

To: Chair and Members of the Planning and Development Committee

From: Mayor Rick Goldring

Date: April 12, 2018

Re: Staff Direction: Downtown Mobility Hub - Area Specific Plan

Following the Official Plan adoption by Council, there remains considerable and significant planning work that needs to be completed in order to implement Burlington's long-term vision for the City's future development. This will include area specific plans for each of the mobility hubs and a new Zoning By-law.

The work plan for Burlington's four Mobility Hubs was approved by Council in July 2016 in report (PB-48-16). The report notes that the Mobility Hub Area Specific Planning Process will allow the City to "play a leadership role in developing a clear vision for the future of mobility hubs, and developing the required planning tools as the basis for the transformation of these areas."

During the Official Plan meeting discussions, a number of issues were raised by both Council and residents that effectively called into question some of the approach(es) being taken in the new Official Plan. In some cases, there were also concerns about what was not included in the new Official Plan.

Council has been informed that it is through the details of the Area Specific Plans (ASP) where staff will be doing more analysis. The ASP's will then lead to Official Plan amendments. It is the Downtown ASP that has been recommended by staff as the appropriate process to respond to concerns such as, but not limited to, the impacts associated with development within the Upper Brant Precinct and heritage preservation in the Downtown.

In my opinion it is vitally important that Council and residents have a clear understanding of what will be addressed in the Downtown Area Specific Plan; and further, this work must include extensive public engagement opportunities.

I am therefore proposing the following staff direction:

Direct the Director of City Building - Planning, Building and Culture to address the following in the Downtown Mobility Hub Area Specific Plan:

Incorporate an effective transition between development within the Upper Brant Precinct and adjacent low density residential;

Develop policies that will ensure that the conservation of existing heritage buildings is a priority by retaining on site; and, new development must be compatible with adjacent cultural heritage resources;

Review the priority needs used for Section 37 Agreement Protocol to address the additional service needs of intensification, with careful consideration given to public consultation and notification;

In the Downtown Core Precinct, identify that not every site will be suitable to accommodate a tall building and that design guidelines and the Zoning By-law will establish the minimum criteria;

Through the Transportation Plan and Parking Study identify downtown parking needs for existing and projected development and in consideration of appropriate and reasoned projected multi-modal transportation;

Consider incorporating policies that will provide opportunities for flexible streets, in order to facilitate the most effective movement of pedestrians, cyclists, transit vehicles, taxi/rideshare, goods and automobiles.

Consider implementing a phasing plan for development that will have significant adverse impact on the downtown infrastructure including, the road network affecting motorists and/or pedestrians.

Regards,

A handwritten signature in black ink, appearing to read "Rick Goldring". The signature is fluid and cursive, with a large, sweeping loop at the end.

Mayor Rick Goldring