



Office of the Mayor / Ward 2 Councillor MOTIONS – Sept. 30, 2020



Taking a closer look at the downtown

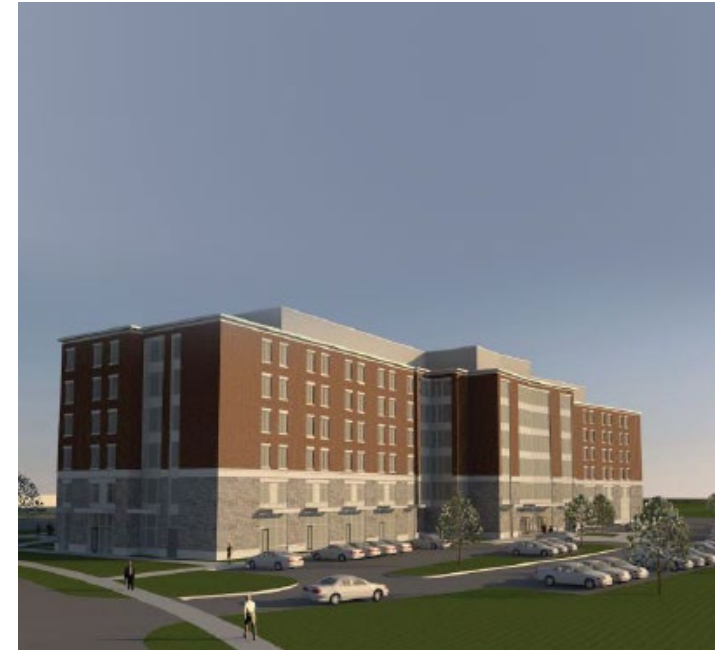
Executive Summary

- 10 amendments, staff direction
- limited but important areas
- protect heritage, established neighbourhoods, public services, recent approvals, provide consistency, honour public input
- rationale drawn from planning studies
- Halton Region makes decision



Council-initiated amendments part of the process

- 16 motions during Adopted Plan 2018
- 3 not supported by planning staff
- None formed the basis of Regional concerns with the Adopted OP
- One of these motions, not recommended by staff, was to permit a long-term care facility at 4103 Palladium Way



Planning perspectives can change

2018:

Not recommended by staff

Council Motions to Amend the Proposed New Official Plan (April 2018 version)

VERSION 2 April 26, 2018

	Staff's Recommendation on the M
Appleby Line, to extend the 'Uptown Core' across the property so that the designation band	Not recommended by staff.
to permit a long-term care facility at 4103 Palladium	Not recommended by staff.
) and Subsection 8.2.2 j) of this Plan, a long term care amendment which will be considered only following the	

2020:

Recommended by staff, approved by council Sept. 28, 2020

wards Affected: 0

File Numbers: 520-09/19

Date to Committee: September 15, 2020

Date to Council: September 28, 2020

Recommendation:

Approve the application made by Better Life Retirement Residence Inc. (c/o Design Plan Services), to permit the development of a six (6) storey long-term care facility and associated ancillary uses on the lands known as 4103 Palladium Way; and

Approve the by-law to amend Zoning By-law 2020, rezoning the lands at 4103 Palladium Way from "BC1-319" to "BC1-505", substantially in accordance with the draft regulations contained in Appendix B of community planning department report PL-20-20; and



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Recommendation:

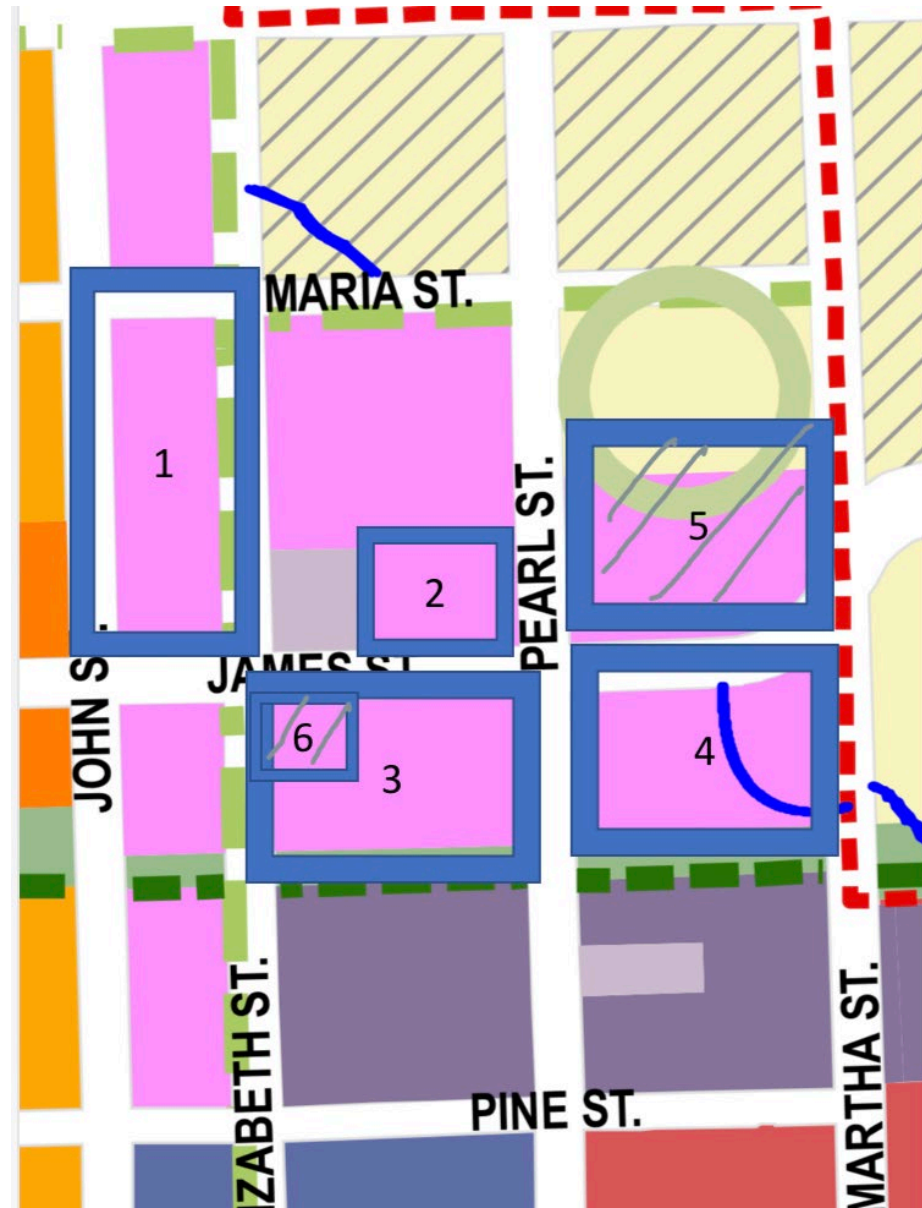
Direct the Director of Community Planning to amend the policy modifications to the adopted Official Plan contained in Appendices 2, 3, & 4 to Community Planning Report PL-16-20 prior to providing it to the Region of Halton for consideration for inclusion in the draft decision for the Adopted Official Plan (April 2018) as follows:

Amendments 1-10, plus staff direction

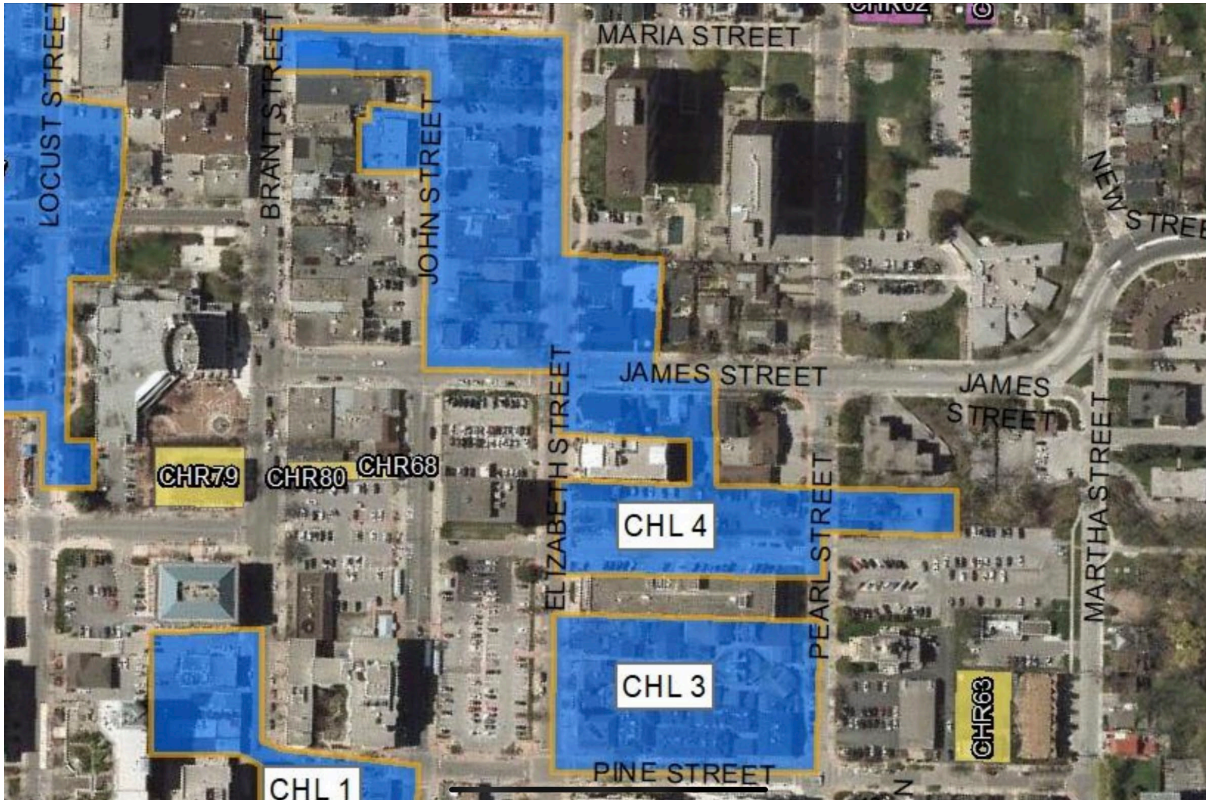


Amendment #1

Remove blocks 1, 2, 3, 4 & 6 as identified on Image 1a below from the Downtown East precinct (Appendix 3, p.5, Schedule D: Land Use - Downtown Urban Centre) to allow for further study of the Cultural Heritage Landscape 4, as identified by the ASI report.



1. Heritage





451 Elizabeth Street



2031 James Street



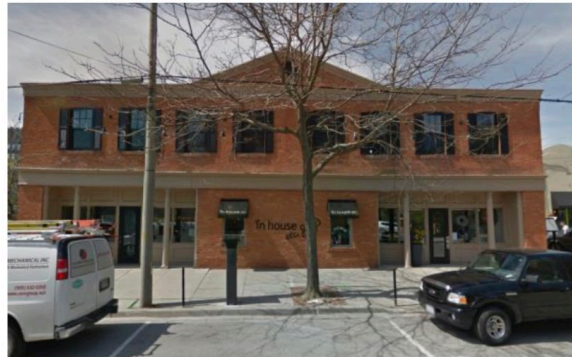
431 Pearl Street



482 Elizabeth Street



461 Elizabeth Street



482 John Street



435 Pearl Street

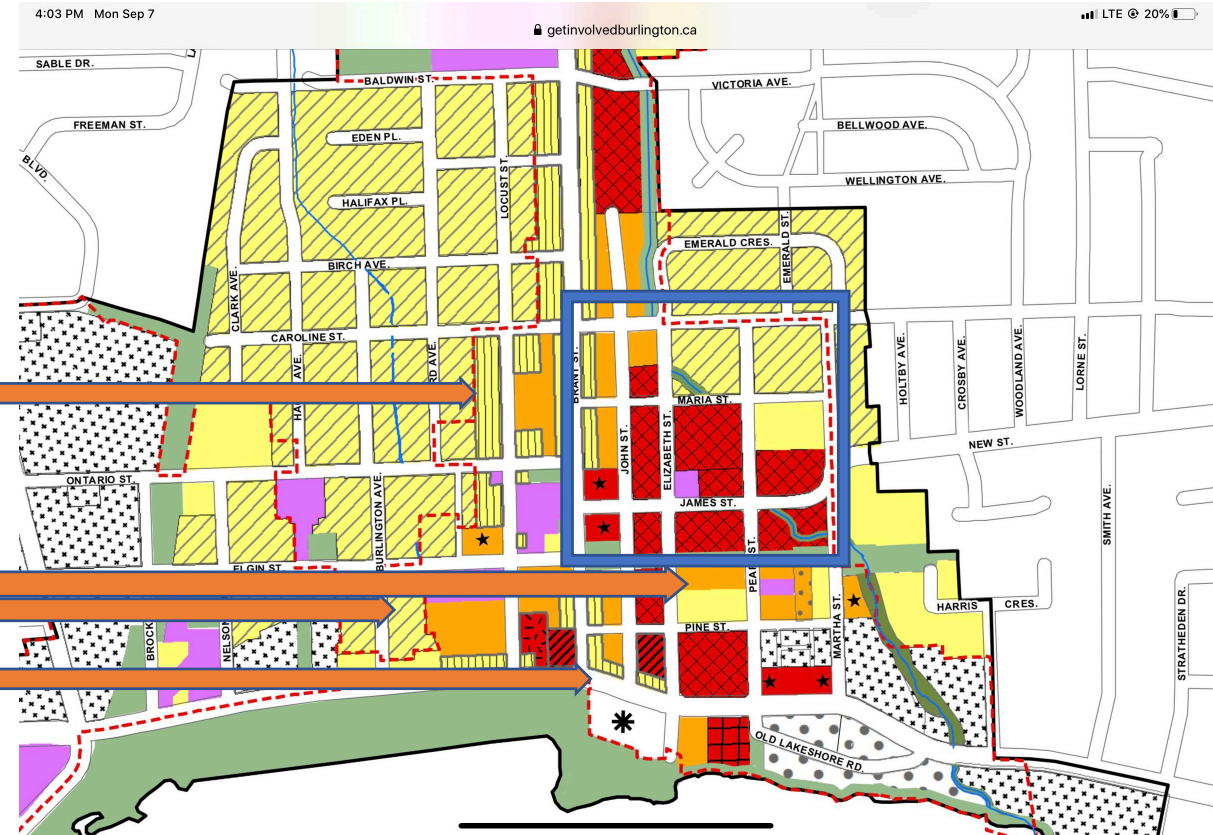
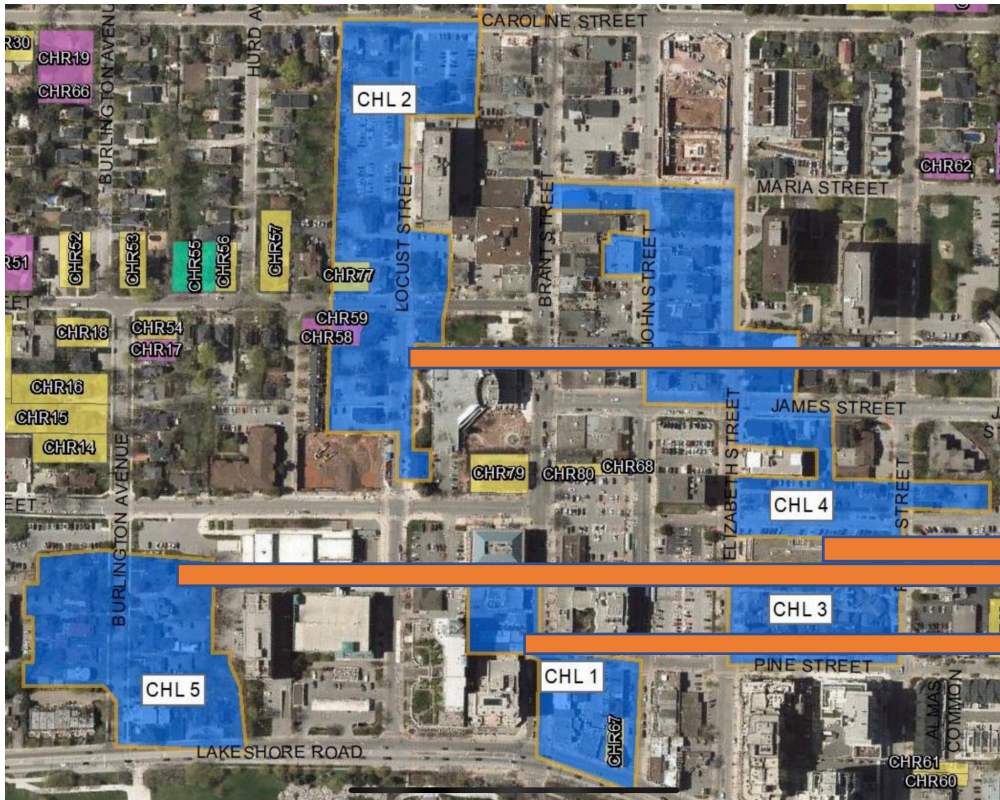


490 Elizabeth Street



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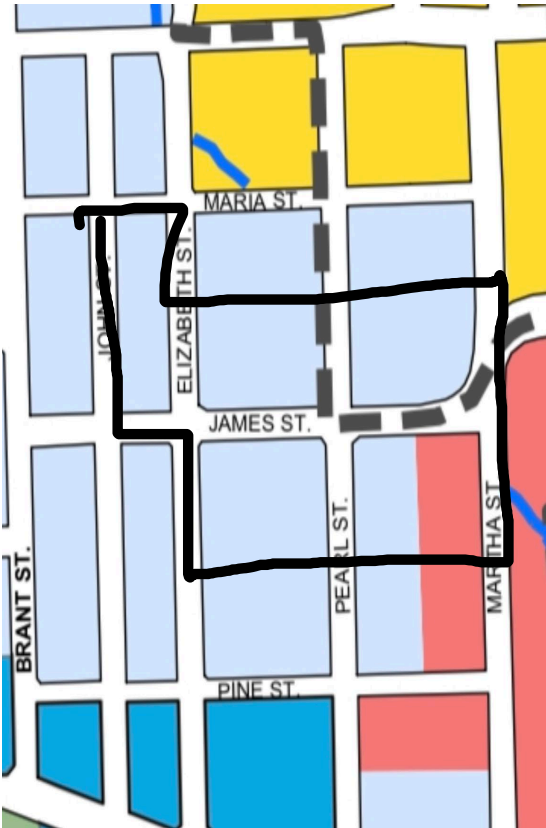
2. Consistency



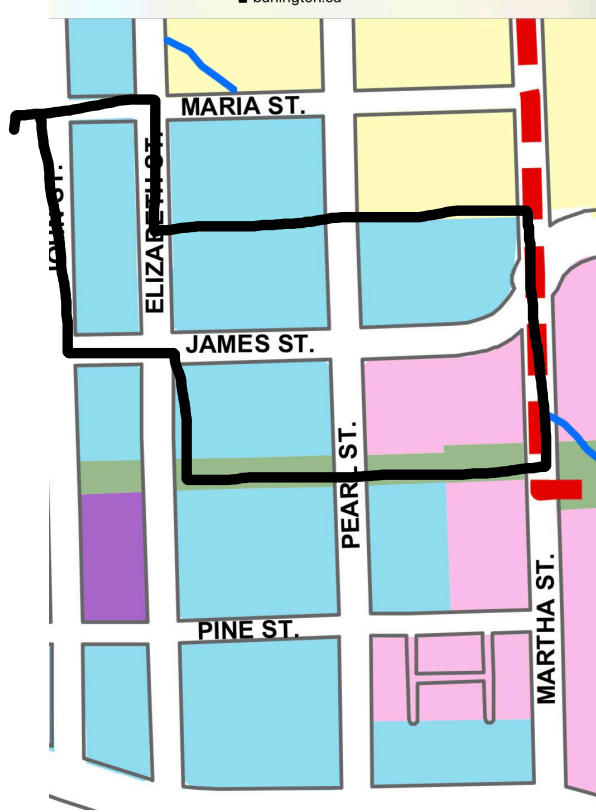
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3. Loss of community benefits – 3x increase

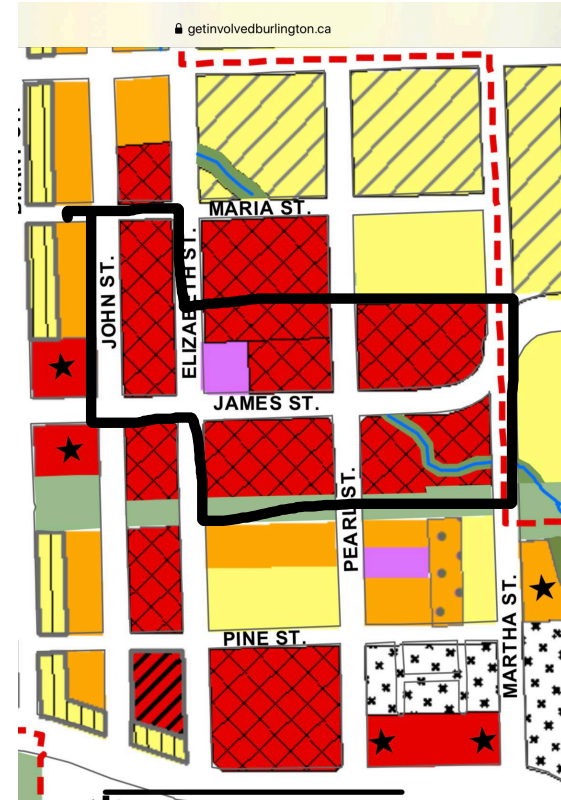
Existing OP – 4 storeys,
up to 8 with community
benefits (4 in zoning)



Adopted OP (2018) –
12 storeys, up to 17
with office/parking



Proposed OP (2020) – 11
storeys, 17 with 2 floors
office



4. Density not required

Current = 189 people or jobs

- Projects completed, under construction, draft approval, awaiting site plan

Proposed = 217 people or jobs

- 8 projects under consideration

Proposed = 2,891

Needed = 1,250

OVER = 1,641

Without 17 stories throughout
Downtown East



Growth targets as “minimums”

The Growth Plan states:

5.2.5 Targets

1. The minimum intensification and density targets in this Plan, including any alternative targets that have been permitted by the Minister, are minimum standards and municipalities are encouraged to go beyond these minimum targets, where appropriate, except where doing so would conflict with any policy of this Plan, the PPS or any other provincial plan.



5. Changing policy context regarding MTSA/UGC
6. Mid-rise development is viable
7. Height increase leads to land speculation
8. Post COVID office market is changing
9. Community input



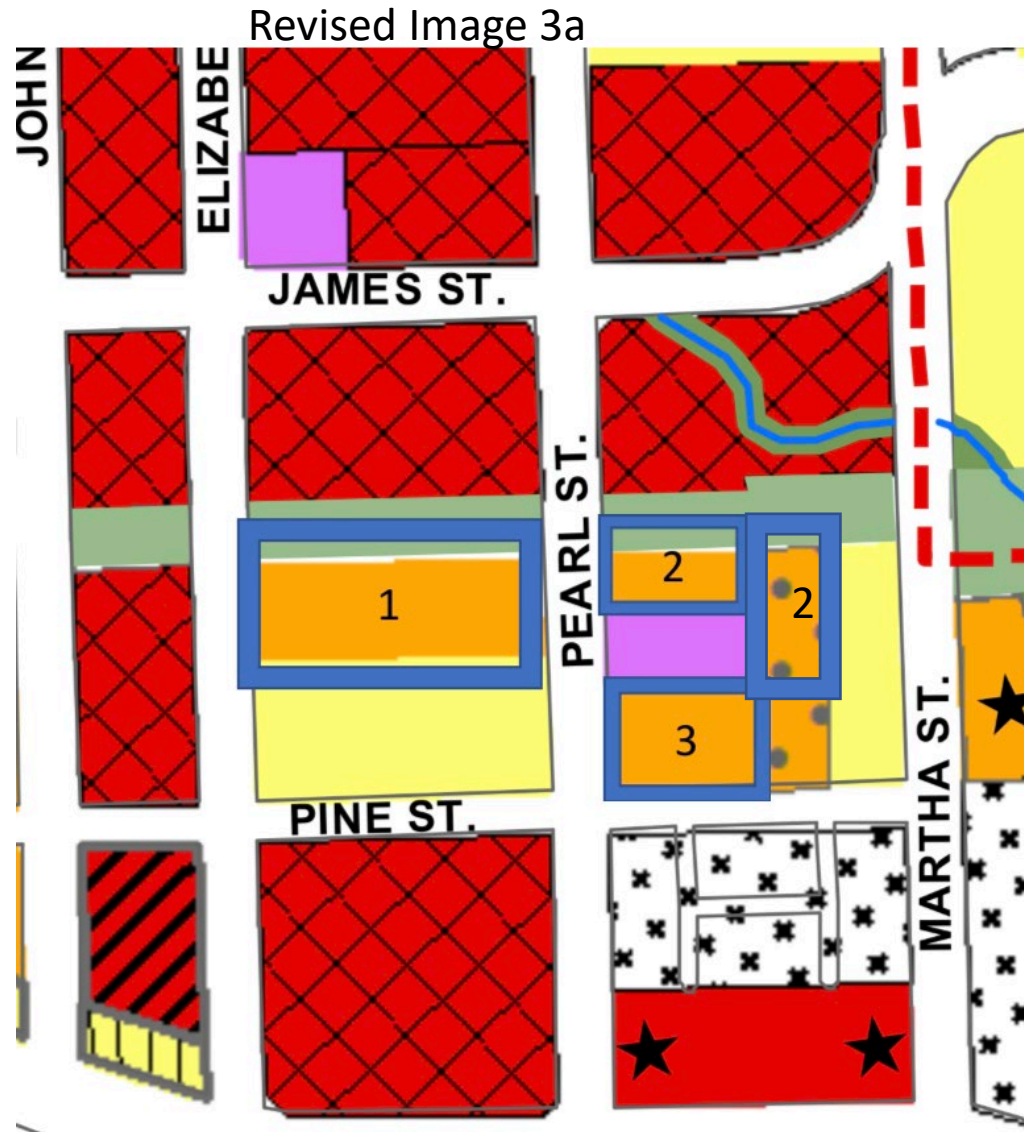
Amendment #2

Remove block 5 as identified on Image 2a below from the Downtown East precinct (Appendix 3, p.5 Schedule D: Land Use - Downtown Urban Centre) and include it in the Downtown Public Service designation.



Amendment #3

Amend the height for blocks 1, 2, & 3 as identified on Image 3a (*revised*) below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights) to up to 4 storeys, consistent with the balance of this precinct.



Amendment #4

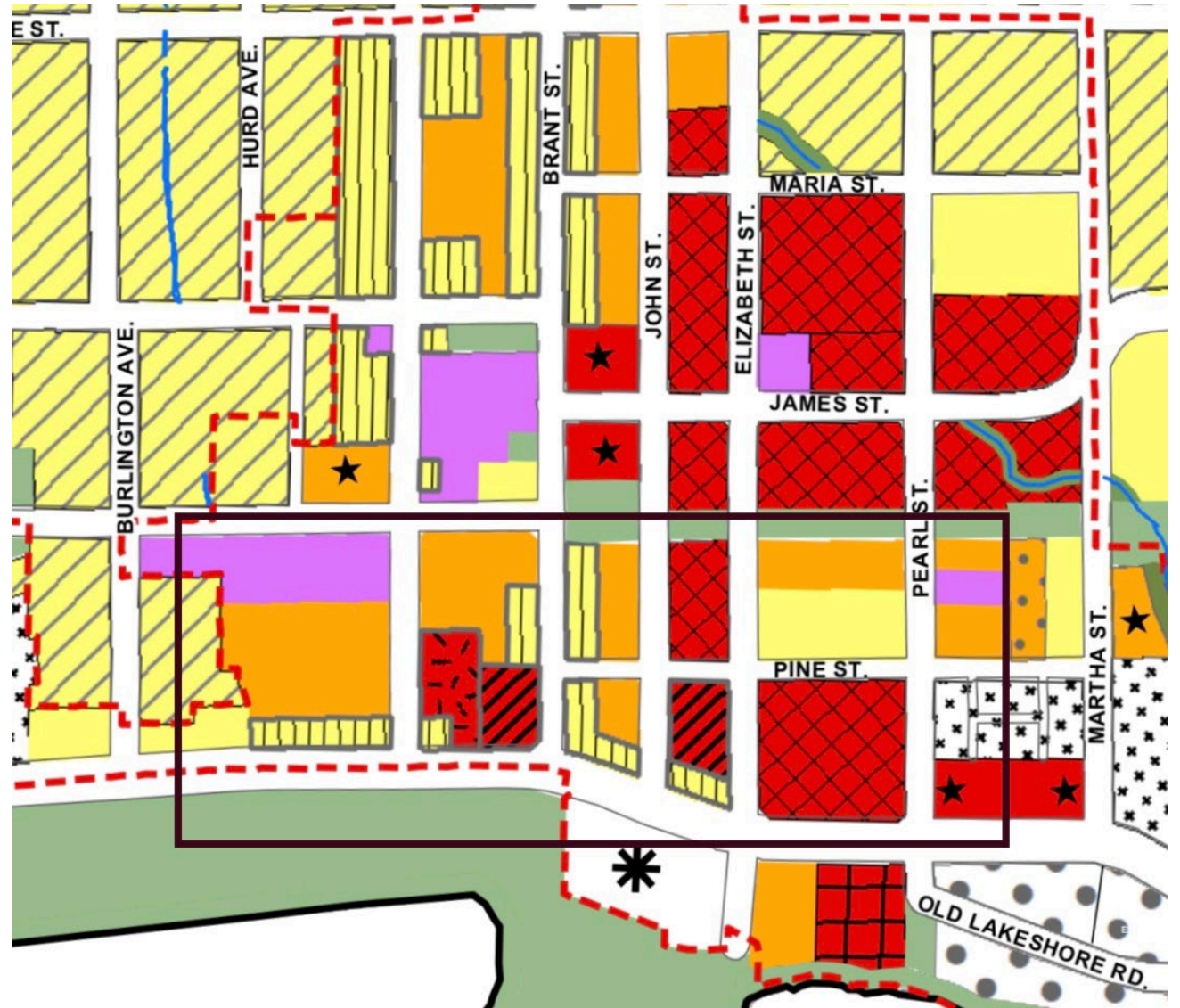
Deem the most recent Zoning Bylaw Amendment for the property at 2085 Pine as appropriate for this property noted as block 4 on Image 4a (*revised*) below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights).

Revised Image 4a



Amendment #5

Amend the height for Block 1 as identified on Image 5a below in the Lakeshore Precinct to be consistent with the balance of the precinct, with a 3 storey podium and step backs to up to 17 storeys. (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)

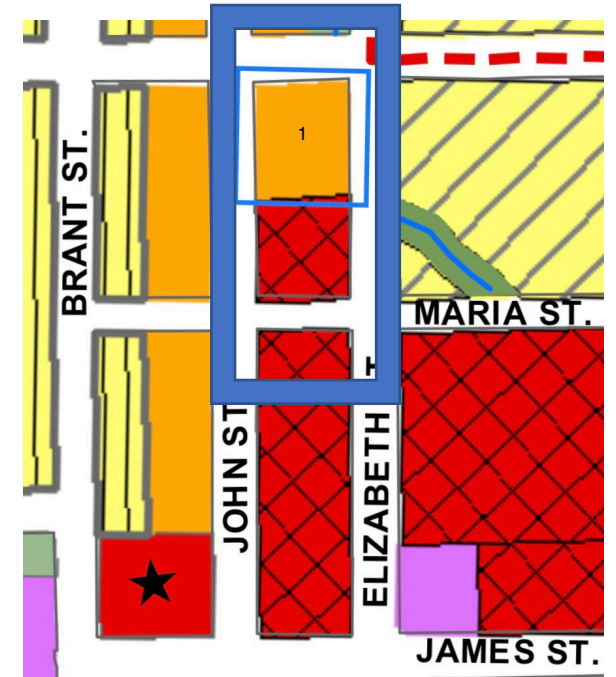


Amendment #6

Add the words “and parking” to section 8.1.1 (3.9.2) SITE SPECIFIC POLICIES for 2020 Caroline Street, 510 Elizabeth Street, and 2025 Maria Street,

and

define “substantial floor area of office development **and parking**” to mean achieving at minimum the parking and office negotiated as part of the block plan development for this site under the most recent Official Plan Amendment/Zoning Bylaw Amendment, noted as block 1 on Image 6a below in the Downtown East Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)



Amendment #7

Strike the word “semi-detached” from 8.1.1(3.13.1) POLICIES a) (i) and insert the word “semi-detached” into 8.1.1(3.13.1) POLICIES a) (ii);

And

Strike 8.1.1(3.13.1) (d) (I,ii,iii) POLICIES re: semi-detached development in their entirety.



Revised wording:

a) The following uses may be permitted in the St. Luke's and Emerald Low-Rise Neighbourhood Precincts:



(i) single-detached and semi-detached dwellings;

(ii) townhouses, **semi-detached dwellings**, low-rise apartments and other ground-oriented, multiple unit housing outside of the St. Luke's and Emerald Neighbourhoods;



Table 3-1

City of Burlington

Downtown Burlington Population and Housing Forecast

Residential Growth

Period	Population (with undercount)	Housing Units			
		Low Density	Medium Density	High Density	Total Units
2016	7,210	535	200	3,145	3,880
2020	8,223	535	200	3,770	4,505
2031	11,010	535	200	5,490	6,225
2016 - 2031	3,800	0	0	2,345	2,345
2020 - 2031	2,787	0	0	1,720	1,720

Source: 2016 is based on Statistics Canada, Census.

2031 forecast prepared by Watson & Associates Economists Ltd.





Staff Direction:

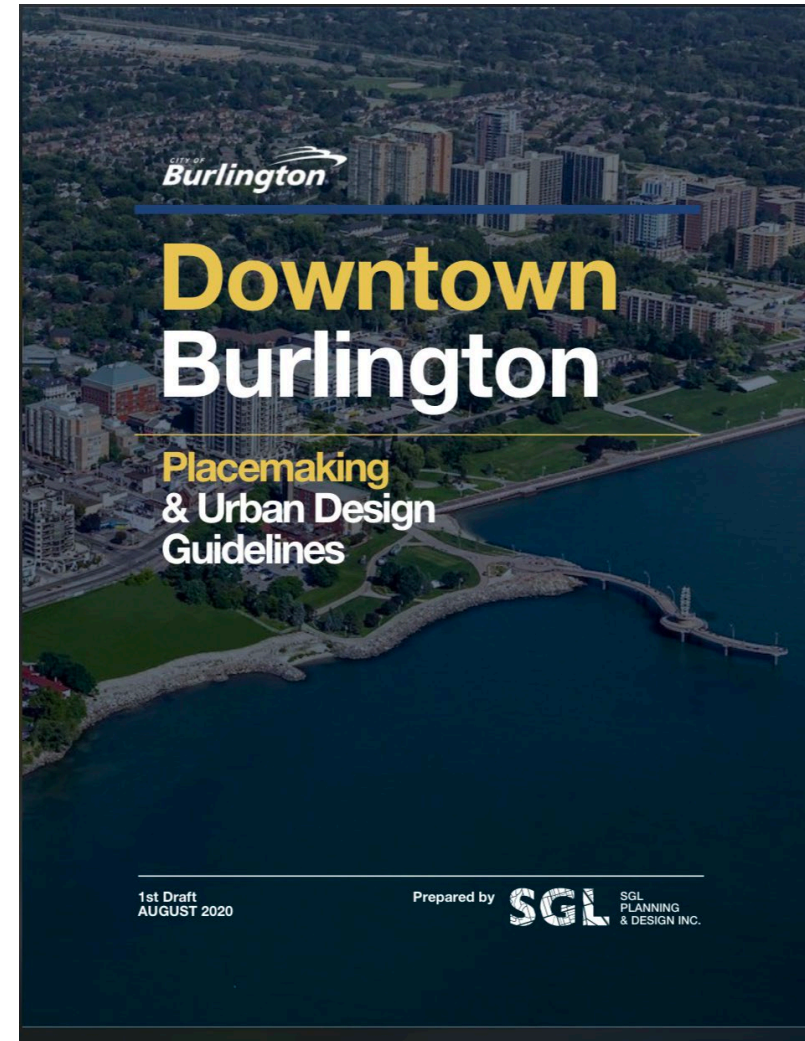
Direct the Executive Director of Community Planning, Regulation and Mobility, through the Cultural Heritage Landscape study and upcoming Zoning Bylaw Review, to review the character defining elements of St. Luke's and Emerald Precincts and consider creating a downtown zone.



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Amendment #8

Amend 8.1.1(3. 2) (e) GENERAL POLICIES by inserting the words “design excellence” and “and transition to”.



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Revised wording:

e) The full extent of maximum development permissions stated within all Downtown Urban Centre precincts may not be achievable on every site within a precinct, due to site-specific factors including, but not limited to, **design excellence**, compatibility with **and transition to** adjacent development, negative environmental impacts, lands, transportation, stormwater management, cultural heritage resources and/or infrastructure capacity, currently under review through the Downtown Area-Specific Plan.



Amendment #9

Replace “should” with “shall” in Section 2.4.2 (3) c) ESTABLISHED NEIGHBOURHOOD AREAS.

The new Section 2.4.2 (3) (c) would read:

“In the established neighbourhood Area, land assembly for development applications **shall** be discouraged.”



****New**** Amendment #10

Modify Chapter 8, Land Use Policies, Urban Area, Downtown Parks & Promenades Designation, Policies 8.1.1. (3.14.1) (j) to add the underlined words:

(j) The Lions Club Park is a privately owned facility that is currently operated as a park through agreements with the City. If the property is ever sold or proposed for redevelopment, the City *shall* consider acquiring the northern part of the site for public parkland. The exact location, size and function of the park space shall be determined at the time of either a city-initiated design exercise for a new public park on the lands or through the consideration of a *development application*. If the City does not develop a park on this site the underlying land use designation *shall* apply.

