

# Committee of the Whole Council Workshop:

Workshop to discuss the workplan  
to re-examine the policies of the adopted Official  
Plan

March 18, 2019  
1 pm



# Special Meeting of Council, February 7, 2019

## Motion:

Direct the Director of City Building to immediately commence a process to re-examine the policies of the Official Plan adopted April 26, 2018 in their entirety related to matters of height and intensity and conformity with provincial density targets.

# What We Heard From Councillors:

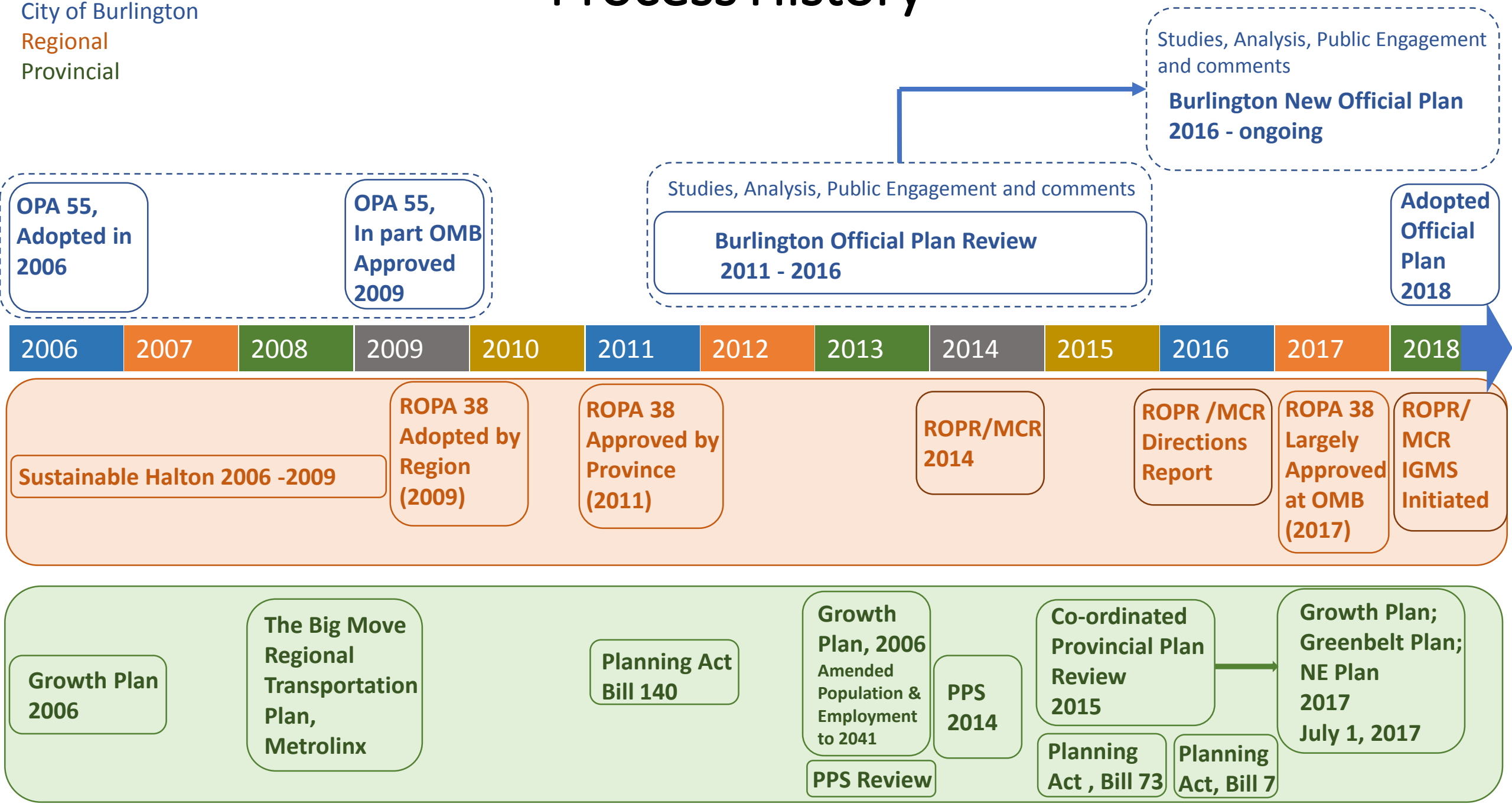
- The key concern raised by members of Council regarding the Official Plan is the **Downtown Precinct Plan**
  - Concerns relate primarily to height and density along Brant Street and Lakeshore Rd and the surrounding areas
- Other concerns were raised about:
  - Urban Growth Centre and Mobility Hub designations in the downtown
  - height and density in the Upper Brant Precinct
  - concerns about housing forms and character in the St Luke's and Emerald precincts
  - the location and operations of the John Street bus terminal
  - downtown as an innovation district
  - meaning of the Special Planning Area policies
  - new public park identified
- Neighbourhood Centres

# Other Topics of Interest:

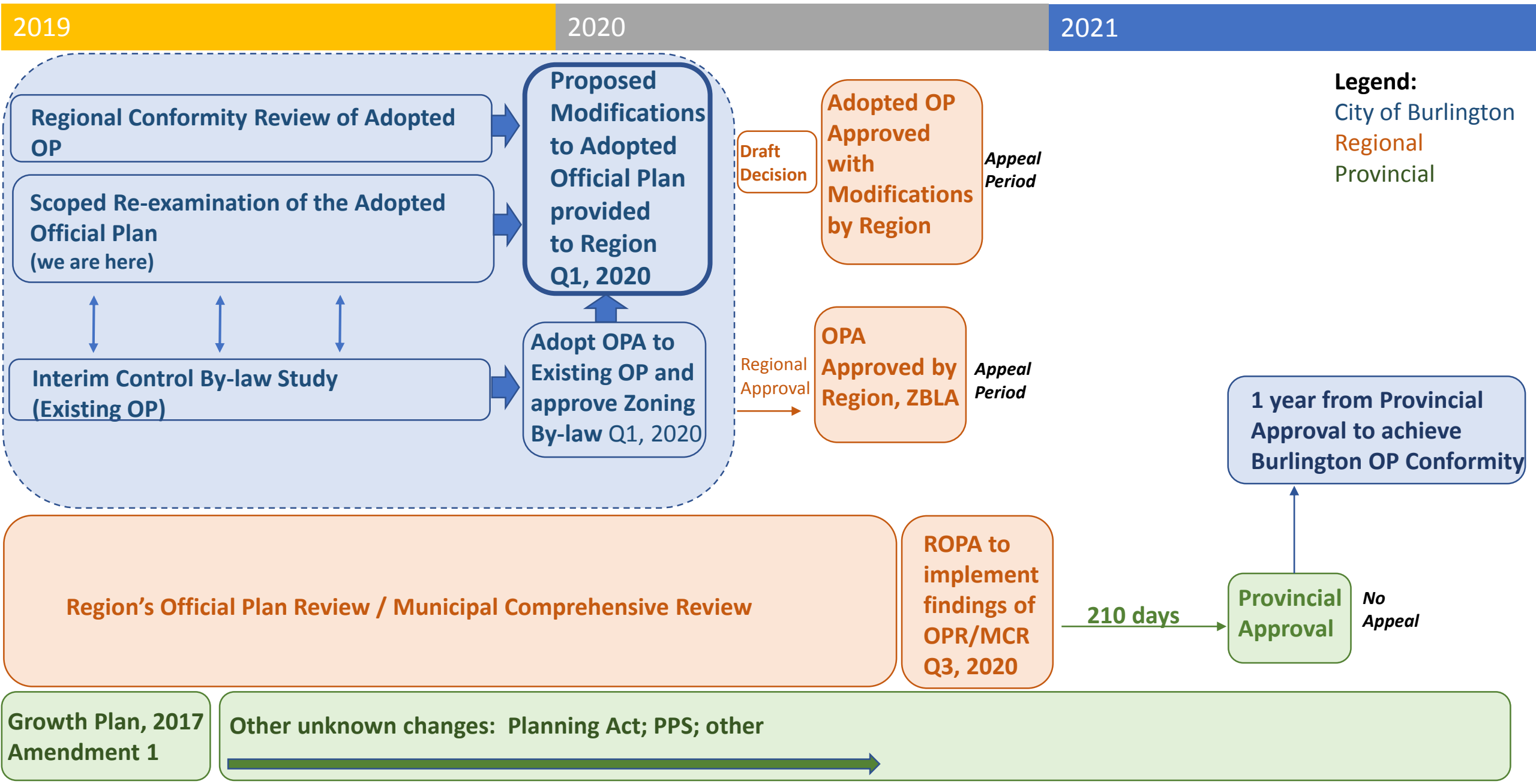
- The Urban Structure and Growth Framework
- Housing affordability
- Older adults and long term care facilities
- Fiscal responsibility and building a better understanding of market forces,
- Employment land conversions
- Large Scale Motor Dealerships
- The Transportation and Transit Plans – now referred to as the Integrated Mobility Plan
- Urban Design
- Urban Forestry, and
- Provincial Rural and Natural Heritage System mapping

**Legend:**  
City of Burlington  
Regional  
Provincial

# Process History



# Future Process



# Key New Policies in the New Official Plan:

- Development Criteria and Official Plan Amendment Criteria
- Urban Structure, Growth Framework, and associated Land Use Policies
- Criteria for Low Density Residential
- Urban Design
- Sustainability
- Compatibility and Physical Character definitions

# Neighbourhood Centres: Roseland, Eastway, Appleby and Lakeside

Plaza	Existing OP	New OP
Roseland  Eastway  Lakeside	<ul style="list-style-type: none"> <li>•Neighbourhood <u>Commercial</u> Designation</li> <li>•No OP height policies</li> </ul>	<ul style="list-style-type: none"> <li>•Neighbourhood <u>Centre</u> Designation</li> <li>•Maximum 6 storey height permission in OP</li> <li>•Zoning Bylaw Amendment subject to criteria for up to 11 storeys</li> <li>•Official Plan Amendment subject to OPA criteria for more than 11 storeys</li> </ul>
Appleby	<ul style="list-style-type: none"> <li>•Community Commercial Designation</li> <li>•OP Height Limit of 12 storeys</li> </ul>	<ul style="list-style-type: none"> <li>•Neighbourhood Centre</li> <li>•OP Site Specific Policy maintains 12 storey permission</li> <li>•Official Plan Amendment subject to OPA criteria for more than 12 storeys</li> </ul>



# Why are we planning for Mobility Hubs?

- Building on the work of the Official Plan;
- Provide local vision to the Region with respect to population and employment growth;
- Develop Made in Burlington secondary plans for Mobility Hubs to provide predictability and consistency;
- Manage anticipated development momentum;
- Capitalize on public investments;
- Obtain a head start in planning for capital investments.

# Downtown Mobility Hub - Key Themes from Public Feedback

- Protect the character and experience of Brant Street
- Protect the views to Lake Ontario
- Protect low density residential areas through the transitions between taller buildings and existing homes
- Locate taller buildings closer to Burlington GO station
- Provide additional green space and protect existing green space

**Downtown Significance**



**Downtown Attraction**



**Existing Precedent**



**Future Public  
Service Facilities**



# **Downtown Mobility Hub Objectives**

**Near Transit**



**Range of  
Demographics**



**New Parks &  
Open Space**



**Public Views to Lake**



**Heritage & Character  
Elements**



**Height Transitions**



# Downtown Mobility Hub – OP Policies

- A new precinct plan and associated mapping
- Intention statements for each precinct
- Permitted uses within each precinct
- Maximum building heights within each precinct
- The introduction of a new policy framework that established maximum building heights inclusive of any required development conditions, Section 37 benefits or other requirements.

# Downtown Plan Considerations

- Prepared as a build-out plan (e.g. 100+ year plan)
- Beyond 2031 and 2041 growth allocations
- Development patterns are much less predictable
  - Infill & intensification context – requires additional supply

# Proposed 1 Year Critical Path for Discussion:

## Staff Proposed 1 Year OP Scope:

- Review of OP policies related to height and density in the following precincts:
  - Downtown Core Precinct
  - Brant Main Street Precinct
  - Mid Rise Precinct
- NOTE: ICB Study will run concurrently to this process.

## Other Processes and Studies: Not Completed Within 1 Year Timeframe

- Growth Analysis to inform the Region's MCR/ROPR
- Housing Strategy
- Mobility Hub Area Specific Plans
- Integrated Mobility Plan
- Old Lakeshore Road
- Waterfront Hotel Study

# Next Steps:

- Workshop 2 (date TBD):
  - Detailed Workplan
  - Budget, Resources and Timeframes
  - Detailed Public Engagement Plan