

Motion:

- Defer approval of Official Plan till June 2018
- Defer approval of Downtown Mobility Hub precinct plan and Official Plan policies till June 2018

Staff Direction

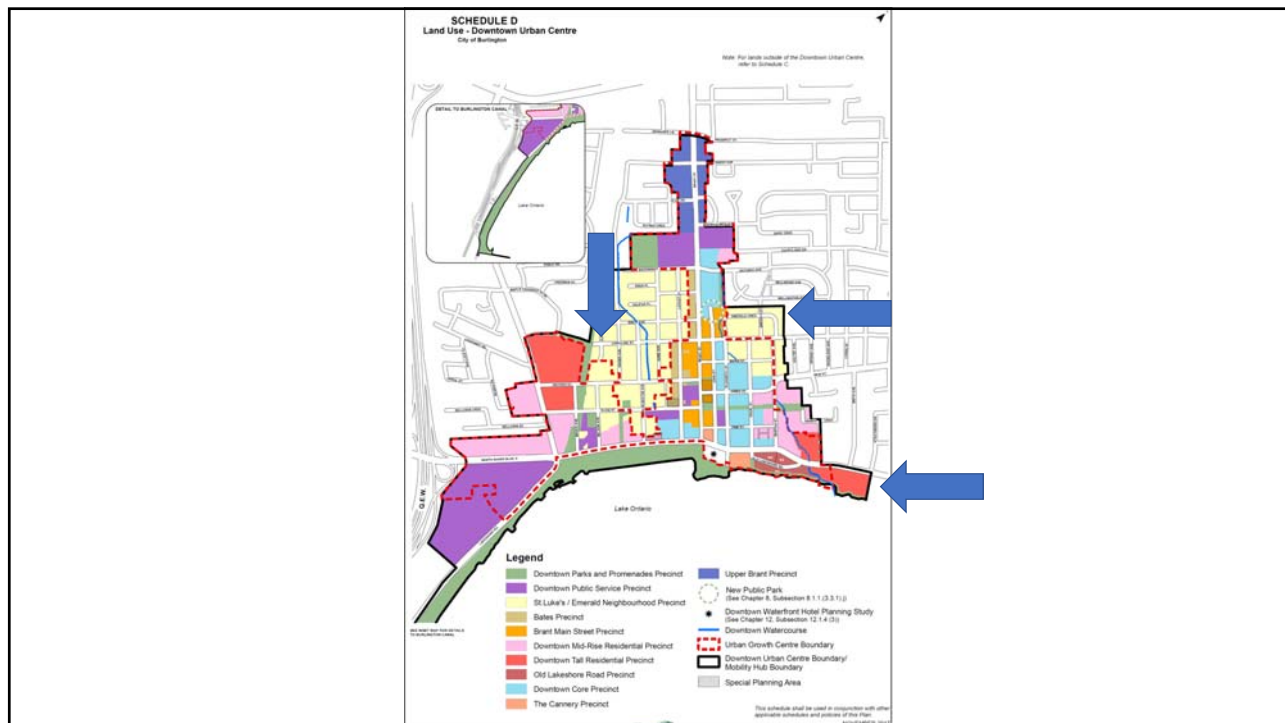
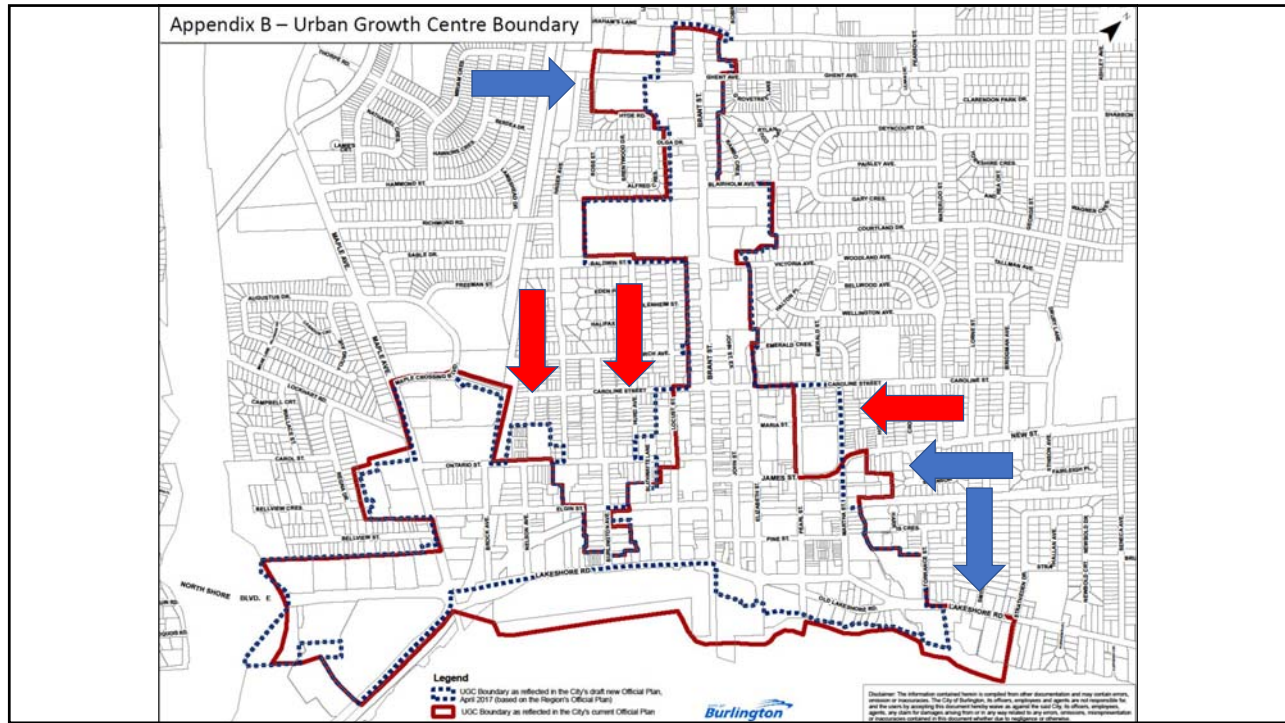
Direct staff to work with the Region of Halton to restore original Downtown Urban Growth Centre Boundaries as follows:

Eliminate:

- Ontario North/East of the hydro corridor
- West side of Locust and parcel fronting Hurd
- West side of Martha to James, including Lion's Club Park

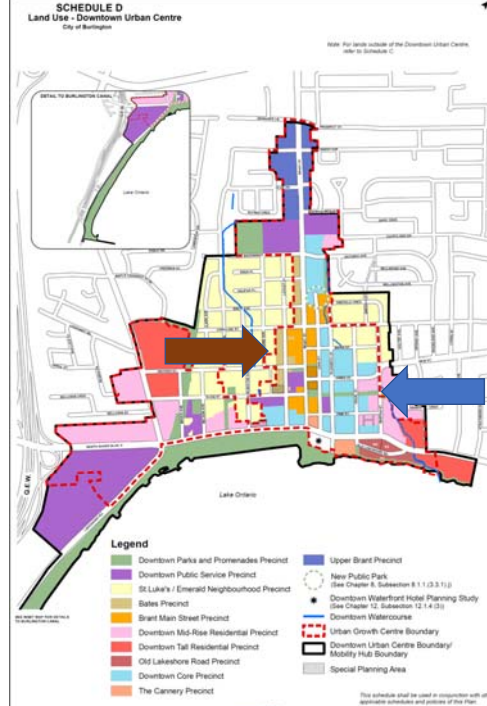
Add:

- Ghent West to Hager
- Lakeshore South of Torrance
- South East parcels of James/Martha



Downtown Core Precinct:

- Retain the current height restriction of 4 storeys (with permission to go to 8 storeys with community benefits) for the Downtown Core Precinct
- Height restriction of 3 storeys along Brant Street with permission to go to 8 storeys along John Street frontage only, and only with the provision of community benefits.

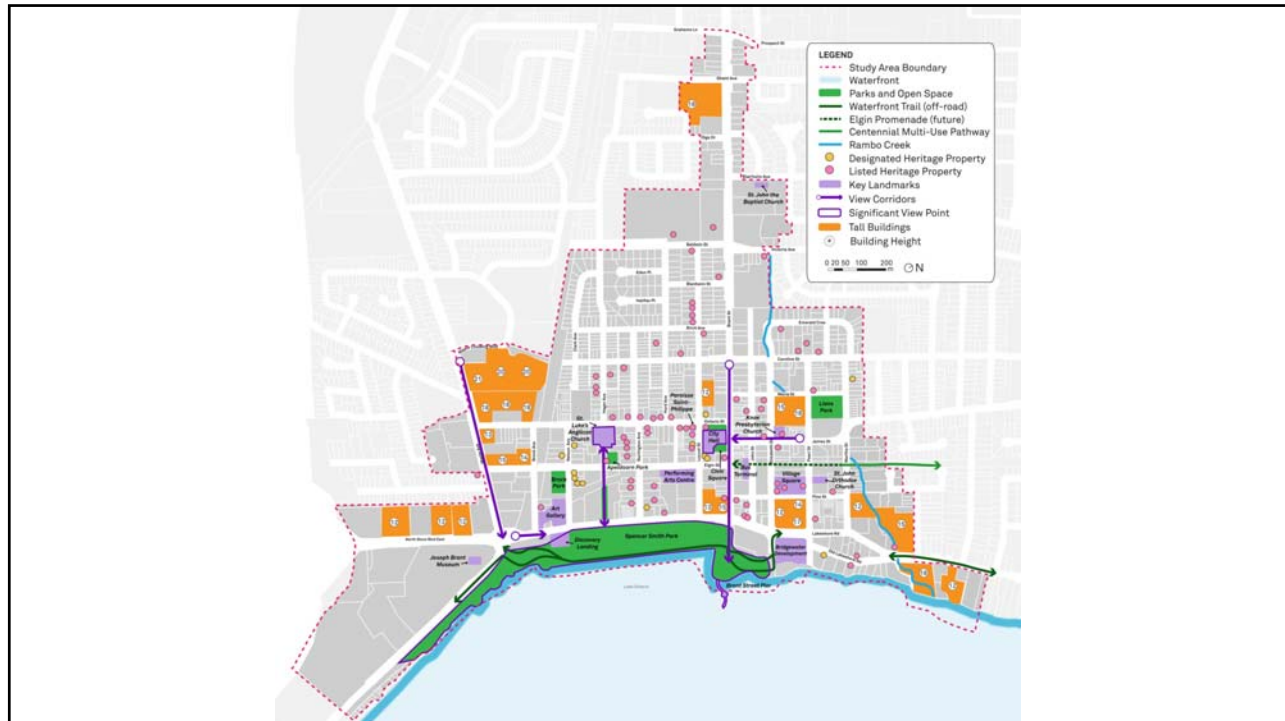


Precinct changes

Downtown Core Precinct:

- Retain the current height restriction of 4 storeys (with permission to go to 8 storeys with community benefits) for the Downtown Core Precinct
- Height restriction of 3 storeys along Brant Street with permission to go to 8 storeys along John Street frontage only, and only with the provision of community benefits.
- *Restrict the height of the special planning area on the south side of James Street at Brant Street to 3 storeys.*





Heritage

- 93 properties in the downtown mobility hub study area of heritage significance (municipal register or designated)
- Of these 26 designated
- 5 adjacent to mobility hub, 1 of these designated



Heritage Properties

Properties on Municipal Register of Cultural Heritage Resources located within Downtown Mobility Hub Study Area
Effective November 29, 2017

Street No	Street Name	Heritage Name	OHA Designation	Municipal Register	Grade	Ward	Year Built
1	1433 Baldwin Street	Central High School	No	Yes	A	2	1922
2	1454 Birch Ave	The Edwin Thorpe Retiremer	No	Yes	A	2	1917
3	361 Brant St	The LePatourel Drug Store F	No	Yes	A	2	1881
4	368 Brant St	The Bell - Wiggins Boot and	No	Yes	A	2	1867
5	400 Brant St	Sherwood Inn: FormerlyThe	No	Yes	A	2	1860
6	401 Brant St	The Cline / Dickenson / John	No	Yes	A	2	1872
7	463 Brant St	The James Allen Carriage Works	No	Yes	A	2	1850-55
8	590 Brant St	The Phil C. Patriarche House	No	Yes	A	2	1913
9	638 Brant St	Burlington Central Public Scl	No	Yes	A	2	1912
10	431 Brock Ave	Hamilton and North Western	No	Yes	A	2	1875/77
11	433 Brock Ave	Hamilton and North Western	No	Yes	A	2	1875/77
12	415 Burlington Ave	The George and Josephine N	Yes	Yes	B	2	
13	418 Burlington Ave	The John Bell House	No	Yes	A	2	1885
14	419 Burlington Ave	The Burnton - Knife - Flock F	No	Yes	A	2	1860s
15	431 Burlington Ave	the William Graham - Marga	No	Yes	A	2	1887
16	432 Burlington Ave		No	Yes	A	2	1885
17	436 Burlington Ave	The Toronto and Niagara Pov	Yes	Yes	A	2	1914
18	460 Burlington Ave	The Henry Foster House	No	Yes	A	2	1885
19	466 Burlington Ave	The O. T. Springer House	No	Yes	A	2	1907
20	472 Burlington Ave	The George Blair House	No	Yes	A	2	1885
21	479 Burlington Ave	The Allen McIlwain House	Yes	Yes	B	2	
22	482 Burlington Ave	Maplelawn: The Gordon - Sn	No	Yes	A	2	1905
23	526 Burlington Ave	Red Ash: The Wheeler - Free	Yes	Yes	B	2	
24	534 Burlington Ave	The Skelton - Giddings House	Yes	Yes	A	2	
25	1435 Caroline St	The Hatton / Hurd Farm and Mc	Yes	Yes	B	2	
26	2057 Caroline St	The Hart House	No	Yes	A	2	1890
27	2063 Caroline St	The Ellis Hughes House	No	Yes	A	2	1893
28	2085 Caroline St	The Ellis Hughes Cleaver Jr H	Yes	Yes	B	2	1924
29	1371 Elgin St	St. Luke's Church and Burying G	No	Yes	A	2	1834

Heritage Properties

30	415 Elizabeth St	The Stinson - Morrine House	No	Yes	A	2	1850
31	417 Elizabeth St	The Stinson - Morrine House	No	Yes	A	2	1850
32	423 Elizabeth St	The Bastedo - Redmond - Jo	No	Yes	A	2	1855/80
33	451 Elizabeth St	The Former Methodist Episcopa	No	Yes	A	2	1868
34	461 Elizabeth St	Knox Presbyterian Church	No	Yes	A	2	1845/77
35	482 Elizabeth St	The Laing - Speers House an	No	Yes	A	2	1873
36	490 Elizabeth St	The Laing - Fisher House Sh.	No	Yes	A	2	1855/1913
37	2040 Emerald Cres	The Betty Taylor House	Yes	Yes	A	2	
38	524 Emerald St	Oreland McIntyre house	Yes	Yes	A	2	
39	518 Hager Ave	The Calvary Baptist Church f	No	Yes	A	2	1910
40	524 Hager Ave	The Bamford House	No	Yes	A	2	1912
41	532 Hager Ave	The Frank Coleman House	No	Yes	A	2	1912
42	539 Hager Ave	The Jim Coleman House	No	Yes	A	2	1912
43	550 Hurd Ave	The Hepton - Weeks House	No	Yes	A	2	1913
44	2031 James St		No	Yes	A	2	1876
45	444 John St	The Dickenson Ice House	No	Yes	A	2	1916
46	482 John St		No	Yes	A	2	
47	1421 Lakeshore Rd	The Graham House	No	Yes	A	2	1894
48	2015 Lakeshore Rd	The Shaver Building	No	Yes	A	2	1881
49	2017 Lakeshore Rd	The Shaver Building	No	Yes	A	2	1881
50	2137 Lakeshore Rd	The Sewage Pumping Station	No	Yes	A	2	1915
51	2187 Lakeshore Rd	The Dalton - Bell House	No	Yes	A	2	1880
52	2201 Lakeshore Rd	Apple Villa: The William Dalt	No	Yes	A	2	1872
53	2222 Lakeshore Rd	Brant's Landing	Yes	Yes	A	2	
54	447 Locust St		Yes	Yes	B	2	
55	449 Locust St		Yes	Yes	B	2	
56	468 Locust St	The Robert Kentner House	No	Yes	A	2	1884
57	471 Locust St	The Atkinson - Peart House	No	Yes	A	2	1885
58	472 Locust St	L'Église St Philippe Originally Cal	No	Yes	A	2	1875
59	560 Locust St	The Charlotte Pettit Retirem	No	Yes	A	2	1917
60	566 Locust St	The Harry Blessinger Retirem	No	Yes	A	2	1922
61	572 Locust St		No	Yes	A	2	1925
62	576 Locust St		No	Yes	A	2	1937
63	464/462 Locust St	The Richard Cole House	Yes	Yes	A	2	

Heritage Properties

64	2083 Maria St	The Old Metcalfe House	Yes	Yes	B	2	
65	497 Martha Street		Yes	Yes	B	2	1927
66	445 Nelson Ave	The Waldie - McCoy - Evans	Yes	Yes	A	2	
67	447 Nelson Ave	The Thomas Dunbar House	Yes	Yes	B	2	
68	451 Nelson Ave	The Thomas Rogers House	No	Yes	A	2	1894
69	455 Nelson Ave	The Charles Chisolm Summe	Yes	Yes	B	2	
70	470 Nelson Ave	The Charles King House	Yes	Yes	A	2	
71	479 Nelson Ave	The Coleman - Stewart Hous	Yes	Yes	A	2	
72	1230 North Shore Blvd E	The Joseph Brant House Museur	No	Yes	A	1	1937
73	1240 North Shore Blvd E	The Joseph Brant House Museur	No	Yes	A	1	1937
74	2084 Old Lakeshore Rd	The Estaminet	Yes	Yes	A	2	
75	2100 Old Lakeshore Rd	The Stewart - Williamson - F	No	Yes	A	2	1875
76	2101 Old Lakeshore Rd	The Chrysler Carriage Shop	No	Yes	A	2	1859
77	1375 Ontario St	The Gingerbread House	Yes	Yes	A	2	1893
78	1391 Ontario St	The New George Allen House	No	Yes	A	2	1908
79	1401 Ontario St	John Ireland House	No	Yes	A	2	1870
80	1406 Ontario St	The Robert John Allen House	No	Yes	A	2	1884 /90
81	1419 Ontario St	The O'Brien - Connell House	No	Yes	A	2	1907
82	1427 Ontario St	The Stock House - The Mans	No	Yes	A	2	PRE1881
83	1436 Ontario St	Middleton House / Blathwayt	Yes	Yes	A	2	
84	1441 Ontario St	The William Hodgson - Saral	No	Yes	A	2	1830s
85	1442 Ontario St	The James Cushie Bent House	Yes	Yes	A	2	
86	1457 Ontario St	The Miller Bush House	Yes	Yes	A	2	
87	383 Pearl St	The Acland Houses	No	Yes	A	2	1880
88	385 Pearl St	The Acland Houses	No	Yes	A	2	1880
89	416 Pearl St	The Inglehart House - Mitche	No	Yes	A	2	1875
90	491 Pearl St	The Robert Hammond House	Yes	Yes	B	2	
91	2085 Pine St	The Nelson ogg - Jabez Clari	No	Yes	A	2	1847
92	2022 Victoria Ave	The Bell Orchards Farmhouse	No	Yes	A	2	1915

Heritage Properties adjacent to the Downtown Mobility Hub

Street No	Street Name	Heritage Name	OHA Designation	Municipal Register	Grade	Ward	Year Built
1	2021 Blairholm Ave	Ogg- Blair House	Yes	Yes	A	2	
2	470 Maple Ave	The David Bastedo House (form	No	Yes	A	2	1860s
3	562 Maple Ave	The Robert Lindley House	No	Yes	A	1	1875
4	357 Torrance St	The Joseph Acland House	No	Yes	A	2	1880
5	367 Torrance St	The Torrance House	No	Yes	A	2	1889

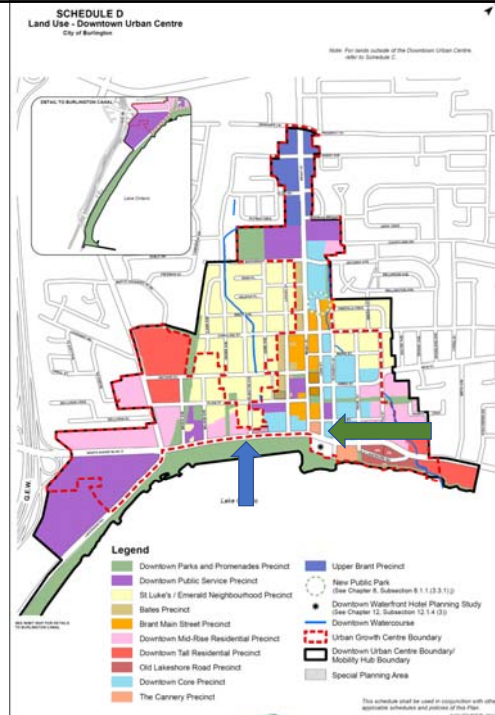
Precinct changes (cont'd) Downtown

Mid-Rise Residential Precinct:

- Add the north west corner of Burlington Avenue and Lakeshore Road to the special planning area (6 storeys) to match the north east corner.

Cannery Precinct:

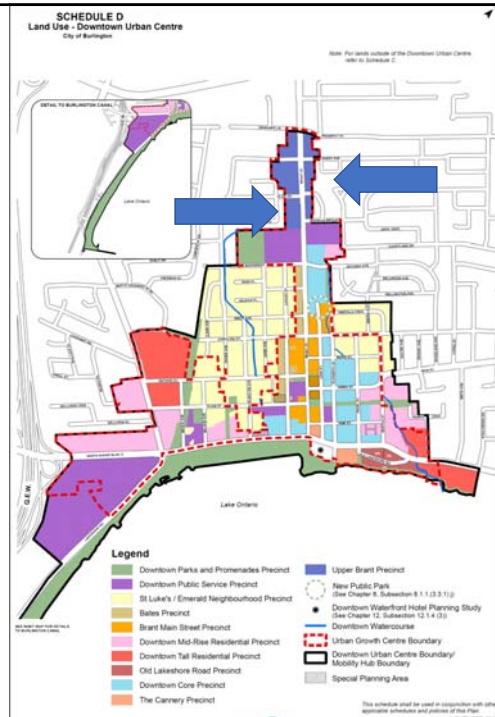
- Reduce the cannery district at the north east corner of Lakeshore Road and Brant Street to 15 storeys.



Precinct changes (cont'd) Downtown

Upper Brant Precinct:

- Remove East side of Brant from Blairholm to Prospect
- Remove West side of Brant from Blairholm to Olga



Official Plan changes:

- Expand innovation districts beyond the area around the Ron Joyce Centre/DeGrootte School of Business (Section 5.3, Schedule B).
- Add the downtown to the Strategic Employment Areas (Section 5.4).
- Require affordable/assisted or special needs housing by number of floors not units (currently developments over 200 units (Section 3.1.1.(2), (i))
- Allow drive-throughs in mobility hubs (currently prohibited) (Section 8.7.1(2)).