

Taking a Closer Look at the Downtown

Jan. 16, 2020

Appendix A to
PL-02-20

Taking a Closer Look at the Downtown: Preliminary Preferred Concept

January 2020



Prepared by:

SGL

Prepared for:

**CITY OF
Burlington**



Items for consideration

- Heritage
- Parks
- Transitions to neighbourhoods and greenspace
- Public Service/community assets
- Streetscape

Motion to Scoped Re-Examination of Official Plan

1. Amend Recommendation PL-02-20 by endorsing the recommended concept subject to the following modifications:
 - a. Exclude from endorsement, subject to the considerations in 2, the recommended concept for the lands identified as:
 - I. Village Square Precinct V2 sub area; and
 - II. Downtown East Precinct located east of Elizabeth Street and south of Lions Park, and the block bounded by John Street, Maria Street, Elizabeth Street, and James Street;

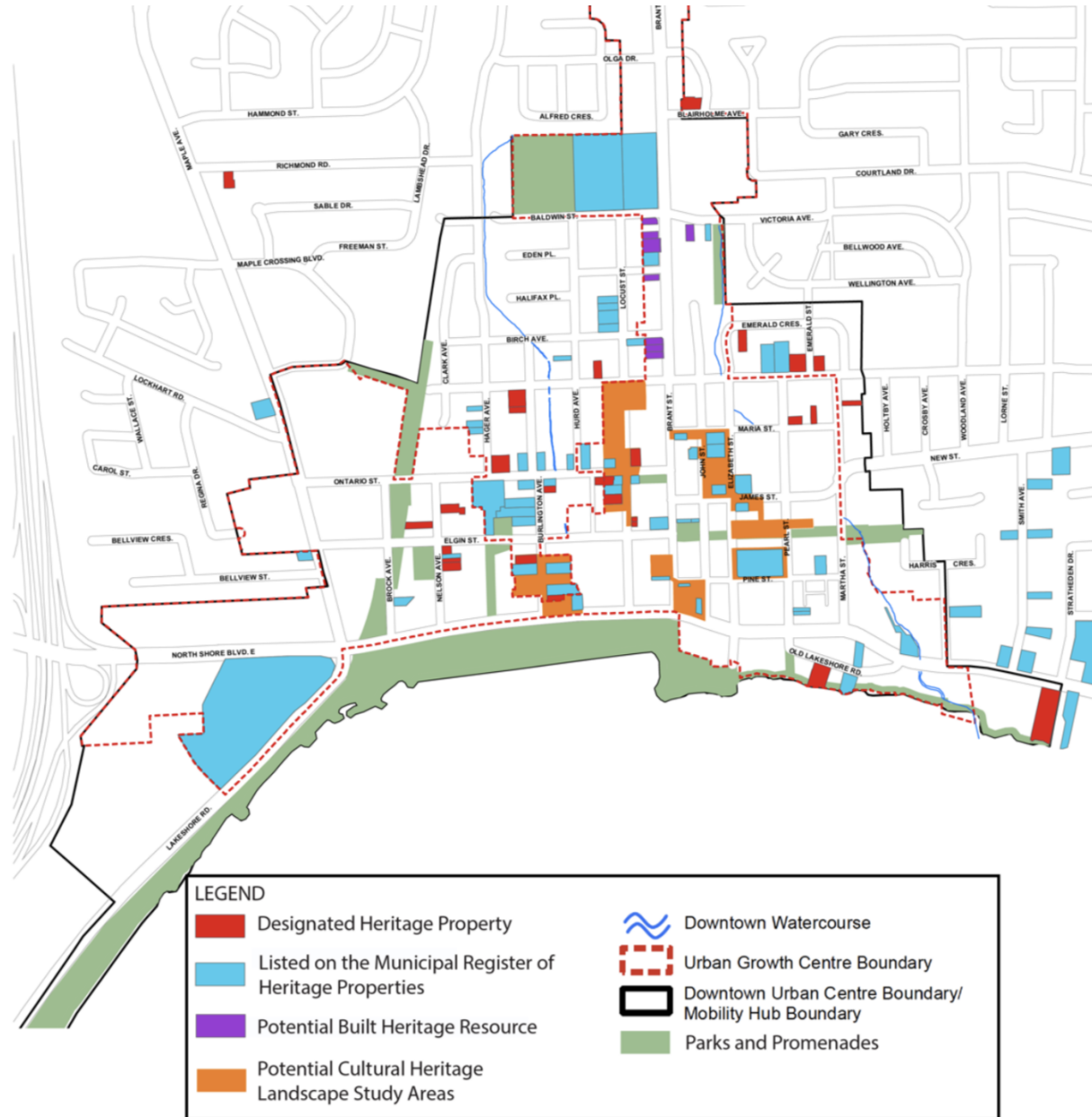


Motion to Scoped Re-Examination of Official Plan

2. Direct the Executive Director of Community Planning, Regulation, and Mobility to consider the following during the development of policy modifications to the Adopted Official Plan:

- a. Appropriate built form;
- b. Enhancement of transition provisions in the Downtown East Mixed-Use Precinct, to ensure an appropriate interface with the areas to both the east and the north;
- c. Enhancement of provisions to protect the existing character and streetscape of the Downtown East Mixed-Use Precinct, with particular attention to the pedestrian experience on Elizabeth Street;
- d. Appropriate built form in the V2 area of Village Square Precinct, with appropriate performance standards to avoid or mitigate potential impacts from new development on the existing low-rise buildings on Martha Street and existing low-rise buildings west of Pearl Street;
- e. Policy or mapping-based solutions to acknowledge, protect, and enhance existing community institutions or other private organizations that provide public services or amenities

HERITAGE



Downtown East



- Max. 17 storeys with max 750 sq. m. floor plate above 3 storeys
- 45 degree plane from centre line of Martha Street.

The Downtown East Precinct will serve as a pre-eminent destination for major office, post-secondary education institutions and residential uses.

The existing Presbyterian Church and the multiple heritage buildings in this precinct will limit the development potential. However, only those buildings designated under the Heritage Act are currently protected from demolition.

The precinct will also be a focus for the provision of public parking.

New buildings shall be required to provide for at least two levels of office space within the podium.

Along Martha Street, compatibility with adjacent *low-rise* neighbourhoods will be achieved through a transition using a 45 degree angular plane from the centre line of Martha Street to the tower portion of the building.

Importance of Public Service recognized in ICBL/MTSA study

New Public Service Facilities section 7.2.1 m) (pg 16, Appendix D)

- m) To plan for and provide public service facilities that support future population and job growth.


“New objective highlight the important of public service facilities in the MTSA Special Planning Area to support residents and employee”

<u>7.2.1 m)</u>	<u>Public Service Facilities</u>	<u>m) To plan for and provide public service facilities that support future population and job growth.</u>	- New objective highlights the importance of public service facilities in the MTSA Special Planning Area to support residents and employees.
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MTSA/ICBL study OP changes

Section 7.2.2 f) Appendix C p17

- f) MTSAs will be priority locations for the following (iv) new public service facilities

<u>7.2.2 f)</u>	<u>Priorities for Major Transit Station Areas</u>		<u>f) MTSAs will be priority locations for the following, but not limited to:</u> <ul style="list-style-type: none"><u>(i) land assembly;</u><u>(ii) infrastructure and public service facilities improvements;</u><u>(iii) creation and application of financial, regulatory and other investments;</u><u>(iv) new public service facilities;</u><u>(v) creation and application of brownfield and greyfield development strategies;</u><u>(vi) preparation of comprehensive traffic, travel demand management and parking studies and strategies.</u>
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PUBLIC SERVICE ASSETS:

Sector 1: Royal Canadian Sea Cadet Corps,
Iron Duke

Sector V2: Holy Protection Ukrainian
Catholic Church

Sector 3: Reach Out Centre for Kids
(ROCK). ROCK was treated as a hospital for
the purpose of receiving a grant in lieu of
development charges. The hospital is
treated as public service.

Sector 4: Knox Presbyterian Church



Public Service Facilities

VDIX D - Proposed Official Plan Amendments with Proposed Schedules

and other mixed-use areas).

Mid–Rise Building – A building five (5) to eleven (11) storeys in height.

Multi–Modal – The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, light rail (such as commuter and freight), trucks, air, and marine, and the interconnection between *modes*.

Public Service Facilities – Land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities do not include infrastructure.*

3. Amend the Recommendation PL-02-20 by endorsing the recommended concept subject to the following modification:

Recognize the need for a transportation corridor through the Mid-Brant Precinct without presupposing that it must be a road to allow consideration of the appropriate function of the new transportation corridor during the block planning exercise.

Mid Brant

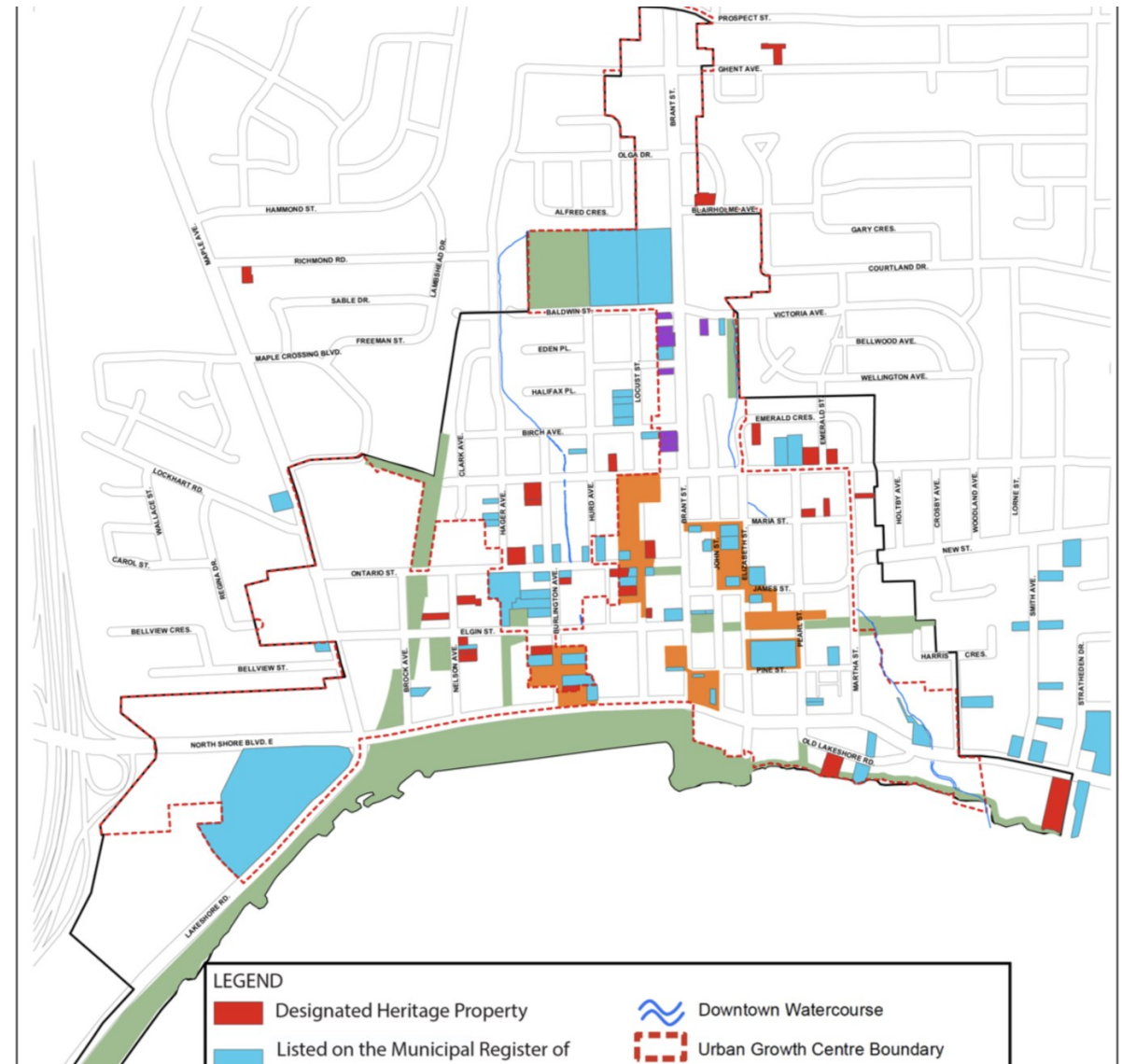


4. Direct the Executive Director of Community Planning, Regulation, and Mobility to consider, during the development of policy modifications to the Adopted Official Plan, enhancement of transition provisions in the Upper Brant Mixed-Use Precinct north of Ghent Ave to ensure an appropriate interface with the established neighbourhoods to the east;



Heritage Study (referring to October SGL report, p16, figure 8, purple “potential built heritage resources” and orange “potential cultural heritage landscapes”

Direct the Director of Community Planning, in consultation with Heritage Burlington, to assess the heritage value and appropriate protections (including possible Heritage Act designations) for the potential built heritage resources and potential cultural heritage landscapes identified by ASI in their September 2019 “Cultural Heritage Resource Assessment of the Downtown Mobility Hub”, with funding source to be determined, and report back to Council with the assessment and associated recommendations by Q4 of 2020.



Park

Direct the Executive Director of Legal Services, working with the Executive Director of Environment, Infrastructure, and Community Services, to report back with options for the future of Lions Park.

