



February 28, 2018

Burlington Sustainable Development Committee's Review of

Burlington's Proposed New Official Plan (February 2018) Downtown Urban Centre Comments

Attached are the comments for the Proposed New Official Plan (February 2018) Downtown Urban Centre Comments.

The Burlington Sustainable Development Committee (BSDC) updated the comments by reviewing the Revised New Official Plan (Feb. 2018) (tracked changes), and Planning and Development Committee's January 23, 24 and February 6, 2018 Meeting Minutes and supporting material.

BSDC is fully supportive of the following motions passed by the Planning and Development Committee:

- Increase minimum tower separation requirement for tall buildings within the Downtown Mobility Hub from 25 metres to 30 metres which will create a greater feeling of openness around the building.
- Include policies to allow additional density in developments that preserve heritage buildings based on square footage preserved.
- Direct the Director of City Building to include policy encouraging consideration of public-private parking partnerships in the Official Plan
- Direct the Director of City Building to prepare mid-rise (6-11 storeys) building guidelines by the end of Q3 2018
- Place targets for 2-3 bedroom units in residential buildings to accommodate families with children
- Change the rezoning application requirement for a housing impact statement for more than 200 dwelling units and add a percentage target affecting mid and high-rise residential to achieve affordable, assisted, and special needs housing, as defined in Halton Region's Annual State of Housing report.

After reviewing this Downtown Urban Centre portion of the Proposed New Official Plan (December 2018) we have the following comments:

1. It is very difficult to review the proposal as it is only partially complete. The SDC requests the opportunity to review and provide input once this proposal is more fully laid out.
2. Appropriate Transition in Building Height
 - Original comment “Transitioning of multiple Burlington’s Tall Building Guidelines” state “Where multiple towers exist on a site, this transition shall be reflected across the entire site.” We should be transitioning across the City in a similar manner. With what is proposed for Downtown, it is not clear how this can be accomplished.
 - See page 11 of Burlington’s Tall Building Guidelines:
https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Urban-Design/May_2017_Tall_Building_Guidelines.pdf
 - Or pages 18 to 20 of Toronto’s Tall Building Guideline:
https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf .
 - It is good to see the work from the January 23, 2018 Staff Report addressing this issue including:
 - “Burlington Skyline – What could it look like in 100 years” at the end of the staff presentation.
 - Appendix F – Plan of Primary Downtown Redevelopment Sites at Build-out.
 - Would like to see Lake view closer to shore and views looking from North, East and West.
 - In some areas there is a maximum height of 17 stories such as the Brant Main Street Precinct Special Planning Area and the Downtown Core Precinct. However, this is not being achieved. In the Brant Main Street Precinct Special Planning Area, the 421 Brant Street building height has been increased from 17 to 23 storeys by Council and there has been an application submitted to have the building height of 409 Brant Street be 24 storeys. In the Downtown Core Precinct, the OMB has approved 26 storeys for 374 Martha. How will the City ensure a maximum height of 17 storeys?
3. The Key Directions have not been addressed in the following precincts: Downtown Parks and Promenades, Downtown Public Service, and Brant Street Precinct .

If you have any questions do not hesitate to contact us.

Yours sincerely,

Herb Sinnock and Jillian Gorbald

Chair, Policy and Development Sub-Committee of Sustainable Development Committee

Approved by the SDC Committee of the Whole – Feb. 28, 2018

City of Burlington's Draft New Official Plan (February 2018)
Feedback Form – Chapter 8 Downtown Urban Centre Pages 9 - 35

Name: Guy Sheppard

Company/Organization: Sustainable Development Committee

Contact Information (address/email): On file with BSDAC

Responses are rated as follows:

Green – Agree with response and/or understand why our suggestion could not be followed.

Yellow – Need to watch progress and timing such as Mid-Rise Design Guidelines, that need to be followed-up or not that critical.

Red – Critical issue. Request a more detailed response or need a question answered.

| Official Plan Topic Area (Policy Number, Schedule/Appendix Number) | Comment | Staff / City Response | SDC Response |
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| 8.1.1(3)General | <p>The City has basically qualified the whole section by “additional objective, policies, etc. may be added subject to the outcome of that <i>area-specific plan process</i>, and incorporated as part of this Plan and/or through a future amendment to this Plan.”</p> <p>This makes it extremely difficult to comment on it in certain sections.</p> | No Response | |
| General | <p>The way tall building are being located it looks like we will never achieve the objective 8.1.1.3.1 d) To ensure <i>development</i> incorporates effective transitions with adjacent <i>development</i> and</p> | No Response | |

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| | <p>surrounding areas. This is going to be a real hodge-podge of tall buildings mixed with lower height buildings.</p> <p>How are you going to address this issue?</p> | | |
| 8.1.1.3.3 Downtown Parks and Promenades Precinct | <p>Three Key Directions missing:</p> <ul style="list-style-type: none"> • Identify a new pedestrian promenade be established from Lake Road to St. Luke's Anglican Church. • Identify Elgin Street from Brant to the Ontario Corridor as a potential future extension of the Elgin Promenade. • Recognize the Burlington War Memorial (Cenotaph) as a permanent public park. <p>How are you going to address these??</p> | <p>Proposal shown on Schedule D.</p> <p>Not Shown.</p> <p>No response.</p> | |
| 8.1.1.3.4 Downtown Public Service Precinct | <p>One Key Direction missing:</p> <ul style="list-style-type: none"> • Identify additional land within Downtown Mobility Hub which may be required to accommodate future public services in anticipation of future population and employment growth – additional areas outside 421 John Street. <p>How are you going to address this?</p> | No response. | |

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| 8.1.1.3.4 b) Public/private partnerships | How do you intend to carry out the Public-Private Partnerships? Need to spell out more clearly. | No response. Motion passed Jan 23, 2018 to include policy encouraging consideration of public-private parking partnerships in the Official Plan. Will there be any further starts? | |
| 8.1.1.3.4.2 a) 431 John Street | Why was the idea of accommodating future post-secondary education facility dropped from this area? Do not forget residence needs if going to accommodate. Could act as an anchor to the Downtown in the future. | No Response | |
| 8.1.1.3.5 The St. Luke's and Emerald Neighbourhood | "Enhanced cycling and pedestrian connections ... Downtown." - Be careful with new and/or enhanced pedestrian and cycling connections as dealing with narrow streets with many not having sidewalks. | No Response | Mainly a warning for consideration. |
| 8.1.1.3.7 Brant Main Street Precinct | One Key Direction missing: <ul style="list-style-type: none"> Establish a maximum floor plate size for portions of a building above four storeys. One Key Direction suggest changing <ul style="list-style-type: none"> Require developments to achieve a minimum of two uses within a building. – May want to set minimum number based on size two uses for 10,000 square feet may not | Handled through Tall Building Guidelines. No Response | |

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| | make sense. | | |
| 8.1.1.3.7.3 Brant Main Street Precinct Special Planning Area | Already modified 17 storeys to 23 storeys for 421 Brant St. Was it appropriate for building height transition given other buildings going to maximum heights of 11 storeys in the future? | Staff have suggested to Council could consider raising height to 23 storeys. | |
| 8.1.1.3.9 Downtown Tall Residential Precinct | | | |
| 8.1.1.3.9.1 c) | Minimum height 12 stories. Maximum height should be spelled out so not buried in a Zoning By-law. Should not exceed 17 stories. | Max entered instead of Zoning By-law of 21 stories. | |
| 8.1.1.3.10 Old Lakeshore Road Precinct | Delete “ Modest <i>tall buildings</i> which transition downward for the <i>adjacent</i> Downtown Core Precinct towards the waterfront may be accommodated where such <i>development</i> achieves strategic public and city building objectives, including the provision of public waterfront access and the creation of new uninterrupted view corridors to Lake Ontario.” No building should exceed 6 storeys south of Lakeshore Road. Note presentation – “Tallest developments in areas moved away from Lake Ontario” | Not addressed. | |
| 8.1.1.3.10.1 c), d), and e) | See above. | No Response | |
| 8.1.1.3.11 Downtown Core Precinct | | | |
| 8.1.1.3.11.1 b) | May want to minimum | No Response | |

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| | number of permitted uses dependent on size (area) of retail. Minimum of two for 10,000 sq. ft. may not make sense. | | |
| 8.1.1.3.11.1 c) | May want to limit where 17 maximum storeys is allowed. Do not want it throughout the precinct. | Jan 23, 2018 Motion – Maximum height of 12 storeys or 17 storeys subject to dedicated office and/or employment floor space publicly accessible parking spaces underground. | OK |
| 8.1.1.3.12 The Cannery Precinct | | | |
| 8.1.1.3.12.1 c) | Should not exceed 17 storeys in north west section so will transition nicely into the Brant Main Street Precinct. | Jan. 23, 2018 Motion – Northeast Corner Brant Street and Lakeshore section (north west section of Cannery Precinct) moved to Downtown Core Precinct with maximum building height of 17 storeys including community benefits. | OK |
| 8.1.1.3.13 Upper Brant Precinct | One Key Directions suggest changing: <ul style="list-style-type: none"> Require developments to achieve a minimum of two uses within a building. – May want to set minimum number based on size two uses for 10,000 square feet may not make sense. | No Response | |
| 8.1.1.3.14 Downtown Urban Design | | | |
| 8.1.1.3.14 a) | Also include Old Lakeshore | No Response | |

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| | Precinct as an exclusion. | | |
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