




Councillor Kelvin Galbraith

# Ward 1

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## Ward 1 Community Meeting

April 25, 2024

# Land Acknowledgement

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Burlington as we know it today is rich in history and modern traditions of many First Nations and the Métis. From the Anishinaabeg to the Haudenosaunee, and the Métis – our lands spanning from Lake Ontario to the Niagara Escarpment are steeped in Indigenous history. The territory is mutually covered by the Dish with One Spoon Wampum Belt Covenant, an agreement between the Iroquois Confederacy, the Ojibway and other allied Nations to peaceably share and care for the resources around the Great Lakes.

We would like to acknowledge that the land on which we gather is part of the Treaty Lands and Territory of the Mississaugas of the Credit.

## Introductions

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- ▶ Jeff Thompson, Senior Project Manager  
Engineering Services
- ▶ Jenna Puletto, Manager of Planning Implementation  
Community Planning
- ▶ Kaylan Edgcumbe, Manager of Integrated Mobility  
Transportation Services
- ▶ David Thompson and Richard Bellemare,  
Audio Video Specialists, Digital Services
- ▶ Georgie Gartside, Assistant to Councillor Galbraith

# Rules of Engagement

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Expectations:

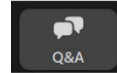
- Respectful dialogue
- Listen to each other
- Hear the concerns

We **DON'T** need to agree - we **DO** need to be respectful

# Speaking

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- Questions/Comments – hold until end of presentation
- Line up at the microphone to speak
- For those online - click Q&A button →



**Waterdown Road Widening &  
Reconstruction Craven Avenue to  
Mountain Brow Road**

**Update**

**Date:** April 25, 2024



## Project Team

### City of Burlington

**Councillor Kelvin Galbraith**

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**Georgie Gartside**, Assistant to  
Councillor Kelvin Galbraith, Ward 1

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**Jeff Thompson**, Senior Project  
Manager

City of Burlington

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**Jason Enlund**, Contract Administrator

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**Jason Forde**, Field Services Technician

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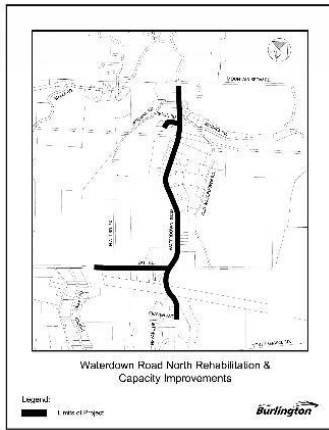
### Halton Region

**Joshua VanRavenswaay**, Project  
Manager III

905-825-6000 Ext. 3061

[Joshua.vanravenswaay@halton.ca](mailto:Joshua.vanravenswaay@halton.ca)

## Project Limits



### North Limit:

- (south of) Mountain Brow Road/Waterdown Road Intersection

### South Limit:

- (north of) Craven Avenue

### \* Watermain Replacement:

- Waterdown Road (South of Craven Ave to Mountain Brow Road)
- Flatt Road
- Ireson Road





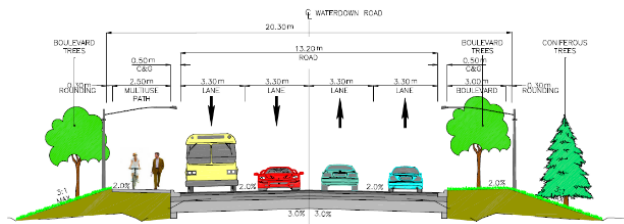
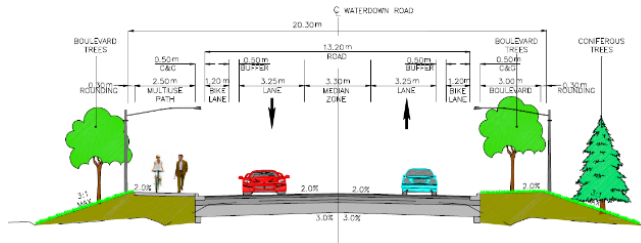
## Waterdown Road Improvements – Design

### The proposed works will include:

- Road widening to accommodate an ultimate 4 lane cross section. The road will be marked as a 3 lane cross section with on-road bike lanes initially until traffic volumes increase;
- Installation of curb and gutter, a multi-use pathway on the west side and sidewalk placement in certain sections along the east side;
- Storm sewer installation;
- New street lighting;
- Watermain replacement on Waterdown Road, Flatt Road and Ireson Road;
- Extensive boulevard tree plantings and other revegetation; and,
- Other utility relocations as required (e.g. Bell, Hydro, gas etc.).



# Waterdown Road Improvements Cross Section – Craven Ave to Flatt Road



CITY OF  
**Burlington**

**Hamilton**

**Halton**  
REGION

**HATCH**

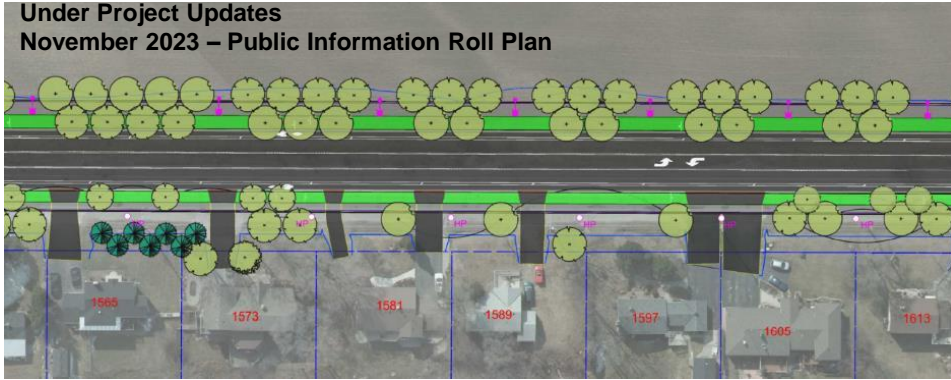
## Waterdown Road Improvements Plan View - Sample

Entire roll plan can be found at

[www.burlington.ca/waterdown](http://www.burlington.ca/waterdown)

Under Project Updates

November 2023 – Public Information Roll Plan



## Waterdown Road Improvements – Design

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For proposed design details, please go to the project web page:

[www.Burlington.ca/waterdown](http://www.Burlington.ca/waterdown)



## Waterdown Road Improvements

### Work that has been completed to date:

- Land acquisitions (2017 to 2020)
- Enabling watermain relocation/decommissioning, retaining wall and grading works (2021 to 2022)
- Vegetation compensation – 1200 trees and 2400 shrubs have been planted at the old Halton Region landfill. (2021)
- Utility Relocations (2024)
- New Street Lighting on hydro poles (2024)

### Waterdown Road (Final Phase) Construction Schedule:

- 2024 to end of 2026



## Waterdown Road Improvements

### Where we are today

KAPP Infrastructure has been awarded the final phase of the road reconstruction project in the amount of \$39.7 million.

The final stage of construction is ongoing with the following works anticipated to be completed in 2024:

- Tree removals – complete
- Erosion and sediment control - ongoing
- Topsoil stripping – ongoing
- Watermain installation – Craven Avenue to Halton Region Reservoir – ongoing
- Watermain installation – 1691 Waterdown Road to Mountain Brow Road
- South retaining wall
- Storm trap and outlet at 1390 Waterdown Road



## Waterdown Road Improvements What to Expect – Traffic Impacts

- Waterdown Road will remain open in both directions for the bulk of the work. Temporary signals may be used. A few short-term road closures are expected. Traffic will be delayed.
- All intersections and driveways will be generally maintained and accessible throughout construction. Driveway closures are possible during watermain, curb and sidewalk installation.
- Permissible Daily Duration for Construction Activities:  
7am – 7pm Monday to Friday
- Flatt Road:  
Select Weekends Closures will take place to install the watermain. This will be communicated well in advance.



## Waterdown Road Improvements What to Expect - Restoration

### Questions/Comments

For more information, please visit the project web page:  
[www.Burlington.ca/waterdown](http://www.Burlington.ca/waterdown)

To receive email updates about this project, please subscribe  
to the project web page updates.

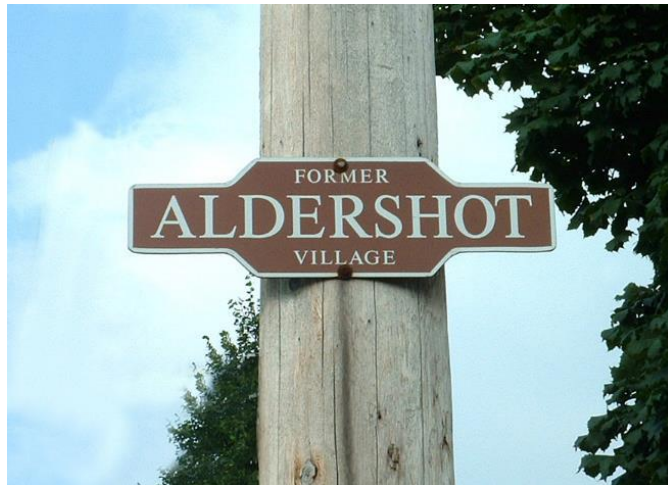
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## Past Aldershot

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The next series of slides will talk about what has brought a lot of the change we've seen and will continue to see in Aldershot, starting with road connections and improvements.

## Hwy 407 Construction

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The construction of Hwy 407 added accessibility into Aldershot. The opening of Hwy 407 west into Burlington happened in July 2001 with a Plains Road/Fairview Street ramp.

## Waterdown Road

2009 Waterdown  
Road Interchange  
Groundbreaking



2010 Waterdown  
Road Interchange  
Ribbon Cutting

Construction of the Waterdown Road Interchange at Hwy 403 was a game changer for Aldershot. The groundbreaking for the interchange took place in 2009 with the opening in 2010.

# Aldershot GO Station



Service increases  
began in 2012



The Aldershot GO Station began to ramp up service:

- In 2012, three more train trips were added to the Lakeshore West line and eight trains were extended to Aldershot, that previously started or ended at Burlington GO on Fairview.
- In 2013-14, Metrolinx advanced more than 100 capacity-increasing projects across GO's seven corridors and launched 30-minute all-day two-way service on the Lakeshore corridors – the largest service expansion in GO's history.
- In 2015-16, Aldershot GO's parking lot was expanded and one new weekday morning trip added from Aldershot to Union.

Now the Aldershot GO station area is considered a Major Transit Station Area and this area will see the largest amount of mixed-use development.



King Road Underpass 2013

These are photos of King Road before and after the underpass opened in 2013. This added uninterrupted access between Plains Road and the North Service Road.

These road improvements and GO Station improvements had an economic impact on Aldershot.



Now we start to see quite a few older buildings and plazas reconstructed. The next series of slides show some of the transformation.

This old retail strip plaza was turned into live-works in 2009.





Mediterraneo Restaurant to Shoppers Drug Mart in 2010.



Aldershot Village Residence and the Aldershot Branch of Burlington Public Library was completed in 2012.





The corner of Plains Road East and King Road with the transformation of McDonald's from 2003 into what it looks like today.



The Aldershot Business Improvement Area is celebrating its 20<sup>th</sup> Anniversary this year. In 2014, they made a \$20,000 donation to the City of Burlington for the gateway sign at the west end of Aldershot.



The Mercedes-Benz dealership on Plains Road West at Daryl Drive moved to the North Service Road and in 2014, this development was completed.



Also in 2014, the LaSalle Park Retirement Community at the corner of LaSalle Park Road and Plains Road was completed.





The old Zellers plaza was transformed into a massive residential development. The Drewlo development spanned many years and was completed in 2015, adding over a thousand residents to the west end of Aldershot.



Waterdown Road Widening 2016



Waterdown Road was widened from 3 lanes to 5 lanes.

The top photo shows the work beginning in 2015 with the bottom photo showing its completion in 2016.



Transformation on the east side of LaSalle Park Road/Waterdown Rd to the Esso with the Aldershot Village Sign added in 2016.



The old Pizza Royale and Alterations Shop beside Russell Williams Restaurant was turned into this mixed-use building in 2016.





The old Mini Putt property was demolished to make way for this mixed-use development which was completed in 2016.



The old Canadian Tire site was turned into a mixed-use development that was completed in 2016, as well as the bike lanes that were added last year.

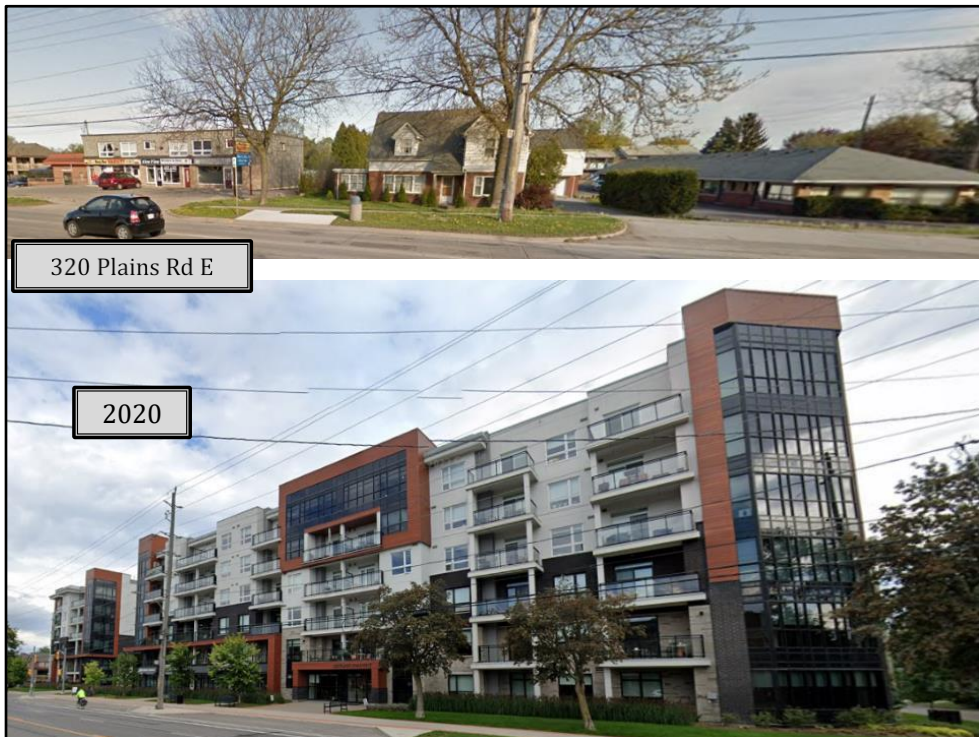


1134 Plains Rd W



Completed 2019

Rendezvous Gardens is now a Tim Horton's and Esso Gas Station at the west end of Plains. This work was completed in 2019.



This development is just east of Filmandale Road and was completed in 2020.





484-490 Plains Rd E – under construction

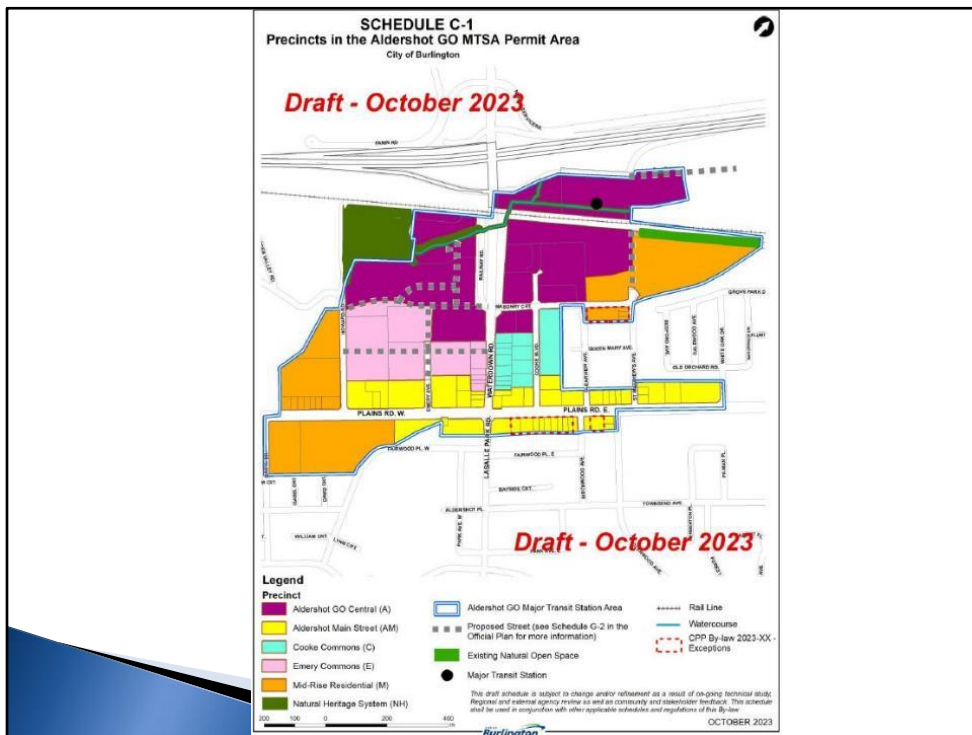
The National Homes site is currently under construction across the street from Maplehurst Public School.

## Aldershot Present

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In the next series of slides, Jenna Puletto, the City's Manager of Planning Implementation, will talk about the Aldershot GO Major Transit Station Area and why we're going to see a lot of development in the area around the GO station.



In October 2023, the culmination of work on the Major Transit Station Area project was presented at a Statutory Public Meeting where the draft Official Plan Amendment and Community Planning Permit By-law were tabled for discussion.

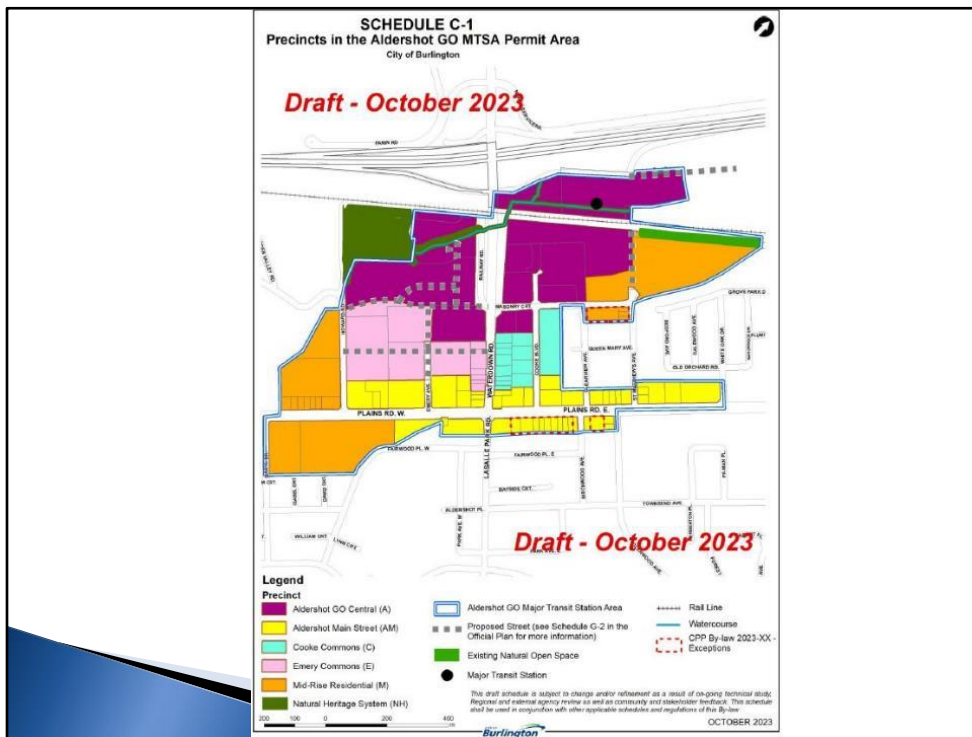
## Outcome:

### Official Plan Amendment

- Sets the boundaries, density targets, authorized uses and vision
- Identifies future transportation and infrastructure needs
- Provides the policies to implement a Community Planning Permit System

### Community Planning Permit System

- A land use planning tool available to municipalities through the *Planning Act*
- Replaces the Zoning By-law
- Sets up a Community Planning Permit System



**Aldershot MTSA Precinct Visions** (this slide was added after the meeting to share additional details about the Aldershot MTSA precincts):

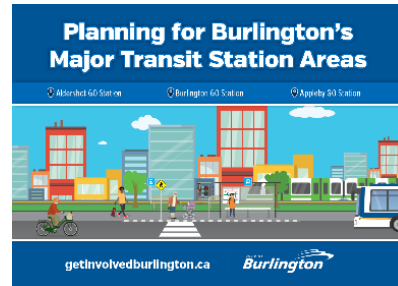
- **Aldershot GO Central (purple)** - Focus area for the Aldershot GO MTSA's highest densities. Preeminent destination for major office, affordable housing, retail and service commercial uses within Aldershot Corners and the focus of the tallest buildings close to the GO station.
- **Aldershot Main Street (yellow)** – Envisioned to advance the historic neighbourhood driven Plains Road Village Vision and establish a unique community destination with a focus on a continuous retail frontage and main-street pedestrian experience along the frequent transit corridors of Waterdown Rd and Plains Rd (East and West).
- **Cooke Commons (light blue)** – Planned to accommodate a mix of uses, with tall and mid-rise mixed-use buildings being the predominant built form and use. New development will support the growth of a unique retail and dining destination, with a comfortable and vibrant pedestrian environment fronting onto a re-imagined Cooke Blvd, including a potential flex street with active uses at the street level and increased emphasis on pedestrian and multi-modal movement.
- **Emery Commons (pink)** - Functions as a transitional area between the tower-concentrated Aldershot GO Central Precinct and the Mid-Rise Residential and Aldershot Main Street precincts. Precinct will accommodate a concentration of residential, retail, employment and service commercial uses in buildings with varying heights that contribute towards the creation of lively, vibrant and people-oriented places
- **Mid-Rise Residential (orange)** - Envisioned to include a variety of low-rise and mid-rise building forms at the eastern and western edges of the Aldershot GO Major Transit Station Area.



# Next Steps

## Engagement Opportunities

- Email us at [mtsa@burlington.ca](mailto:mtsa@burlington.ca)
- “Talk with a Planner”
- Statutory Public Meeting and Recommendation Report – June 11 - 9:30am
  - Revised draft OPA and By-law available the week of May 20<sup>th</sup>
  - Email [Jo-Anne.Rudy@burlington.ca](mailto:Jo-Anne.Rudy@burlington.ca) to pre-register to speak or send comments via email by **June 10 at noon**

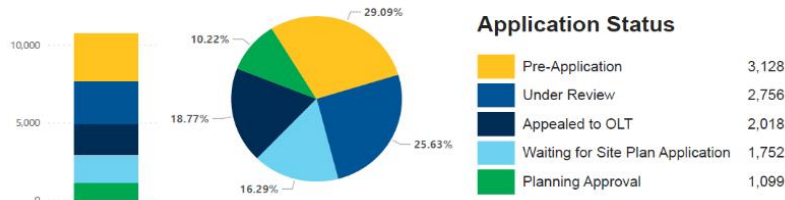


[getinvolvedburlington.ca/mtsa](http://getinvolvedburlington.ca/mtsa)

The revised versions of the Official Plan Amendment and Community Planning Permit Bylaw will be available in advance of the June 11<sup>th</sup> Statutory Public Meeting and there remains opportunities to delegate or submit written feedback to members of Council.

# Aldershot Future

## From Pipeline to Permit Burlington's plan to enable 29,000 units in complete communities by 2031



### Number of Housing Units - 10,753 Total for Ward 1



[burlington.ca/development](http://burlington.ca/development)

Generated at 6AM on: April 19, 2024

Moving on to the future of Aldershot.

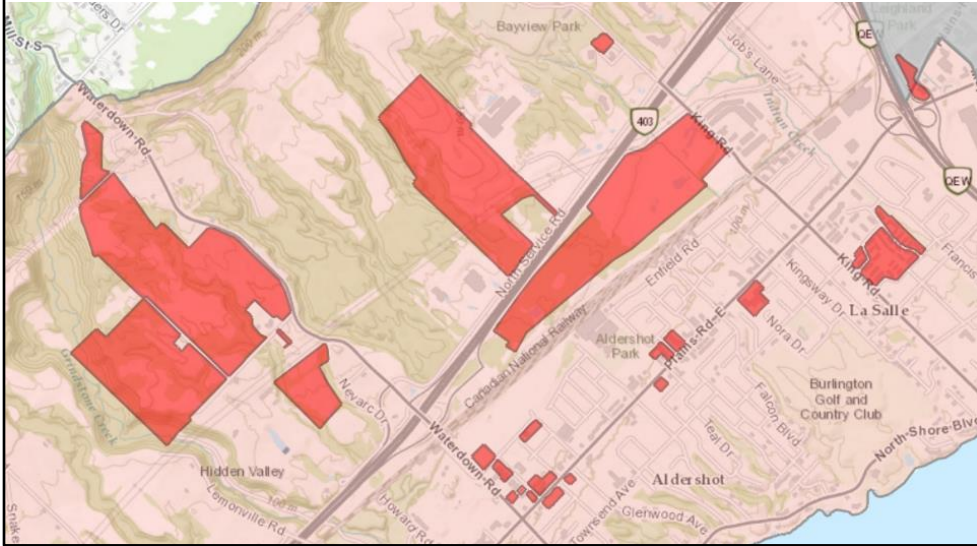
With Burlington's pledge to build 29,000 units by 2031, planning staff have been providing updates to the City's new Pipeline to Permit Committee using a similar slide as this one to show where development sits in the planning process. The total number of units in the pipeline for the whole city as of the beginning of April is 44,812, and a quarter of those units will be coming to Ward 1.

This slide shows the details specifically for Ward 1 and currently there are 10,753 housing units in the pipeline.

#### Application Status:

- Pre-application - 3,128
- Under review - 2,756
- Appealed to Ontario Land Tribunal - 2,018
- Waiting for site plan application - 1,752
- Planning approval - 1,099

# Ward 1 Development

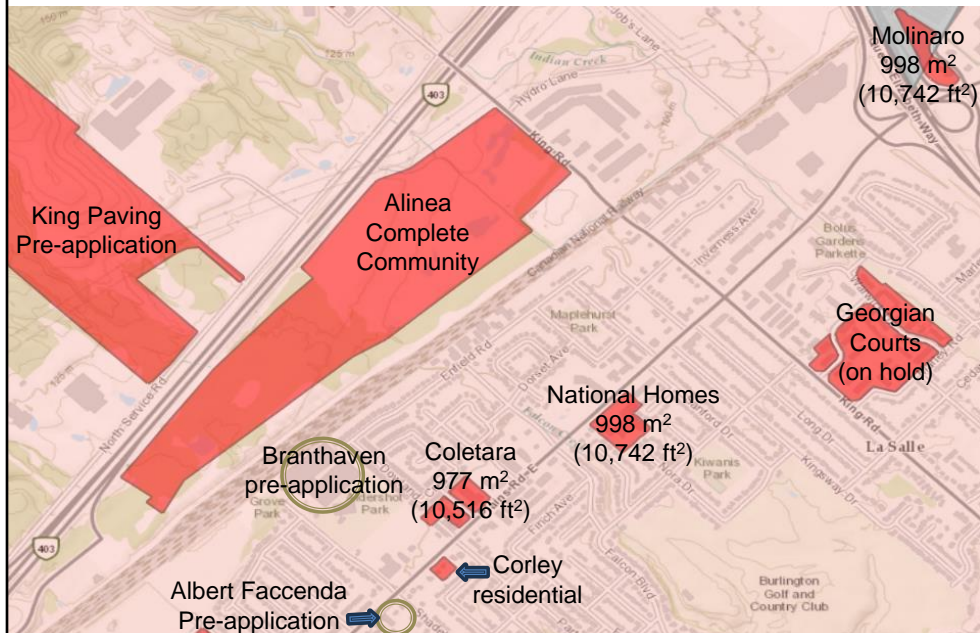


This map shows an aerial view of most of the developments in the city's pipeline for Aldershot.

The next few slides will drill down and show these developments in more detail, along with the non-residential, commercial-retail space proposed for them.

Several comments have come forward about Aldershot needing another grocery store and other retail stores. Grocers have said there needs to be a lot more homes in Aldershot before the market can support another grocery store. As Aldershot grows, we'll start to see more retailers wanting to locate to the area. We can't make them locate here, but the City has put the policies in place for mixed-use developments that include commercial, retail and office components on the ground floor and/or second floor.

## Ward 1 Development



### Mixed-use sites:

- Molinaro (1134-1167 Plains) - 4 mixed-use towers (22-35 storeys) 998 m<sup>2</sup> or 10,742 ft<sup>2</sup> of non-residential - under review
- National Homes (484-490 Plains) - same as Molinaro for non-residential – two 8-storey condos & 110 stacked towns - under construction
- Coletara (1010 Downsview/355 Plains) - 8-storey mixed-use building on the west side with 56 stacked townhouses behind, 9 and 11 storey buildings on the east side and 40 stacked townhouses behind - 977 m<sup>2</sup> or 10,516 ft<sup>2</sup> of non-residential - appealed to OLT

**Total non-residential, commercial-retail space for the three sites: 2,973 m<sup>2</sup> or 32,000 ft<sup>2</sup>**

### Residential sites:

- Georgian Courts development – on hold
- Corley Development Inc. (276-292 Plains) - residential 7-storey building – report to COW on May 13 recommending approval – details in the May newsletter
- Branthaven (Aldershot Greenhouses) - No development application has been submitted to the city at this time – residential with 135 townhouses, 8 storey building
- Albert Faccenda (236 Plains) – Still waiting on a complete application - residential with 7 three-storey townhouse units

### Other:

- King Paving is looking to move to the North Service Road
- Alinea's King Road site - next slide

# 1200 King Road

## Alinea's High Level Preliminary Concept Vision for 1200 King Road



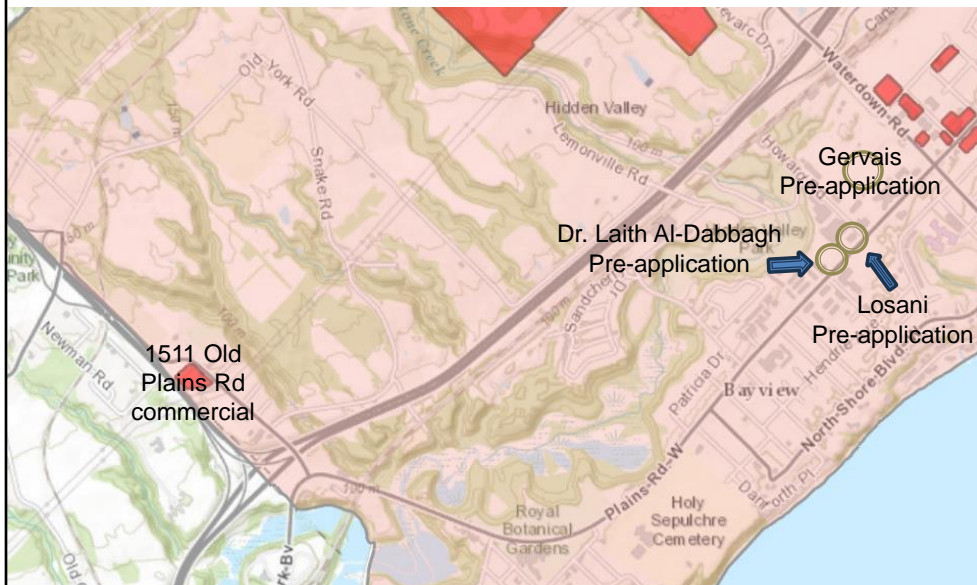
Council recently received a presentation about the preliminary high-level vision of 1200 King Road which is owned by Alinea. The site is approximately 49 ha and the vision includes:

- Residential developments with parks and green space
- Retail/mixed use component
- Community centre
- Large sports arena with full size twin ice pads and stadium seating
- A hotel with conference space
- Post-secondary teaching space

This is zoned as an employment site, so minimum outcomes have been set for what the city wants to achieve in terms of employment in this area of at least 1,500 jobs.



# Ward 1 Development

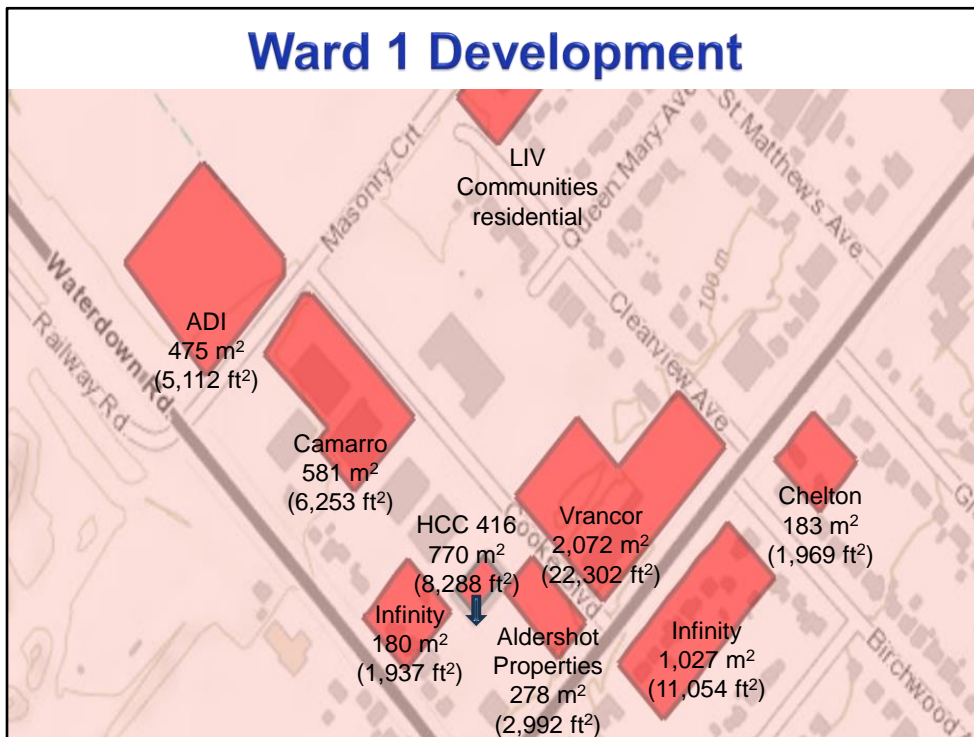


## Moving to the west end of Plains Road:

- 1511 Old Plains Road Inc (1497-1511 Old Plains) – 5 self storage buildings and an office building – under review

We also have three mixed-use developments and no development applications have been submitted to the city for these:

- Losani Investments (NW corner Plains & Howard, 127 Plains) – 26-storey mixed-use building, 3450 ft<sup>2</sup> of non-residential proposed – pre-application public meeting will take place on May 1 at 7 p.m. virtually.
- Gervais Development (1020 Emery Ave behind Hampton Terrace) – 4 buildings from 11-19 storeys. One building proposes 346 m<sup>2</sup> (2724 ft<sup>2</sup>) of non-residential – pre-application public meeting was held in Sept 2023.
- 2412947 Ontario Ltd, Dr. Laith Al-Dabbagh & 2381798 Ontario Ltd (141, 147 & 153 Plains) – 11 storey building – 143m<sup>2</sup> (1539 ft<sup>2</sup>) of non-residential – complete application hasn't been received



**The Waterdown Road and Cooke Boulevard area is part of the Major Transit Station Area and is seeing the highest amount of development applications.**

There are 8 mixed-use sites in the pipeline:

- ADI (1120 Cooke) - 3 buildings 26-36 storeys - 475m² or 5,112 ft² of non-residential – approved at committee, waiting to come back to Council
- Infinity (1029-1033 Waterdown Rd) 29-storey building and parking structure - 180 m² or 1,937 ft² of non-residential – appealed to OLT
- Camarro (1062-1074 Cooke) – 2 buildings 30 & 32 storeys – 581 m² or 6,253 ft² of non-residential - appealed to OLT
- HCC 416 – 770 m² or 8,288 ft² of non-residential – under review
- Aldershot Properties (35 Plains) – 8 storey building – 278 m² or 2,992 ft² of non-residential - approved
- Vrancor (Solid Gold) – 9 & 18 storey buildings and a park (.2 ha) – 2,072 m² or 22,302 ft² of non-residential - approved
- Infinity (40-70 Plains) – 12 storey apt building – 1,027 m² or 11,054 ft² of non-residential - approved
- Chelton (92 Plains) – 6-storey building – 183 m² or 1,969 ft² of non-residential - approved

**Total non-residential for these 8 sites = 5,566 m² or 59,907 ft²**

We also have LIV Communities (1085 Clearview Ave) – 7 storey residential building - approved

# Traffic Capacity

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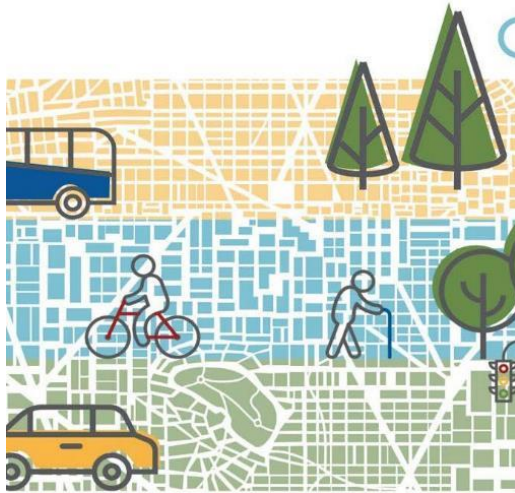
In the next series of slides, Kaylan Edgcumbe, the City's Manager of Integrated Mobility, will talk about traffic capacity in the Plains Road area.

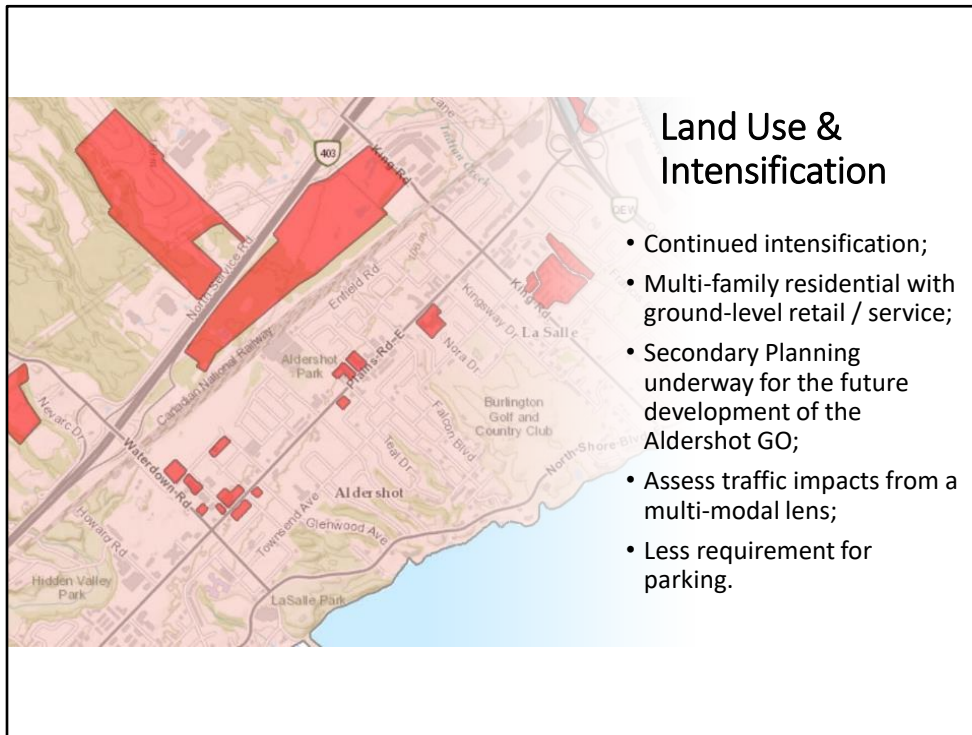


# Plains Road Land Use & Mobility

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Ward 1 Neighbourhood Meeting  
April 25, 2024





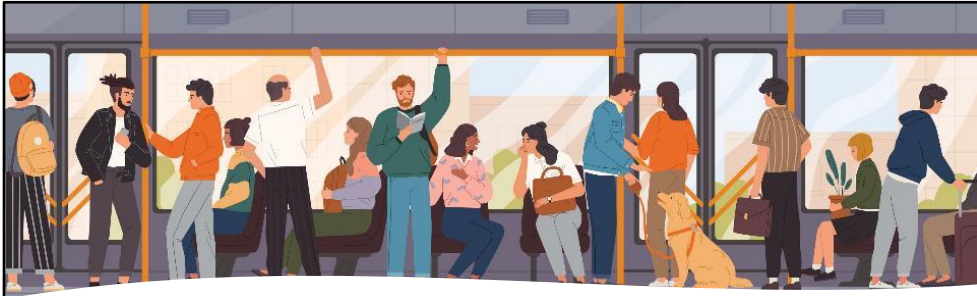
- Continued intensification throughout the Plains Road corridor.
- We're seeing most development activity between Waterdown and King Road, but expect some significant development within the Aldershot Major Transit Station Area and through the redevelopment of 1200 King Road lands.
- Will see construction of a new east-west street as part of the 1200 King Road development (a South Service Road between King Road and Waterdown Road).
- From a transportation planning perspective, we must assess the impact of these developments on the overall mobility network – we know traffic will increase because of intensification, so we look for opportunities to expand the active transportation network through new development.
- Legislative changes have recently removed the requirement for minimum parking in the Major Transit Station Areas.

## Existing Traffic Conditions

- The corridor was reviewed in 2023
- Average Annual Daily Traffic (AADT) = 22,440 vehicles per day
- Existing cross-section can accommodate existing and projected traffic flows
- Capital Project will incorporate safety improvements



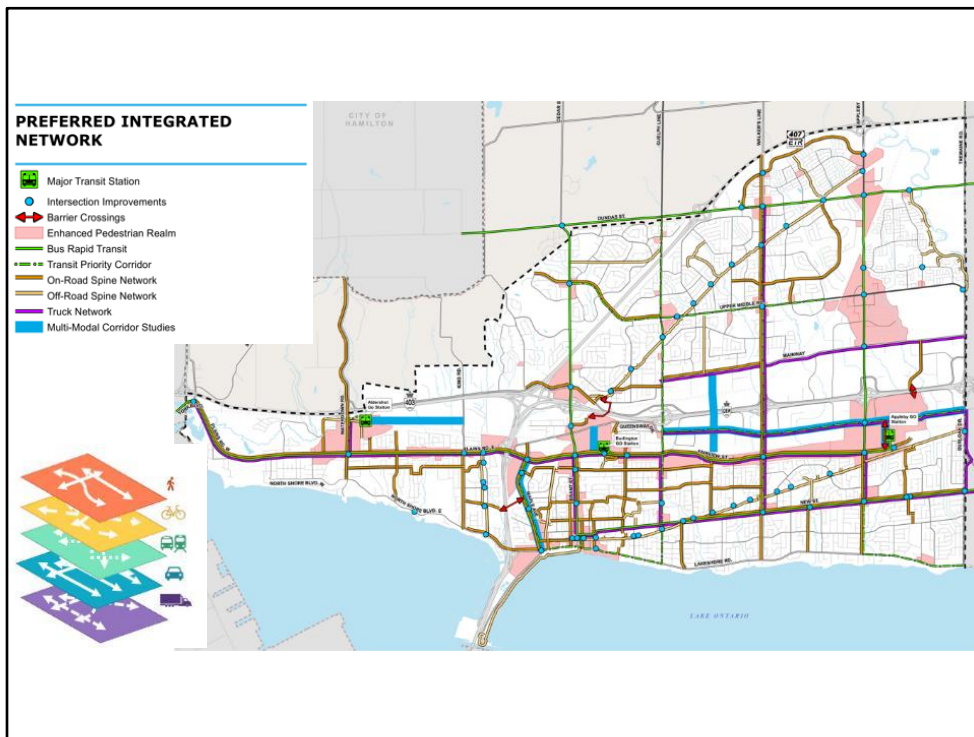
- Traffic Operations assessment was conducted in 2023 for the Plains Road Corridor.
- This corridor sees approximately 22,440 vehicles per day across the 4-though lanes.
- Operational analysis confirms that even in the busiest peak hours, there is reserve capacity in both directions.
- Forecasting shows that the corridor can continue to accommodate projected growth as a result of intensification – no need for widening/additional lanes.
- Operationally, we see some capacity constraints between Waterdown Road and Cooke Blvd – result of two closely placed traffic signals and high volume of turning movements into new condo developments.
- Will incorporate safety improvements and access management though future capital projects to improve safety where we can.



## Mobility

- Future intensification will be accommodated through multiple modes
- Transit is currently running at 15-minute headways (or better)
- 10-minute headway during peak hours
- 15-minute headway off-peak (including weekend evenings)
- Significant transit growth in corridor, ridership exceeding pre-pandemic levels
- Plains Road Cycle Track will be extended through Waterdown Road to Shadeland

- This is a critical corridor within the overall mobility network
  - Key link to Downtown Hamilton
  - Transit Priority corridor
  - Goods Movement route
  - East-West link that accommodates overflow from 403
- Transportation demand because of intensification needs to be accommodated through multiple modes (transit, cycling, walking)
- The corridor has seen high levels of investment in transit over the past years
  - High-ridership corridor (higher now than before the pandemic)
  - Operates with 10-minute headways during the peak hours – will be decreasing to 8-minute headways over the next year
  - Transit Signal Priority will be implemented through the Plains Corridor – testing will begin this fall. 12 intersections between Aldershot GO and Burlington GO will be equipped with TSP technology
- Plains Road Cycle Track will be extended past Waterdown Road to Shadeland as part of a 2029 Capital Project
  - More investment into the Cycling Spine Network



In terms of Long-Range Mobility Planning:

- Integrated Mobility Plan has recently been approved by Council (website: [burlington.ca/imp](http://burlington.ca/imp))
- 2041 Mode Targets for Aldershot (Transit = 17% / Active Transportation = 10%)
- Plan recognizes the need for the east-west link north of Plains Road
- Prioritizes investment in Transit, Cycling and private investment in enhancing the pedestrian realm so more people can walk, cycle and access transit to get to their destinations
- Continued interest in pursuing a bike-share type of system throughout this corridor with possible connections to Hamilton

# Questions

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# Thank you for attending!

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the Ward 1 newsletter.

Email: [ward1@burlington.ca](mailto:ward1@burlington.ca)

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