

# QVAL COURT



BRANTHAVEN

 Ruth Victor  
& Associates

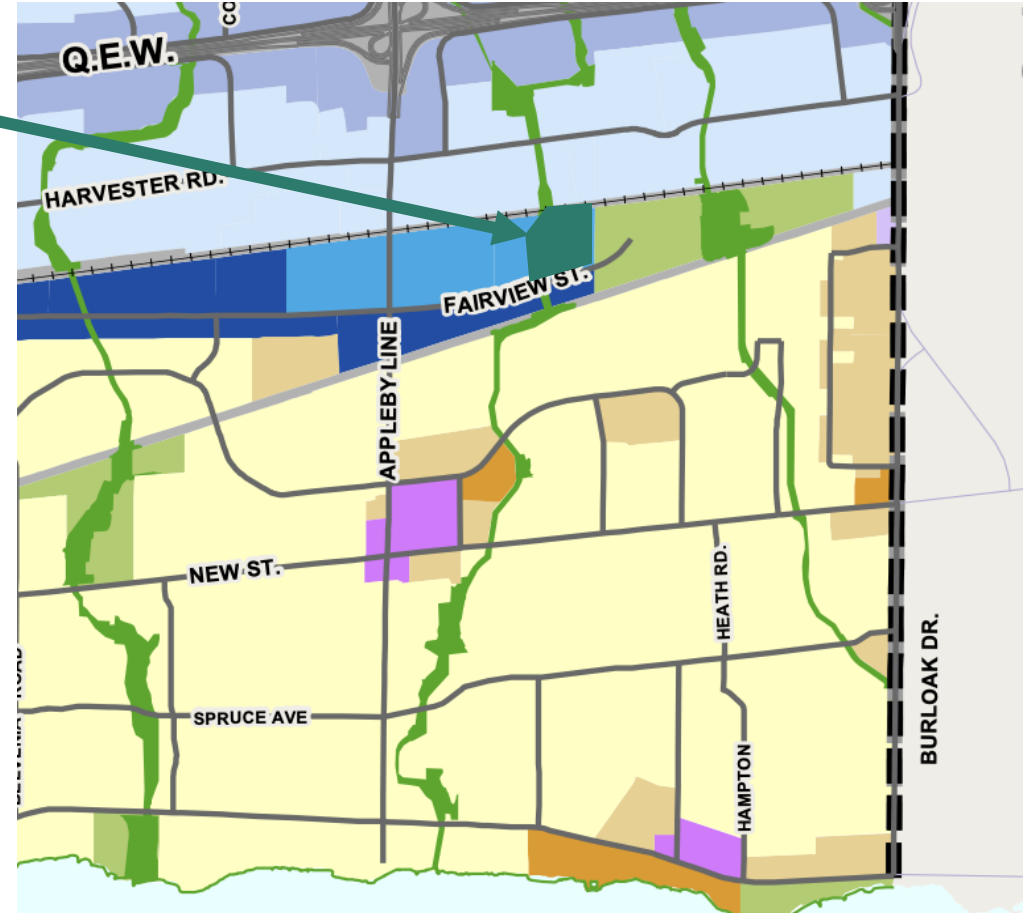
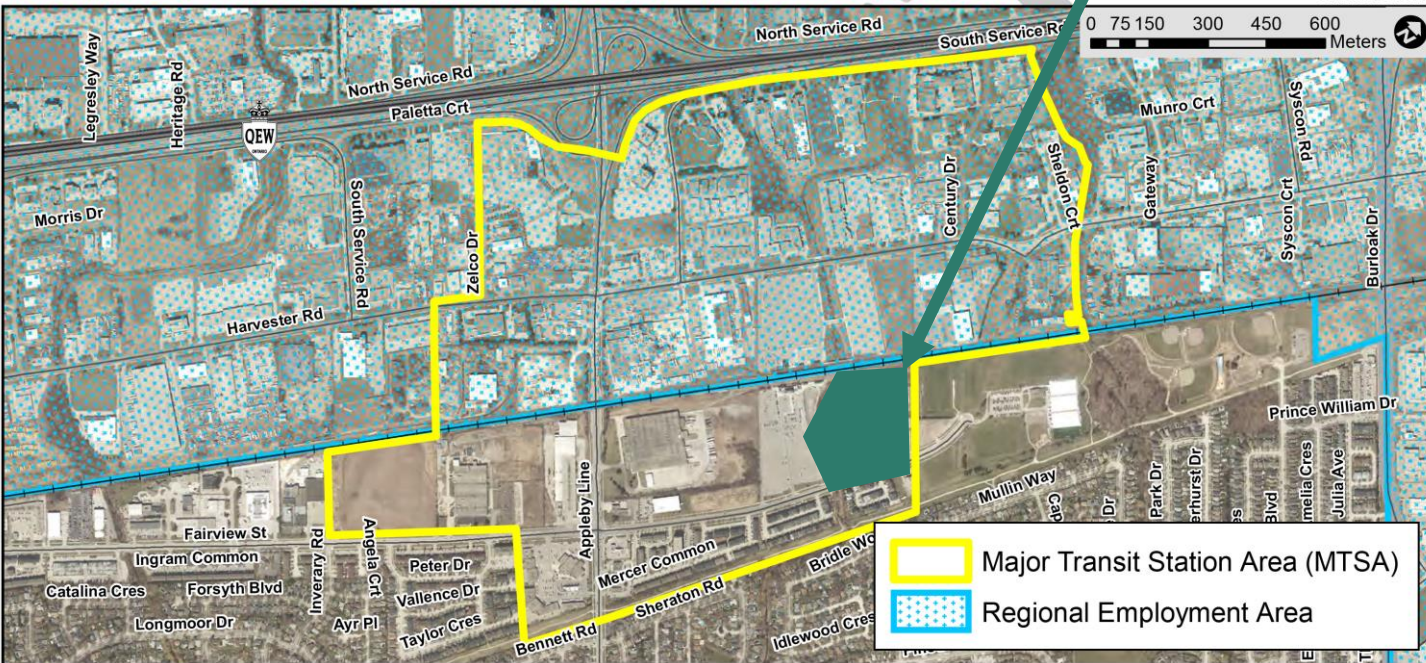
COREARCHITECTS

SPANIERGROUP

NAK   
design strategies



Oval Court



## Burlington Official Plan

Schedule C, Land Use – Urban Area, designates the subject lands as Urban Corridor Employment (\*no residential permitted, hence site specific OPA)

## Region of Halton Official Plan Amendment (ROPA48)

Map 6c - Appleby GO MTSA

\*Outside Regional Employment Area, within MTSA



# Subject Property



- Property Addresses:
  - 720 Oval Court
  - 735 Oval Court
  - 740 Oval Court
  - 5155 Fairview Street
  - 5135 Fairview Street
- Location: North side of Fairview Street, East of Appleby GO Station and West of Sherwood Forest Park
- Property Size: 4.5 ha
- Current Uses: Office and Industrial

*Air Photo Highlighting Subject Property and Surrounding Context*



# The Concept

# OVAL COURT

➤ **Site Area:** 45,000 m<sup>2</sup> / 4.5 ha

➤ **Residential Units: 1996**

- 1 Bedroom - 1497
- 2 Bedroom - 319
- 3 Bedroom - 180
- *Includes 100 Affordable Units (5%)*
- *Includes 190 Retirement Living Units*

➤ **Employment Uses: 12,515 m<sup>2</sup> / 134,720sf**

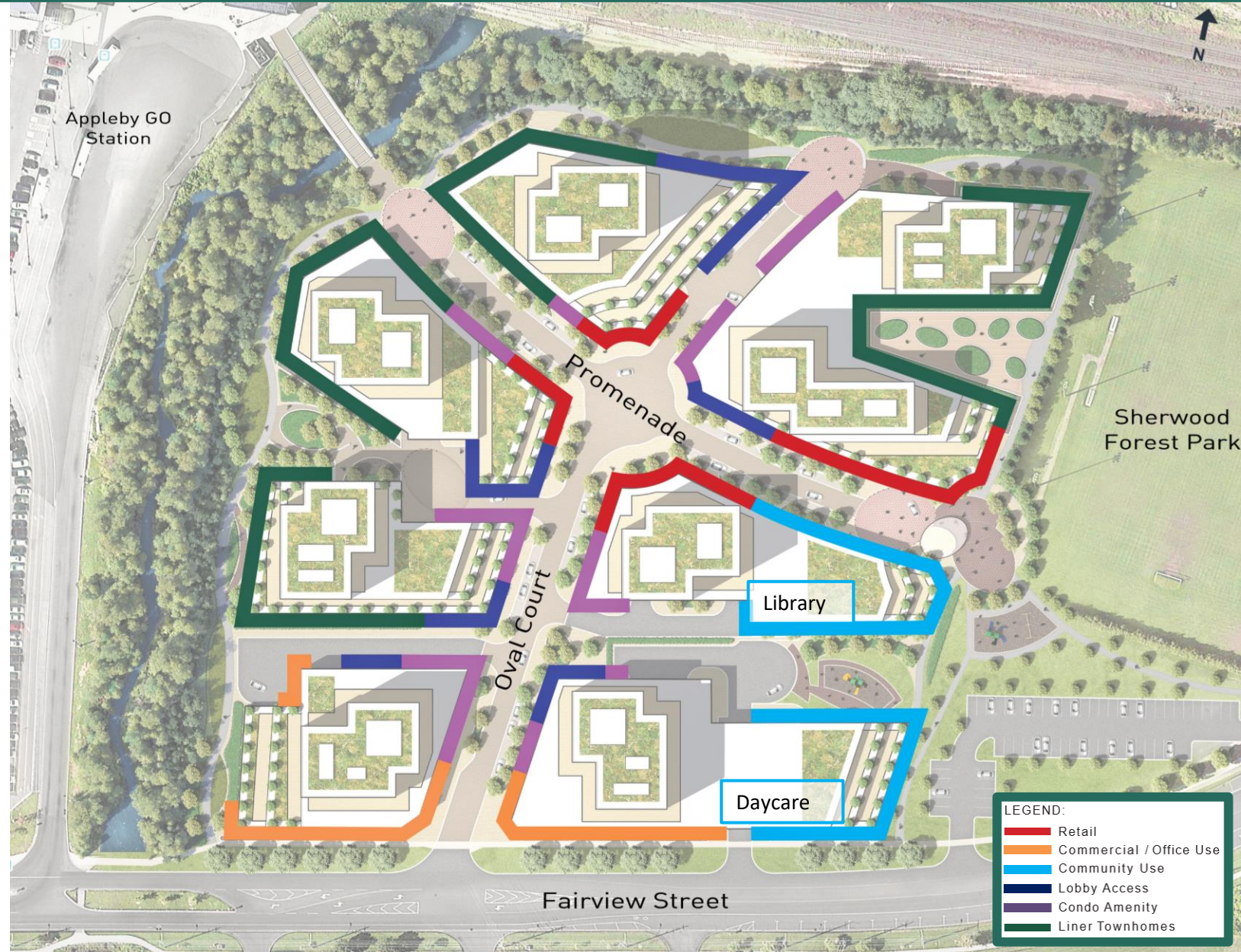
- Office
- Retail
- Daycare
- Library
- *Senior Living*
- *28% increase in jobs (283 > 361)*

➤ **8 Towers** (2-6 storey podiums)

➤ **Height:** 11 – 30 storeys

➤ **Parking: 2422**

- Residential - 1709
- Shared Visitor – 713
  - Office
  - Retail
  - Residential
  - Library
  - Daycare



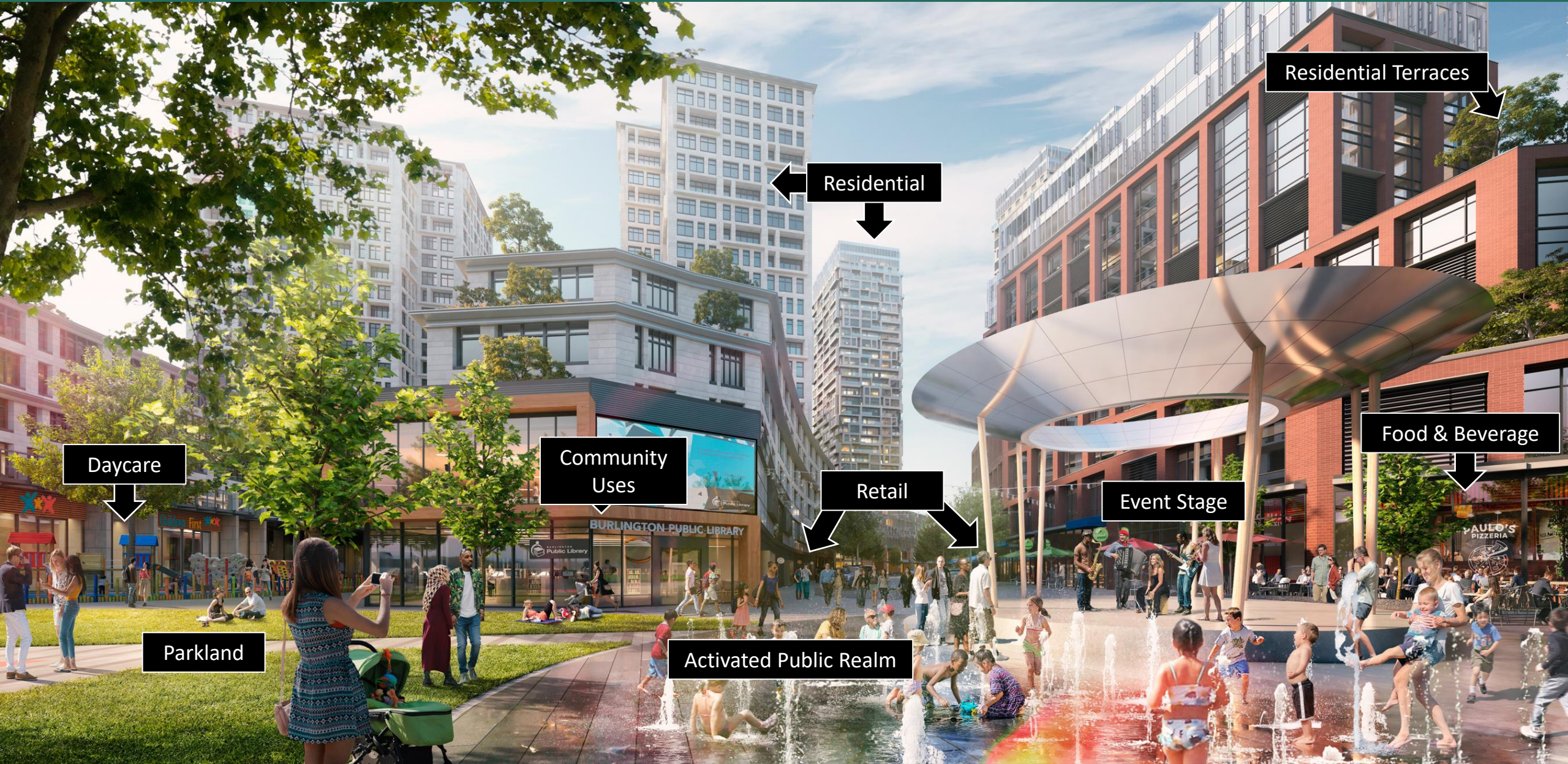
**LEGEND:**

- Red line: Retail
- Orange line: Commercial / Office Use
- Blue line: Community Use
- Dark Blue line: Lobby Access
- Purple line: Condo Amenity
- Green line: Liner Townhomes



# Retail Programming (Looking West from Park)

**OVAL  
COURT**



Daycare

Community  
Uses

Residential

Residential Terraces

Food & Beverage

Retail

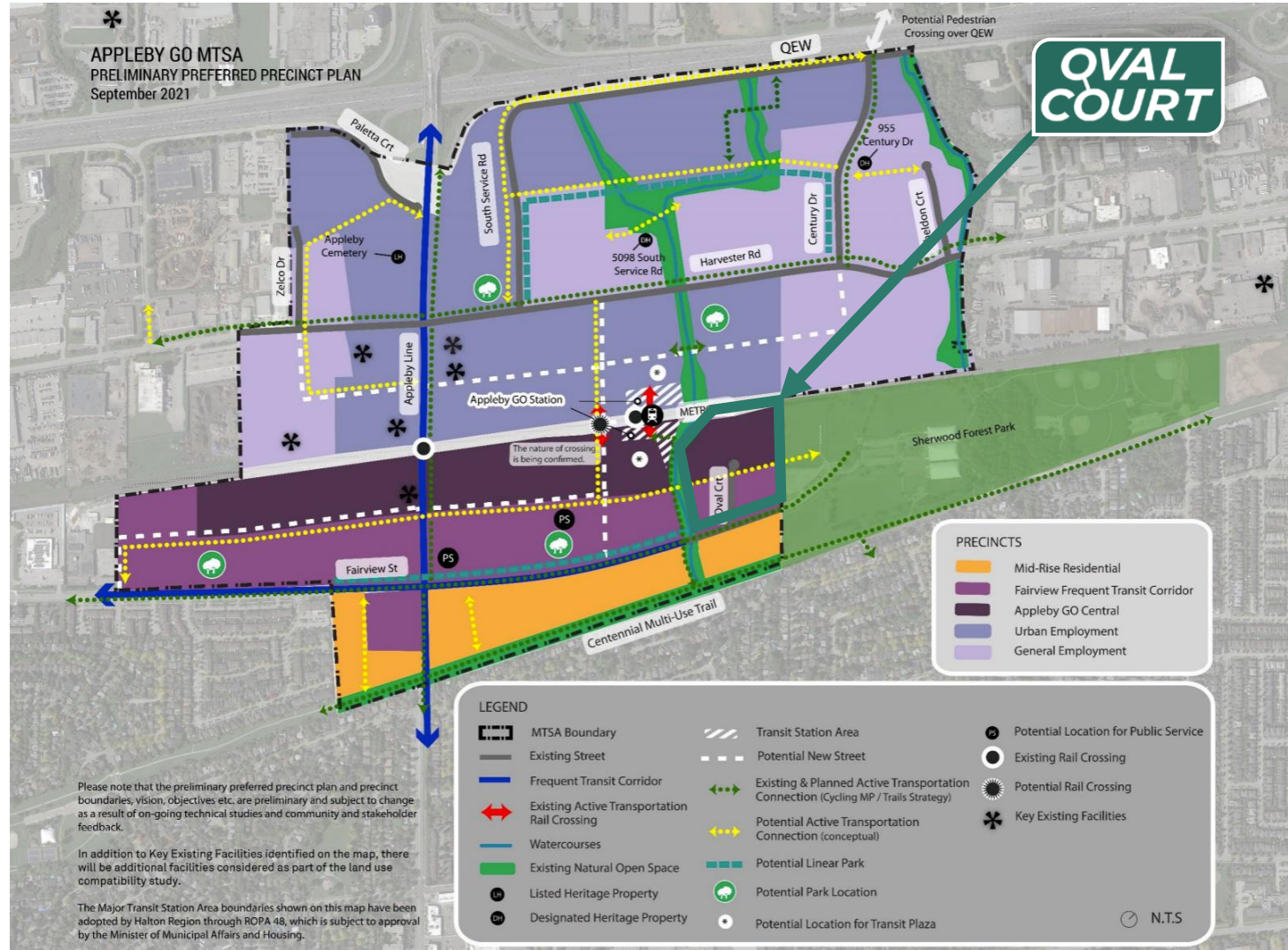
Event Stage

Parkland

Activated Public Realm



# City of Burlington 2021 Appleby GO MTSA Precinct Plan (Secondary Plan)



## Full Completion Figures:

- 8,634 person years of employment
- \$657M in wage generation
- \$504.7M in Tax Revenue
- \$26.8M in Recurring Tax Revenue
- \$2.07B of in Economic Activity
- \$1.13B Contribution to GDP
- 361 additional jobs (236 as per employment study + 125 through introduction of seniors support)

## Annual Operation Figures:

- \$97.1M of in Economic Activity
- \$64.1M Contribution to GDP
- \$36.8M in income by households
- \$20.1M in operating business earnings
- \$26.8M in tax revenues, across all levels of government

\*Altus Group - 2022 Oval Court Economic Impact Analysis

