

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 areas 2016. This analysis informs how these projects will affect the City in achieving the projected 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/10sqm;
 - Office = 1 employee/30sqm;
 - Industrial = 1 employee/20sqm;
 - Hotel = 1 employee/bedroom

Footnote 1: Urban Growth Centre (UGC) Area = 104.6 ha. Source: City of Burlington, 2016. The UGC is defined as the area within the UGC boundary that is currently zoned for residential, commercial, industrial, or institutional use. The UGC boundary is shown in the map on page 10 of this document.

Footnote 2: The UGC minimum density target of 200 residents and jobs per hectare is based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031.

Footnote 3: Persons per Unit (PPU) is calculated based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031.

Footnote 4: Employment is calculated based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031. The UGC growth target is based on the UGC growth target of 20,920 people and jobs by 2031.

Existing Growth

Baseline Density of UGC as of 2016:

- Population of UGC = 9,217⁵
- Jobs in the UGC = 7,240⁶
- 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 Berkley Medical One (2020 Maria St. / 510 Elmwood St. / 1000 Carleton St.) (high density)	120	Commercial 2,320sqm Office 4,170sqm	520
Stacey Development (2020 Maria St. / 510 Elmwood St. / 1000 Carleton St.) (high density)	150	Commercial 1,877 sqm Hotel 151 rooms	430
M. Williams (114 Pearl St.) (low density)	8	Commercial 440sqm	106
Joseph Brant Hospital Expansion (1100 North Street Bldg 5)	-	Institutional 37,031sqm	1,000
M&C Foods (810 Bloor St.) (high density)	4	Commercial 104 sqm	9
-	-	-	2,068 p&j 21 p&j/ha

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 (750-760 Bloor St.) (high density)	140	Commercial 660sqm	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 (2020 Pine St.) (high density)	15	-	24	Approved by Council
Ad Development Group (214 Maria St.) (high density)	240	Commercial 423 sqm	390	OMB/LPAT Approved
421 Bloor St. Inc. (421-431 Bloor St.) (high density)	169	Commercial 900 sqm Office 360sqm	302	Approved by Council
Midtown Group (650-660 Bloor Ave. (high density))	162	Commercial 186sqm	261	Approved by Council
-	-	-	977 p&j 9 p&j/ha	

Appendix C, PB-19-19 Urban Growth Centre Density Analysis: June 2019

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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 197 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 Bloor St. / 444-450 Bloor St. / 2002 & 2012 James St.) (high density)	161 ⁷	Commercial: 760 sqm Office: 365sqm	285	Approved by Council Appealed to LPAT
Mattamy (2016-2018 James St.) (high density)	164	Office: 351sqm	271	No Decision
Spence Partners Inc. and Assoc Properties Inc. (1105-1115 North Street Bldg 5) (high density)	475	180 jobs ⁸	931	No Decision
Carriage Gate (2008-2010 Carleton St. / 305-385 Pearl St.) (high density)	280	Commercial 675sqm	459	No Decision
Better Life Retirement Residence (441 Maple Ave.) (high density)	153	-	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 19,372.

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

“209 people and jobs per hectare”

Calculations

Baseline Density People/Jobs 2016	16,379 (157/ha)
Completed or under construction	2,068 (177/ha)
Approved, with site plan	248 (179/ha)
Approved, no site plan	977 (188/ha)
Applications without approval	2,188 (209/ha)
Total potential	21,860
Total needed	20,920
Total over minimum	940

Density calculations

Urban Growth Centre Size: 104.6ha

Jobs/People Density to 2031: 200

Minimum job/people: $200 \times 104.6 = 20,920$

	Population	Jobs	Total* (pg 36-7)
2016	9,712	7,162	16,874
Built or under construction			2,068
Approved, not built			1,225
Subtotal			20,167
Watson predictions	1,280 units $\times 1.58 = 2,022$	570	2,592
Achieved By 2031			22,759
Needed by 2031			20,920
Over minimum target			1,839

Overdevelopment in the concepts (pg 39)

Table 1: Potential Jobs and Residential Units by Concept

	Retail Jobs	Office/Institutional Jobs	Residential Units
Concept 1	1,440	1,410	5,750
Concept 2	1,675	1,480	5,855
Watson Forecast by 2031	450	725	2,350

	Jobs	Units	Total	Built/Approved Under Construction	Total (density)
Concept 1	2,850	$5,750 \times 1.58 = 9,085$	11,935	20,167	32,102 (308)
Concept 2	3,155	$5,855 \times 1.58 = 9,250$	12,405	20,167	32,572 (313)
Watson Forecast	1,175	$2,350 \times 1.58 = 3,713$	4,888	20,167	25,055 (240)



Figure 5: Proposed Revised Precincts

SGL

Light blue
becomes
pink/navy

Pink red
becomes
red

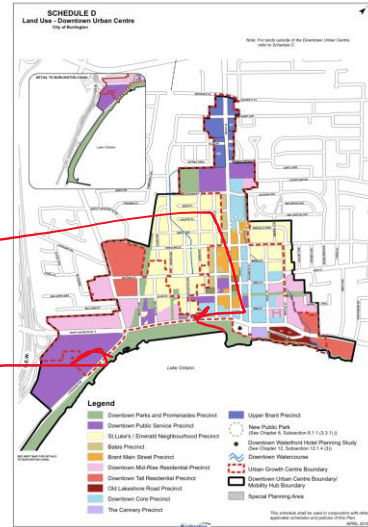


Figure 6: Adopted Official Plan Schedule D – Land Use – Downtown Urban Centre, 2018 showing the existing Precincts

SGL

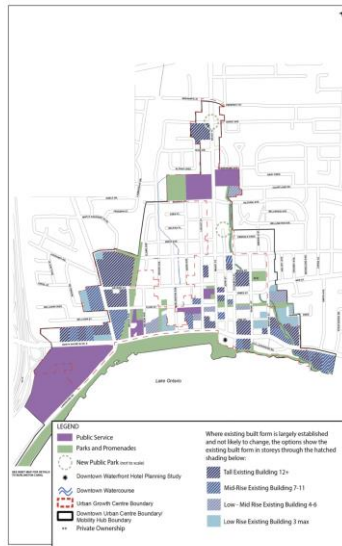
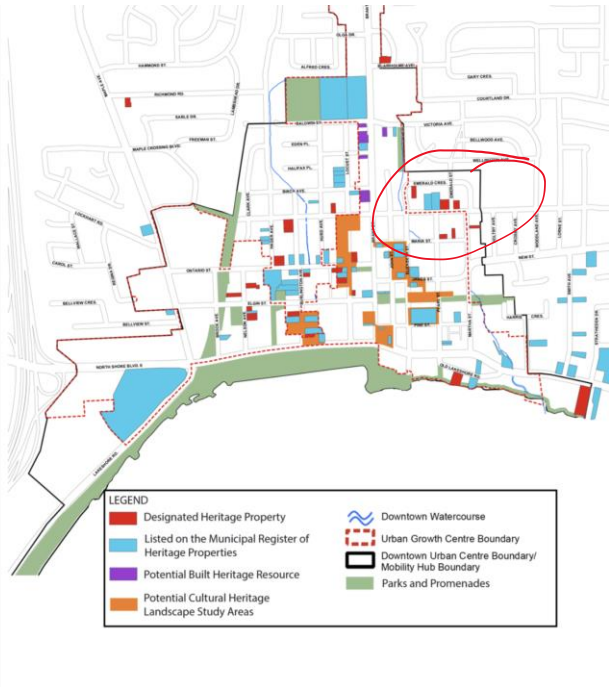


Figure 7: Existing Built and Planned Context

SGL



UGC and
Downtown Urban
Centre Boundary
different

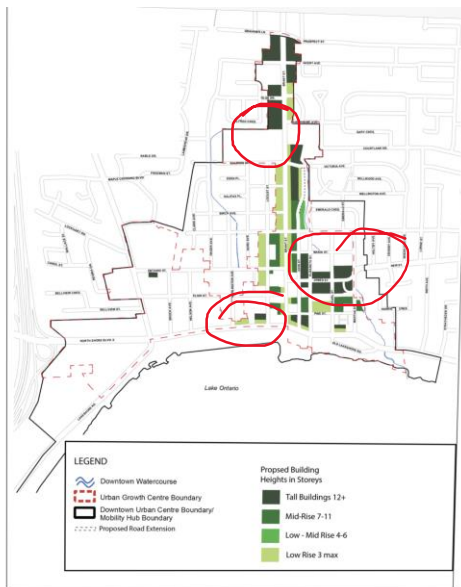


Figure 10: Concept 1 Building Heights

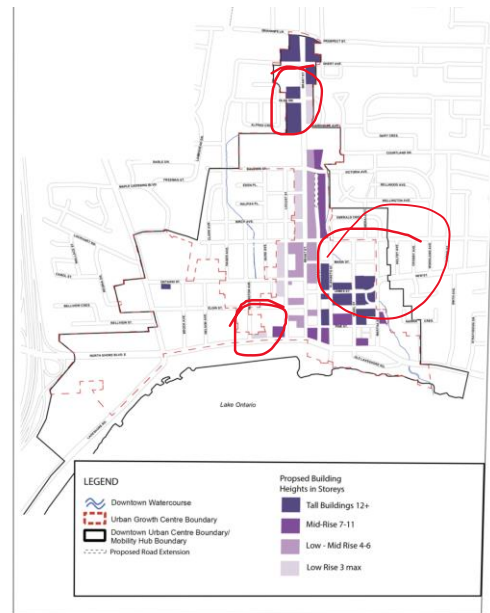


Figure 11: Concept 2 Building Heights

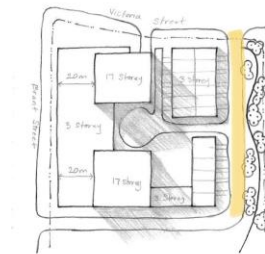
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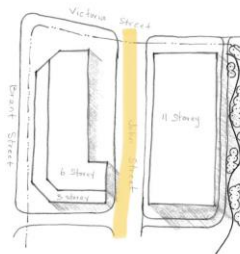
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Taking a Closer Look – Phase 2, City of Burlington

October 2019



Mid Brant is an area where re-development will likely occur. The image above shows how 3 storeys are permitted within 20m of Brant and beyond that 17 storeys with a transition to existing residential



Mid Brant is an area where re-development will likely occur. The image above shows how Mid-rise could be accommodated in this area.

Staff Direction

- Direct the Director of Community Planning, Mobility and Regulation that, in planning the recommended concept for the downtown based on good planning principles and practices, consideration be given to reducing the heights in the Brant St Corridor, downtown east side, Locust Ave and the foot of Lakeshore/Burlington Ave.
- And that the overall densities more closely align with the minimum target of 200 people or jobs per hectare
- And that the calculations of people/jobs per hectare (total and density) for the preferred concept be included in the final report, including estimations of Old Lakeshore Rd and Waterfront Hotel (based on current Official Plan permissions)

Principle 13

Theme: Built Form, Height and Neighbourhood Transitions

- Principle 14: Maintain low to medium built form on Brant Street
- Principle 15: Provide appropriate transition to low rise neighbourhoods
- Principle 16: Permit greater heights in northern part of the Downtown
- Principle 17: Limit additional tall buildings on Lakeshore Road

(Page 8, Appendix A)

The targets are minimums, but they are not “meaningless.”

- They are tied to our Development Charges calculation, infrastructure planning, community services and so forth. When we reach the targets ahead of time, as we have seen city-wide, reaching our population targets 13 years ahead of schedule, our community infrastructure hasn’t caught up (eg. Transit planning, crowded community centres)

Building type definitions

- Low-rise: up to 3 storeys
- Low-mid Rise: 4 – 6 storeys
- Mid-rise: 7 – 11 storeys
- Tall: 12 + storeys