



RENDERING FOR FOR ILLUSTRATION PURPOSES ONLY

1200 King Road

Preliminary Concept Plan



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1.0 About Alinea

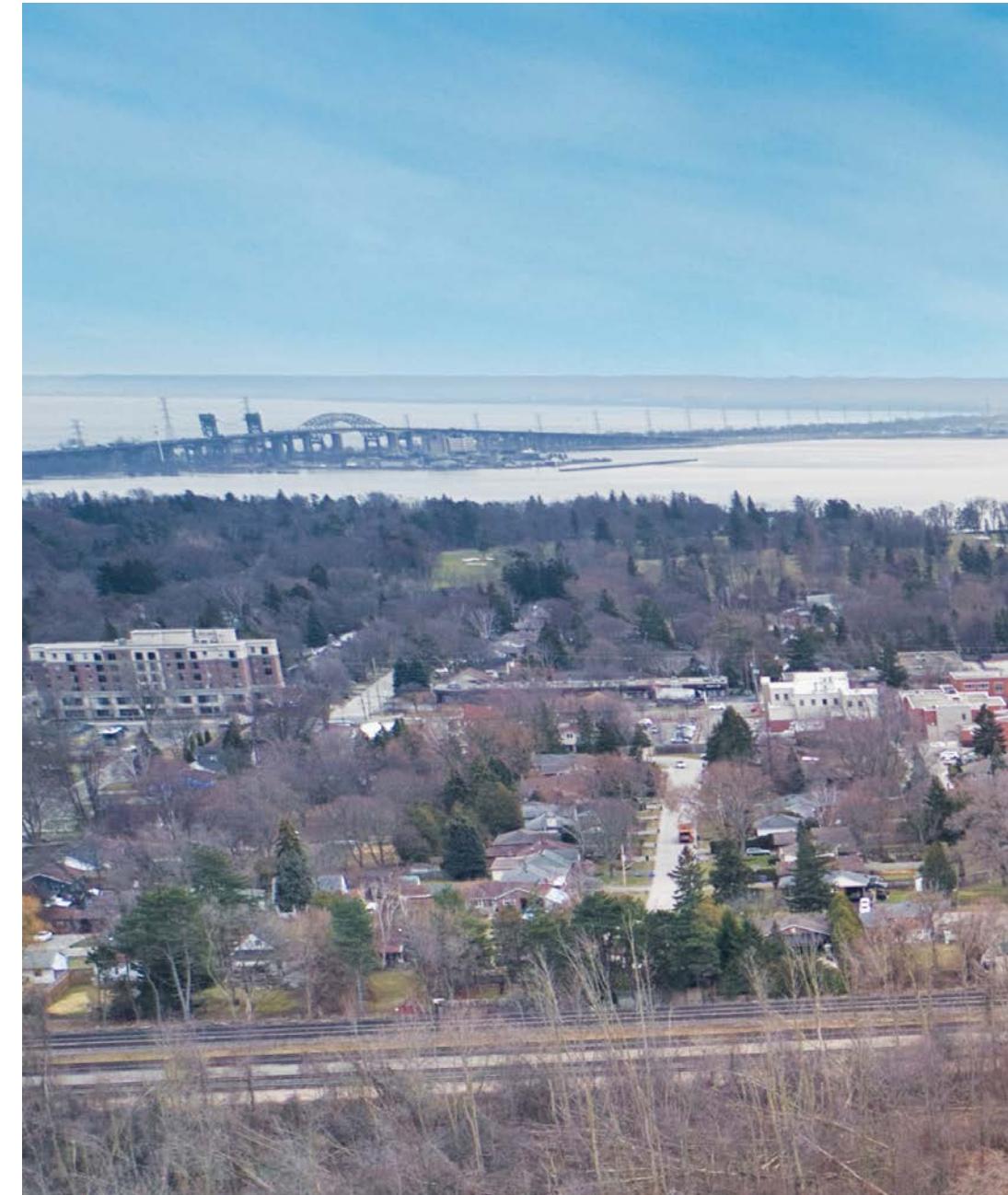
New leadership, new vision

Alinea (formerly Penta Properties) was founded by the long term Burlington resident Pat Paletta. The family business has been based in Burlington since 1964. Alinea is a major building owner and property developer and has contributed significantly to the growth and development of Burlington. Under the new leadership, Alinea is committed to creating great communities to live, work, play and thrive.

The largest landowner in the region is resolved to embark on a new corporate path centered on creating a legacy for the community through positive social impact. At the same time, the private sector led bid for a global multi-sport event, which is comprised of an inclusive and diverse stakeholder group, is both propelling and accelerating the creation of 'prosperous, healthy, and sustainable communities.'

The time to act is now. Seizing the moment to model constructive and innovative collaboration and engagement with a diverse stakeholder group which prioritizes community input presents a fleeting opportunity for the private and public sectors to show leadership in sustainability developing a mixed-use community to create a live, work, and play ecosystem that will resource a global event.

The impacts can be meaningfully enhanced and accelerated through the opportunity presented by the Games Bid and can become a model for future partnerships of this nature.



King Road Site Looking Toward Burlington and Hamilton



Alinea's Lands Across Hamilton and Burlington at a Glance

780 Acres

Existing Development

1,450 Acres

Future Developments

3,370 Acres

Post Urban Expansion Development Sites

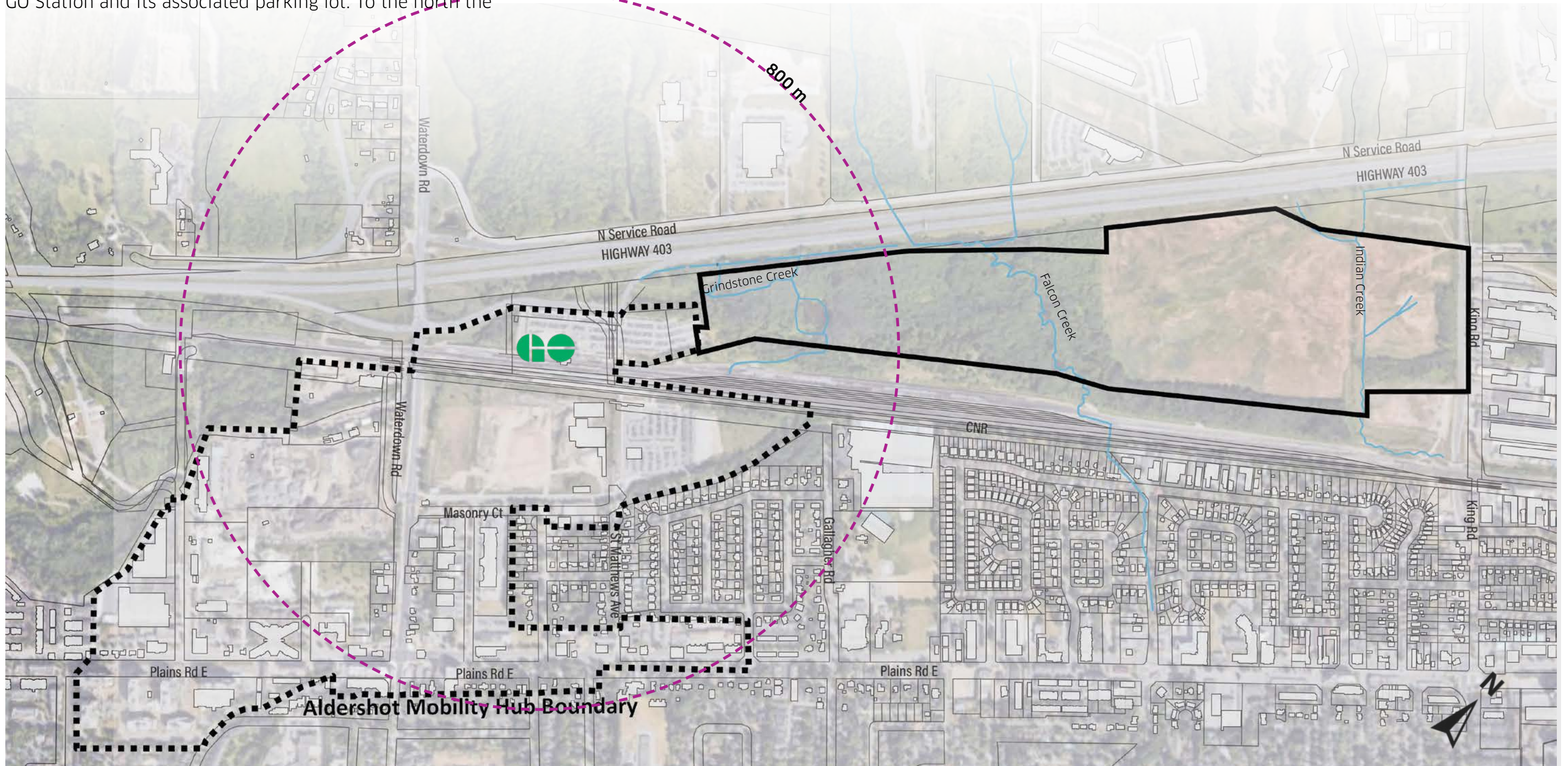
2.0 Site & Surroundings

Site location and images

All four sides of 1200 King Road are bound by unique contextual conditions that are important to consider in the vision development of the site. To the west is Aldershot GO Station and its associated parking lot. To the north the

property is bounded by Highway 403 and to the south the railway corridor. Further south is the Aldershot Village community, which consists of established low-rise resi-

dential neighbourhoods and newer mid to high-rise mixed use developments. To the east are employment lands that extend to the Queen Elizabeth Way (QEW).



Location Map

SITE IMAGES



Looking West from King Road



Looking Southwest from King Road



Looking South



Looking Northwest



Panoramic View Looking Northwest toward Highway 403

2.0 Site & Surroundings

History of the Site

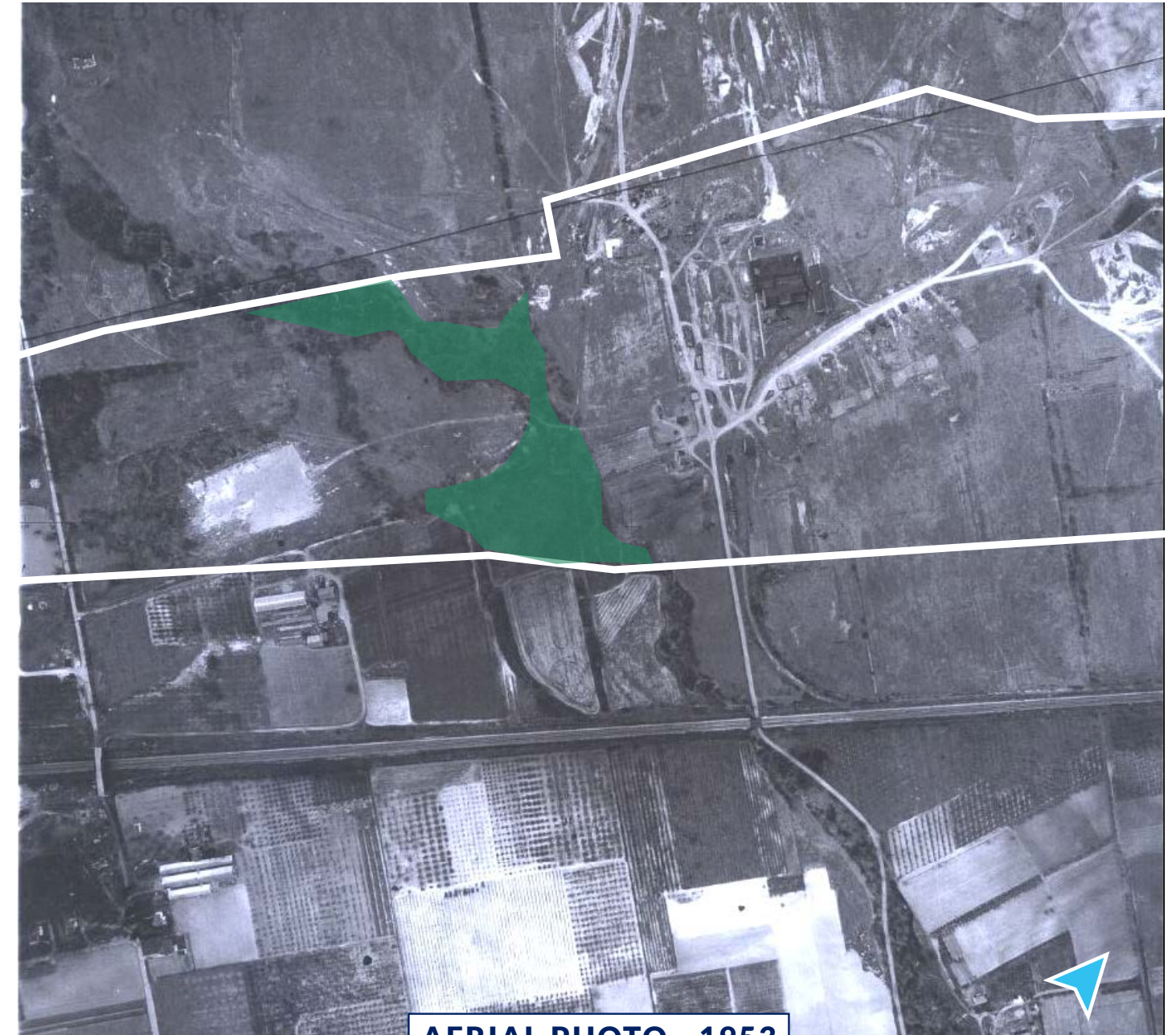
Below are the Site's historical images from 1951 to 1960. The green shade shown on the aerial photos indicates the extent of the woodlot. This historical evidence along with the preliminary

analysis undertaken by our environmental team, suggest that the woodlot along Falcon Creek as shown in the images below is more mature compared to the new growth that occurred in the following decades, west of the

original woodlot. Remnants of a brickyard on the western portion of the Site and several access roads throughout the property are also visible on these aerial maps.



AERIAL PHOTO - 1951



AERIAL PHOTO - 1953

 EXTENT OF ORIGINAL WOODLOT



AERIAL PHOTO - 1955

EXTENT OF ORIGINAL WOODLOT



AERIAL PHOTO - 1960

3.0 Vision & Guiding Principles

A vision emerged through consultation



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KING ROAD brings people together.

It is **authentic** - filled with trees and places to walk and play.

It **flourishes** - with businesses that thrive on innovation.

It **bustles** - with sports and reasons to celebrate.

It is **welcoming** - creating opportunities for all to live and work.

It is **sustainable** - nurturing the long-term wellbeing of people and the environment.



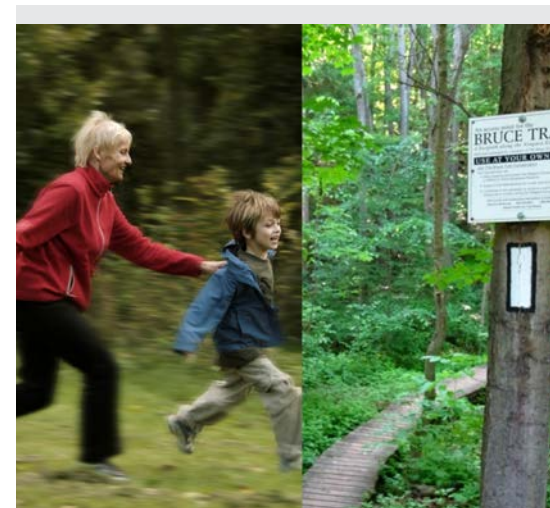
3.0 Vision & Guiding Principles

10 Guiding Principles as suggested by the stakeholders and the community



Exalt Nature

Conserve and enhance natural heritage features in a manner that can be enjoyed by all. Respect the land, its history, and the natural ecology. Nurture synergies between healthy ecosystem services and the day-to-day life and livelihood of the community.



Nurture Wellbeing

Centered around the wellbeing of the land and the people. Building on the natural and agricultural cultural heritage of the site. Developing in a manner that meaningfully improves the wellbeing of people and communities, including social and economic wellbeing and mental health. Providing opportunities for food production and increase in bio-diversity. Providing opportunities to access natural and landscaped open space.



A 15-minute Neighbourhood

A place where people can fulfill the activities of everyday life within walking distance. A neighbourhood that is an extension of Aldershot, that is well-connected and integrated with the city, which offers a mix of residential, commercial, recreational and employment uses within walking distance supported by great open spaces and an animated public realm.



Livable and Vibrant

Sufficient people and activities to make a difference. A critical mass of population and functions to support successful businesses and attract a diversity of retail, amenities, and services. Integrating a mix of uses including residential, commercial, employment, and recreation.



Inspire Active Living

Become a hub for sports and recreation in a manner that engages the young and old, the elite and the amateur. Integrate multi-sport facilities (including gymnastics and an indoor track), four-season recreational trails, and possibly an arena to serve Aldershot, Burlington, and beyond. This principle can realize as part of the Commonwealth Games in an expedited manner but will benefit the community beyond the Games.



Foster Equity, Diversity and Inclusion

Create opportunities for all, through a process that is inclusive and a neighbourhood that is welcoming. Build a diversity of commercial spaces and a mix of housing typologies – that can accommodate the needs of a wide range of business and households. Incorporate affordable housing. Integrate a fine-grain of social spaces and community facilities that can foster the development of social networks and organizational capacity. Facilitate an inclusive planning process and ongoing operation of facilities.



Innovate with Employment + Skill Training

Foster the spaces and partnerships that enable cutting-edge businesses and research to thrive. Steward spaces of ‘collision’ that enable the synergies needed for a creative economy to develop. Intertwine advanced manufacturing, with labs, libraries, and culture centres. Support businesses’ competitive need to attract and retain talent by providing the living environments that creative works seek.



Favour Walking

Walking is a simple choice, with profound consequences. Within King Road people should be able to choose to walk, as a pleasurable way to move around, year round. As they go to work, or school, or shopping. Same those who choose to cycle or use transit. And in a manner that includes people of all abilities.



Cuddle a “Heart”

Cultivate a focal-point for community life. A place where people can linger, have fun, socialize. A place where main-street retail and day-to-day activities are crystallized by a strong and vibrant public realm which accommodates and celebrates people of all ages and abilities. A main street, a public square, with an authentic sense of place, that draws and connects people and helps business thrive.



Showcase Leadership

Showcase leadership in sustainability, research, and social wellbeing. Advance an innovation hub and neighbourhood as inspiring model for the future of sustainable development in which research, cross-sector collaboration, ideation, incubation, and entrepreneurship collide in a mixed-use environment – a testing ground for research and innovation that attracts partnerships with post-secondary institutions on a national and international level.

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