



BURLINGTON COUNCIL

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

DOWNTOWNS MATTER

Public transit investment spurs renewal in downtown core

JENNIFER LORINCION
SPECIAL TO THE GLOBE AND MAIL
PUBLISHED SEPTEMBER 28, 2019

7 COMMENTS SHARE



Started to open in 2022, the 27-story mixed-use development now known as the CloverBox will be constructed to incorporate a three-and-a-half-story, 18th-century brick-and-wood former glove factory.
GLENN LOWISON

Work, Live and Play

Support Jobs and Transit

TRENDING

- 1 Metrolinx plans to convert tens of thousands of GO station parking spots from free to paid
- 2 How a personal finance writer came to be \$80,000 in debt



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

Troubled cities need to look honestly at their trajectory and forecast for the future -- or else they may become the next Detroit.

November 2013



David Ford

THE VALUE OF INVESTING IN CANADIAN DOWNTOWNS

OCTOBER 2013



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



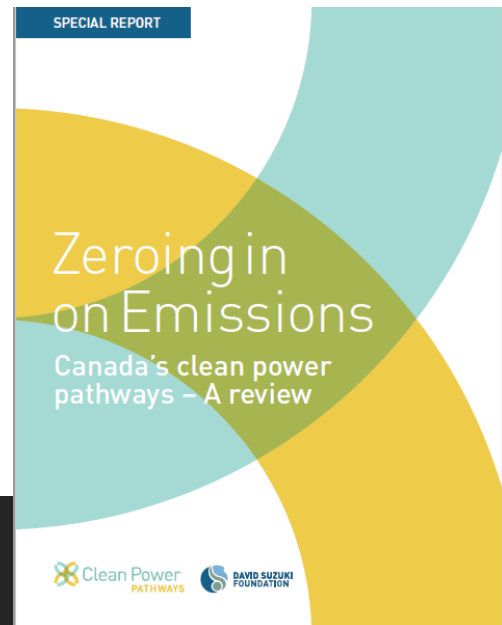
8. REIMAGINE OUR COMMUNITIES

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.

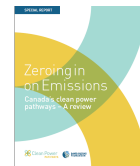


RESPONSIBLE PLANNING: RESPONDING TO THE CLIMATE CRISIS



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.**

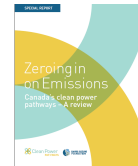
This approach favours diverse housing options and encourages a mix of building types, uses and tenures. As a result, workplaces, shops and households are found in close proximity to each other, **reducing travel distances and encouraging active transportation and transit over personal vehicles.** For 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."

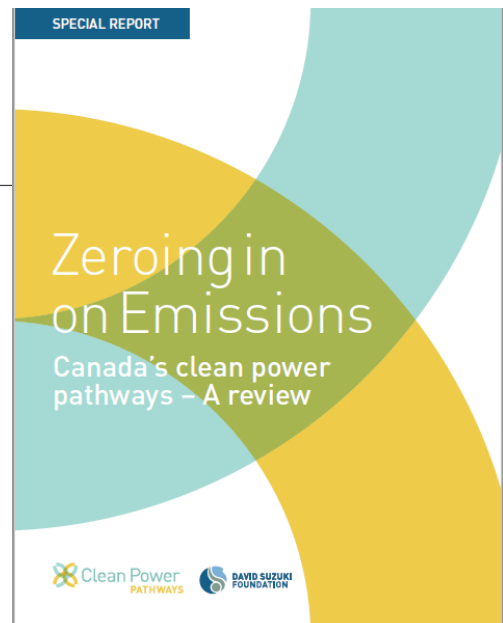
"The co-benefits of smart city design mean that decarbonization can go hand in hand with improved human well-being."

"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.

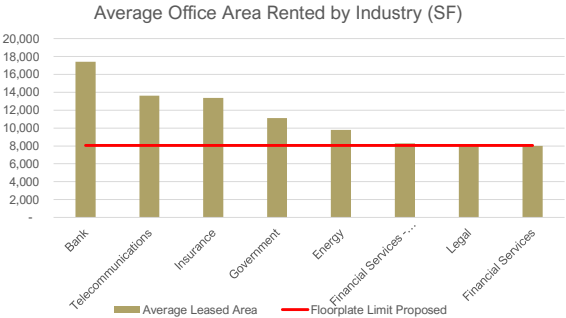
Ian Bruce
Director of Science and Policy
David Suzuki Foundation



SUPPORTING
RESEARCH

FLOOR PLATE BY INDUSTRY

CBRE RESEARCH COMPILED 2019



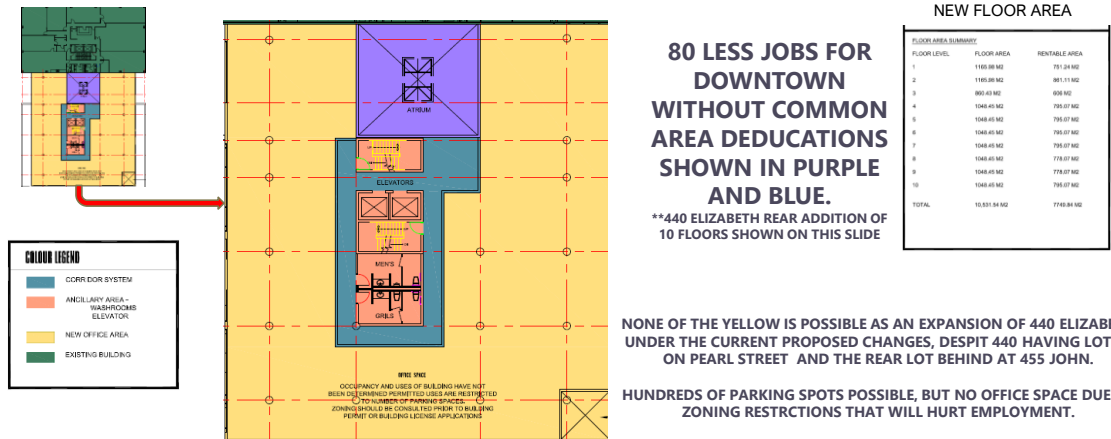
SUPPORTING
RESEARCH

FROM LAND USE PLANNING MAGAZINE
Broadgate Project Study

	Burölandschaft offices	Traditional British speculative offices	New 'Broadgate' type of British speculative office	Traditional North American speculative office	The new North European office
Number stories	5	10	10	80	5
Typical floor size	2,000sqm	1,000sqm	3,000sqm	3,000sqm	Multiples of 2,000sqm
Typical office depth	40m	13.5m	18m and 12m	18m	10m
Furthest distance from perimeter aspect	20m	7m	9-12m	18m	5m
Efficiency: net to gross		80%	85%	90%	70% (lots of public circulation)
Maximum cellularization (%usable space)	20%	70%	40%	20%	80%
Type of core	Semi-dispersed	Semi-dispersed	Concentrated: extremely compact	Concentrated: extremely compact	Dispersed: stairs more prominent than lifts
Type of HVAC services	Centralized	Minimal	Floor by floor	Centralized	Decentralized: minimal use of HVAC

Figure 2.8: Broadgate Project Study appraisal of building performance for different types of office.

WHY THIS MATTERS?



Massing Study

	SITE A	SITE B
LOT AREA (m2)	2868	3503
BUILDABLE (m2)	11472	14012

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.

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

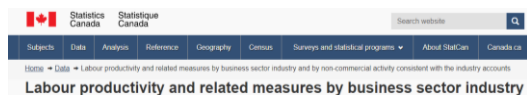
GFA Per Employee (Office) = 30.2m² per person

Average worker estimated to work 2080 hours per year

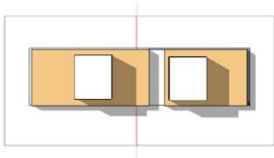
Average labour hour productivity \$56 StatsCan

BrookMcIlroy/

Architecture/Landscape Architecture/Urban Design & Planning/Indigenous Design Studio

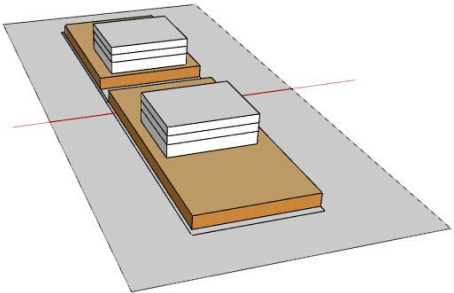


LOWER DENSITY, LESS JOBS



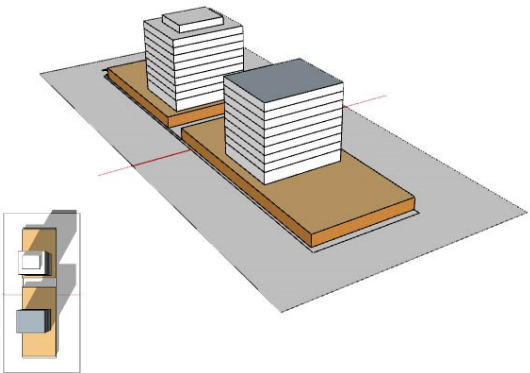
	SITE A	SITE B	COMBINED
1F	2,251	3,218	181
2F	750	750	50
3F	750	750	50
4F	750	750	50
TOTAL	4,501	5,468	330
ALLOWED	11,472	14,013	
DIFFERENCE	6,971	8,545	

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

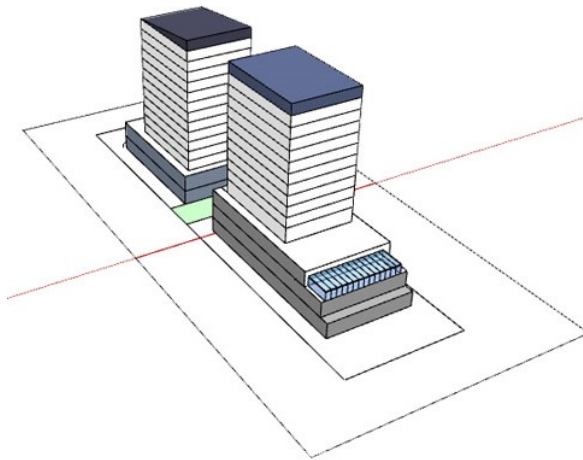


10 STORIES, FLOOR PLATE & JOBS RESTRICTED

EMPLOYMENT GENERATED 628 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,306,240
LABOUR PRODUCTIVITY: \$73,149,440

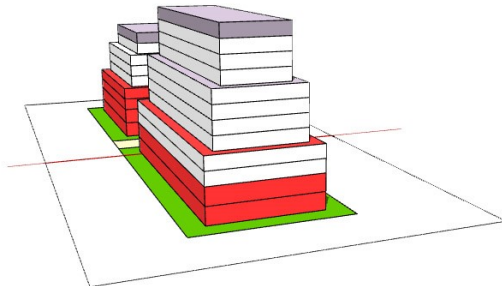
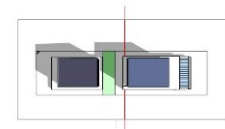


OPTION: 750M2 2F FLOORPLATE 10 FLOORS			
	SITE A	SITE B	COMBINED
1f	2251	3218	181
2F	750	750	50
3F	750	750	50
4F	750	750	50
5F	750	750	50
6F	750	750	50
7F	750	750	50
8F	750	750	50
9F	750	750	50
10F	750	750	50
TOTAL	9001	9968	628
ALLOWED	11472	14013	
DIFFERENCE	2471	4045	



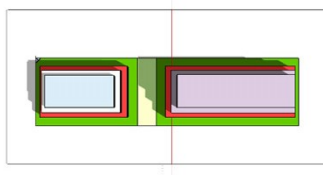
OPTION: TALL BUILDING GUIDELINES			
	SITE A	SITE B	COMBINED
1F	1,324	1,788	103
2F	1,324	1,695	100
3F	750	1,468	73
4F	750	750	50
5F	750	750	50
6F	750	750	50
7F	750	750	50
8F	750	750	50
9F	750	750	50
10F	750	750	50
11F	750	750	50
12F	750	750	50
13F	750	750	50
14F	750	750	50
15F		750	25
TOTAL	11,648	13,951	848
ALLOWED	11,472	14,013	
DIFF	(176)	62	

EMPLOYMENT GENERATED 848 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,763,840
ESTIMATED LABOUR PRODUCTIVITY \$98,775,040

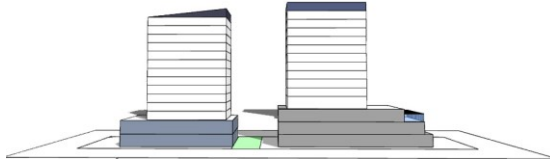


	SITE A	SITE B	COMBINED EMPLOYMENT
1F COMMUNITY USE	1,444	2,150	119
2F COMMUNITY USE	1,444	2,150	119
3F	1,444	2,150	119
4F	1,444	2,150	119
5F	1,008	1,569	85
6F	1,008	1,569	85
7F	1,008	1,569	85
8F	644	1,060	56
9F	644	1,060	56
10F	644	1,060	56
TOTAL	10,732	16,487	901
ALLOWED	11,472	14,013	
DIFF	740	(2,474)	

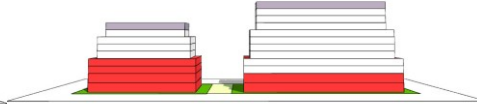
EMPLOYMENT GENERATED 901 JOBS
ESTIMATED ANNUAL LABOUR HOURS: 1,874,080
ESTIMATED LABOUR PRODUCTIVITY \$104,948,480



2 OPTIONS COMPARED



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



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

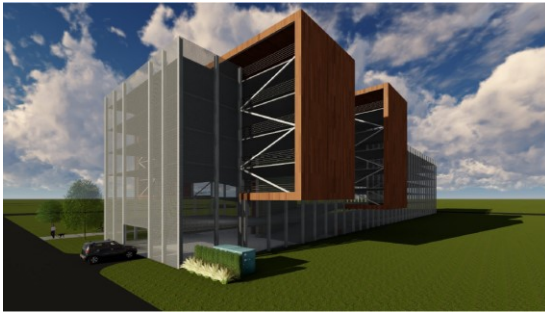


HUNDREDS OF NEW JOBS COULD BE CREATED

- 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 remain 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 neighbourhoods are for everybody.

Source: Canadawalks



Mental health

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



Community

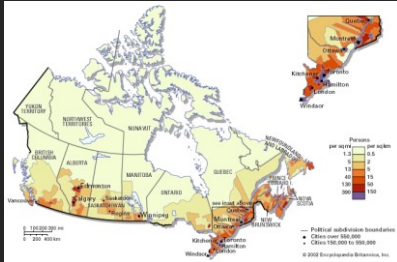
Walkability promotes routine contact with others in your neighbourhood, encouraging a sense of belonging, pride, and community participation. The street is the original social network – a community of place.



Health Reports- Statistics Canada

The association between walkable neighborhoods and physical activity across the lifespan
September 18, 2019 [Link to Article](#)

LARGE OFFICES LOCAL AND NATIONAL



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

**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
- [Cit  Multim dia](#) 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.

Page 1 of Report PL-01-20



SUBJECT: Interim Control By-law Land Use Study

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-01-20

Wards Affected: 2, City-wide

File Numbers: 502-02-71

Date to Committee: January 14, 2020

Date to Council: January 30, 2020

Recommendation:

Receive the Interim Control By-law Land Use Study report prepared by Dillon Consulting and attached as Appendix B;

Approve the proposed Official Plan Amendment attached in Appendix D;

Approve the proposed Zoning By-law Amendment attached in Appendix E; and
Repeal the Interim Control By-law from the subject lands upon expiry of the appeal period for the proposed Official Plan and Zoning By-law amendments, provided no appeals are filed.

PURPOSE:

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment

**Increase economic prosperity
& community responsive city growth**

Improve integrated city mobility

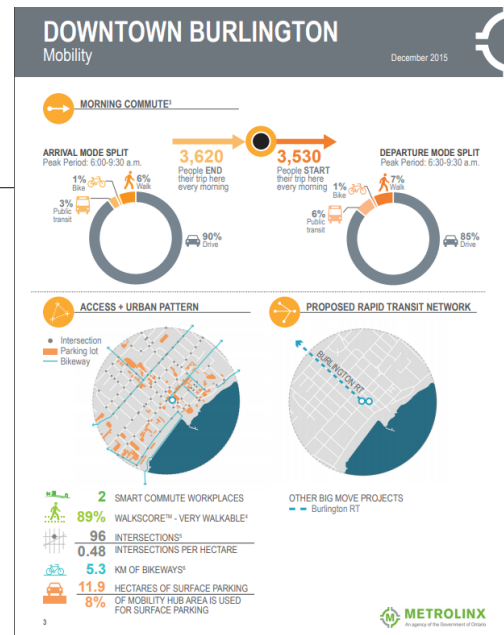
**Support sustainable
infrastructure and a resilient environment**

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.

METROLINX DECEMBER 2015

**YOUR DECISIONS TODAY
AFFECT THE FUTURE OF
THE DOWNTOWN,
INCLUDING THE VIABILITY
OF TRANSIT, AND
AVAILABILITY OF JOBS**



DOWNTOWNS MATTER

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- 2 How a personal finance writer came to be \$80,000 in debt



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

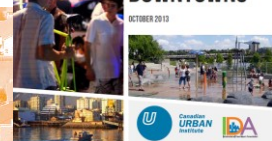
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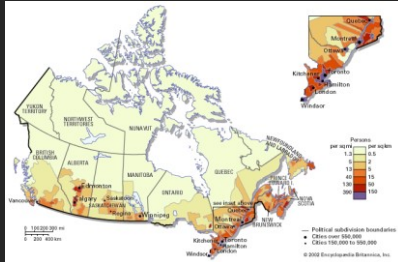
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NATIONAL SHARED OFFICE PROJECTS



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

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
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- 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.