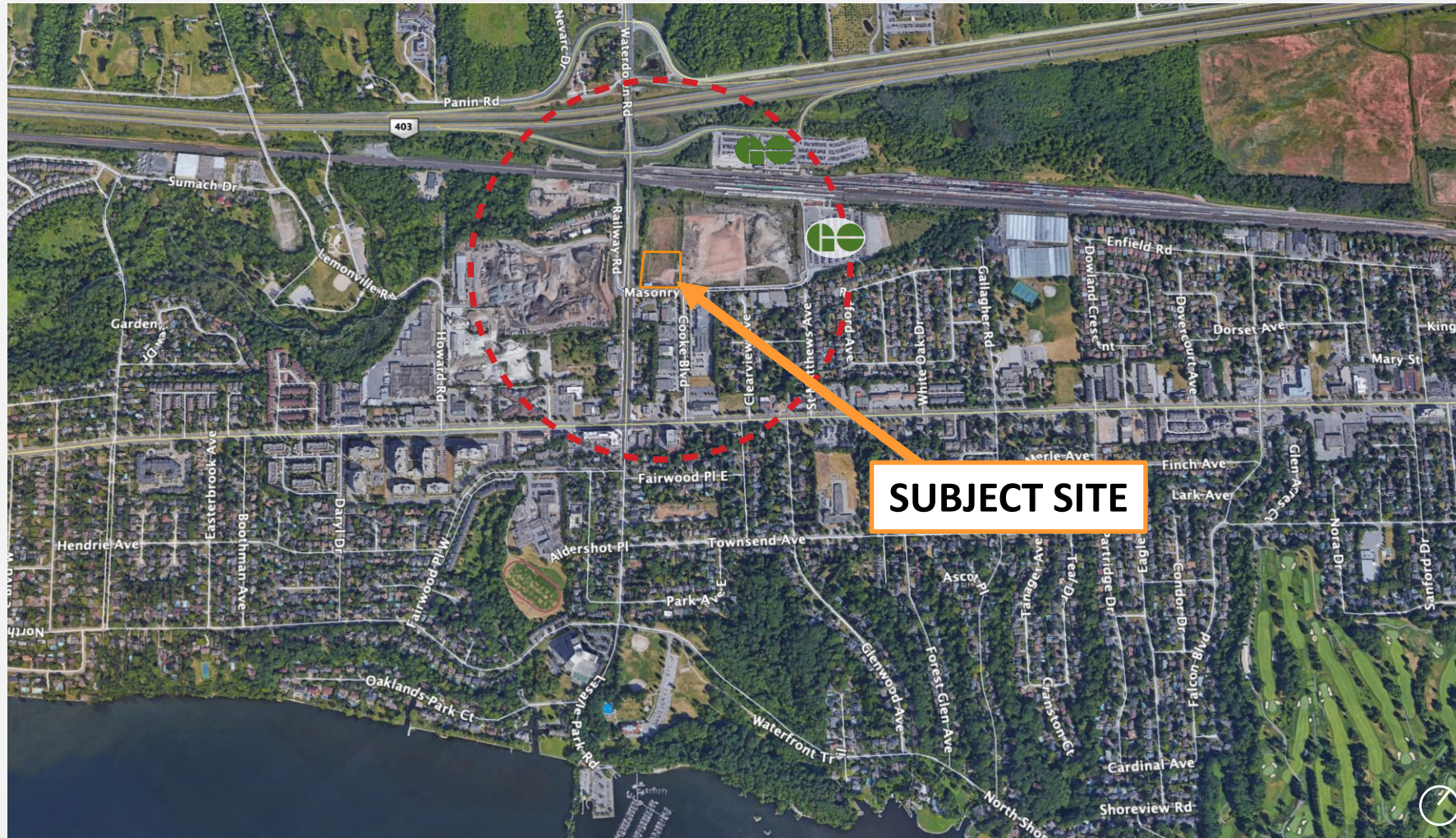
**1120 Cooke Boulevard, City of Burlington**

**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)



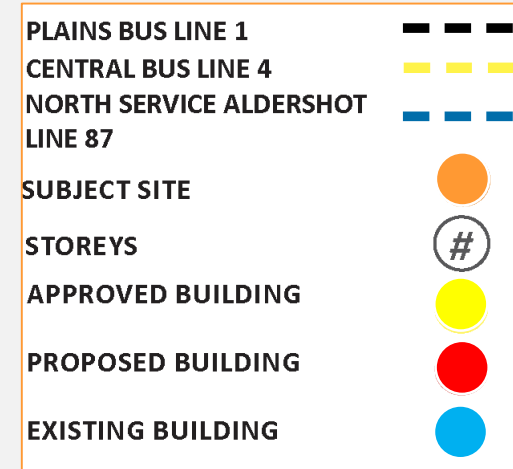
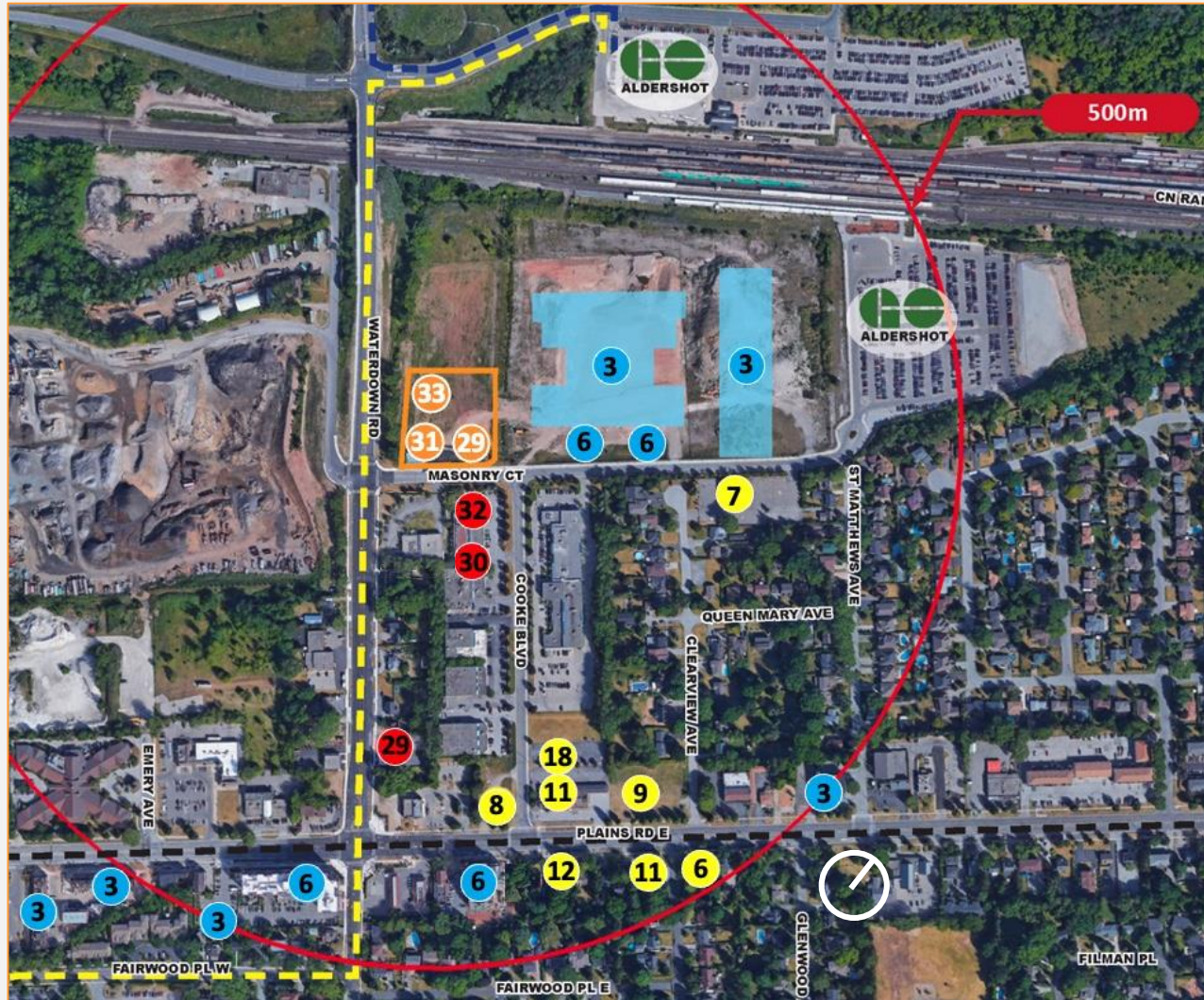


# Oblique Aerial Photo (looking south)



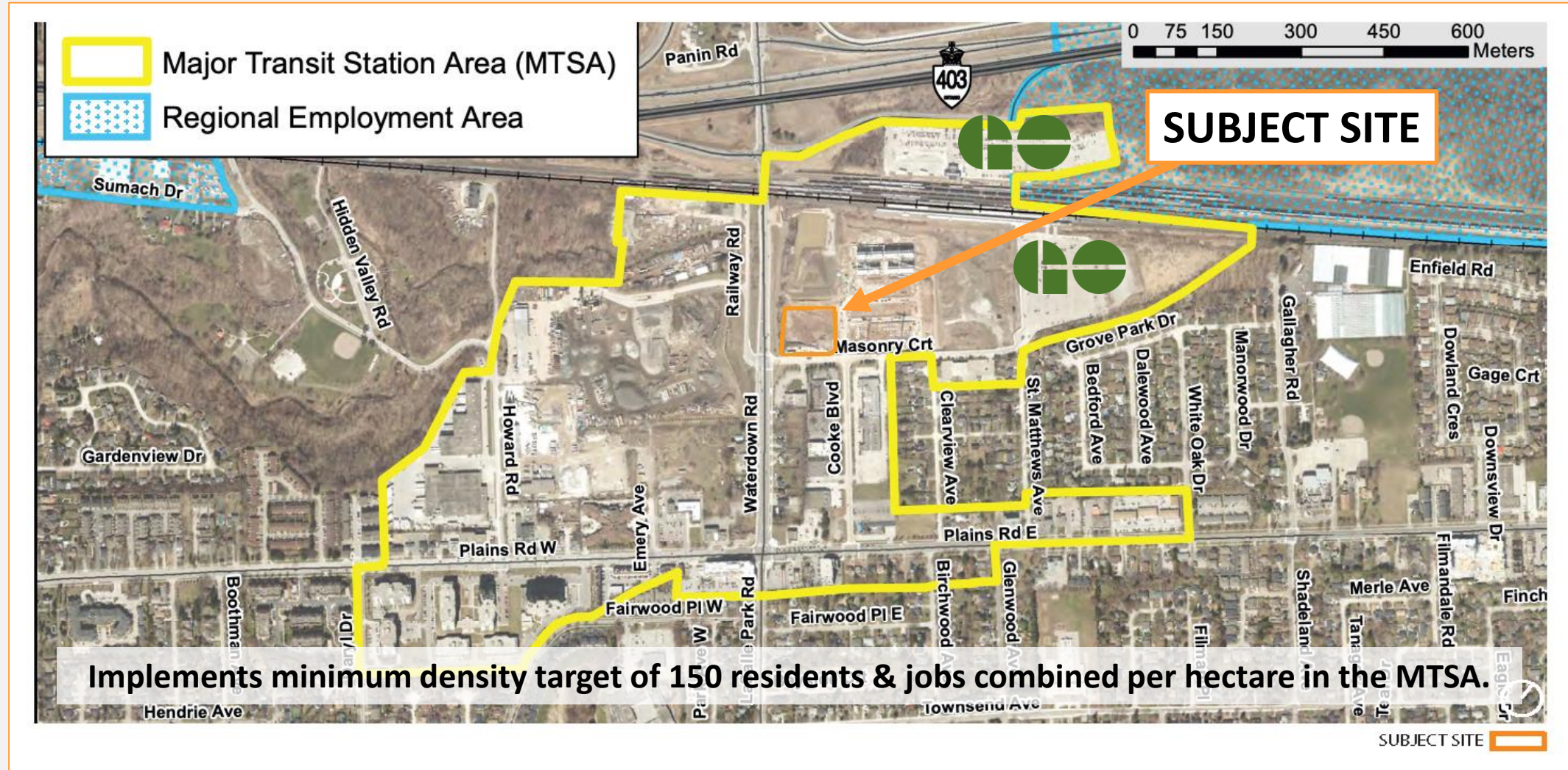


# Height & Development Context





# Halton ROPA 48: Map 6d- Aldershot GO MTSA



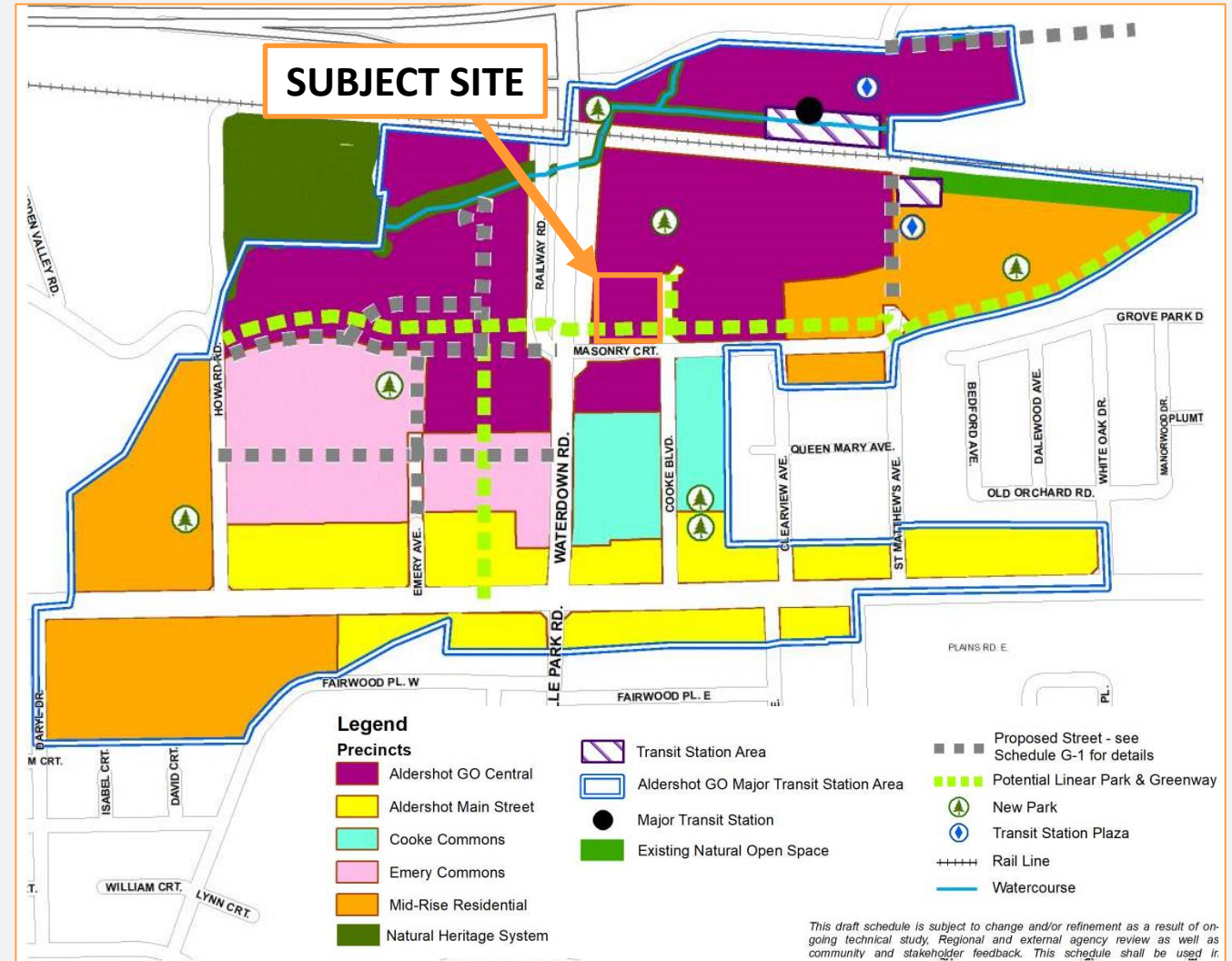


# Draft Schedule G Land Use - Aldershot GO MTSA (October 2023)

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.



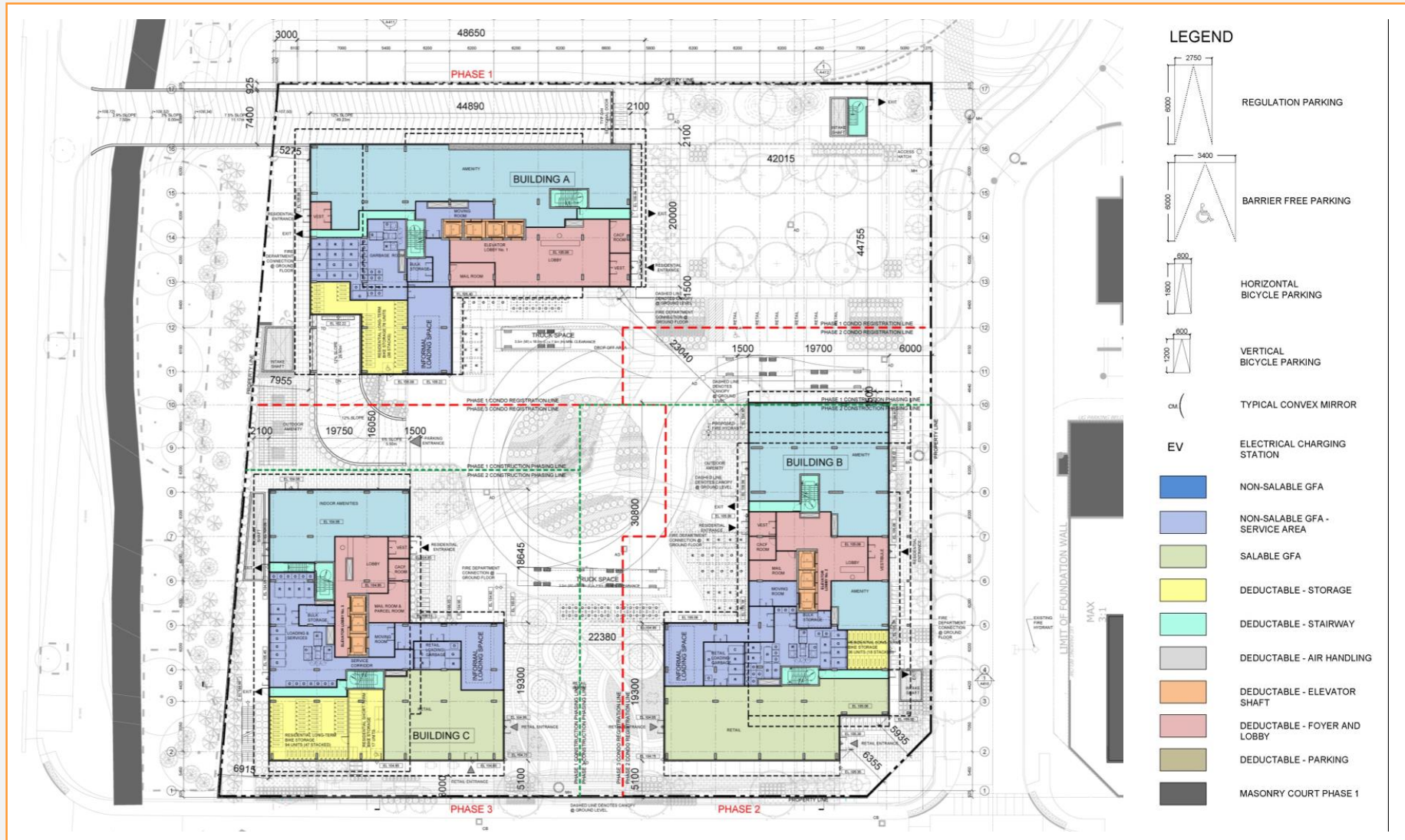


# Site Plan Context



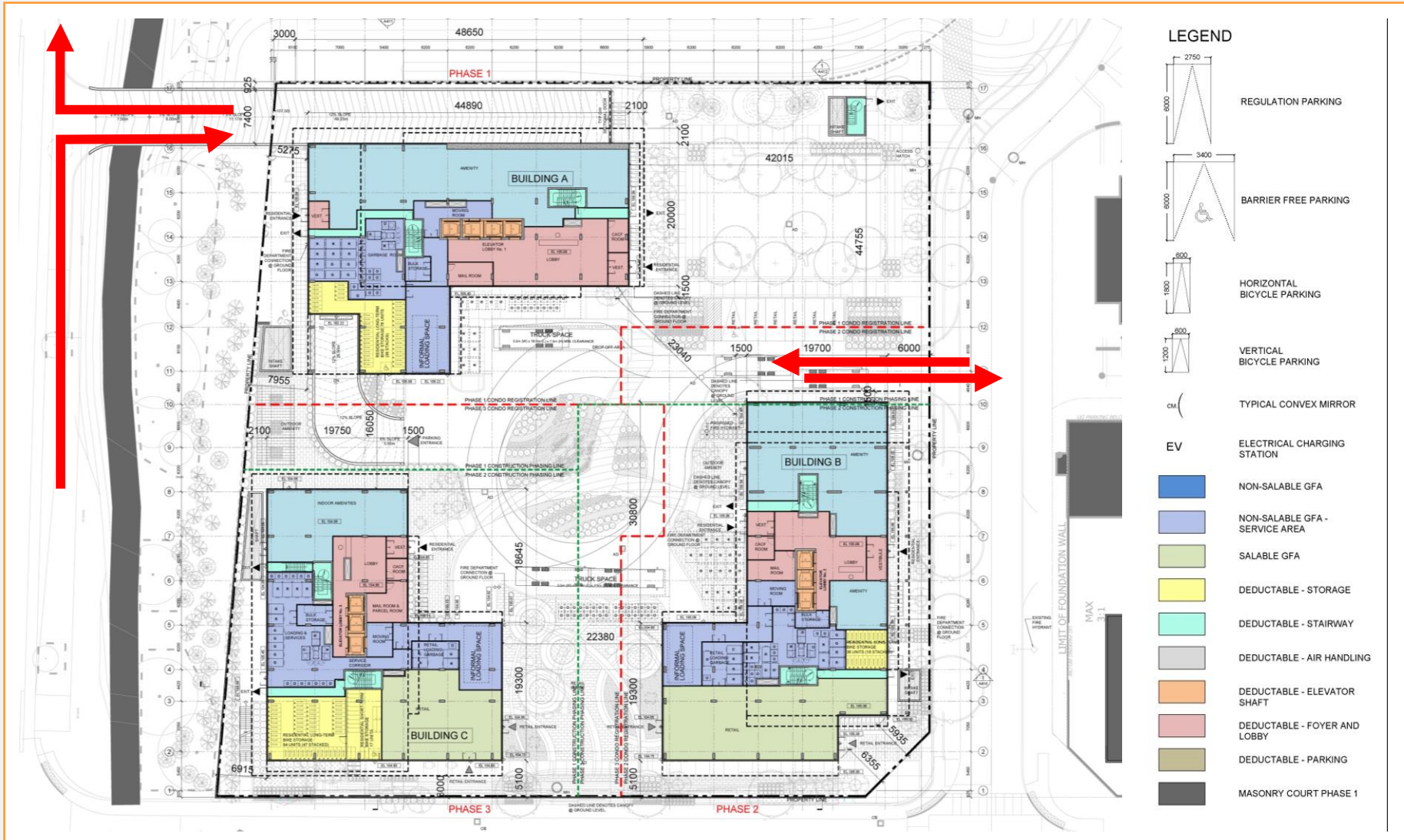



# Ground Level Plan





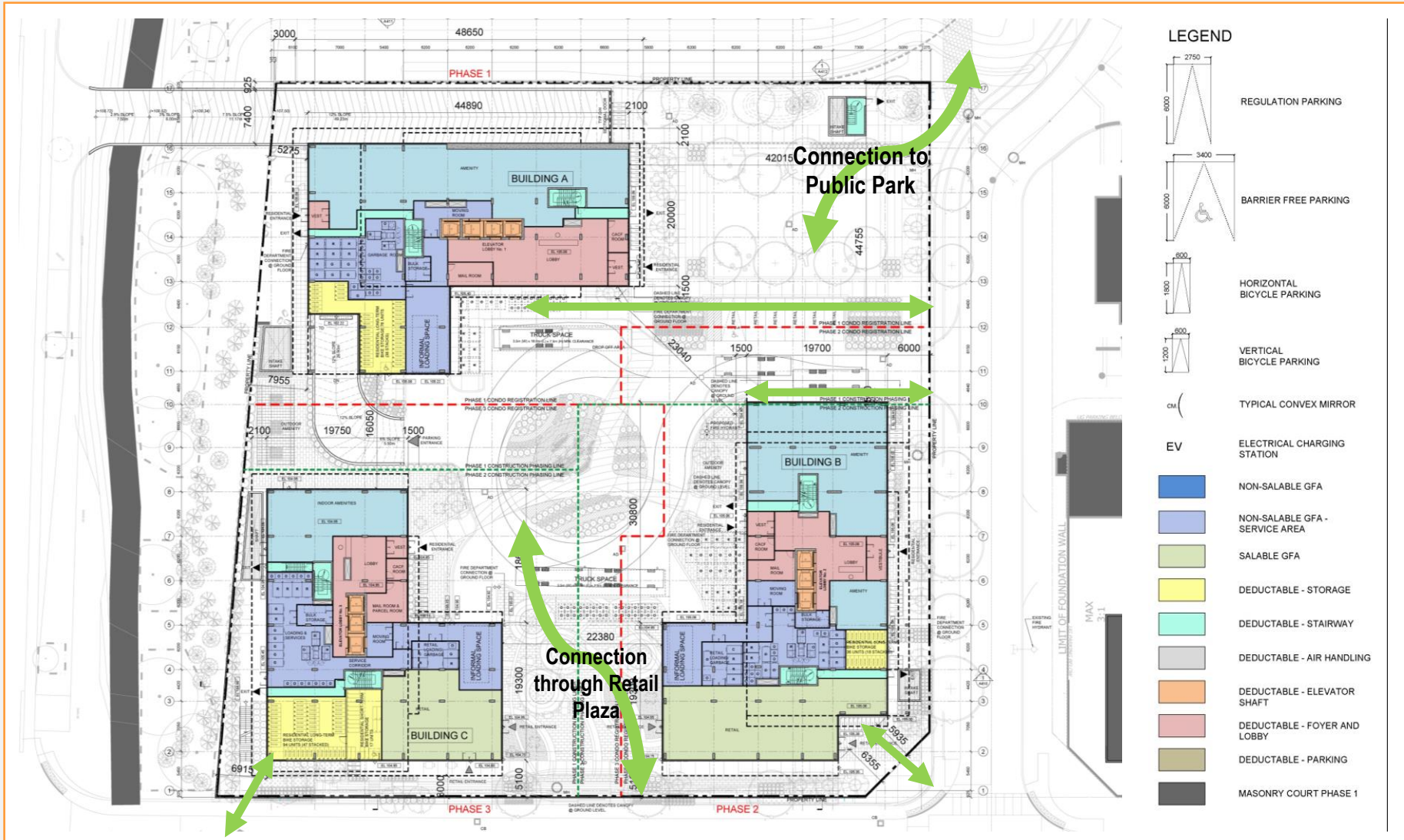
# Ground Level Plan – Vehicle Access



 Vehicle ingress/egress



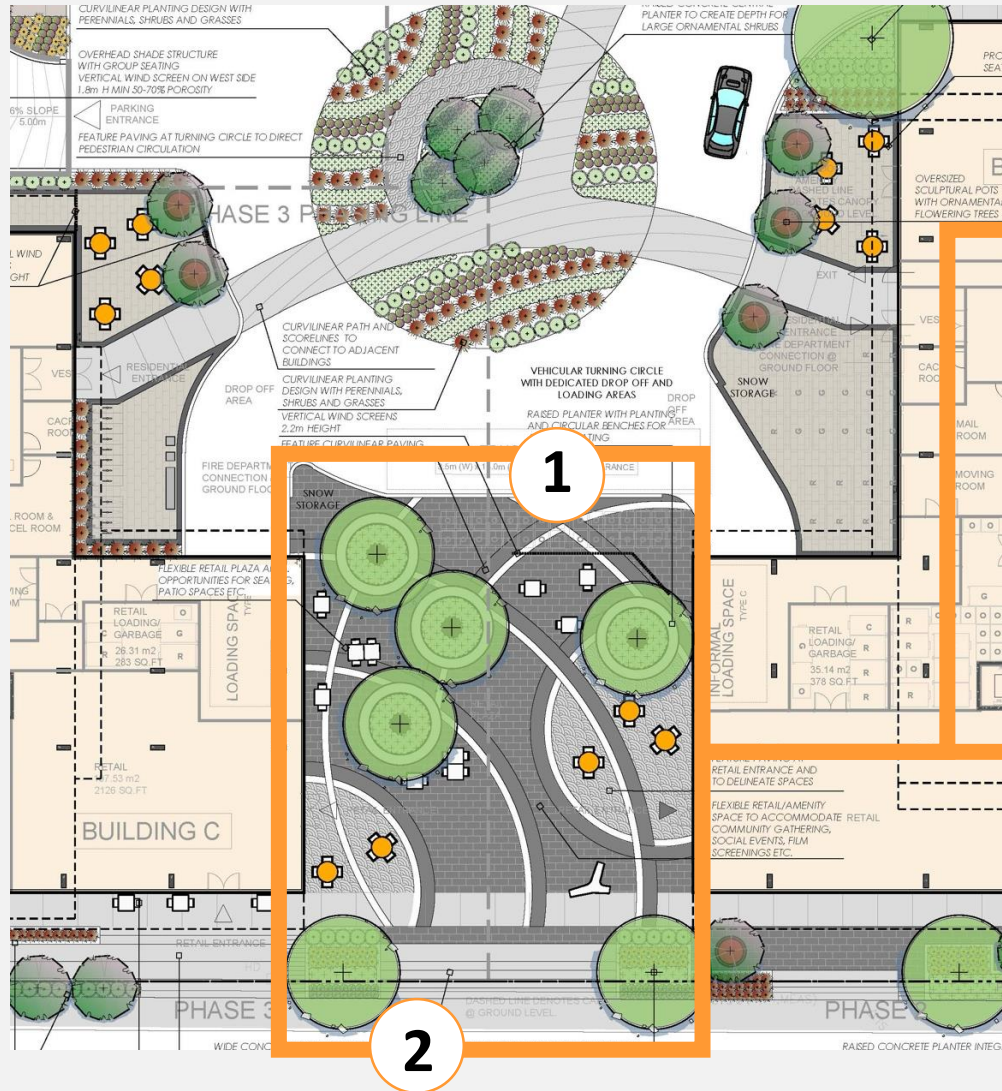
# Ground Level Plan – Pedestrian Connectivity



→ Key Pedestrian Connections

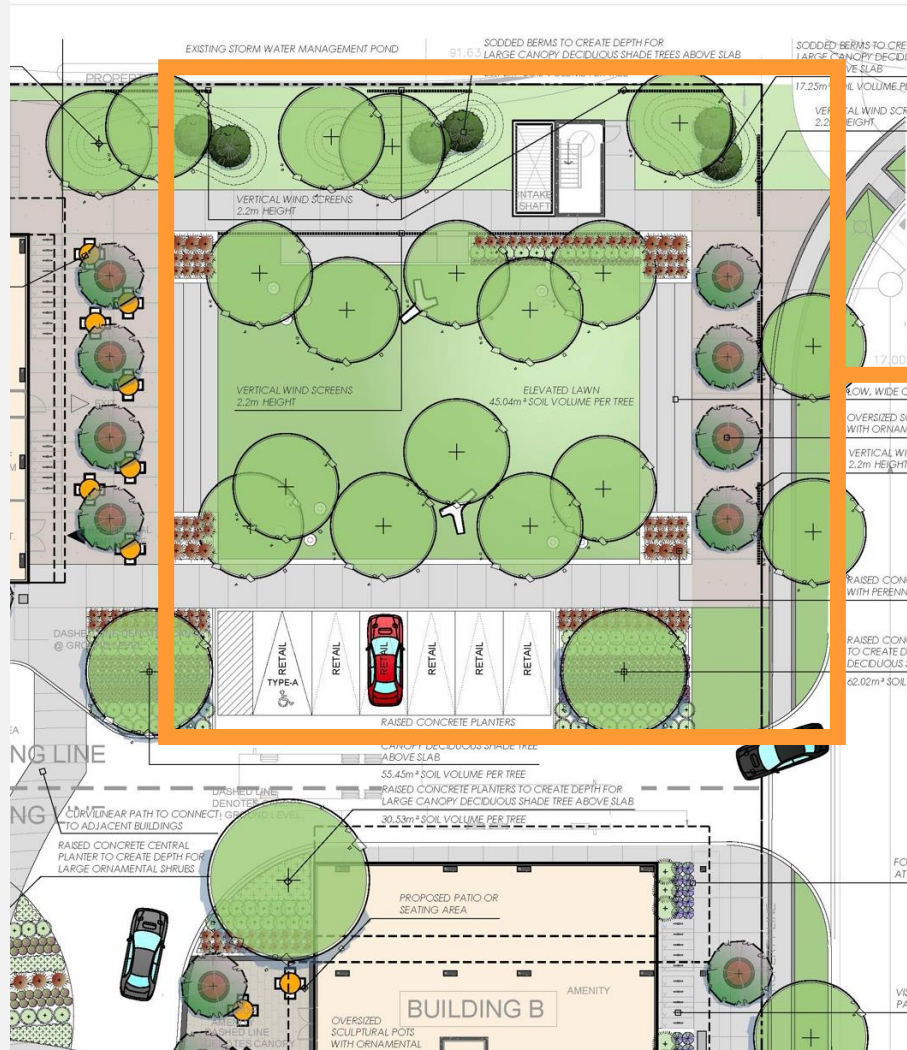


# Renderings – Retail Plaza



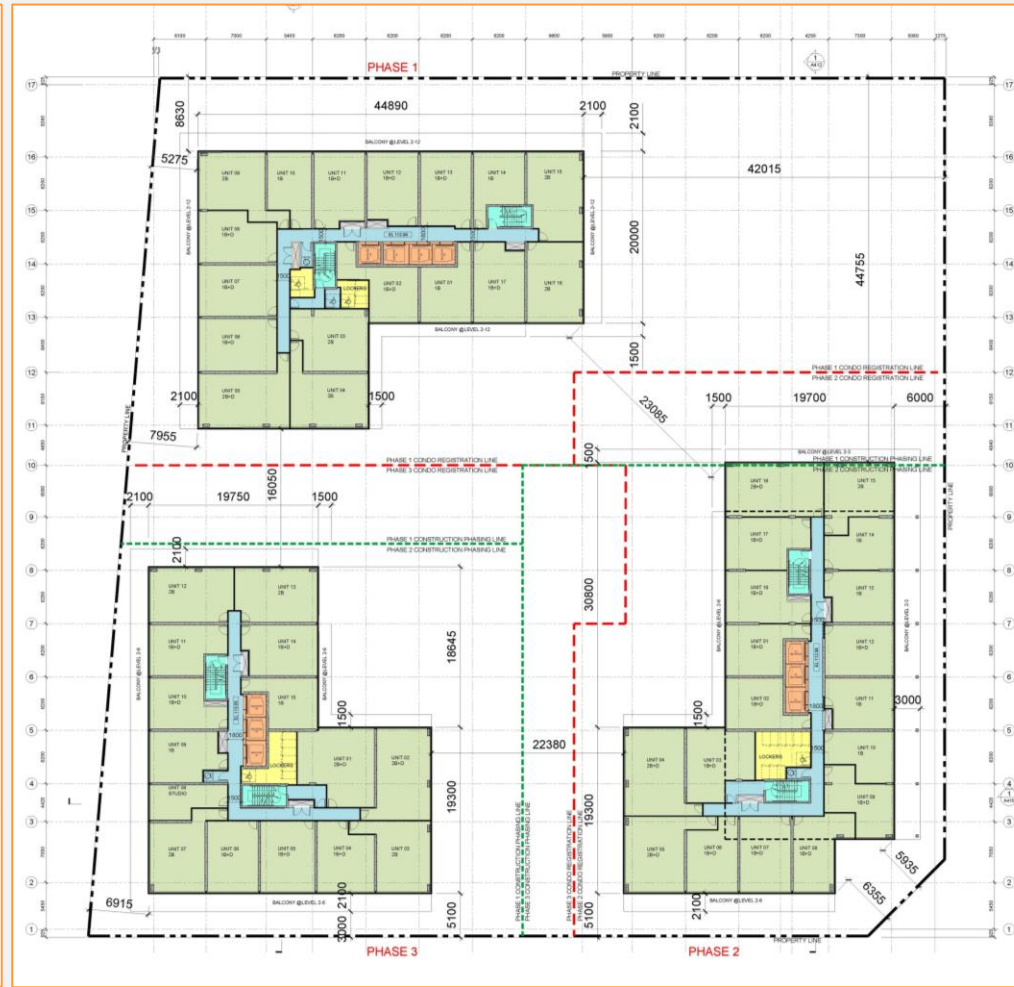


# Renderings – Open Space & Public Park Connection










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

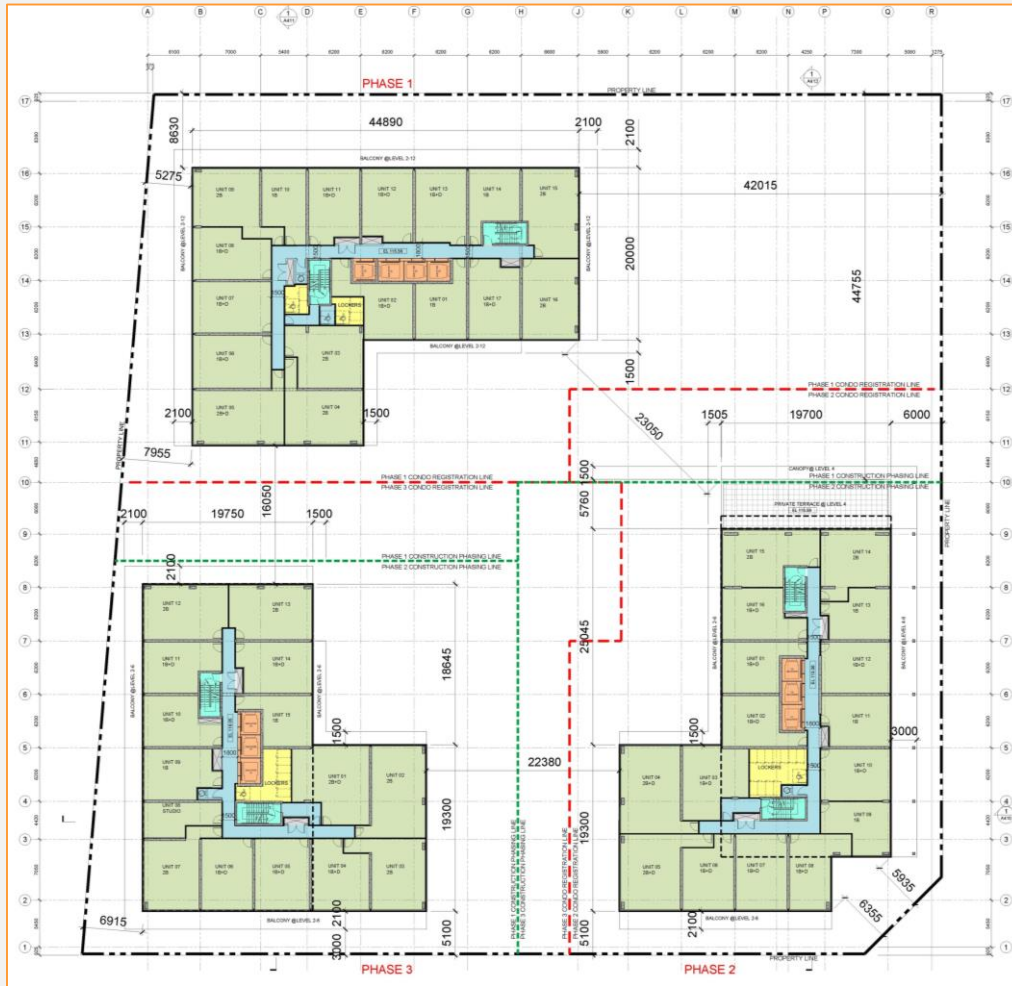


**LEGEND**

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



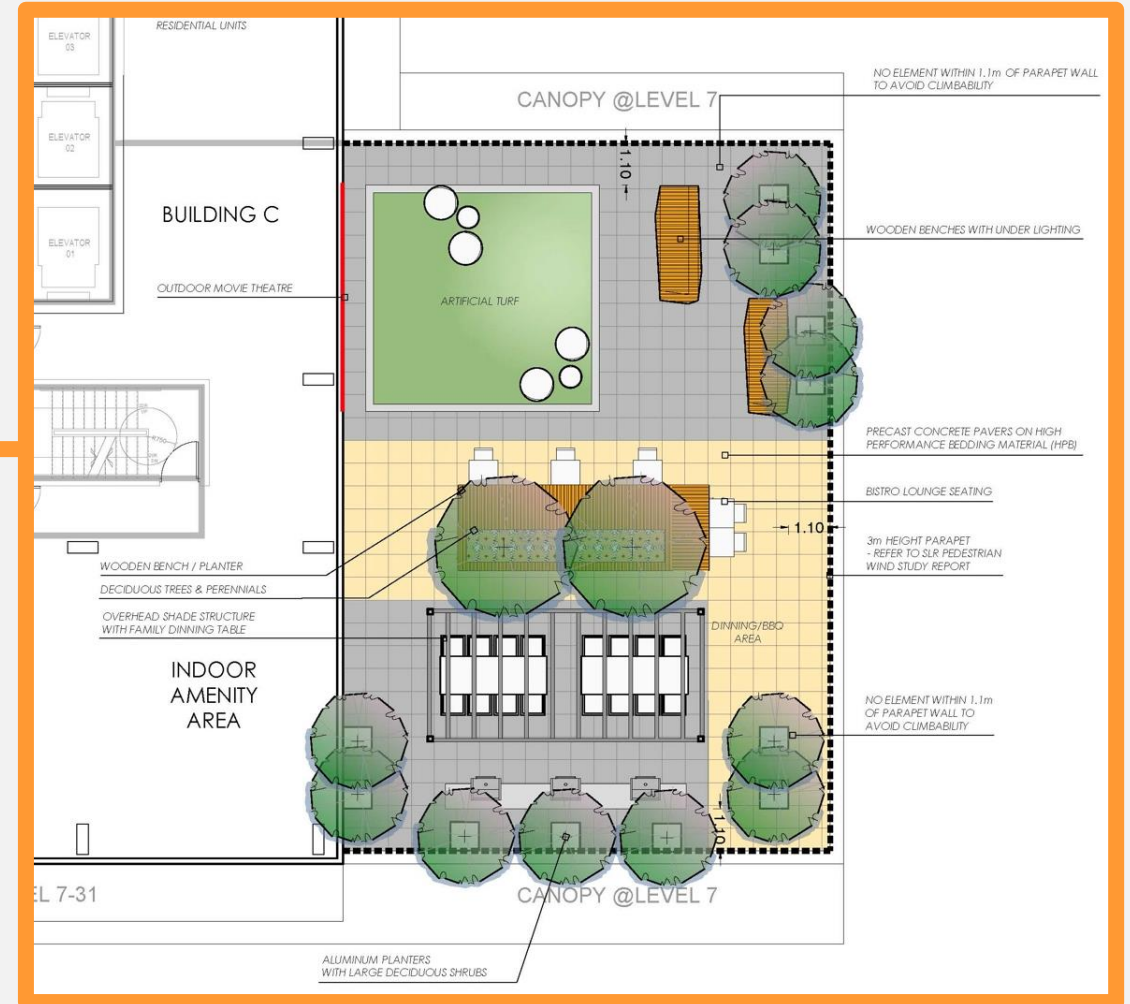
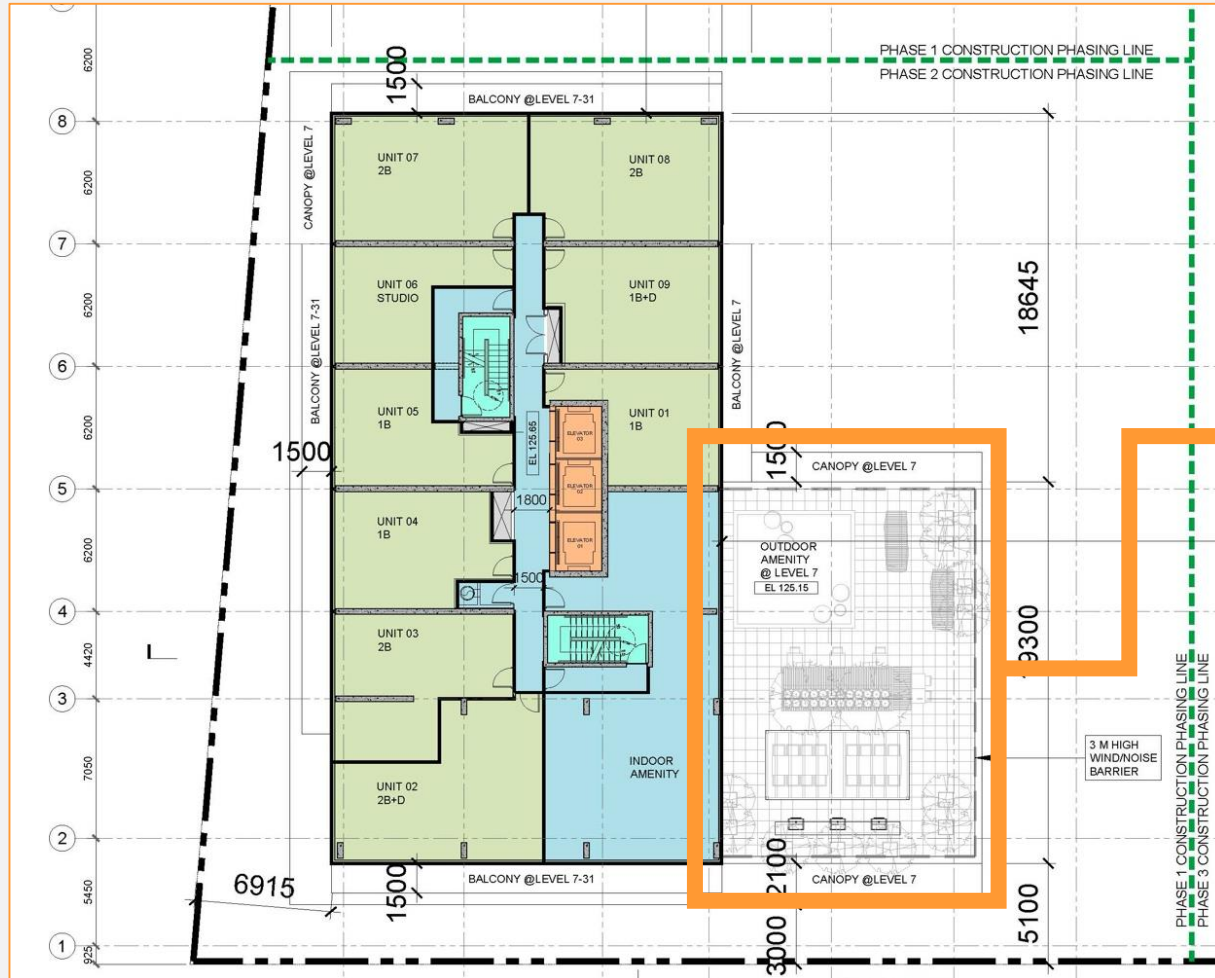
# Level 4-6 (left) & Level 7 (right) Floor Plans



LEGEND	
<span style="color: lightblue;">■</span>	NON-SALABLE GFA
<span style="color: lightgreen;">■</span>	SALABLE GFA
<span style="color: yellow;">■</span>	DEDUCTIBLE - STORAGE
<span style="color: cyan;">■</span>	DEDUCTIBLE - STAIRWAY
<span style="color: lightgrey;">■</span>	DEDUCTIBLE - AIR HANDLING
<span style="color: orange;">■</span>	DEDUCTIBLE - ELEVATOR SHAFT



# Building C - Level 7 Outdoor Amenity









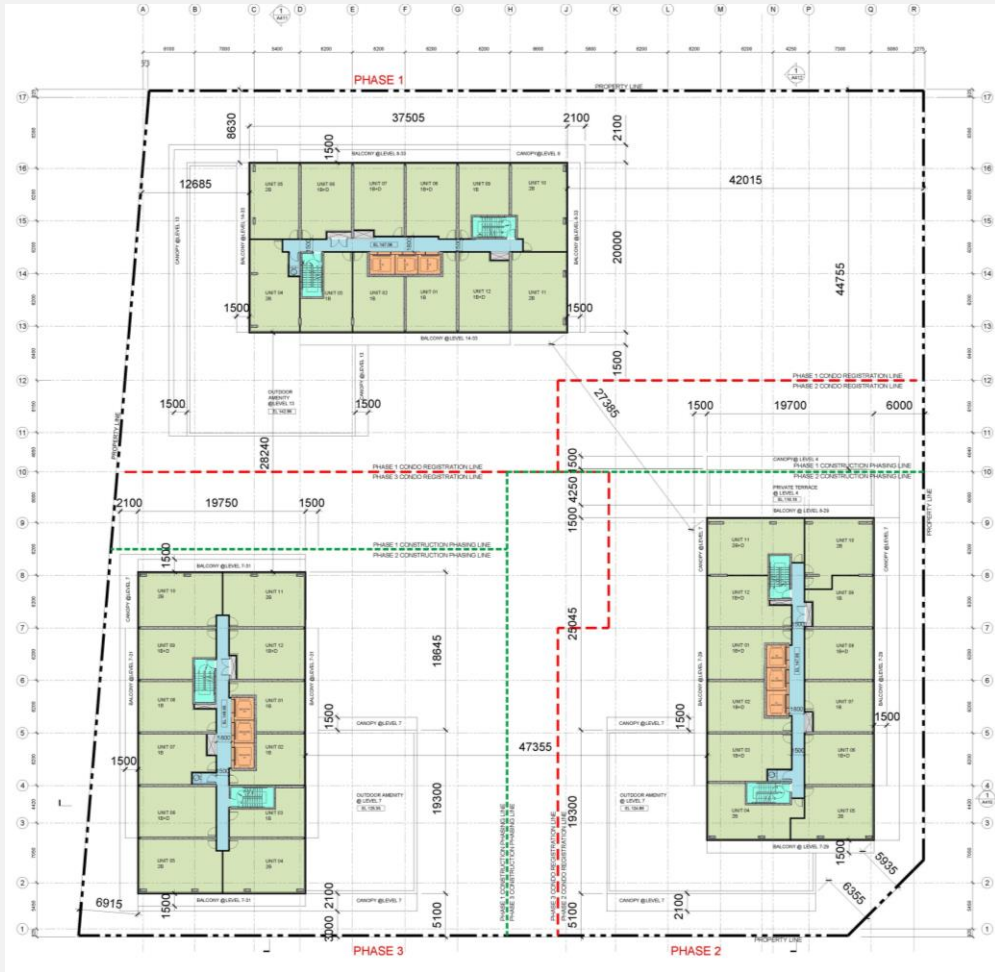








# Typical Tower Floor Plan (left) & Mechanical Penthouse (right)



## LEGEND

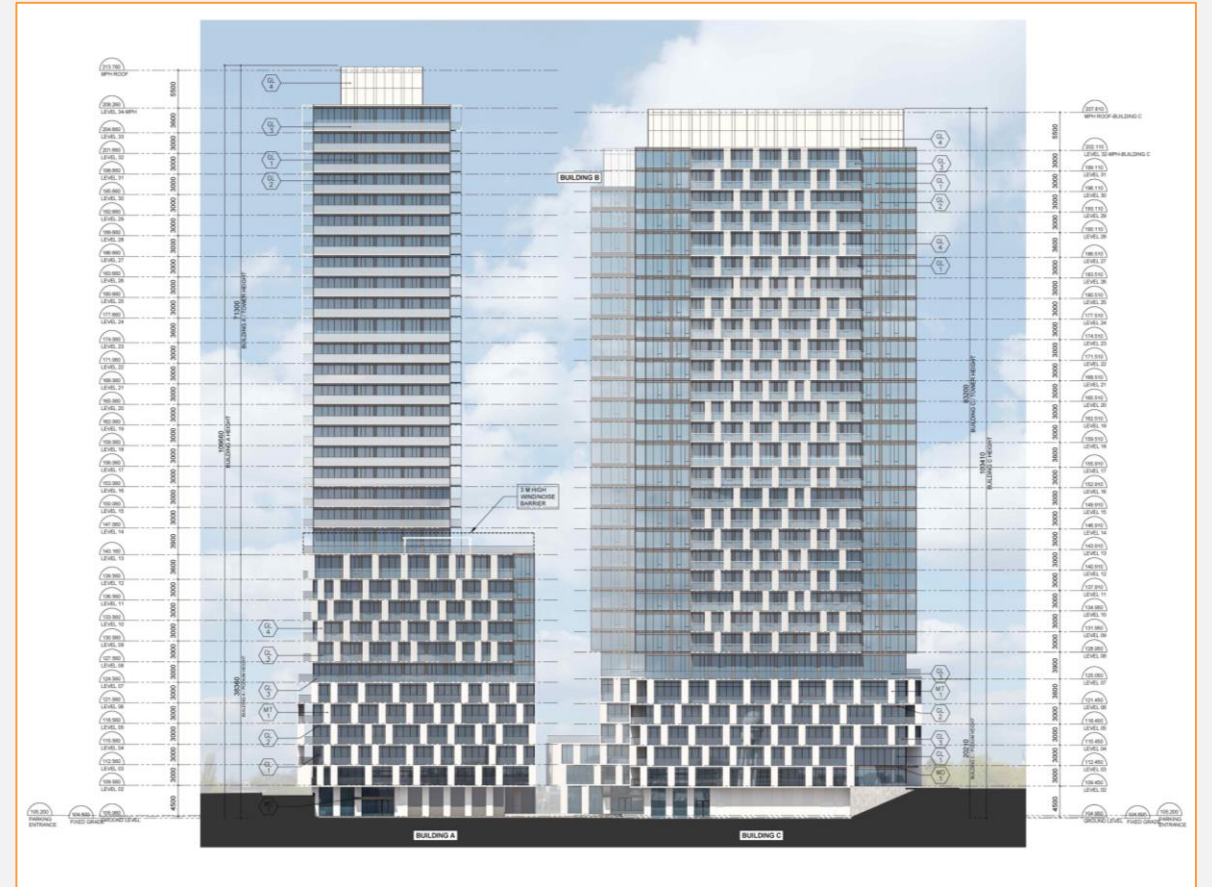
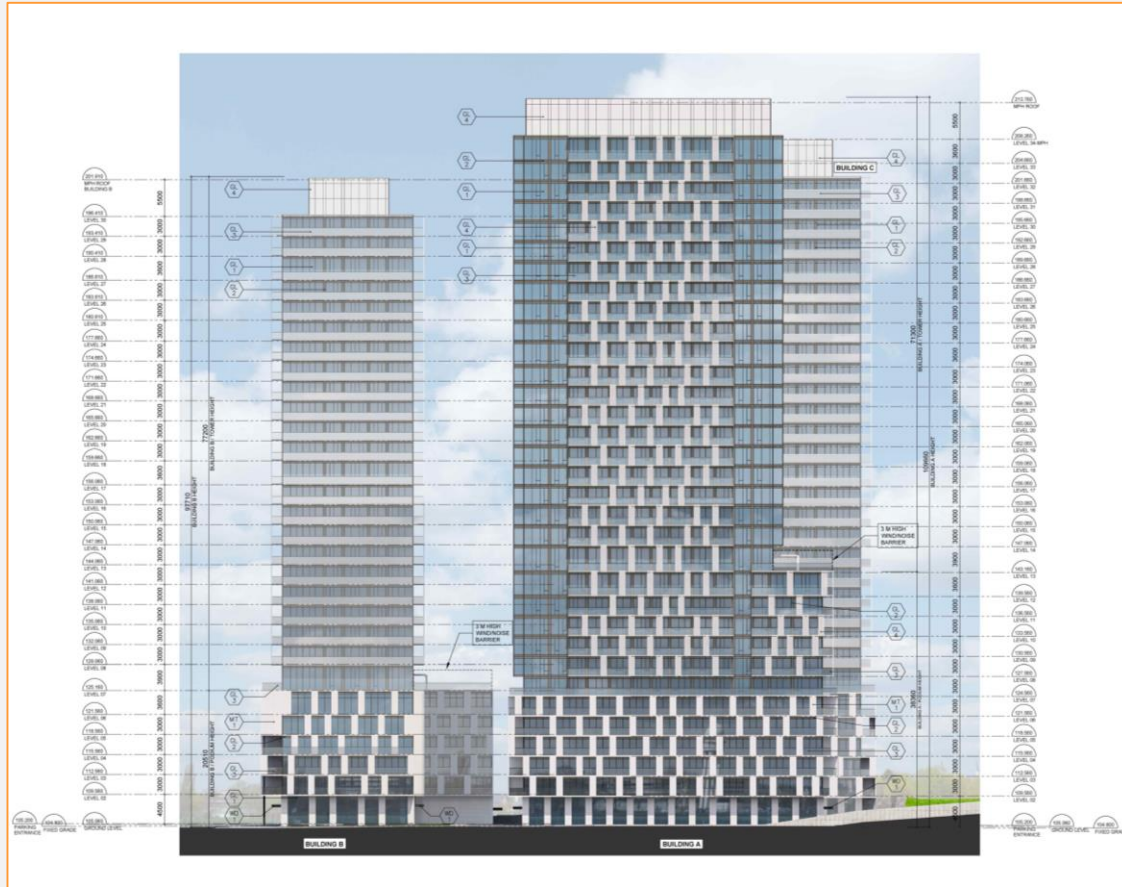
- NON-SALABLE GFA
- SALABLE GFA
- DEDUCTABLE - STORAGE
- DEDUCTABLE - STAIRWAY
- DEDUCTABLE - AIR HANDLING
- DEDUCTABLE - ELEVATOR SHAFT



# Elevations – South (left) & East (right)



# Elevations – North (left) & West (right)





# Project Statistics

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

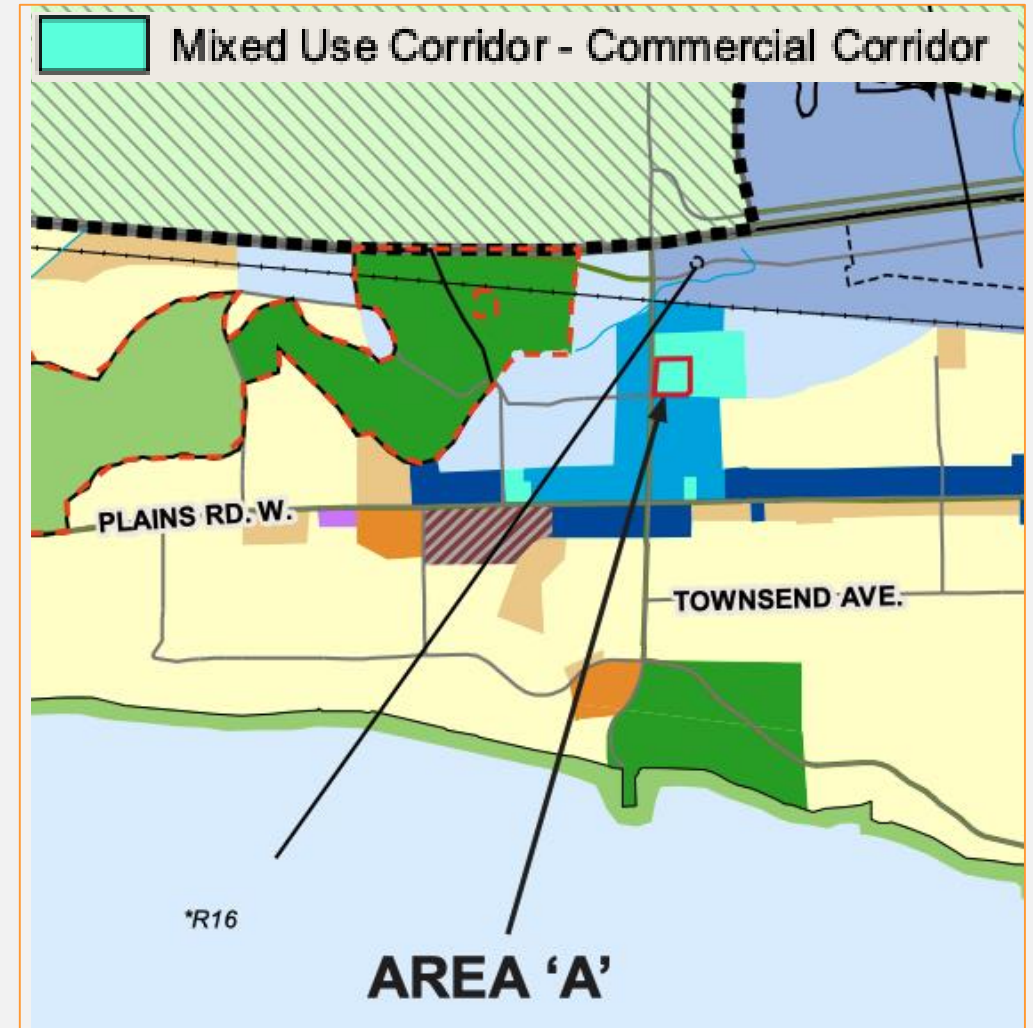
<b>Amenity</b>	18,169 m <sup>2</sup> (15.60 m <sup>2</sup> /unit)
<b>Indoor</b>	1,309 m <sup>2</sup>
<b>Outdoor</b>	1,292 m <sup>2</sup>
<b>Balconies</b>	13,877 m <sup>2</sup>
<b>Plaza/Open Space</b>	1,691 m <sup>2</sup>
<b>Parking – Total</b>	1,137
<b>Residential/Visitor (underground)</b>	1,131 (31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

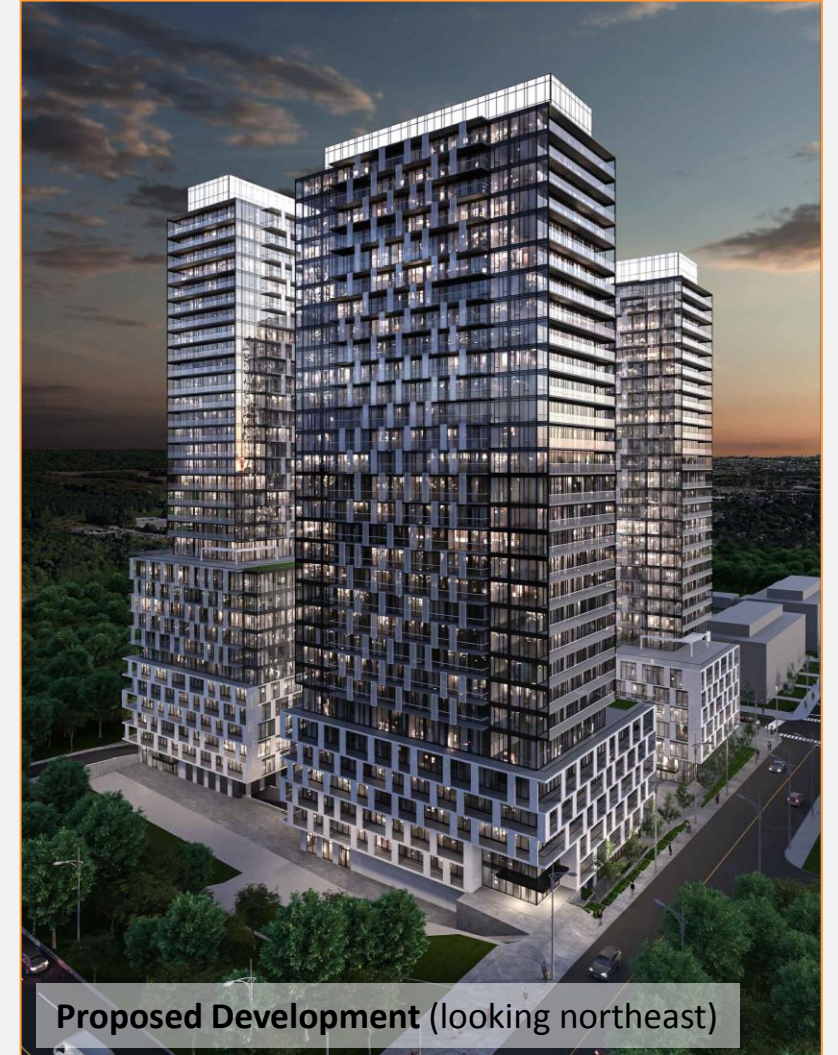
	Current MXC-26 Zoning Regulations	Proposed MXC-531 Zoning Regulations
<b>Max. FAR</b>	1.5:1	9.1:1
<b>Max. Building Height</b> <b>Building A</b> <b>Building B</b> <b>Building C</b>	6 storeys	34 storeys (112 m) 30 storeys (100 m) 32 storeys (106 m)
<b>Max. Dwelling Units</b>	No maximum	1,165
<b>Min. Non-Residential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

# Renderings

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**Masonry Court Streetscape (looking east)**

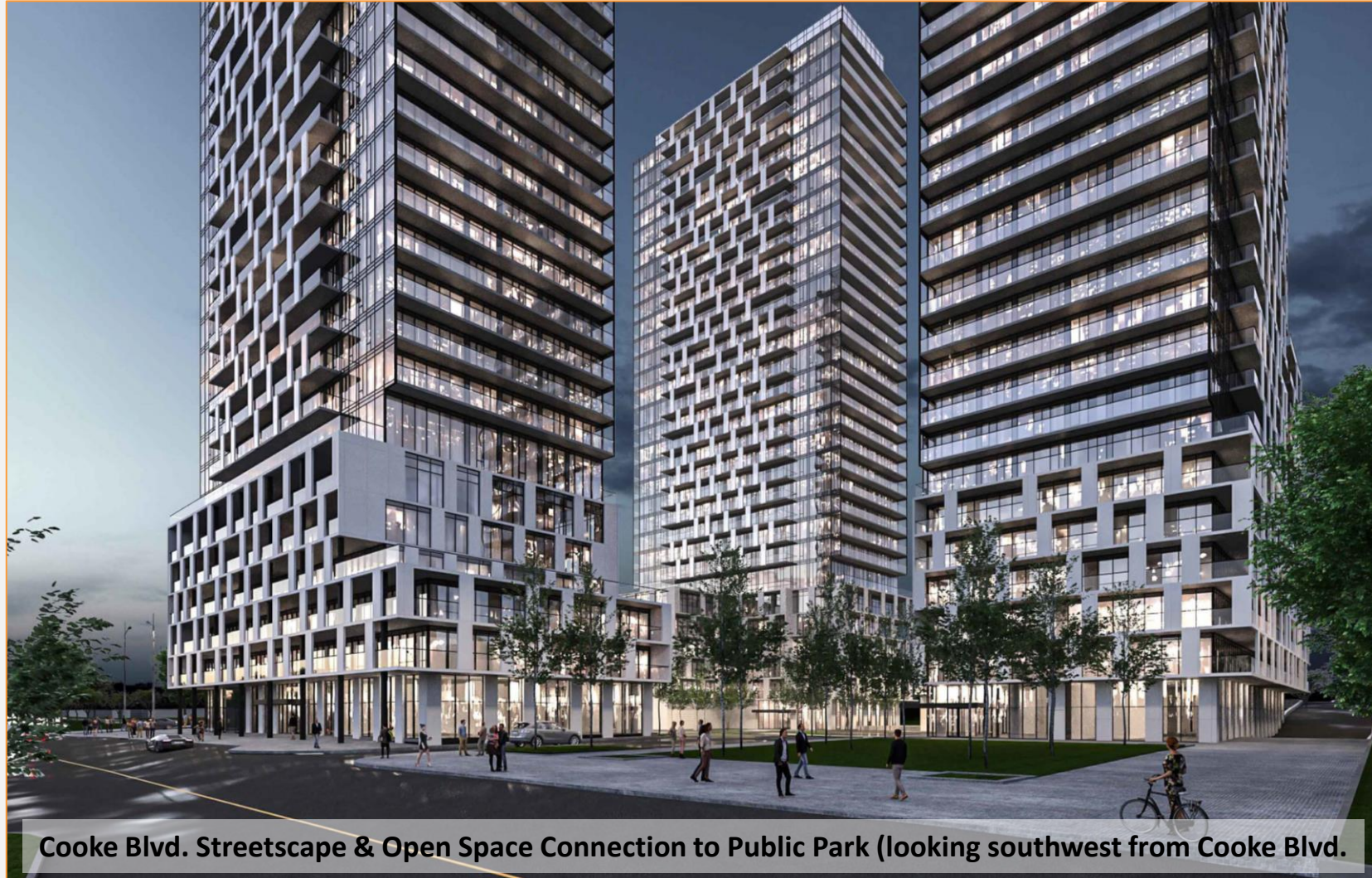


**Proposed Development (looking northeast)**



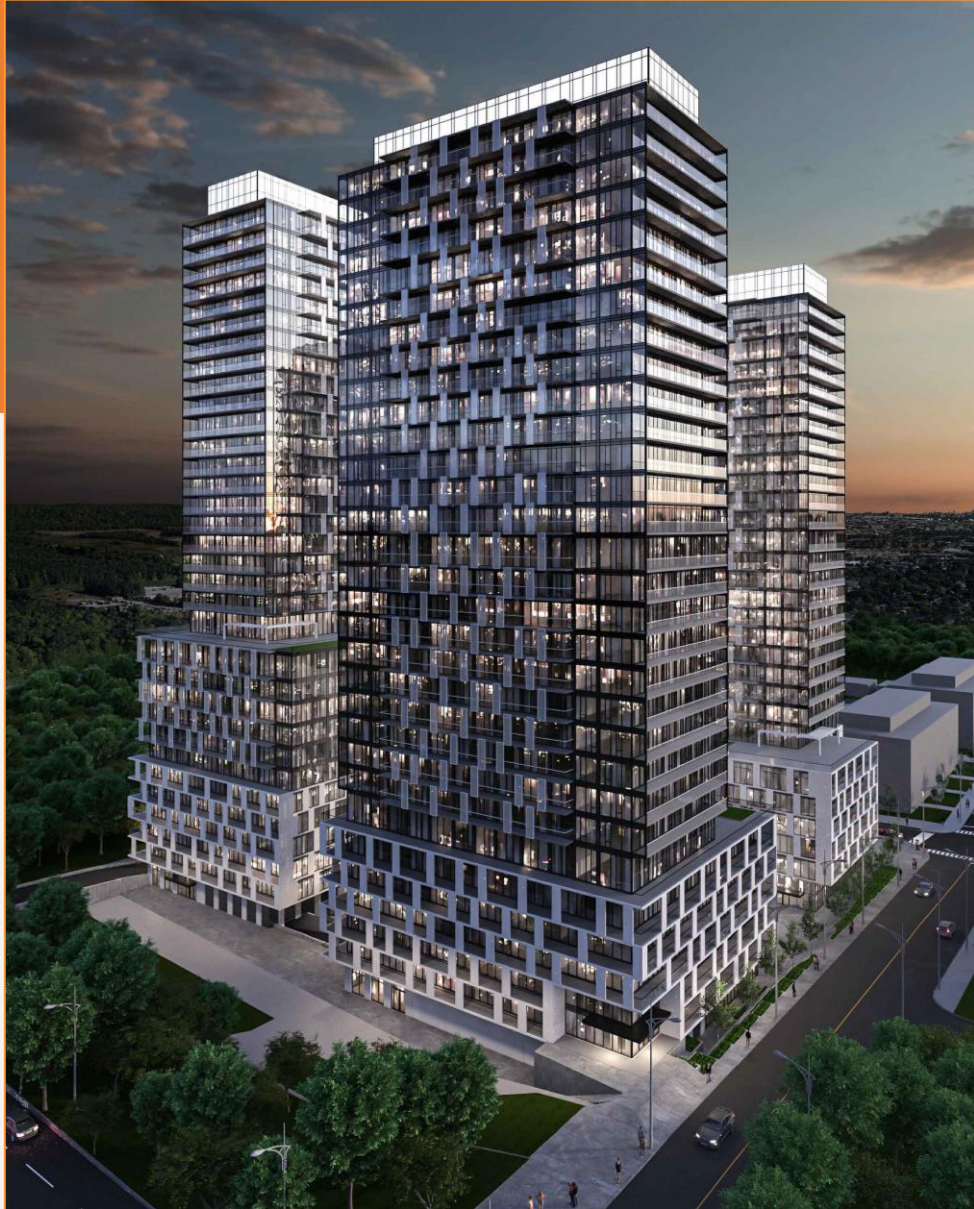
# Renderings – Ground Level View (looking southwest)

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





# 1120 Cooke Boulevard

## THANK YOU

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