

Scoped Re-examination of the adopted Official Plan (2018)

Community Planning, Regulation and Mobility Committee
September 30th

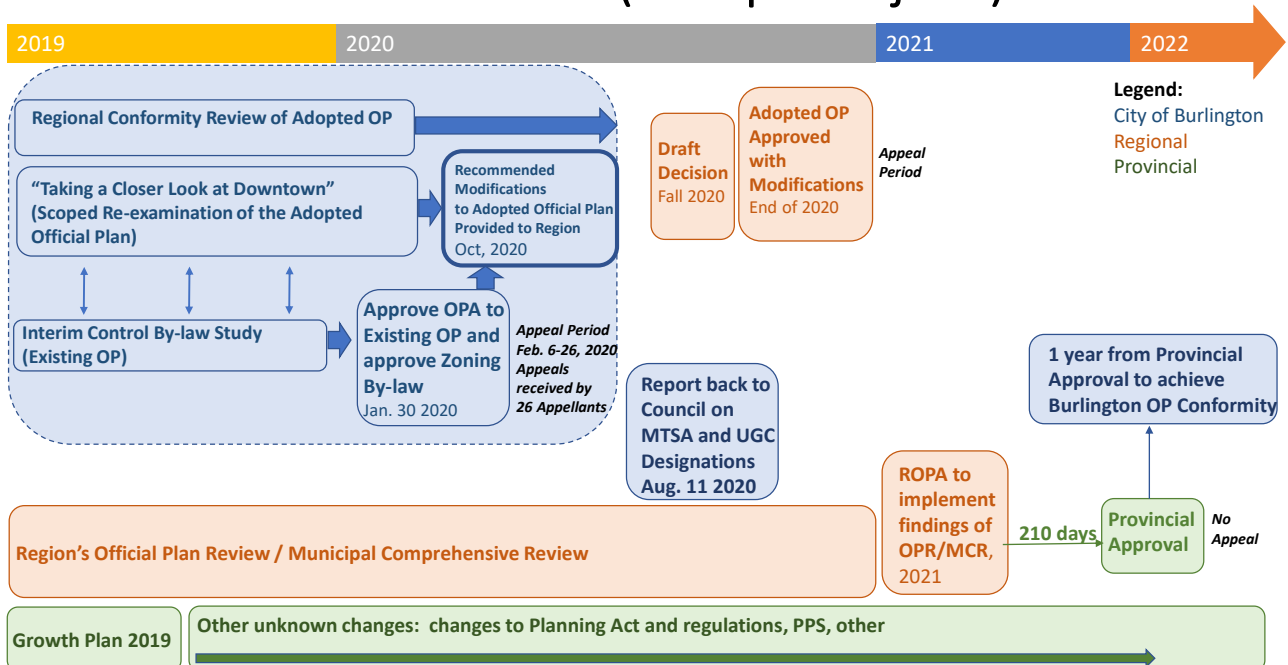
Scoped Re-examination of the Official Plan Policies

- Where we've been
- Where we are
- What's next

Work Plan for Scoped Re-examination

- **Re-examine** the Downtown policies ✓
- **Refine** the Neighbourhood Centres policies ✓
- **Consider revisions** to Rural and Agricultural policies ✓

Process Timeline (Multiple Projects)



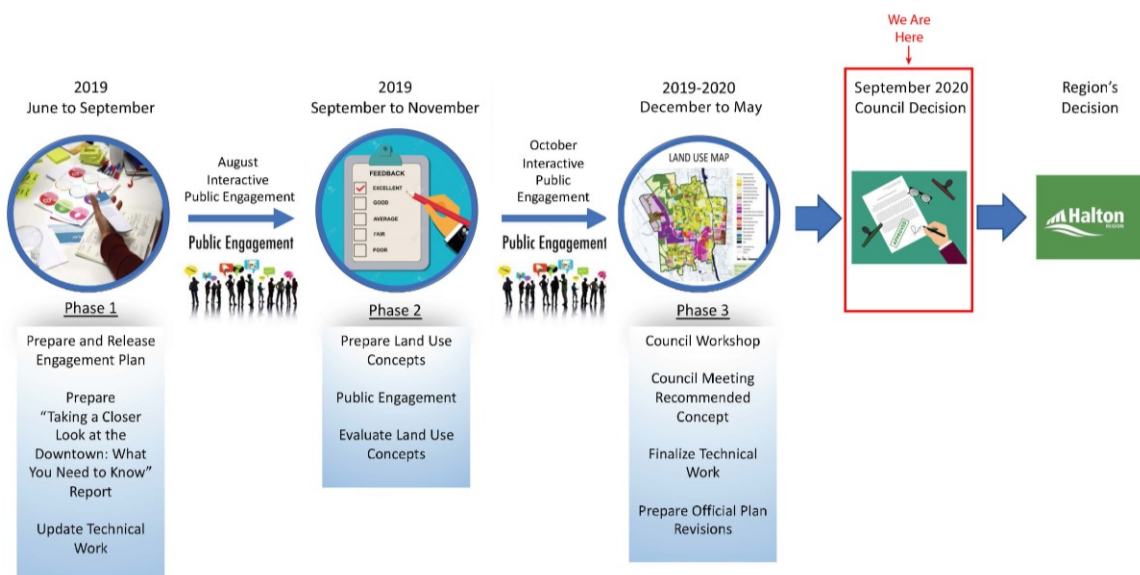
Taking a Closer Look at the Downtown: Recommended Modifications to Adopted Official Plan

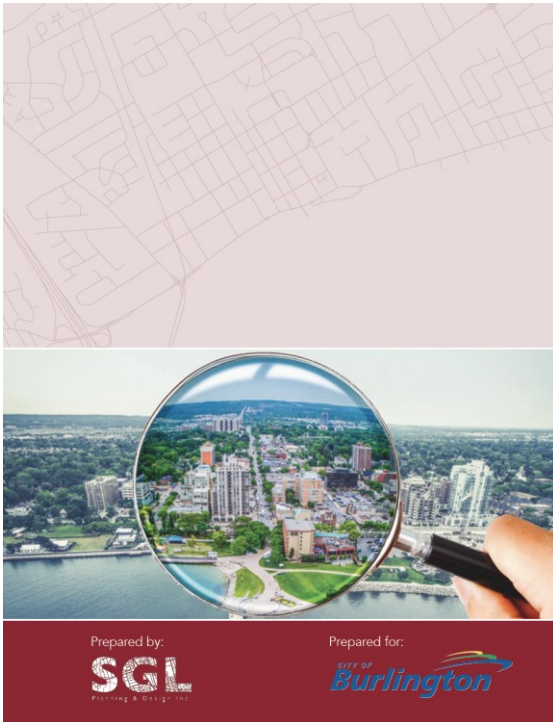
Report PL-16-20

Public Meeting

Community Planning, Regulation, and Mobility Committee

September 30, 2020





Taking a Closer Look at the Downtown

Community Planning

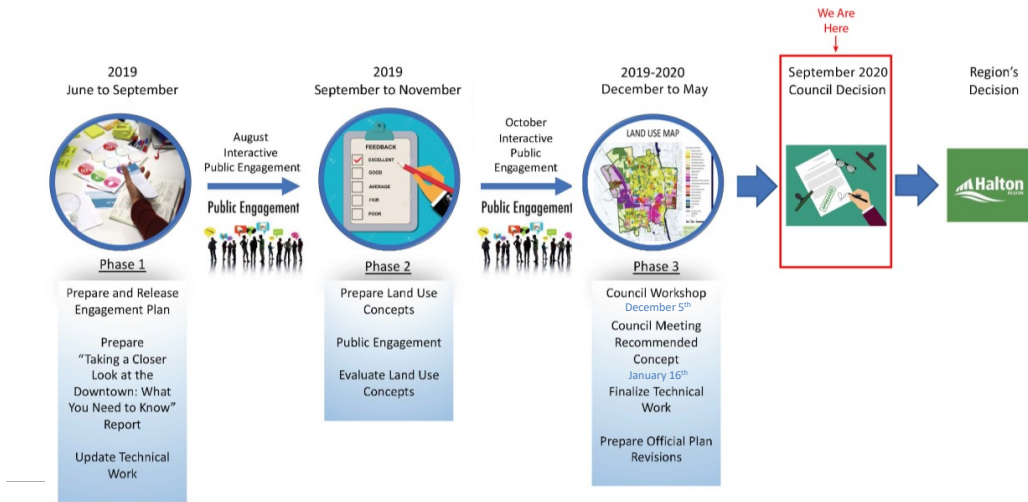


Outline

- Alison opening slides
- How we got here
- SGL Presentation
 - Project Inputs
 - Land Use Plan modifications
 - Recommended Policy Modifications
 - Precincts and Designations
 - Schedule D-2: Height Schedule – Figure 3 (Describe Figure 3)
 - Retail Main Street
 - Urban Design
 - Cultural Heritage
- Conformity
- Alison slides to finish



How we got here



Project Inputs

- Policies, Urban Design Guidelines and background studies were prepared concurrently to inform one another
- Technical Studies confirmed capacity, informed policy and will inform future work
- Conformity with Provincial and Regional policy.
- Level of analysis at an Official Plan level not site specific
- General feasibility was assessed

Project Inputs - Supporting Studies



- **Phase 2**

- A Downtown Burlington Traffic Overview,
- A Cultural Heritage Study,
- A Market Analysis,
- An Environmental Impact Study, and
- A Wind Shadow Study.

- **Phase 3**

- An Updated Area Servicing Plan;
- A Micro-Level Traffic Operations analysis;
- A Flood Hazard and Scoped Stormwater Management Assessment; and
- A Financial Impact Assessment.



Future Inputs - Implementation Tools

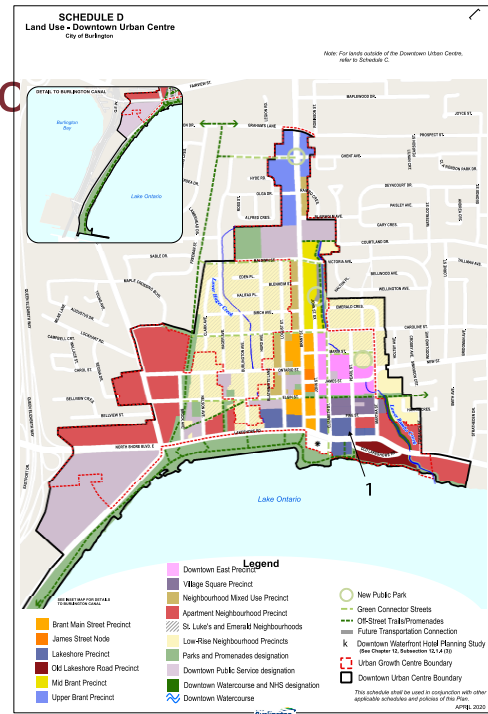


- Downtown Placemaking and Urban Design Guidelines
- Zoning By-law Updates
- Cultural Heritage Evaluation
- Flood Hazard Phase 2 Study
- Core Commitment Update
- Business Strategies



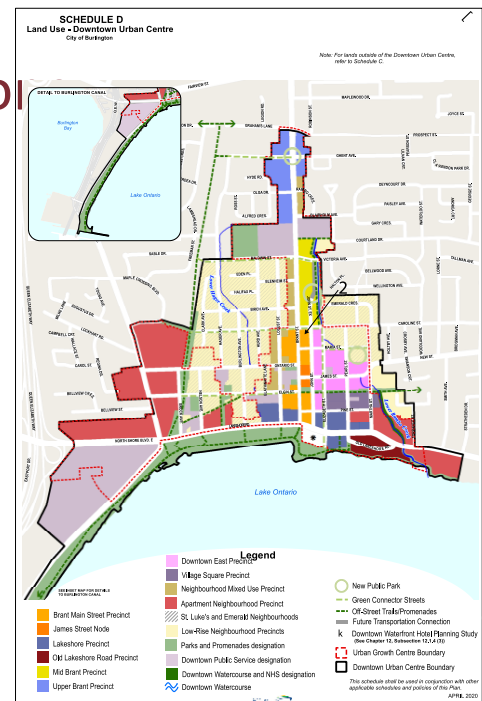
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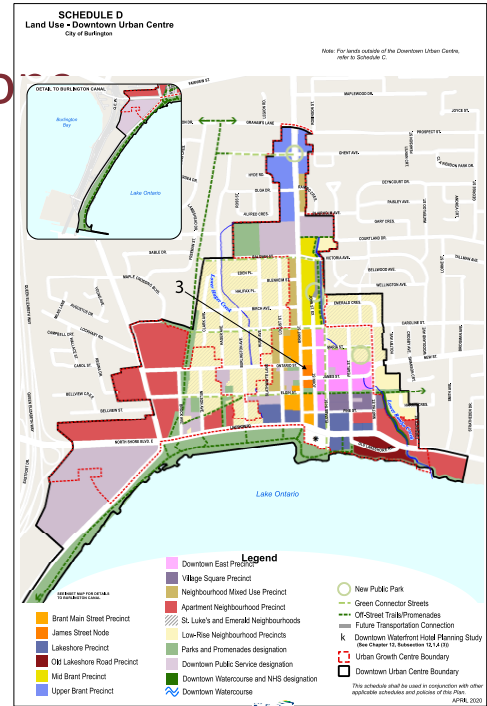
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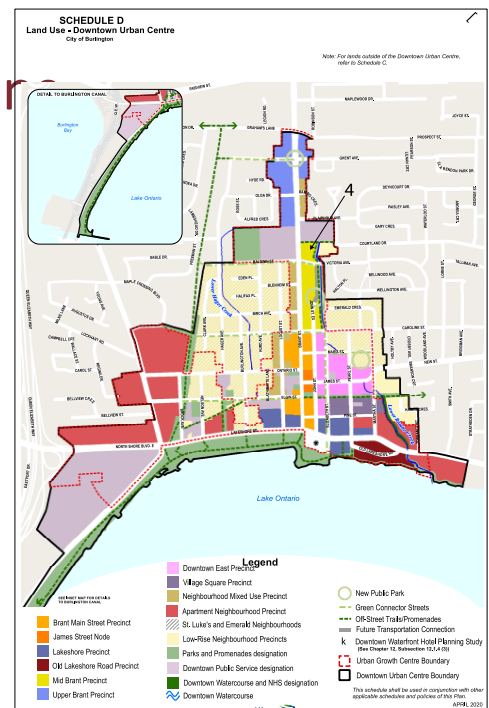
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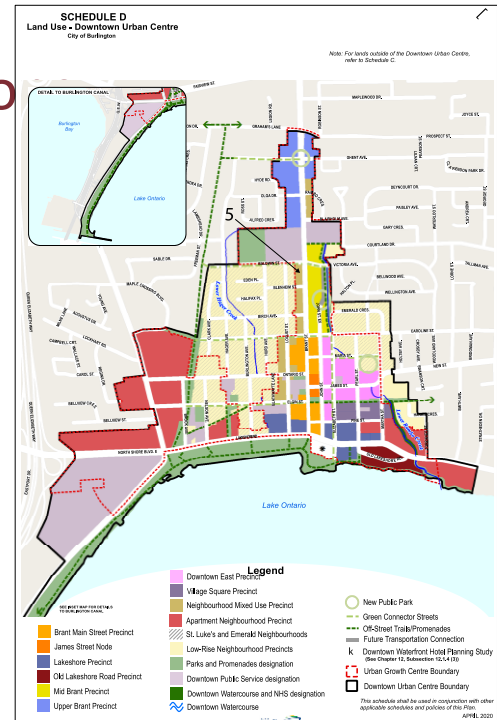
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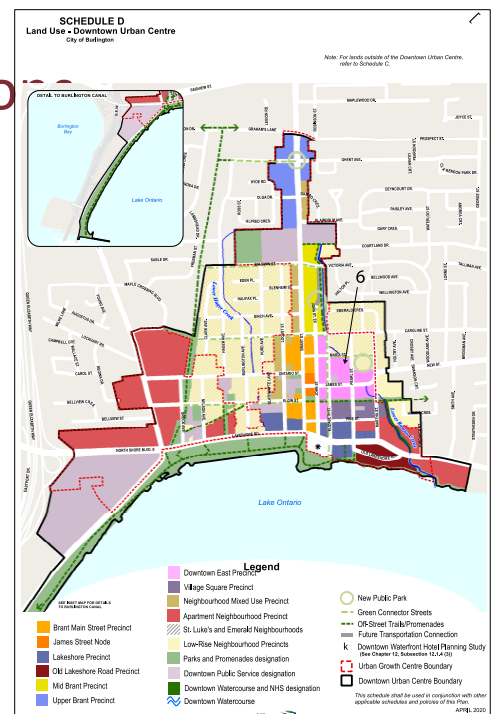
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5. **Renaming Bates Precinct to Neighbourhood Mixed Use Precinct and adding the former "S2" area on the east side of Brant Street north of Blairholm Ave. to this Precinct;**



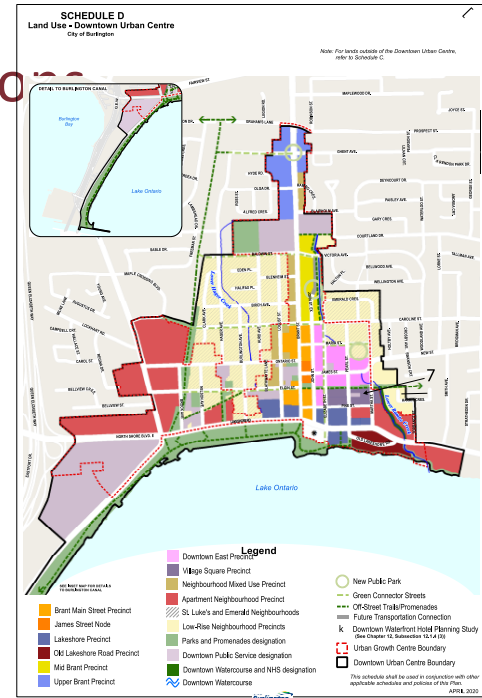
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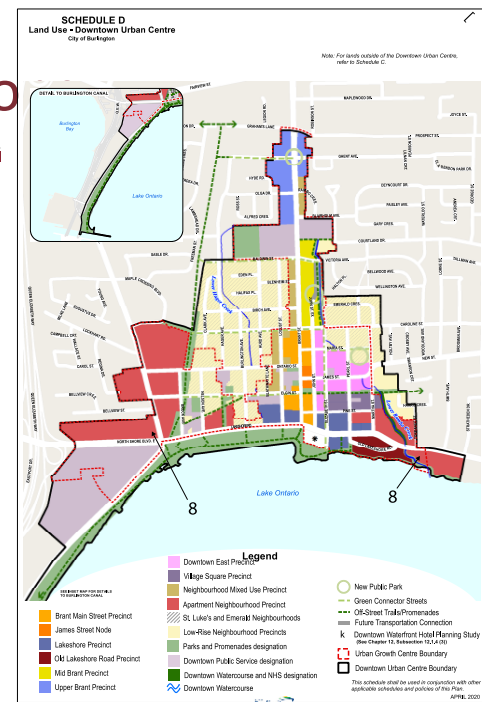
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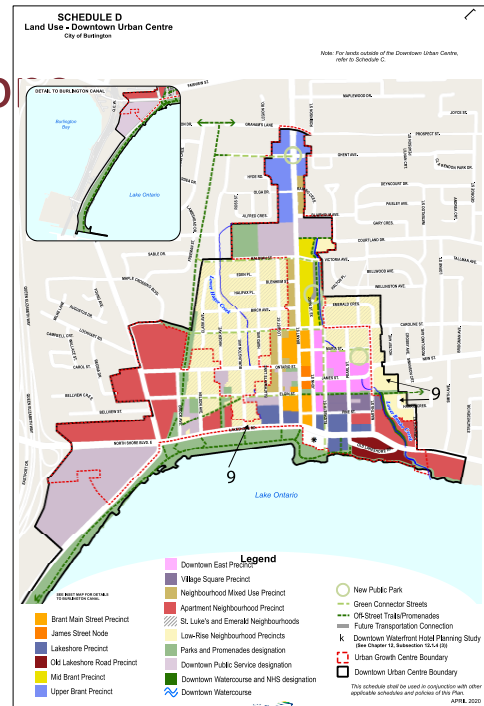
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8. **Combining the Mid-Rise Residential and Tall Residential precincts into a new Apartment Neighbourhood Precinct;**



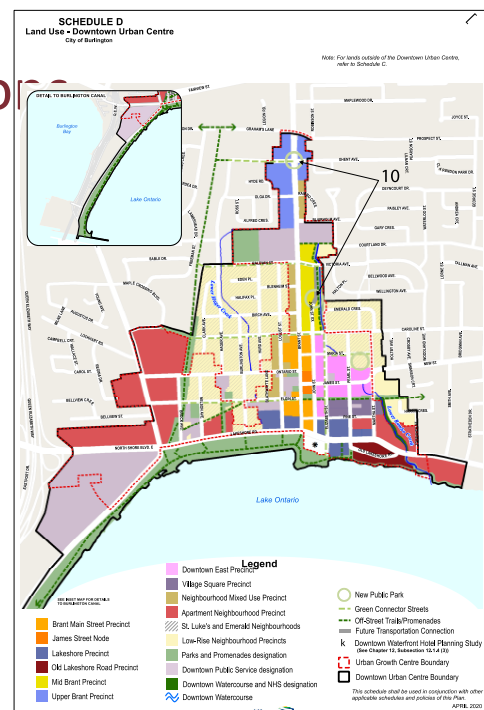
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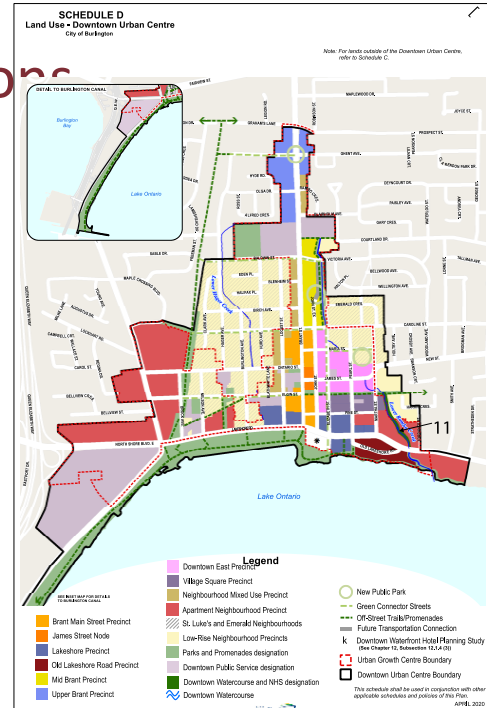
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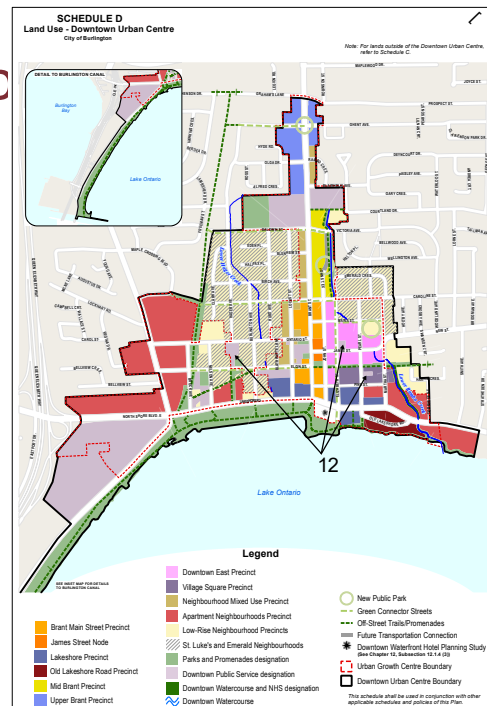
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10. Additions to the Parks and Promenade designation with new park symbols and the delineation of off-street trails and Green Connector Streets;
11. **Adding a Natural Heritage System designation; and**

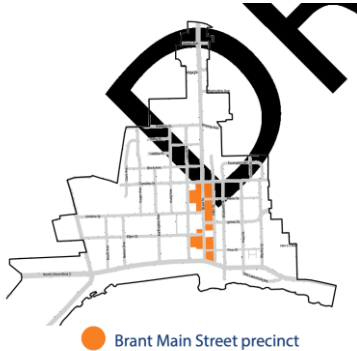


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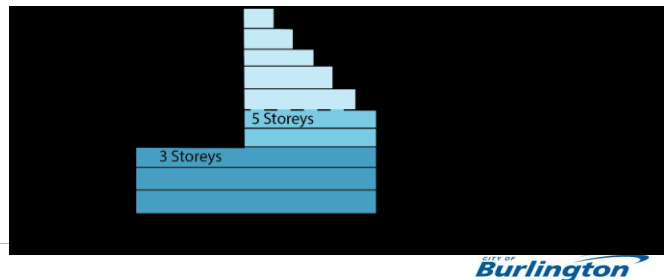
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10. Additions to the Parks and Promenade designation with new park symbols and the delineation of off-street trails and Green Connector Streets;
11. Adding a Natural Heritage System designation; and
12. **Adding additional sites to the Public Service designation.**



Brant Main Street Precinct



- Only allow for low-rise buildings (max. 3 storeys) abutting Brant Street.
- Mid-rise buildings (11 storeys) set back 20m from Brant Street
- Mid-rise buildings to be terraced above 5 storeys from John Street.



James Street Node



- Contributes towards enhancement of a civic node
- Provide new public squares at intersection
- Tall buildings permitted
- Recognizes site specific policy for 421 Brant
- Recognizes site specific policy for 401 et al Brant

Lakeshore Mixed-Use Precinct



- Maintain and enhance public view corridors to Brant Street Pier and Lake Ontario
- Maintain low-rise built form between Lower Hager Creek and Elizabeth St. – within 20 m of Lakeshore.
- Low-rise or mid-rise buildings west of Locust St.
- Tall buildings east of John St.
 - Maximum heights to be context specific for each block



Mid Brant Precinct



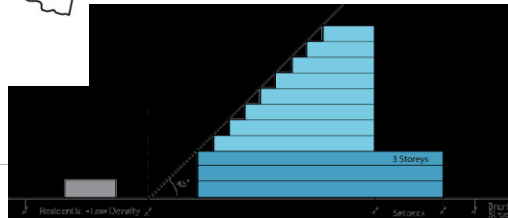
- Permit low-rise built form (max 3 storeys) abutting Brant Street
- Tall buildings (up to 17 storeys) permitted in the north part of the precinct.
- Tall buildings to be terraced down towards Rambo Creek/residential lots to east (45 degree angular plane).
- South portion of block is proposed to be Mid-rise.
- Extension of transportation link to Victoria Ave. beside Rambo Creek.



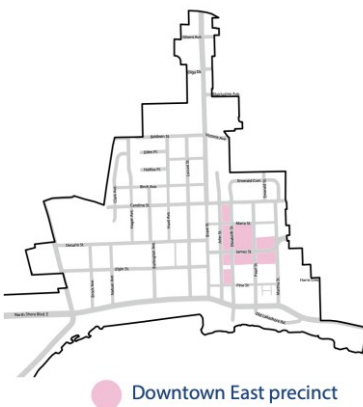
Upper Brant Precinct



- Permit mid-rise and tall buildings proportional to depth
- while maintaining a low-rise feel through setbacks above the 3rd storey.
- Allow flexibility in the depth of setback from Brant Street above the third storey.
- All applications on properties greater than 0.4 ha shall illustrate how an urban square or Privately Owned Publicly Accessible Open Space (POPS) could be provided



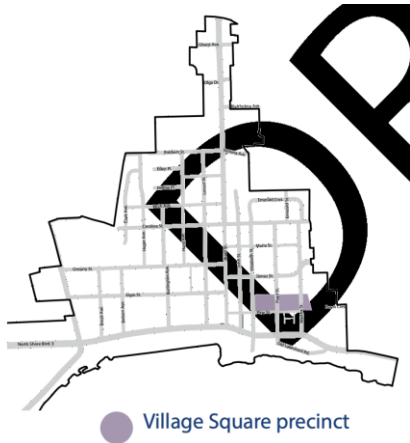
Downtown East Precinct



- Pre-eminent location for offices
- Primarily tall buildings – max 17 storeys
- Transition required to low-rise neighbourhoods
- Residential buildings above mid-rise height shall provide one floor of office space in a podium for every three additional floors



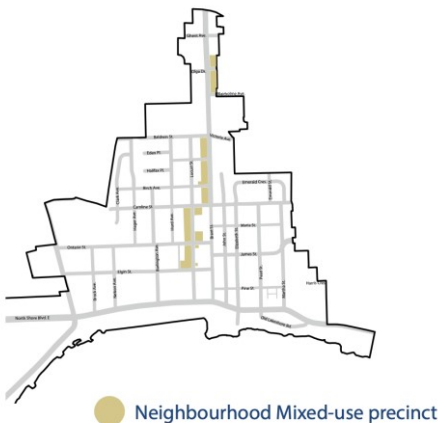
Village Square Precinct



- Pre-eminent retail destination
- Village Square serves as focal point
- Mix of mid-rise and low-rise buildings of varying height.
- Development to transition to a lower scale residential built form along Martha Street.



Neighbourhood Mixed-Use Precinct



- Recognizes and conserves the historic character of Downtown
- Development be limited and respect and maintain the existing character and parcel fabric of the area
- 3 storey maximum height



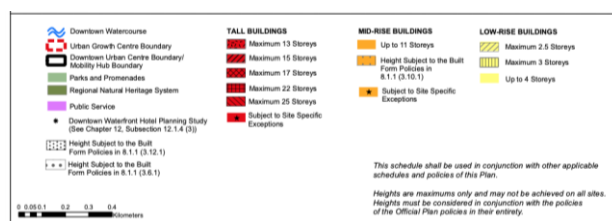
Apartment Neighbourhood



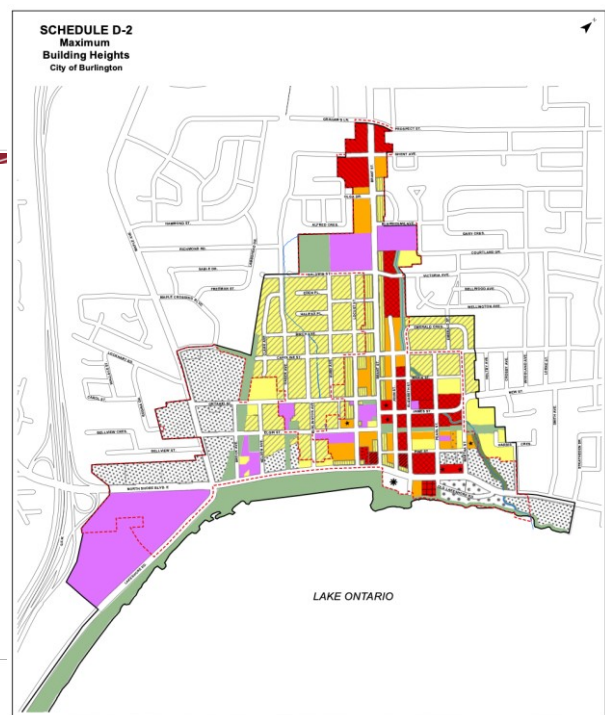
- accommodate limited infill that fits into and respects the existing physical *character* of adjacent properties
- No maximum heights are proposed
- infill development to be located and designed to :
 - provide appropriate separation distances,
 - limit overlook,
 - provide a transition,
 - limit shadows,
 - fit within 45 degree angular plan of low-rise residential,
- meet additional criteria.



Height Schedule

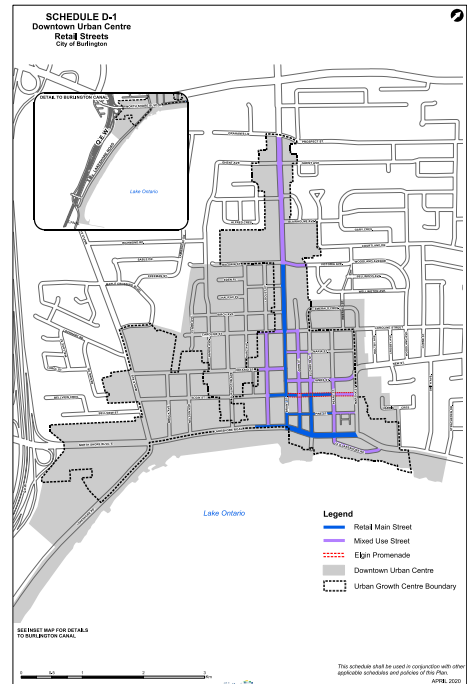


- Range of heights permitted
- Depend on vision for each precinct and context of the area



Retail Main Street

- Retail or service commercial uses are required at grade
- Zoning By-law is to establish a maximum store frontage, a minimum floor area and varied storefront widths
- New development is to replace the existing retail gross floor area
- Retail buildings and the ground floor of mixed-use buildings should be designed to emulate the eclectic, small-shop look and feel
- Greater flexibility is permitted along Mixed-Use Streets



Urban Design Policies (Section 3.17)

- updated and expanded urban design policies
- 3 Sections - Public Realm, Built Form and Comprehensive block Planning
- read in conjunction with design policies of section 7 of the OP, Downtown Placemaking and Urban Design Guidelines, Downtown Streetscape Guidelines and Sustainable Building Design Guidelines

Urban Design Policies



Public Realm

- both public and private development to contribute to an attractive and vibrant public realm
- detailed policies are provided but in Section 3.18 and in the precincts regarding streetscapes
- detail on the design of parks and open spaces including design criteria for POPS
- Additional policies are provided on encouraging public art and maintaining public view corridors to Lake Ontario from the north-south streets



Urban Design Policies



Built Form

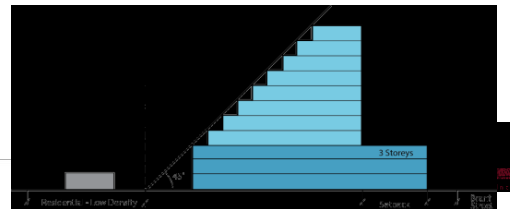
- Tall building policies address separation distance, maximum floor plates, minimum setbacks and podium heights
- Mid-rise building policies address setbacks above streetwall heights
- Maximum podium height of 3 storeys recommended to maintain a low rise feel for pedestrians



Urban Design Policies



- **Transitions**
- Reduces the potential for shadowing, pedestrian-level wind impacts and overlook on neighbouring properties
- 45 degree angular plane required from the lot line abutting any Residential Low-density designation or low-rise neighbourhood precinct
- Reduced overall building height, varied or terraced building height, setback and stepbacks, and placement and orientation on a lot can be used to provide transition



Urban Design Policies

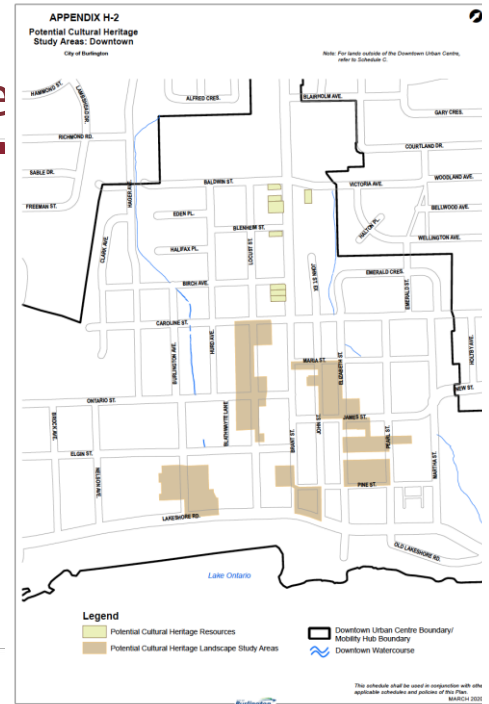


- **Comprehensive Block Plans**
- Non-statutory document considered by Council as part of the review of a development application for key locations
- Provides a framework for distribution of development
- Provides design directions on streets and blocks, land use, parks and open space, building massing, building setbacks, public realm and streetscapes, parking and access, landscape, pedestrian connections and heritage integration



Cultural Heritage Resource

- Policies guide the conservation of cultural heritage resources including downtown specific policies
- Several potential cultural heritage resources/landscapes that the City intends to study (Policy 8.1.1. (3.23))
 - Cultural Heritage Resource Assessment, September 2019
- Heritage impact assessment or cultural heritage landscape impact assessment must be completed prior



Conformity

• Provincial Policy Statement

- Infrastructure can support the densities and mix of uses proposed in the recommended modifications
- Proposed modifications create a vibrant, walkable Downtown
- Considered the appropriate locations and scale of intensification based on existing context, characteristics and planned function of each precinct
- Facilitates compact form while providing appropriate transitions.
- Downtown is able to accommodate a supply and range of housing options
- Provides for increased densities within Proximity to Burlington GO Station

Conformity



- **Growth Plan for the Greater Golden Horseshoe**

- Downtown is a strategic growth area due to its mix of uses, compact built form and opportunity for infill and redevelopment
- Provides for transit supportive density required of an Urban Growth Centre
- Sets out specific policies on transition of built form to adjacent low- rise neighbourhoods and to lower scale developments
- Facilitates opportunity to achieve minimum of 200 people and jobs per hectare
- Diverse mix of land uses and built form appropriate for the Downtown

- **Halton Regional Official Plan**

- Recommended modifications address Area-Specific Plan matters including statements on intended character, policies and supporting technical studies

