BURLINGTON COUNCIL

IMPORTANT CONSIDERATIONS REGARDING COMMERCIAL DEVELOPMENTS AFFECTED BY THE DOWNTOWN ZONING REVIEW.

DOWNTOWNS MATTER

Public transit investment spurs renewal in downtown core

Work, Live and Play

Support Jobs and Transit

Suburban Growth and Downtown Decline in Ontario's Mid-Sized Cities

David Gordon, School of Urban and Regional Planning, Geography and Planning, Queen's University

THE VALUE OF INVESTING IN CANADIAN DOWNTOWNS

How to Stop Cities' Cycle of Decline and Not Become the Next Detroit

Truckers tell us to look honestly at their trajectory and forecast for the future — or else they may become the next Detroit

November 2013
8. REIMAGINE OUR COMMUNITIES
Canada’s cities, towns and villages will play a central role in any credible decarbonization effort. Abundant evidence indicates that complete, compact, livable communities are less carbon-intensive than their low-density counterparts.

Well designed communities unlock affordable public transit and active transportation while enhancing quality of life and health. Local governments can access myriad policy tools to lower emissions, such as provincial and municipal building codes and incentives to drive clustered, transit-oriented development. Research suggests that smart city design could reduce Canada’s emissions by 15 per cent or more.

RESPONSIBLE PLANNING: RESPONDING TO THE CLIMATE CRISIS

Reimagine our communities

“At the heart of the city lies an opportunity, as urban density presents a greener way of living. Urban density can create the possibility for a better quality of life and a lower carbon footprint through more efficient infrastructure and improved urban planning.”

With over 80 per cent of Canadians living in urban areas, municipal governments have an important role to play in getting to zero emissions. City design and land-use planning affect the feasibility of transit, the proportion of residents able to use active transportation modes like walking and cycling and the length of the average commute. A smart growth strategy to urban planning would concentrate growth in compact, complete, walkable urban centers.

This approach favours diverse housing options and encourages a mix of building types, uses and tenures. As a result, workplaces, shops and households are found in close proximity to each other, reducing travel distances and encouraging active transportation and transit over personal vehicles. For older cities and neighborhoods, where many of the key land-use and infrastructure decisions have already been made, a smart growth approach can still assist with increasing population density by encouraging infill housing and multi-storey housing developments.
Reimagine our communities

“At the heart of the city lies an opportunity, as urban density presents a greener way of living. Urban density can create the possibility for a better quality of life and a lower carbon footprint through more efficient infrastructure and improved urban planning.”

“Smart city planning can increase demand for high-occupancy transit, decrease passenger kilometres travelled by 47 per cent. Cut energy use by 14 per cent.”

“Walkable cities enhance quality of life and health.”

“Mixed-use neighborhoods encourage social cohesion and community.”

“The co-benefits of smart city design mean that decarbonization can go hand in hand with improved human well-being.”

“In the absence of a strong urban agenda, deep emission reductions will be onerous if not physically impossible.”

Our future will not be determined by chance, but by the choices we make today. I hope you’ll join us in fast-tracking Canada’s Clean Power Pathways.

Ian Bruce
Director of Science and Policy
David Suzuki Foundation
SUPPORTING RESEARCH

FLOOR PLATE BY INDUSTRY

CBRE RESEARCH COMPILED 2019

SUPPORTING RESEARCH

FROM LAND USE PLANNING MAGAZINE
Broadgate Project Study

Figure 2.8: Broadgate Project Study appraisal of building performance for different types of office.
WHY THIS MATTERS?

80 LESS JOBS FOR DOWNTOWN WITHOUT COMMON AREA DEDUCTIONS SHOWN IN PURPLE AND BLUE.

**440 ELIZABETH REAR ADDITION OF 10 FLOORS SHOWN ON THIS SLIDE**

NONE OF THE YELLOW IS POSSIBLE AS AN EXPANSION OF 440 ELIZABETH UNDER THE CURRENT PROPOSED CHANGES, DESPITE 440 HAVING LOT 12 ON PEARL STREET AND THE REAR LOT BEHIND AT 455 JOHN.

HUNDREDS OF PARKING SPOTS POSSIBLE, BUT NO OFFICE SPACE DUE TO ZONING RESTRICTIONS THAT WILL HURT EMPLOYMENT.

Calculations used in the report are as follows and will be used as a baseline for the calculations in our study:

- GFA Per Employee (Retail) = 38.9m² per person
- GFA Per Employee (Office) = 30.2m² per person

Average worker estimated to work 2080 hours per year

Average labour hour productivity $56 StatsCan

Massing Study

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On February 27, 2019, Brook McIlroy provided an update to the projected gross floor area, units, people and jobs capacity for the Downtown Burlington Mobility Hub.
LOWER DENSITY, LESS JOBS

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EMPLOYMENT GENERATED 330 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 686,400
LABOUR PRODUCTIVITY: $38,438,400

10 STORIES, FLOOR PLATE & JOBS RESTRICTED

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EMPLOYMENT GENERATED 628 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,306,240
LABOUR PRODUCTIVITY: $73,149,440
EMPLOYMENT GENERATED 848 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,763,840
ESTIMATED LABOUR PRODUCTIVITY $98,775,040

EMPLOYMENT GENERATED 901 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,874,080
ESTIMATED LABOUR PRODUCTIVITY $104,948,480
2 OPTIONS COMPARED

EMPLOYMENT GENERATED 901 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,874,080
ESTIMATED LABOUR PRODUCTIVITY $104,948,480
LARGER FLOOR PLATES, LESS HEIGHT

EMPLOYMENT GENERATED 848 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,763,840
ESTIMATED LABOUR PRODUCTIVITY $98,775,040
5 STORIES TALLER BUT LESS JOBS

HUNDREDS OF NEW JOBS COULD BE CREATED

- CLASS A OFFICE BUILDINGS
- NATIONAL TENANTS
- OPEN CONCEPT SHARED OFFICE
- LARGER FLOOR PLATES ALLOW FOR A MORE COMPETITIVE OFFICE OFFERING
DO THESE CHANGES ALLOW FOR A PARKING STRUCTURE

750sqm IS NOT FUNCTIONAL FOR A PARKING GARAGE

BUILDING A CITY TO LIVE, WORK AND PLAY

Inclusion
As the population ages, walkable communities help people stay at home, get access to essential services, and stay connected. Walkability provides similar benefits to others who do not drive, including children, people with disabilities, and those who can’t afford the high cost of owning and operating a vehicle. Walkable neighborhoods are for everybody.

Source: Canadawalks

Mental health
Walking improves mood and concentration, boosts mental agility, and fights depression. Walkability promotes "sustainable happiness."

Community
Walkability promotes routine contact with others in your neighbourhood, encouraging a sense of belonging, pride, and community participation. The street is the original social network – a community of share.

Health Reports- Statistics Canada
The association between walkable neighborhoods and physical activity across the lifespan September 18, 2019 Link to Article
BRINGS EMPLOYMENT JOBS TO BURLINGTON DOWNTOWN THROUGH OFFICIAL PLAN LANGUAGE SUPPORTING BURLINGTON JOBS FOR THE PEOPLE OF BURLINGTON.

LOCAL INVESTORY

- 390 BRANT STREET, BURLINGTON- Floorplate: 11,700 SF
- 3115 HARVESTER ROAD, BURLINGTON- Floorplate: 20,560 sf
- 3027 HARVESTER ROAD, BURLINGTON- Floorplate: 12,493sf

NEW SHARED OFFICE LOCATIONS
(Total SQF in some examples below. Floorplate unverified)

NATIONAL TRENDS

- **North York**: at 5200 Yonge St. in Toronto will offer 40,000 square feet of space with a floor-to-ceiling glass podium.
- **Liberty Village**: will offer 20,000 square feet
- **Granville**: at 939 Granville St. in Vancouver will offer 78,000 square feet
- **Mount Pleasant**: at 565 Great Northern Way in Vancouver will offer 40,000 square feet
- **Cité Multimédia**: at 75 Queen St. in Montreal will offer 35,000 square feet on the main floor
- **Uptown Vic**: at 3450 Uptown Blvd. in Victoria will offer 25,000 square feet in a “work, live, play” complex in the open-air.
- **Kelowna**: at 460 Doyle Ave. in Kelowna will offer 22,000 square feet in The Innovation Centre.
- **Victoria – Yates**: at 535 Yates St. in Victoria will offer 13,000 square feet when it opens in August.

MARKET DEMAND ACROSS THE NATION INDICATES BURLINGTON IS LEGISLATING AWAY FROM MARKET TRENDS AND FUTURE DEMAND OF THE NEXT ECONOMY

LARGE OFFICES LOCAL AND NATIONAL

Increase economic prosperity & community responsive city growth

Improve integrated city mobility

Support sustainable infrastructure and a resilient environment

VISION TO FOCUS ALIGNMENT - REPORT PL-01-02

THROUGH LESS RESTRICTIVE FLOOR PLATE ZONING BYLAWS FOR COMMERCIAL DEVELOPMENT, THE STATED GOALS OF THIS COUNCIL WILL BE BEST ACHIEVED.
YOUR DECISIONS TODAY AFFECT THE FUTURE OF THE DOWNTOWN, INCLUDING THE VIABILITY OF TRANSIT, AND AVAILABILITY OF JOBS

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NEW SHARED OFFICE LOCATIONS
NATIONAL TRENDS

- Gladstone at The Carnaby mixed-use property at 11 Peel Ave. in Toronto will offer 26,000 square feet
- St. Clair at 2 St. Clair Ave. W. in Toronto will offer 25,000 square feet in a midtown area
- North York at 5200 Yonge St. in Toronto will offer 40,000 square feet of space with a floor-to-ceiling glass podium.
- Liberty Village will offer 20,000 square feet
- The Well at 460 Front St. W. in Toronto will offer 127,000 square feet
- Granville at 939 Granville St. in Vancouver will offer 78,000 square feet
- Mount Pleasant at 565 Great Northern Way in Vancouver will offer 40,000 square feet
- Green Lamp at 400 West Georgia St. in Vancouver will offer 120,000 square feet
- Cité Multimédia at 75 Queen St. in Montreal will offer 35,000 square feet on the main floor
- Uptown Vic at 3450 Uptown Blvd. in Victoria will offer 25,000 square feet in a “work, live, play” complex in the open-air.
- Kelowna at 460 Doyle Ave. in Kelowna will offer 22,000 square feet in The Innovation Centre.
- Victoria – Yates at 535 Yates St. in Victoria will offer 13,000 square feet when it opens in August.
- 130 King St. W. in Toronto’s financial core. The footprint will increase to 50,000 square feet in March.