



WHO CAME FIRST?



OR



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Taking a Closer Look at
Downtown: Concepts
Discussion

OR

Moving the
“Transportation Hub”
and developing “Density
targets”

Risk and Opportunity

Taking a Closer Look at Downtown: Concepts Discussion

- No clear target for the design
- Over committing the city for the next 20 years
- Building higher than require to meet city commitment

Moving the “Transportation Hub” and developing “Density targets”

- Develop clear target meeting city commitment on population growth
- Developing a plan to support the city required commitment
- Building height in line with the requirement

The applicable designations and density permissions for the Subject Lands, in accordance with the Provincial, Regional and Local planning and regulatory framework are set out below:

- **Provincial Policy Statement, 2014:** growth to be accommodated within existing built up areas via intensification;
- **Growth Plan, 2017:** 60% of growth within built up area to be achieved via intensification and a minimum of 200 persons and jobs per hectare to be achieved within the Urban Growth Centre;
- **Halton Region Official Plan (2018 Consolidation):** 40% of all new residential growth to be achieved via intensification; at least 50% of new housing units produced annually to be in the form of townhouses or multi-storey buildings; and, a minimum density target of 200 residents and jobs combined per gross hectare to be achieved within the Urban Growth Centre by 2031;
- **City of Burlington Official Plan (in-force):** a minimum of 200 persons and jobs per hectare to be achieved within the Urban Growth Centre by 2031; a maximum density of 185 units per hectare within the Downtown Medium and/or High Density Residential Precinct (no height maximum);
- **City of Burlington Official Plan (adopted):** a minimum of 200 persons and jobs per hectare to be achieved within the Urban Growth Centre; a maximum height of 11 storeys within the Downtown Mid-Rise Residential Precinct (no density maximum); and,
- **City of Burlington Zoning By-law 2020:** a maximum density of 185 units per hectare and a maximum height of 22 metres, in accordance with the DRH Zone provisions.

Why **Density** is the “MAIN & KEY” target

Burlington blasts 27-storey tower proposal — but will it even matter?

NEWS Nov 13, 2019 by [Roland Cilliers](#) ✓

Burlington Post



The Urban Design Brief for a proposed 27-storey condo on Old Lakeshore was met with significant disapproval from Burlington councillors. Representatives openly considered that the plan would likely end up in front of the courts. - Urban Strategies Inc.

Density of this project is:

310 units / 0.33 hectares = **940 units by hectares**

How density target impact design:

- The existing minimum target is **200** units by hectares and maximum height of 22 Meters
- This flag to me that this building is **5 times higher** than we really need to be to meet the minimum target. This propose building to meet the existing standard would be only **18 meter height versus the propose building of 88 meter height**
- For example, if the new target for density is 50% more than the minimum requirement, the new requirement would be 300 units by hectares, resulting the propose building would be **28 meters versus the proposed 88 meter height.**

People doesn't care about number of floors but care about the

Total Height!

2421-2431 New Street

421 Maple Avenue

11 floors, 30 Meters



11 floors, 40 Meters



11 floors lofts, 70+ Meters

- Numbers of floor are clearly misleading as the design of building move from 8, 9, 10, 11, 12, 14 foot ceiling in the units. Could become worst if a developer propose a loft style building.

Proposition:

1. Hold the design.
2. Extend the Interim Control By-law if required.
3. Move the “Transport Hub” to the Go station.
4. Develop and get approval on density target for the downtown.
5. Re-start the design of the downtown base on those targets.
6. Get the plan approved base on clear targets.

In Conclusion:

The Plan could be as simple:

1. The density in the Downton area would be at a minimum of 200 units by hectares to a maximum of 300 units by hectares.
2. The maximum “total height” is 20 meters for minimum of 200 units by hectares plus 0.1 meter for every 1 unit by hectares over the minimum to a maximum of 30 meters.
3. On Lakeshore and Brant Street, the first floor facing the street need to be commercial space