



**SUBJECT: Update on the Downtown Burlington Urban Growth Centre (UGC) and Major Transit Station Area (MTSA) Supplemental Discussion Paper**

**TO: Community Planning, Regulation & Mobility Cttee.**

**FROM: Community Planning Department**

Report Number: PL-59-20

Wards Affected: All

File Numbers: 150-14

Date to Committee: December 8, 2020

Date to Council: December 14, 2020

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**Recommendation:**

Direct the Director of Community Planning to provide comments to the Region, if any, on the Downtown Burlington UGC and MTSA Supplemental Discussion Paper, upon Council approval on December 14, 2020.

**PURPOSE:**

The purpose of this report is to provide an update on the Downtown Burlington UGC and MTSA Supplemental Discussion Paper jointly prepared by Regional and City staff. In addition, the report presents details on the engagement program and relevant process updates to provide Council with the opportunity to submit feedback, if any, to the Region.

**Vision to Focus Alignment:**

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

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**Background and Discussion:**

Under the Planning Act, municipalities are required to have an official plan and to update that official plan on a regular basis. The Halton Regional Official Plan (ROP) is an important document that guides decisions related to growth, development and community investment across Halton Region.

The Planning Act requires municipal official plans to be consistent with the Provincial Policy Statement (2019) and to conform to applicable Provincial Plans. The Halton Region Official Plan provides a strong planning vision that sees Halton's future landscape consisting of identifiable settlement areas, a rural countryside, and a natural heritage system.

As discussed in [PL-28-20](#), the Regional Official Plan Review (ROPR) is currently in Phase 2, focused on research and analysis and a set of Discussion Papers on key theme areas, including the Regional Urban Structure (Integrated Growth Management Strategy).

### **Regional Urban Structure (Integrated Growth Management Strategy)**

The Region's Integrated Growth Management Strategy will address the Growth Plan, 2019 and the requirement to accommodate 1.1 million people and 500,000 jobs in Halton Region by 2051. The Integrated Growth Management Strategy Regional Urban Structure Discussion Paper was available for public consultation from July to October 30, 2020. The Regional Urban Structure Discussion Paper identifies the foundational elements of the Regional Urban Structure including Community Areas and Employment Areas. Within the Community Area, the identification of Strategic Growth Areas is an important component of the Region's overall growth management strategy. Strategic Growth Areas is a broad term that captures nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. They range from Urban Growth Centres and Major Transit Station Areas all the way to any other major intensification opportunities including nodes and corridors.

The [Regional Urban Structure Discussion Paper](#) was released in late July 2020 and provides an overview of the applicable policy context and specific requirements in the Growth Plan, 2019 that the ROPR and Integrated Growth Management Strategy must address. The elements of the Urban Structure, including Urban Growth Centres, draft delineated boundaries of Major Transit Station Areas and a proposed Major Transit Station Area hierarchy were presented in the Discussion Paper for consultation. The Regional Urban Discussion Paper also includes discussion on employment areas and employment conversion requests.

The ROPR is being advanced in partnership with Halton's local municipalities, leveraging local plans and priorities to support the Region's vision for growth and examine opportunities for intensification. In order to support the City of Burlington's local

policy framework for accommodating future growth and intensification, the City has completed focused studies and prepared a new Official Plan (adopted 2018). This work has also included a scoped re-examination of the City's adopted Official Plan and an Interim Control By-law Land Use study.

Through City of Burlington Report [PL-33-20](#) – “Downtown UGC and MTSA Designations”, endorsed by City Council on August 24, 2020, the City requested that the Region through its Municipal Comprehensive Review:

- adjust the boundary of the Downtown Burlington UGC to generally align with the lands in proximity to the Burlington GO Station;
- remove the MTSA designation from the Downtown and delineate the boundaries of all other MTSA's in Burlington; and
- implement a staged approval of the Municipal Comprehensive Review to prioritize the above issues.

On September 16, 2020, Regional Council authorized staff, through Report No. [LPS84-20](#) – “Advancing Key Planning Priorities of the Halton Municipalities through the Regional Official Plan Review”, to develop a joint Supplemental Discussion Paper that highlights proposed adjustments related to the Downtown UGC boundary and proposed removal of the MTSA designation.

The [Downtown Burlington UGC and MTSA Supplemental Discussion Paper](#) was jointly prepared by Halton Region and City of Burlington staff. The discussion paper explores the policy context and issues related to the proposed removal of the Downtown MTSA designation and the boundary adjustment options for the UGC.

On October 21, 2020, Regional Council authorized staff, through Report No. [LPS89-20](#) – “Regional Official Plan Review: Supplemental Discussion Paper on Downtown Burlington Urban Growth Centre and Major Transit Station Area”, to release the discussion paper and landing page as a basis for public consultation.

## **Submissions**

The Region is accepting comments on the Joint Supplemental Discussion Paper until December 22, 2020. Region and City staff protocol is to ensure that all submissions with respect to the Joint Supplemental Discussion Paper are forwarded to the Region for their consideration. Given the local nature of many comments it is likely that City staff will have a role in helping to understand comments and determine if any comments necessitate the consideration of additional information. Staff at the Region and City will work together to respond to feedback.

Regional staff are proposing to report to Regional Council in early 2021 with an update on the engagement process related to the Regional Official Plan Review. The update

will summarize the process and results of the engagement to date pertaining to the Discussion Papers released in the summer of 2020 and the Supplemental Discussion Paper.

### **Next Steps**

As noted in Report No. LPS89-20, all input received through public engagement will be recorded, responded to, as necessary, and presented to Regional Council in a Consultation Summary Report. The input received on the Downtown Burlington Urban Growth Centre and Major Transit Station Area Supplemental Discussion Paper will be used as input into the broader Integrated Growth Management Strategy and will form part of an initial scoped Regional Official Plan Amendment (ROPA) to be brought forward to Regional Council in draft in early 2021 for authorization to begin a consultation period. Further, it is anticipated that a recommendation report on the initial scoped ROPA will be brought to Regional Council by June 2021, with further opportunities for public engagement through the statutory process.

### **Strategy/process**

The City of Burlington staff are providing an update on the Downtown Burlington UGC and MTSA Supplemental Discussion Paper and engagement process through staff report PL-59-20 to obtain comments, if any, during the two-month consultation period as City input into Phase 2 of the Regional Official Plan Review (ROPR).

### **Options Considered**

Not applicable.

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### **Financial Matters:**

Not applicable.

### **Total Financial Impact**

Not applicable.

### **Source of Funding**

Not applicable.

### **Other Resource Impacts**

Not applicable.

## **Climate Implications**

Not applicable.

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## **Engagement Matters:**

As described in Report No. LPS89-20, the two-month consultation period for the Supplemental Discussion paper is from October 22 – December 22, 2020. The public engagement process is being undertaken jointly with the Halton Region and City of Burlington. The following engagement activities have taken place:

- the Supplemental Discussion Paper and Landing Page, which summarizes the Supplemental Discussion Paper, have been posted on [halton.ca/ropr](http://halton.ca/ropr)
  - o Discussion questions have been included on the Landing Page where people are able to provide their responses to questions posed and/or general comments using an online survey tool until December 22, 2020;
- At the November 10, 2020 City of Burlington Community Planning, Regulation and Mobility (CPRM) Committee meeting, Regional staff presented to Burlington City Council on the Supplemental Discussion Paper. The discussion at the CPRM Committee was focused on three main components:
  - o Engagement with the public and how feedback will be communicated to Council;
  - o The timing and process for the considerations of the proposed adjusted UGC and removal of the MTSA designation; and,
  - o UGC considerations such as growth horizon, Inclusionary Zoning, provincial conformity etc.
- Regional and City staff have met with various Regional Advisory, City Advisory and other stakeholder groups, some requested by the groups and others initiated by the Region or City. The format of these meetings has included a presentation by Regional staff followed by a questions and answer period. Meetings have been recorded by staff to capture the main points of the meeting. The groups include the following:
  - o West End Home Builders Association
  - o Burlington Downtown Business Association
  - o City of Burlington Sustainable Development Committee
  - o City of Burlington's Halton Developer Liaison Committee
  - o Building Industry and Land Development Association (BILD)
  - o Halton Agricultural Advisory Committee/Natural Heritage Advisory Committee

- Region of Halton's Halton Developer Liaison Committee
- Two joint Public Information Centres (PICs) with Regional and City staff, which were held virtually and followed the same outline as a traditional PIC with an introduction, staff presentation and question/answer session. The PICs took place on the following dates:
  - Thursday November 19, 2020 at 1p.m.
  - Wednesday November 25, 2020 at 7p.m.

Public notification of engagement opportunities has been provided through the Region's website, newspaper advertisements, mailing lists, social media, stakeholder groups, and other means.

Further, the City's role in the engagement process included:

- Informational material posted on the City's Get Involved webpage to direct the reader to the Regional ROPR website;
- City social media promotion;
- A newsletter containing information on the Supplemental Discussion paper and consultation period sent out through Get Involved, through Constant Contact to the Official Plan mailing list and to City Advisory Committees;
- Arrange meetings with City stakeholders and City Advisory Committees as needed;
- Actively participate in Regional PICs; and
- Provide the Region with comments on the Supplemental Discussion Paper directly submitted to the City which will be treated in the same manner as comments made to the Region.

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## **Conclusion:**

The Downtown Burlington UGC and MTSA Supplemental Discussion Paper jointly prepared by Regional and City staff has been released for public consultation. City staff have prepared staff report PL-59-20 to provide details on the engagement program and relevant process updates to provide Council with the opportunity to submit feedback, if any, to the Region.

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Respectfully submitted,

Heather MacDonald

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**Notifications:**

Region of Halton

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.