

Appendix 3 of report PL-18-20: The Role of Neighbourhood Centres and Other Mixed Use Nodes and Intensification Corridors within the Urban Structure and Growth Framework

Within the adopted Official Plan (OP), policies for individual land-use designations such as Neighbourhood Centres are nested within a hierarchical policy framework that considers different parts of the City as components within a broader, interconnected City System. Chapter 2 of the adopted Official Plan introduces the Community Vision, which is implemented through the City System and its component parts: the Urban Area, Rural Area, and North Aldershot. This report is concerned with the Urban Area, which is where the City's forecasted population and employment growth will be accommodated.

The Urban Structure

Section 2.3 of the adopted OP outlines the Urban Structure, which establishes the Community Vision for Burlington's Urban Area. As shown on Schedule B of the adopted OP, the Urban Structure consists of seven component parts, each of which performs a distinct function. One of these component parts is the Mixed Use Intensification Areas, which consists of Urban Centres (Downtown and Uptown), Major Transit Station Areas¹, and Mixed Use Nodes and Intensification Corridors. Each of these distinct categories of Mixed Use Intensification Areas provides opportunities for development with a particular range and intensity of land uses in a compact built form, at transit-supportive densities. Report PL-18-20 focuses on one of these categories: Mixed Use Nodes and Intensification Corridors.

The Growth Framework

The Growth Framework, described in section 2.4 of the adopted OP, works together with the Urban Structure to communicate the relative priority, degree, type, and location of growth in the Urban Area. As shown on Schedule B-1 of the adopted OP, the Growth Framework consists of four areas: Primary Growth Areas, Secondary Growth Areas, Employment Growth Areas, and Established Neighbourhood Areas.

While all of the Mixed Use Intensification Areas identified in the Urban Structure provide opportunities for development, the Growth Framework helps to communicate the priority of these areas in accommodating Burlington's forecasted population and employment growth: Urban Centres and Major Transit Station Areas (MTSAs) are generally identified

¹ While this report refers to Major Transit Station Areas as a type of Mixed Use Intensification Area, the term used in the adopted Official Plan is Mobility Hub. Section 5.2(b) of report PL-16-20 ("Taking a Closer Look at the Downtown: Recommended Modifications to the adopted Official Plan") explains that Mobility Hub is an outdated term and will be removed from the adopted Official Plan through Halton Region's review and decision. For the purpose of report PL-18-20, the term Major Transit Station Area (MTSA) is used to describe the lands identified as Mobility Hubs in the Urban Structure of the adopted Official Plan. It is acknowledged that formal MTSA boundaries must be delineated by Halton Region and the City's Official Plan will be updated to reflect the MTSA boundaries once they are delineated by the Region.

as Primary Growth Areas, and Mixed Use Nodes and Intensification Corridors are generally identified as Secondary Growth Areas. This is a broad statement and there are numerous exceptions based on context; for example, some Mixed Use Nodes and Intensification Corridors are identified as Established Neighbourhood Areas (for example, on Spring Gardens Road) or as Primary Growth Areas (where part of an Intensification Corridor is in close proximity to a major transit station). It is important to note that MTSAs will be formally delineated by Halton Region and that the Urban Structure and Growth Framework may be amended to reflect the MTSAs' boundaries when they are delineated by the Region.

Primary Growth Areas will accommodate the majority of the City's forecasted growth and shall be regarded as the most appropriate and predominant locations for new tall buildings in accordance with the underlying land use designations. Accordingly, Primary Growth Areas can be expected to experience the greatest degree of change, and are the priority areas for the City to develop area-specific plans and invest in infrastructure, including transit, and public service facilities, including parks, to support population and employment growth.

Secondary Growth Areas are intended to accommodate growth in accordance with the permissions and densities of the current land use designations in the OP, and will not result in a significant relocation of planned growth away from the Primary Growth Areas. Secondary Growth Areas shall support the frequent transit corridors and accommodate development that is compact, mixed-use, and pedestrian-oriented in nature, and shall be limited to a maximum of mid-rise building form unless otherwise permitted by the policies of the OP. As stated above, most Mixed Use Nodes and Intensification Corridors are identified as Secondary Growth Areas; this includes all eight of the areas that are designated as Neighbourhood Centres.

Most Mixed Use Nodes and Intensification Corridors are surrounded by Established Neighbourhood Areas or Employment Growth Areas. Intensification is generally discouraged in Established Neighbourhood Areas. Employment Growth Areas are an area of focus for intensification of employment, not population growth. Section 7.3.2 of the adopted OP provides urban design policies that outline the requirement for development within Primary and Secondary Growth Areas to achieve compatibility with surrounding lands, particularly Established Neighbourhood Areas.