

Urban Growth Centre Density Analysis:

June 2019

The purpose of this document is to report on the ongoing monitoring of the population and job density in Burlington's Urban Growth Centre (UGC) by estimating projected population and job density based on current developments and proposed development applications. Specifically, the analysis will outline:

1. Population and job density within the UGC as of 2016 demonstrating how the City is tracking against the projected UGC growth target; and
2. Population and job density resulting from recently completed, approved and proposed development projects to estimate new growth since 2016. This analysis informs how these projects will assist the City in achieving its planned growth target.

The analysis within this document will continue to evolve as new information becomes available. Staff will monitor new data, as well as periodically report on how Burlington is tracking to the UGC growth target.

Key Assumptions

The Density Analysis is based on the following figures and assumptions:

- Urban Growth Centre (UGC) Area = 104.6 ha¹
- City of Burlington UGC minimum density target = 200 residents and jobs per hectare²
- To achieve the minimum density target, the City will need 20,920 people and jobs in the UGC by 2031.
- Persons per Unit (PPU)³:
 - Low Density = 3.42
 - Medium Density = 2.31
 - High Density = 1.58
- Employment⁴ :
 - Commercial=1 employee/40sqm;
 - Office= 1 employee/30sqm;
 - Institutional= 1 employee/37sqm;
 - Hotel=1 employee/hotel room⁵

¹ Based on the Halton Region Official Plan and the City of Burlington Adopted New Official Plan.

² In accordance with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

³ Derived from Statistics Canada 2016 Census (15-year Average).

⁴ Based on the City of Burlington 2019 Development Charges Background Study.

⁵ Based on assumption outlined in Planning Report for 374 Martha Street (PB-23-15).

Existing Growth

Baseline Density of UGC as of 2016:

- Population of UGC = 9,217⁶
- Jobs in the UGC = 7,162⁷
- Total Population and Jobs = 16,379
- Density of UGC = 157 people and jobs /ha

Projected Growth

Projects Completed or Under Construction:

The following developments have been recently completed or are currently under construction. These developments result in an additional 2,068 people and jobs in the UGC. This would increase the density of the UGC to approximately 177 people and jobs per hectare.

Project	Residential Units	Non-Residential Component	Total People and Jobs
Carriage Gate: Berkeley/Medica One (2025 Maria St. / 510 Elizabeth St. / 2030 Caroline St.)	120 (high density)	Commercial:2,329sqm Office:8,147sqm	520
Bridgewater (2050 Lakeshore Rd.)	150 (high density)	Commercial:1,677 sqm Hotel:151 rooms	430
Saxony Development (452 Locust St.)	60 (high density)	Commercial:444sqm	106
M. Wellens (514 Pearl St.)	1 (low density)	-	3
Joseph Brant Hospital Expansion (1230 North Shore Blvd.E)	-	Institutional:37,031sqm	1,000
M&G Eade (616 Brant St.)	4 (high density)	Commercial:104 sqm	9
-	-	-	2,068 p&j 20 p&j/ha

⁶ Based on 2011 Statistics Canada custom data set plus Statistics Canada population growth by Dissemination Areas (2011-2016) which includes the UGC and portions of adjacent neighbourhoods. This assumes that all new growth over the 2011-2016 timeframe occurred in the UGC.

⁷ Based on Halton Region 2016 Employment Survey.

Draft Approved Site Plans:

The following site plan, which has received draft site plan approval, would yield an additional 248 people and jobs in the UGC. This would increase the density of the UGC to approximately 179 people and jobs per hectare.

Project	Residential Units	Non-Residential Component	Total People and Jobs
Cherish Homes (730-760 Brant St.)	146 (high density)	Commercial:685sqm	248
-	-	-	248 p&j 2 p&j/ha

Development Approvals (No Site Plan Approval):

The following developments, which have received some form of approval (but no site plan approval), would yield an additional 977 people and jobs in the UGC. This would increase the density of the UGC to approximately 188 people and jobs per hectare.

Project	Residential Units	Non-Residential Component	Total People and Jobs	Status
Roman Home Builders (2085 Pine St.)	15 (high density)	-	24	Approved by Council
Adi Development Group (374 Martha St.)	240 (high density)	Commercial:423.2sqm	390	OMB/LPAT Approved
421 Brant St. Inc. (421- 431 Brant St.)	169 (high density)	Commercial: 900 sqm Office:365sqm	302	Approved by Council
Molinaro Group (490-492 Brock Ave. / 1298 Ontario St.)	162 (high density)	Commercial:186sqm	261	Approved by Council
-	-	-	977 p&j 9 p&j/ha	

Development Applications under Consideration:

The following development applications, which have not received Council approval, or have been appealed to LPAT, could yield an additional 2,188 people and jobs in the UGC. This could **potentially** increase the density of the UGC to approximately 209 people and jobs per hectare.

We acknowledge that not all applications will receive approval and that the residential and non-residential components are subject to change.

Project	Proposed Residential Units	Proposed Non-Residential Component	Proposed Total People and Jobs	Status
Reserve Properties Ltd. (401-413 Brant St., 444-450 John St. & 2002 & 2012 James St.)	161* (high density) *Unit count is an estimate	Commercial: 760 sqm* Office:365sqm* *GFAs are estimates	285	Approved by Council Appealed to LPAT
Mattamy (2082-2090 James St.)	164 (high density)	Office:351sqm	271	No Decision
Spruce Partners Inc. and Amico Properties Inc. (1157-1171 North Shore Blvd East)	475 (high density)	180 jobs* *As per development application	931	No Decision
Carriage Gate (2069-2079 Lakeshore Rd. and 383-385 Pearl St.)	280 (high density)	Commercial:675sqm	459	No Decision
Better Life Retirement Residence (441 Maple Ave.)	153 (high density)	-	242	No Decision
-	-	-	2,188 p&j 21 p&j/ha	-

Summary of Analysis:

- Based on a UGC Area of 104.6 ha, the City will need 20,920 people and jobs in the UGC to achieve a minimum density target of 200 people and jobs per hectare, by 2031 or earlier.
- As of 2016, there are approximately 16,379 people and jobs in the UGC.
- Adding in the number of people and jobs associated with developments recently completed or under construction, developments with draft site plan approval, and developments which have received approval (but no site plan approval), the total number of people and jobs in the UGC increases to approximately 19,672.

- To achieve 20,920 people and jobs in the UGC, the City needs approximately 1,250 additional people and jobs.