

# Taking a Closer Look at the Downtown



## Taking a Closer Look at the Downtown

Re-examination of the  
Downtown Policies in  
the Adopted Official  
Plan

Integrated Transportation Advisory Committee

October 28, 2019

# What is an Official Plan?

Statutory document that describes the City's long-term land-use strategy.

Prepared with input from the public and helps ensure future planning and development will meet the needs of the community

City's authority to regulate land use through an Official Plan and Zoning By-law comes from the *Ontario Planning Act*

City's Official Plan must conform to higher-level plans and policies eg: Provincial Policy Statement, the Growth Plan, Niagara Escarpment Plan, Halton Region Official Plan

# How did we Get Here?

## Adopted Official Plan (OP) Overview

April 2018: City adopted a new OP and submitted Adopted OP to Halton Region for review

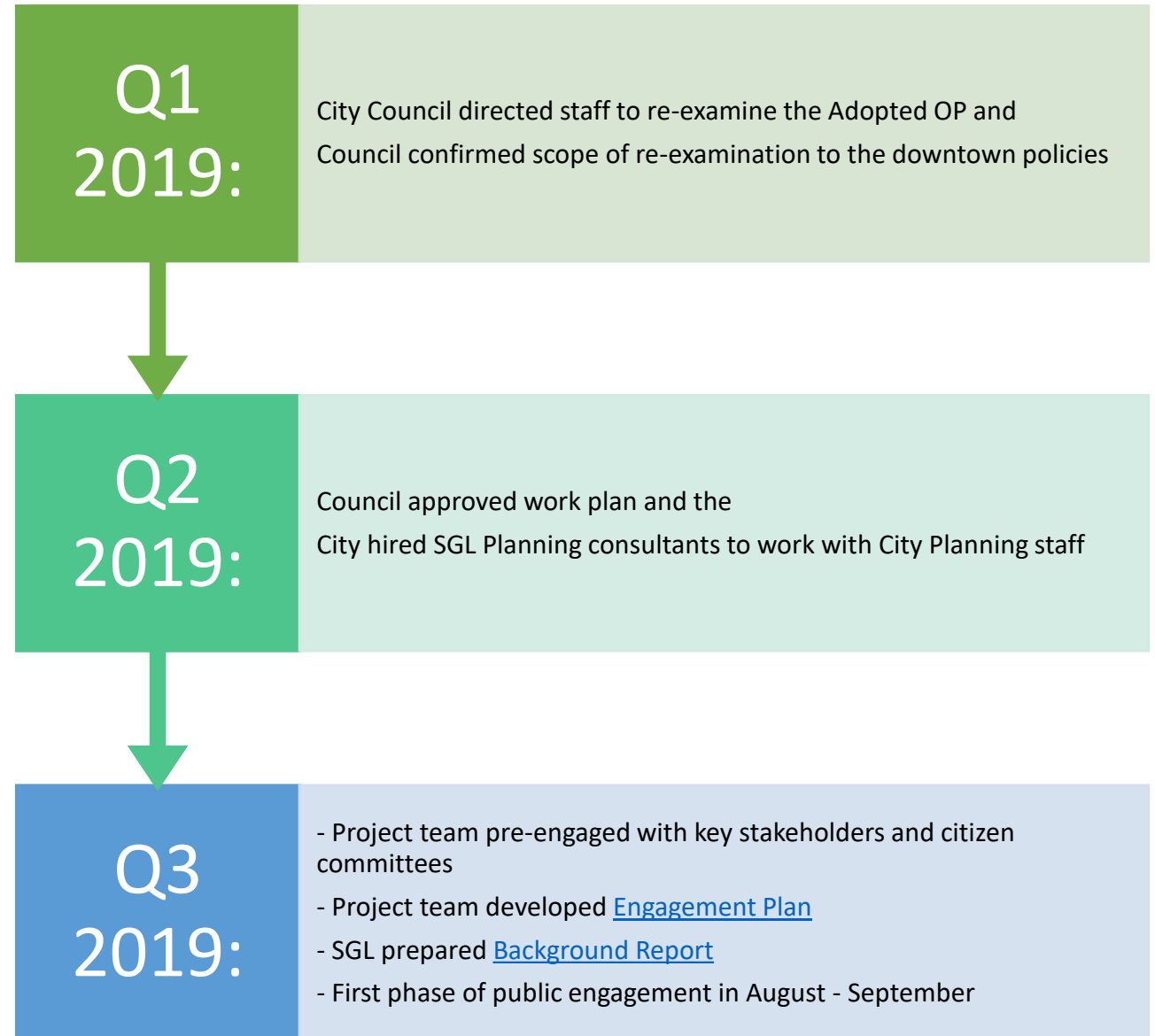
- Includes city-wide policies on transportation (Ch 7)

Dec. 2018: Region paused its review after identifying some conformity issues

2019-2020: City staff working with Halton Region staff to make policy modifications that will resolve conformity issues

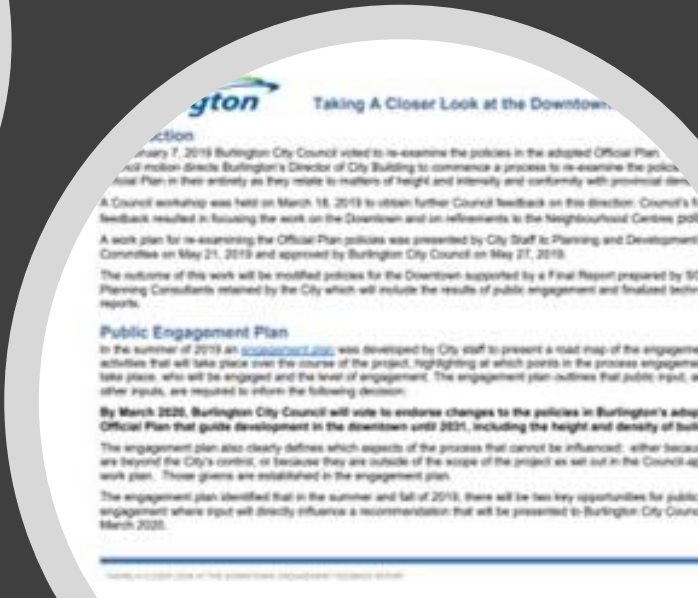
**Adopted OP will not come into effect until Region approves it**

# Work Completed to Date



# August – September Engagement

- Action Labs
- Online and in-person surveys
- Pop ups around the City
- Food for Feedback





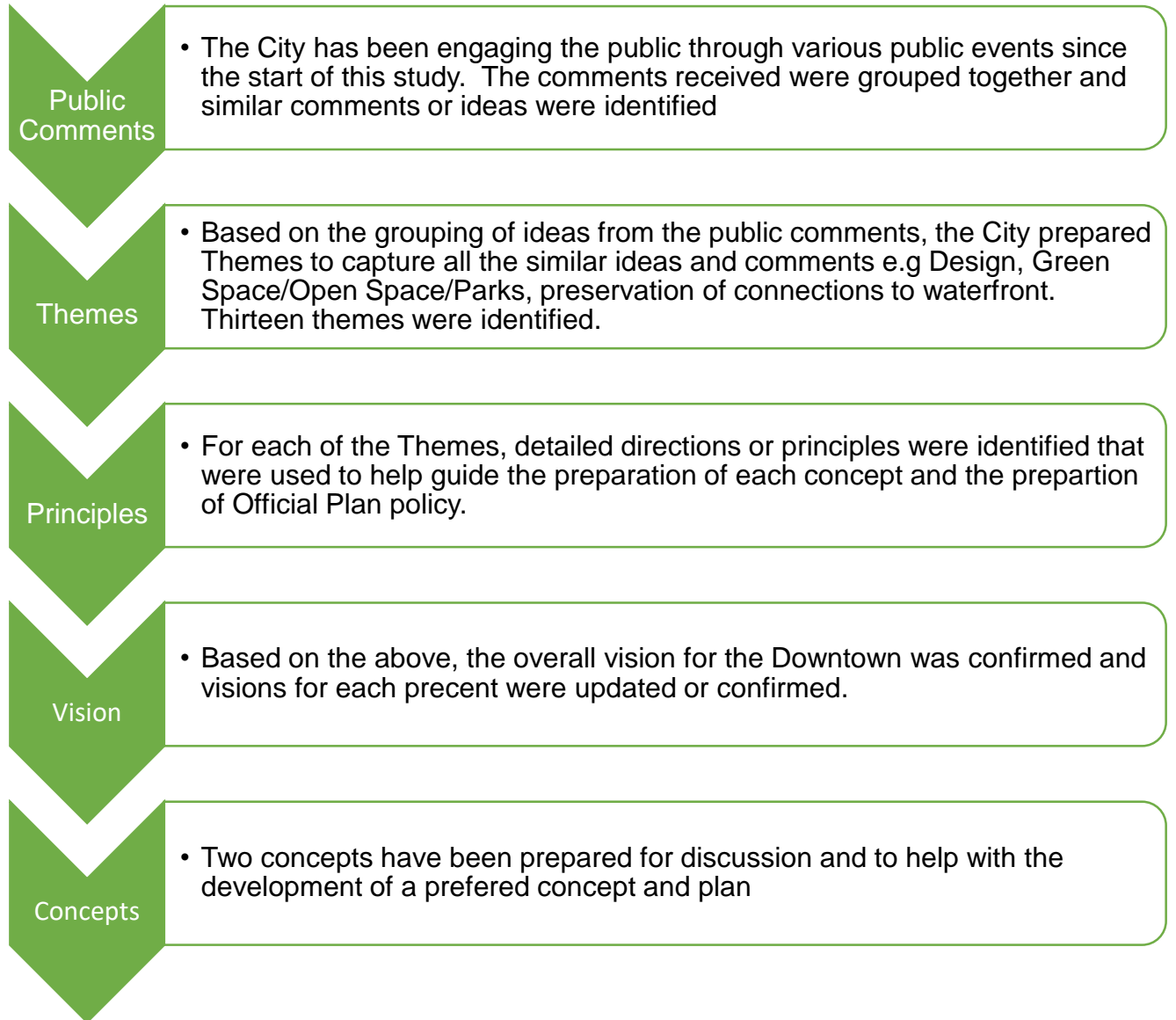


# Public Input

## Staff heard 13 themes from public input in August:

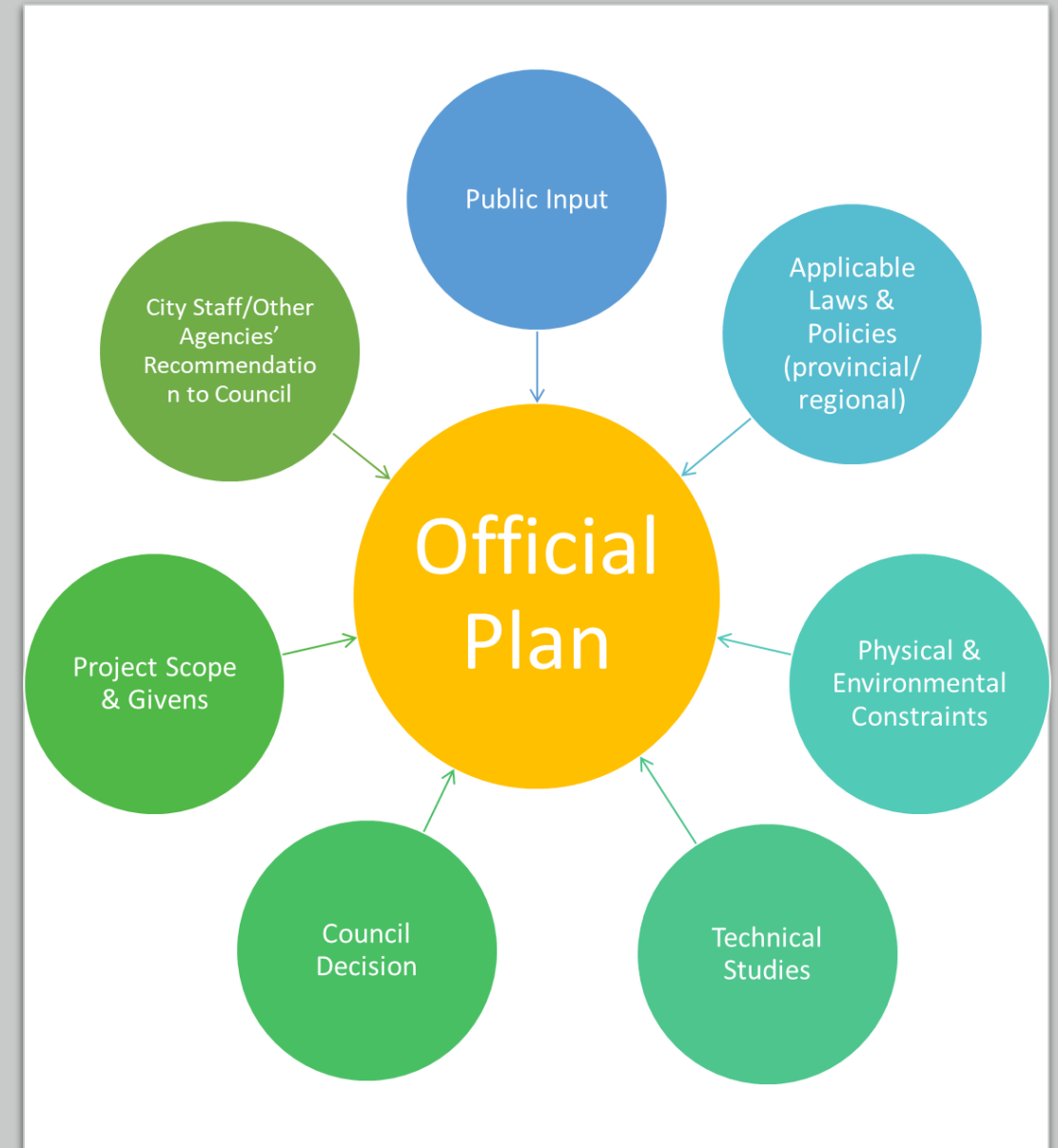
1. Green Space/Open Space/Parks
2. Safer, More Useable and Inclusive Public Spaces
3. Arts, Culture, Events, People & Amenities
4. Walkability: Safer, More, & Better Pedestrian Spaces that are Less Car-Centric with More Transit & Cycle Options & Infrastructure
5. Traffic Congestion
6. Parking
7. Preserving and Encouraging Places to Shop and Work
8. Maintaining the Character of the Downtown/Heritage Preservation
9. Preservation of Connections to Waterfront
10. Built Form, Height, and Neighbourhood Transitions
11. Variety of Housing Options and Affordability
12. Design
13. Vision

# Themes to Concepts: How were the Concepts Developed?



# Moving Forward: The OP Re-examination Process

- Summer 2019 Engagement Themes → Principles → Vision for the Downtown → 2 Concepts for the Future of the Downtown
- Fall 2019
  - Engage on 2 concepts
    - Concepts Report
  - Move towards a recommended concept
- Winter 2019-20
  - Council to approve a concept
  - Detailed policy development





# Studies Informing the Re-examination of the Adopted OP

- Environmental Impact Study
- Strategic Transportation Overview
- Functional Servicing Study
- Cultural Heritage Resources Assessment
- Stage 1 Archaeological Assessment
- Market Analysis
- Flood Study
- Financial Impact Analysis
- Detailed Transportation Analysis



**Physical &  
Environmental  
Constraints**

**Technical  
Studies**

# Land Use Plan

Preliminary Land Use Precincts





# Overall Vision for the Downtown

- Similar to the Adopted Official Plan
- Provide for a walkable, accessible, vibrant downtown
- Maintain and add new green spaces
- Provide additional space for year-round activities and festivals
- Support & Enhance the character of Brant Street as the 'retail main street'
- Maintain Lakeshore Road as a gateway to the waterfront





Concept 1



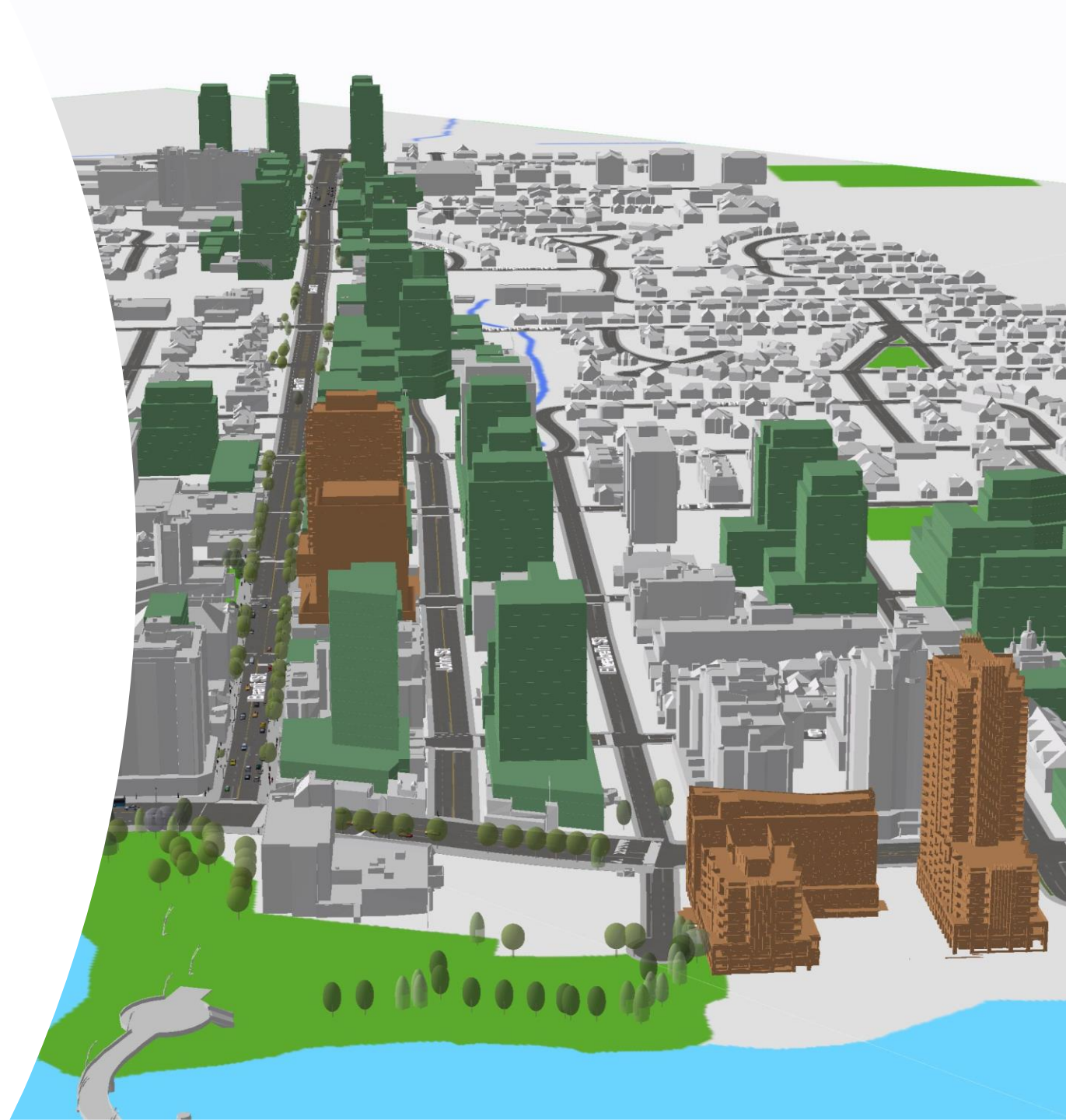
Concept 2

# Built Form Concepts

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# Concept 1: Low Rise Transition to Mid-Rise

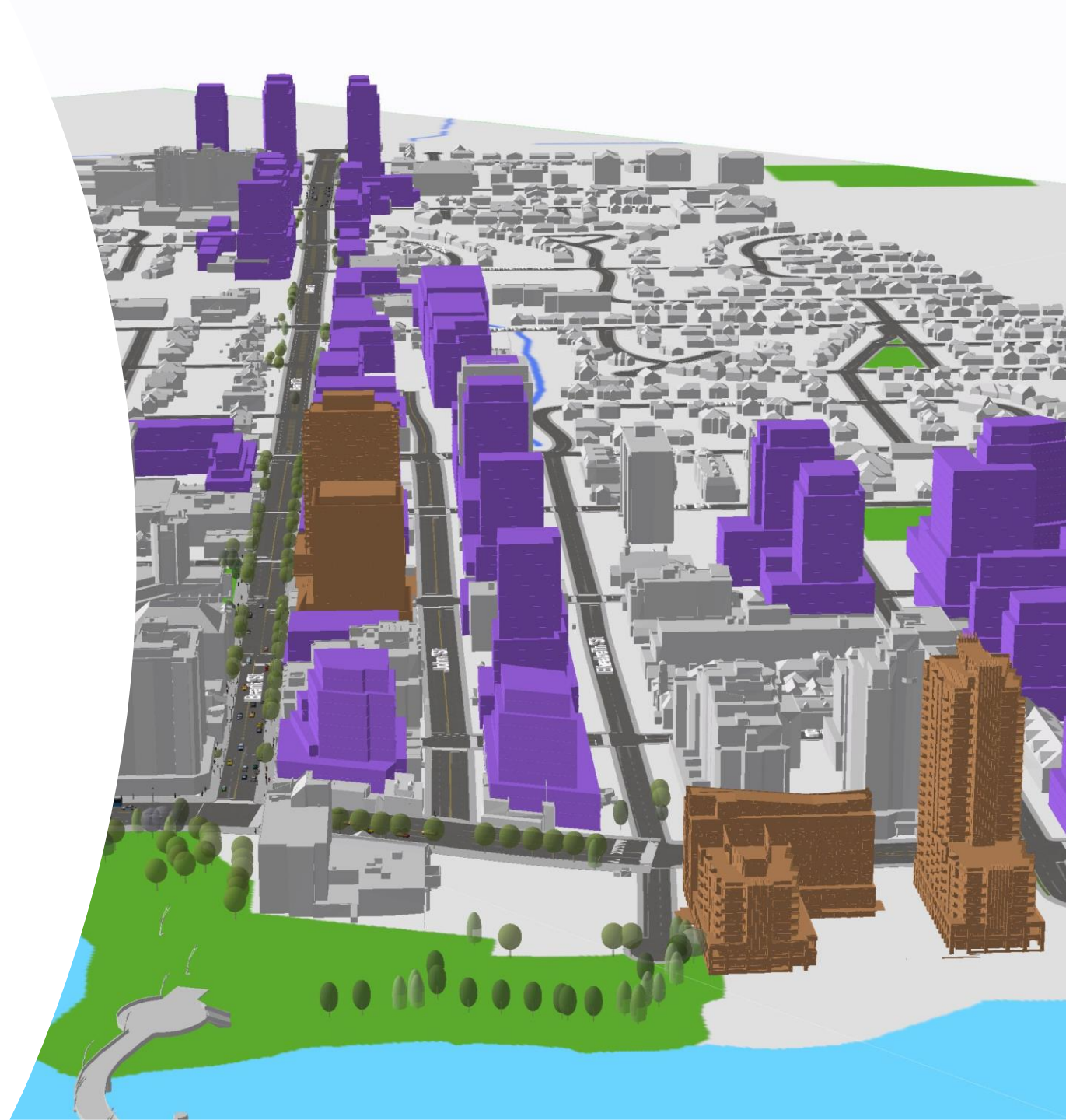
- Respects low-rise built form character
- Up to 3 storey buildings along Lower & Mid Brant and parts of Lakeshore
- Opportunity for existing buildings to be maintained along Brant Street
- Allows for flexibility in store sizes and unique store fronts
- Ability to maintain the eclectic look
- Mid-rise buildings (up to 11 storeys) directed to John Street
- Taller buildings directed to precincts north of Caroline Street and Downtown East Precinct north of the Elgin Promenade





## Concept 2: Mid Rise an “In Between Scale”

- Low-mid rise buildings (4-6 storeys) along Lower & Mid Brant
- Mid-rise (up to 11 storeys) built form along parts of Lakeshore.
- ‘in between’ scale of buildings
- provides a human scale, walkable public realm opportunities for gathering places and open space.
- wider sidewalks and greater building setbacks.
- Taller buildings directed to precincts north of Caroline Street and the Downtown East Precinct





# Next Steps for Project Team

## Public Engagement Round 2

Mid-October to early November 2019: Discuss 2 possible concepts for the future of the Downtown

- **Action Lab:** October 23<sup>rd</sup> 1pm and 7pm, Lions Club 471 Pearl St. ✓
- **Walking Tour:** October 26<sup>th</sup> 1:30pm, No Frills Plaza, 571 Brant St. ✓
- **Action Lab:** November 2<sup>nd</sup> 3:30pm, Mountainside Recreation Centre, 2205 Mount Forest Drive.
- **Online Survey,** late October to mid November

## Winter 2019-2020:

- Develop a recommended Land Use concept and present to Council
- Develop detailed policies based on Council-approved Land Use concept

## Working towards:

- Council decides what policy modifications to endorse
- Halton Region makes final decision on City's Official Plan

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# Call to Action for Committees

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- Learn more about the project at [www.getinvolvedburlington.ca](http://www.getinvolvedburlington.ca)
- Participate as an individual
  - Online survey
  - Action Labs
  - Stay informed
- Participate as a committee:
  - Advise Project Team and Council on Land Use Plan and policies
  - **Provide written comments to staff by mid-November 2019**
    - **What downtown-specific transportation objectives must the Official Plan's downtown policies achieve?**

# Questions?

## For more information:

- Project website: [www.getinvolvedburlington.ca](http://www.getinvolvedburlington.ca)
- “[What You Need to Know](#)” background report
- Project [Engagement Plan](#)
- [Feedback report](#) on results of August engagement
- Contact the project team:  
[Thomas.Douglas@Burlington.ca](mailto:Thomas.Douglas@Burlington.ca)



# Get Involved Burlington

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### Who's listening

#### Alison Enns

Project Manager - Official Plan  
City of Burlington

Phone 905-335-7600 7787

Email [alison.enns@burlington.ca](mailto:alison.enns@burlington.ca)



#### Thomas Douglas

Planner  
City of Burlington

Phone 905-335-7600 7811

Email [thomas.douglas@burlington.ca](mailto:thomas.douglas@burlington.ca)



#### Kate Hill-Montague

Senior Planner  
City of Burlington

