

Taking a Closer Look at the Downtown

Planning and Development Committee
December 5, 2019

Prepared by:



Prepared for:



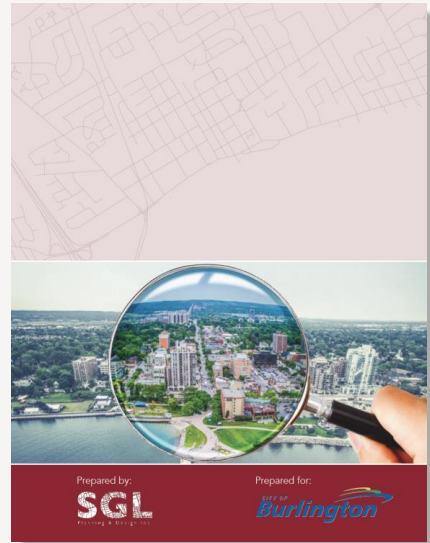
Presentation Outline

- Study Overview
 - Why are we doing the study
 - Where are we at
 - Overall Timeline and Milestones
 - What is next
 - The Process
 - Study Process
 - Concept development
 - Themes
- Principles
 - Revised Precincts
 - Concept 1
 - Concept 2
 - Engagement



Project Overview

- Work Plan
- Engagement Plan
- What You Need to Know report



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Project Scope

Out of Scope:

- Policies for areas outside Downtown
- Waterfront Hotel site, Old Lakeshore Road Precinct
- Changes to Downtown's status as a Urban Growth Centre, Major Transit Station Area, or Mobility Hub
- Developments that have already been approved
- Detailed design of private or public spaces
- Maintenance/operation of existing infrastructure
- By-law enforcement issues
- Construction management
- Economic development/business attraction strategies

In Scope:

- Land use (residential, retail, office, service commercial, etc.)
- Built form (height, massing) of buildings
- What parts of downtown should be the focus of intensification
- Compatibility of new and existing developments
- Location of new/upgraded public spaces
- Defining and protecting Downtown's sense of place
- Options and trade-offs
- Different policy approaches



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**Givens -
Factors that
cannot be
influenced
through
this project**

Project Scope, Timing
and Resources

Legislated Policy
Requirements

City's Role and
Authority

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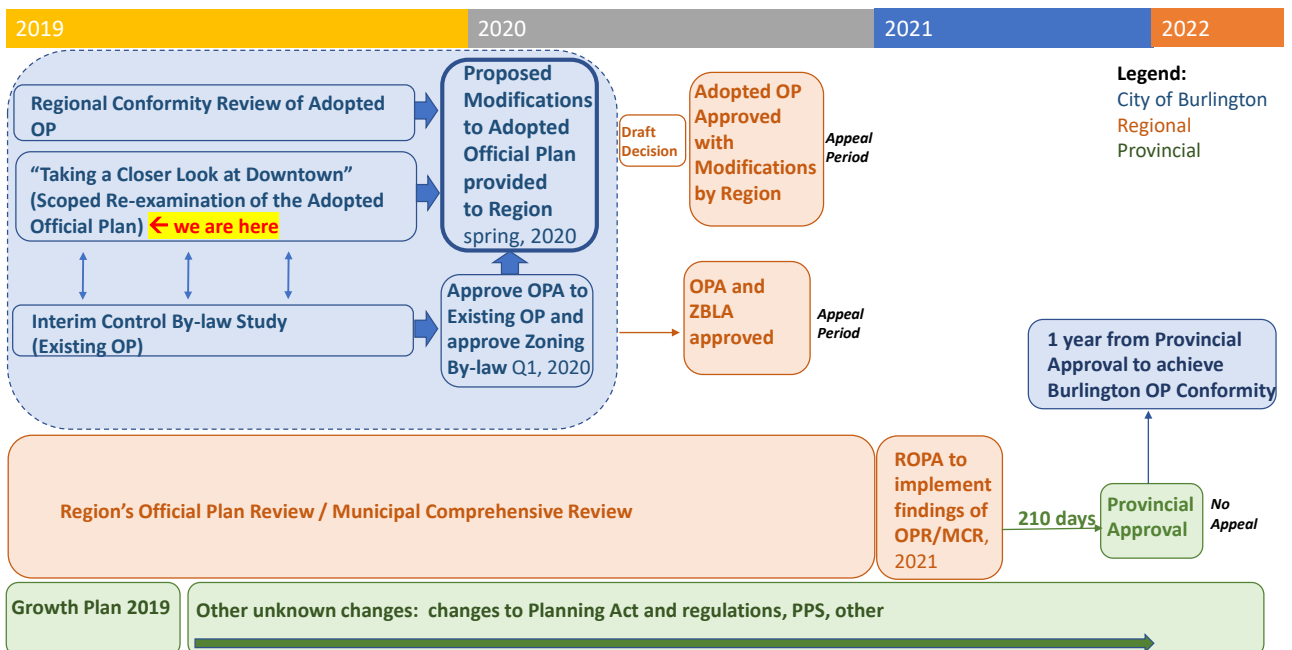
Urban Growth Centre, Major Transit Station Area and Mobility Hub

Designation	Document	Process to modify / Decision Maker
Urban Growth Centre	A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Legislation; Defined and mapped in Regional Official Plan.	Province amend Provincial Plan, amend Regional Official Plan
Major Transit Station Area	Defined in A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Defined and mapped in Regional Official Plan	Province: Definition modification Regional Official Plan Review: Mapping
Mobility Hub	Defined and mapped in Regional Official Plan	Regional Official Plan Review: Definition and Mapping



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Process Timeline (Multiple Projects)

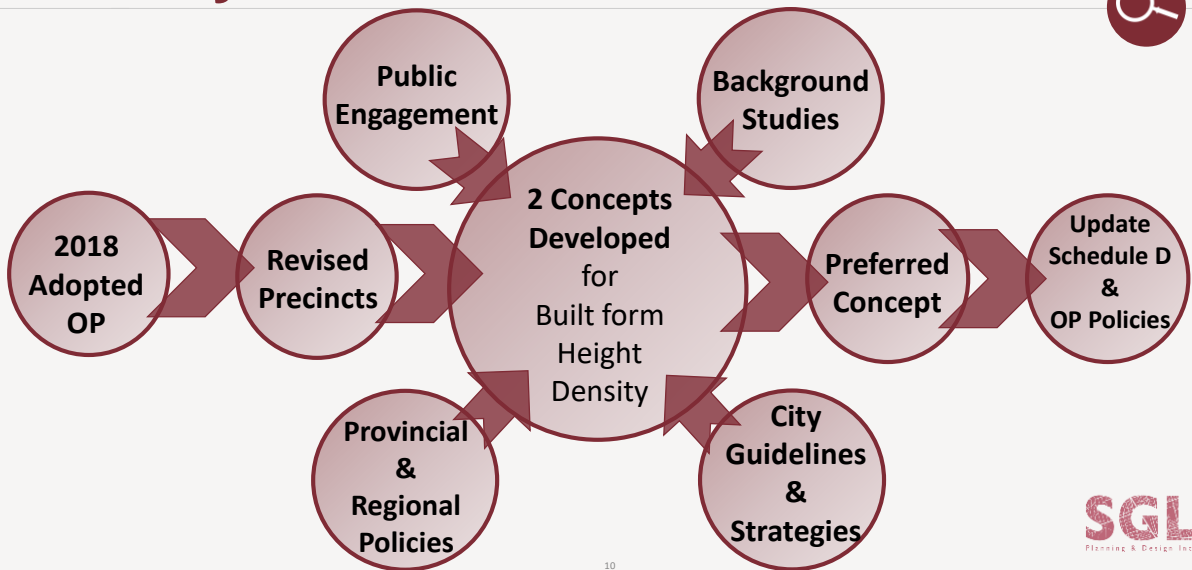


Next Steps

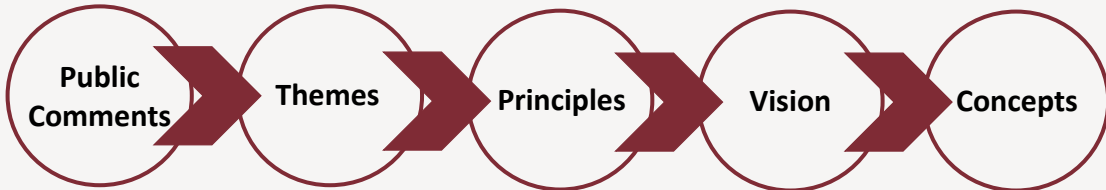
- **December**
 - Downtown OP - Compile and analyze feedback
 - Downtown OP - Evaluation of the concepts
 - Release of Interim Control By-law Land Use Study findings and recommendations
- **January**
 - Interim Control By-Law Land Use Study Statutory Public Meeting (January 14)
 - Downtown OP - Staff report with recommended concept – no policies (January 16)
 - Downtown OP Public Comment/ Submission Feedback report on feedback received in Fall 2019
- **February**
 - Develop Downtown OP policies
 - Finalize technical reports
 - Refine Downtown OP mapping
- **Spring**
 - Final Report prepared by SGL
 - Recommended policies to be adopted (endorsed?) by Council
 - Council to forward Downtown OP policies and mapping to Region
 - Burlington Council endorsement of Draft Decision on the adopted Official Plan as a whole
 - Approval of the new Official Plan by the Region of Halton



Study Process



Concept Development



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Themes



- Green Space/Open Space/ Parks
- Safer, More Useable and Inclusive Public Spaces
- Arts, Culture, Events, People & Amenities
- Walkability: Safer, More & Better Pedestrian Spaces that are Less Car-Centric with More Transit & Cycle Options & Infrastructure
- Traffic Congestion
- Parking
- Preserving and Encouraging Places to Shop and Work
- Maintaining the Character of the Downtown/Heritage Preservation
- Preservation of Connections to the Waterfront
- Height and Neighbourhood Transitions
- Variety of Housing Options and Affordability
- Vision
- Design



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Principles – some examples



- Principle 1** Create additional parks, trails and open spaces
- Principle 5** Enhance pedestrian priority areas
- Principle 7** Ensure availability of parking
- Principle 10** Protect the Village Square for retail space
- Principle 13** Maintain public views of waterfront and pedestrian connections



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How Does the Evaluation Process Work?



- For each Principle, criteria and measures have been created to evaluate the two concepts.
- Example criteria and measures are listed under the Principles below:

Principle 1: Create additional parks, trails and open spaces

Criteria: Ability to create new parks

Measures: parkland, trails or open space can be created through development



Vision for Downtown

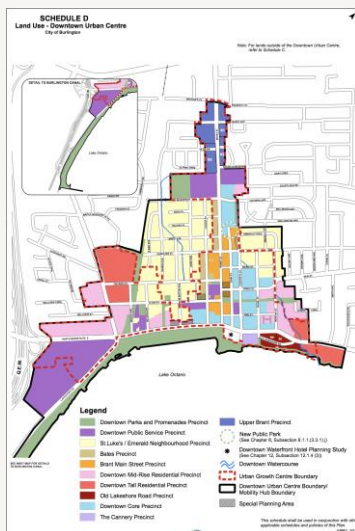


Overall Downtown Vision

- 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

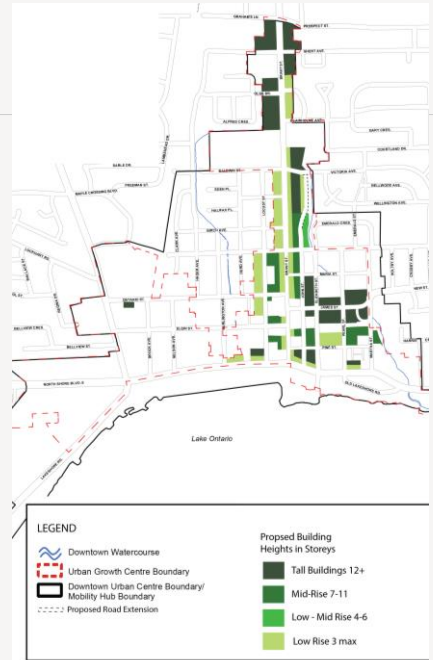


Revised Precincts



Concept 1 Low Rise Transitioning to Mid-Rise

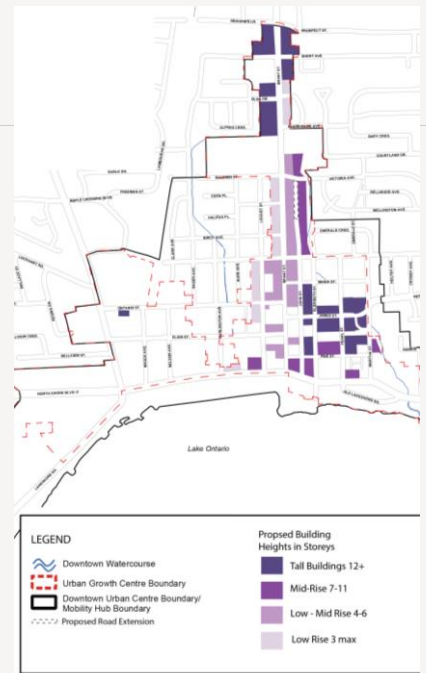
- Respects low-rise built form character
- Up to 3 storey buildings along Lower & Mid Brant and parts of Lakeshore
- Ability to maintain the eclectic look Brant Street
- Allows for flexibility in store sizes and unique store fronts
- Mid-rise buildings (up to 11 storeys) directed to John Street
- Taller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



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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 human scale, walkable public realm
- Gathering places and open space opportunities
- Wider sidewalks and greater building setbacks
- Taller buildings directed to precincts north of Caroline Street and the Downtown East Precinct



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Brant Main Street Precinct



Vision

- Serve as a unique destination
- Priority retail main street with small retail shops
- Pedestrian Priority Street
- An improved large festival square
- Mixed use: retail and service commercial uses on ground floor and residential above

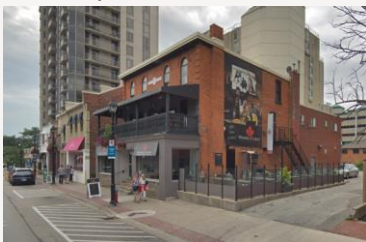


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Brant Main Street Precinct

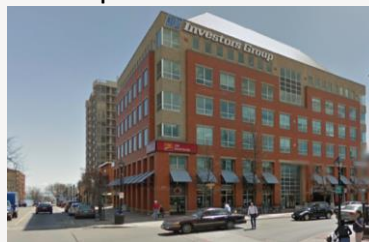


Concept 1



- Less than 3 storey buildings within first 20 m of Brant Street
- Mid-rise (11 storeys) abutting John Street & Locust Street

Concept 2



- Only low to mid-rise (4 – 6 storey) buildings will be permitted

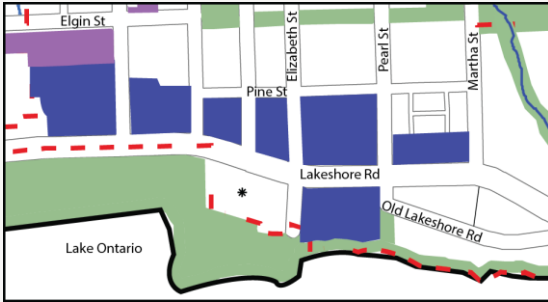


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Lakeshore Mixed-Use Precinct



Vision



- Gateway to the Waterfront
- Priority retail main street
- Mixed use: Primarily retail and service commercial uses on the ground floor and residential above
- Only parts of 4 blocks remain for redevelopment.



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Lakeshore Mixed-Use Precinct

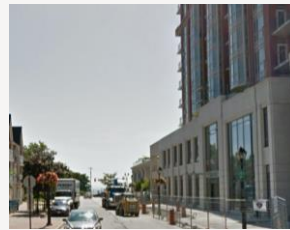


Concept 1



- low-rise permitted within the first 20 metres from Brant Street and Lakeshore Road
- On the remaining parts of these blocks Tall buildings permitted

Concept 2



- On the remaining undeveloped blocks, mid-rise buildings will be permitted
- 3 storey podium with a minimum 3m setback



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Mid Brant Precinct



Vision

- Mixed use neighbourhood
- Major retail centre to serve shopping needs of Downtown residents
- Replacement of surface parking lots
- Pedestrian Priority Street
- Increased buffer along Rambo Creek
- A walking trail along the Creek
- A new public urban park

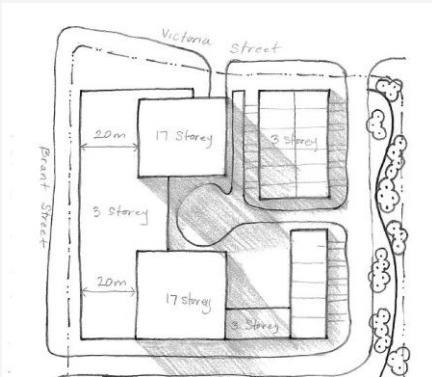


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Mid Brant Precinct



Concept 1



- 3 storeys within the first 20 metres of Brant Street
- Beyond 20 metres, tall buildings permitted
- Extension of John Street to Victoria beside Rambo Creek
- Provides increased separation to low-rise neighbourhoods
- Step down in height along the west side of the John Street extension

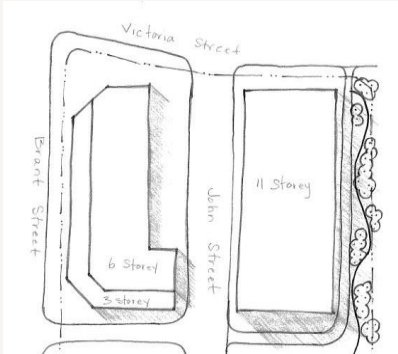


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Mid Brant Precinct



Concept 2



- Abutting Brant Street, low to mid-rise buildings (4 – 6 storey) in the first block depth
- Second block depth, mid-rise (7-11 storey) buildings
- Extension of John Street to Victoria in the centre of block
- Buildings step down in height along the west side of Rambo Creek



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Downtown East Precinct



Vision

- Destination for major office, post-secondary education institutions and residential uses
- Focus area for public parking
- Village Square will be maintained and celebrated
- Significant office or institutional employment uses will be required in new developments
- Office market requires residential viability
- Current buildings range from 3 to 18 storeys



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Downtown East Precinct



Concept 1



- South of the Elgin Promenade, mid-rise
- North of the Elgin Promenade, tall buildings
- Max floor plate 750 m² above first 3 storeys
- Village Square limited to low-rise buildings
- Maintains ground related retail building facades and enclave character of Village Square
- Transition of height is required adjacent to the low-rise neighbourhoods



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Downtown East Precinct



Concept 2



- Tall buildings permitted
- Maximum floor plate of 750 m. above the first 3 storeys
- Village Square will be limited to mid-rise buildings
- Maintains ground related retail building facades
- Transition of height is required adjacent to the low-rise neighbourhoods



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Communication

- Direct mail-out to all Burlington homes and businesses
- Media releases
- Social media
- Email newsletters
- City website and calendar
- Get Involved Burlington website
- Digital and read-o-graph signage at City facilities
- Burlington Matters TV program



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Engagement and Outreach

Engagement

- Action Labs
 - Halton Multicultural Council
 - Burlington Youth Student Council (BYSC)
- School Outreach
- Online Survey
- Submissions

Outreach

- Citizen Advisory Committee Meetings (7 meetings)
- BDBA Board Meetings (2 meetings)
- Ward Meetings (Wards 2, 4 and 5)
- Housing and Development Liaison Committee (2 meetings)
- Walking Tour
- Drop in sessions



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Action Labs

- **Over 200 people at 5 Action Labs**

- General public
 - October 23 afternoon
 - October 23 evening
 - November 2 afternoon
- Burlington Youth Student Council
 - October 24 evening
- Halton Multicultural Council
 - October 30 evening

- **Presentations, small working group discussions**

- **Work Mats with rankings and comments**



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Action Lab

- **General concerns with project scope and givens**
 - Remove UGC/MTSA/Mobility Hub
 - Old Lakeshore Road and Downtown Waterfront Hotel
 - Put tall buildings elsewhere
- **Many specific comments on various precincts**
- **Confirms no universal opinion about the concepts**
- **Each Action Lab had unique findings**

Action Lab: Halton Multicultural Council

- **4 tables with interpretation support**
 - Translation: Chinese, Spanish, Russian
- **Clicker voting**
- **Work Mats and comments**
- **In general, responses were more favourable for Concept 1**

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Planning & Design Inc.

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Action Lab: Burlington Youth Student Council

- Students from various high schools throughout Burlington
- Small group session
- Work Mat and discussion
- In general, comments were more favourable for Concept 1

School Outreach (P2H program)

- 6 classroom visits (approximately 20 - 30 students per class)
- Presentation and clicker questions
- 55-65% of responses indicated that Concept 1 did well or very well.
- 30-40% of responses indicated that Concept 2 did well or very well.

Survey

- 169 responses
- 44% of respondents live in Ward 2
- 17% of respondents live in Ward 4
- Other Wards represented around 8 -11% each
- 63% of respondents were between the age of 35 and 64
- 12% of respondents were under the age of 35
- Complex, detailed survey



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Please share your feedback on what the maximum height should be throughout the survey.

Concept Comparison Slider - Aerial view of Downtown Burlington



[View enlarged Concept 1 and 2 images in comparison slider](#)

Concept 1 & 2 Comparison Slider - Lakeshore Mixed Use Area

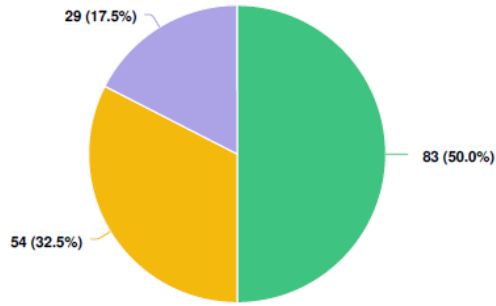
This view is looking east along Lakeshore Road from between Burlington Avenue and Locust Street.



[View enlarged Concept 1 and 2 images in comparison slider](#)

Survey Results

Does the vision for the downtown sound complete?



Question options

● Yes ● Somewhat ● No

Optional question (166 responses, 2 skipped)

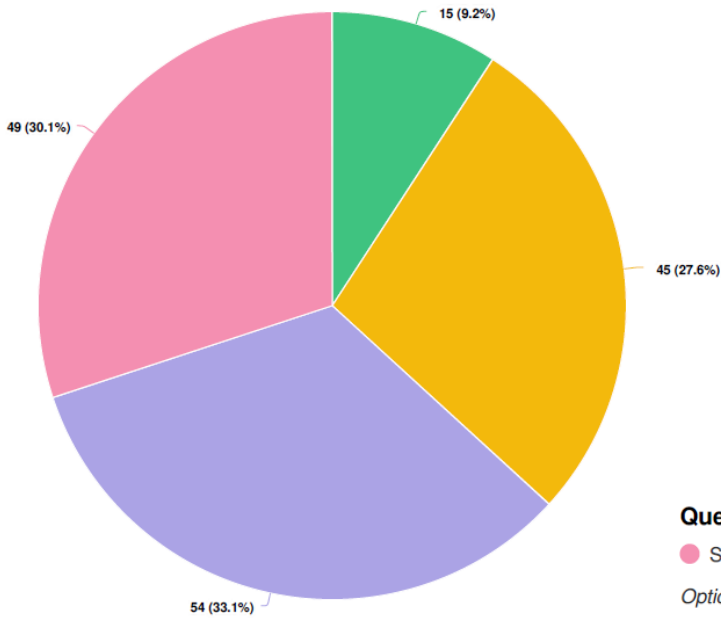


Survey Results

- **Very diverse opinions**
- **Valuable insights by precinct where respondent indicated they somewhat agreed with the vision and provided comments.**
- **Precinct-specific questions related to the concepts yielded generally equally split responses.**



Thinking about your responses to the previous questions, how do you feel overall about Concept 1 for the downtown?

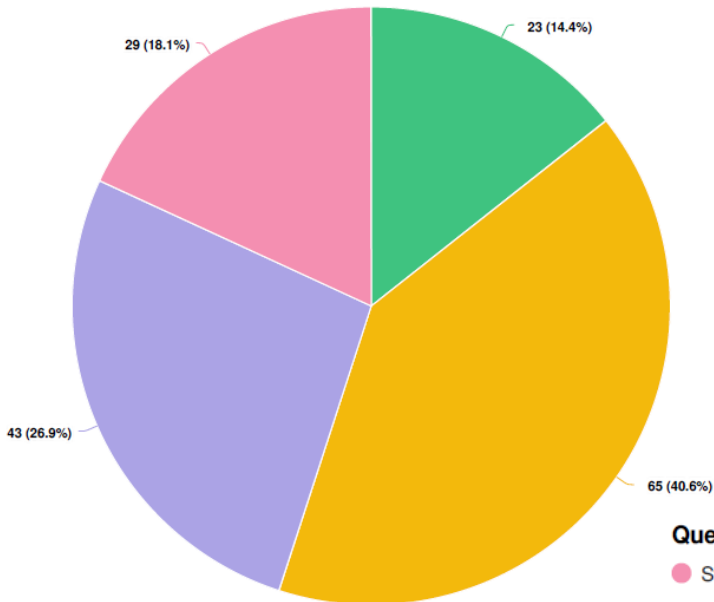


Question options

- Strongly dislike
- Dislike
- Like
- Strongly like

Optional question (162 responses, 6 skipped)

Thinking about your responses to the previous questions, how do you feel overall about Concept 2 for the downtown?



Question options

- Strongly dislike
- Dislike
- Like
- Strongly like

Optional question (159 responses, 9 skipped)

Submissions

- 23 written submissions received as of Dec 3, 2019
 - 16 from individuals
 - 1 from a community group
 - 3 from Citizen Advisory Committees
 - 3 from development industry representatives
- Varied comments
 - General vision and evolution of Downtown
 - Precinct or area or property specific
 - Out of scope/ out of influence of the City



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Common responses

- Improve streets for pedestrians, widen sidewalks
- Make room for trees and green, including green podiums
- Retain character and charm / Designate and preserve heritage
- Enhanced public spaces, including building setbacks
- Lower heights / too many tall buildings in both concepts
- Retail at grade
- Importance of transitions to neighbourhoods, to neighbouring precincts
- Parking and traffic congestion / Infrastructure to support growth
- Wind and shadow impacts
- Importance of urban design, the details are important
- Affordable and diverse housing
- Importance of employment / Clarify expectations for jobs
- Downtown as a community
- Identification of special areas

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How will the Input be Used?



- In January staff will report back about how the feedback can or contribute to the development of the recommended concept and, if not, why not.
- Feedback may be considered through evaluation
- Feedback may inform policy development

The Preliminary Preferred Concept



How will the Preliminary Preferred Concept be Developed