

# Major Transit Station Area (MTSA) Area-Specific Planning Project

## Council Workshop

May 17, 2021

# Introduction

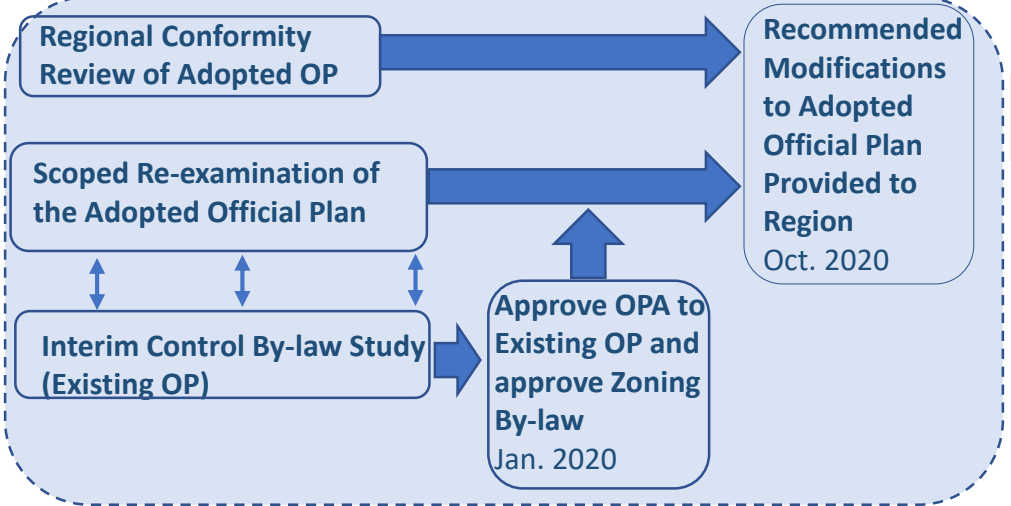


# Workshop Agenda

<b>1-2:30pm</b>	<ul style="list-style-type: none"><li>• Workshop Goals &amp; Objectives</li><li>• Setting the Context</li><li>• Overview of Mobility Hubs Study</li></ul>
<b>2:30-2:35pm</b>	<b>Break (5 minutes)</b>
<b>2:35-4pm</b>	<ul style="list-style-type: none"><li>• Connections to other projects</li><li>• MTSA Project Brief Overview<ul style="list-style-type: none"><li>• Givens</li><li>• Workplan &amp; Timing</li><li>• Engagement</li></ul></li><li>• Discussion</li><li>• Next Steps</li></ul>

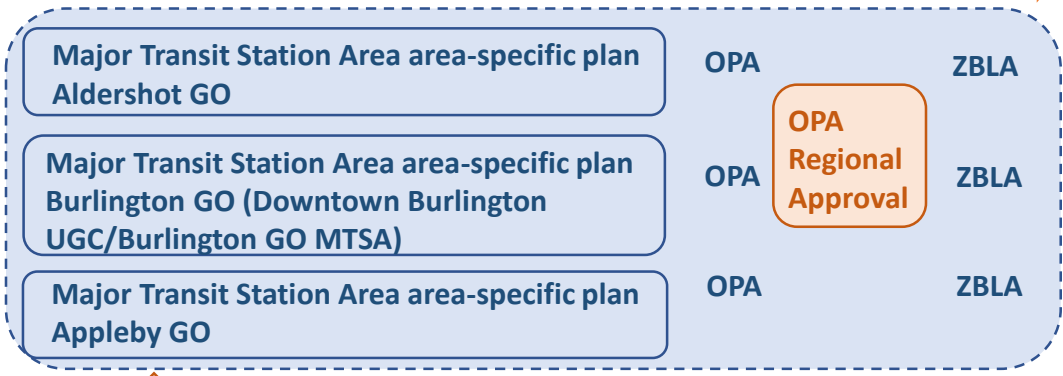
# Process Timeline (Multiple Projects)

Legend:  
 City of Burlington  
 Regional  
 Provincial



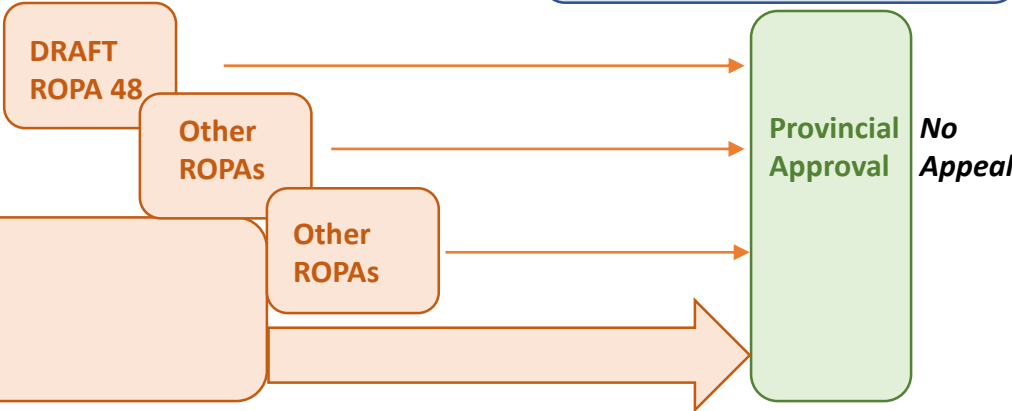
**Draft Decision**  
Nov. 2020

**Adopted OP Approved with Modifications**  
December 2020



Report back to Council on MTSA and UGC Designations  
Aug. 2020

1 year from Provincial Approval to achieve Burlington OP Conformity



**Region's Official Plan Review / Municipal Comprehensive Review**

**Growth Plan 2019**

**Other unknown changes: changes to Planning Act and regulations, PPS, other**

# Council Workshop Outline

## Goals

- To orient Council to the work and engagement undertaken through the Mobility Hub Study related to Appleby GO, Burlington GO and Aldershot GO.
- To obtain further Council feedback on the scope and timing to inform the work plan, draft terms of reference and the engagement approach for the work.

# Council Workshop Outline

## Objectives

1. To build appreciation and confidence in the planning and engagement work completed to date as part of the Mobility Hub Study with respect to the GO Station Area-Specific Plans.
2. To share what has remained the same and what has changed since the pause of the Mobility Hub Study work.
3. To build an appreciation of the opportunities and challenges related to the urgent and important work of completing the area-specific plans.
4. To inform the work plan report, terms of reference and engagement approach for Council consideration in June.

# Setting the Context

- Complete Communities
- Provincial, Regional and City initiatives



# Setting the Context

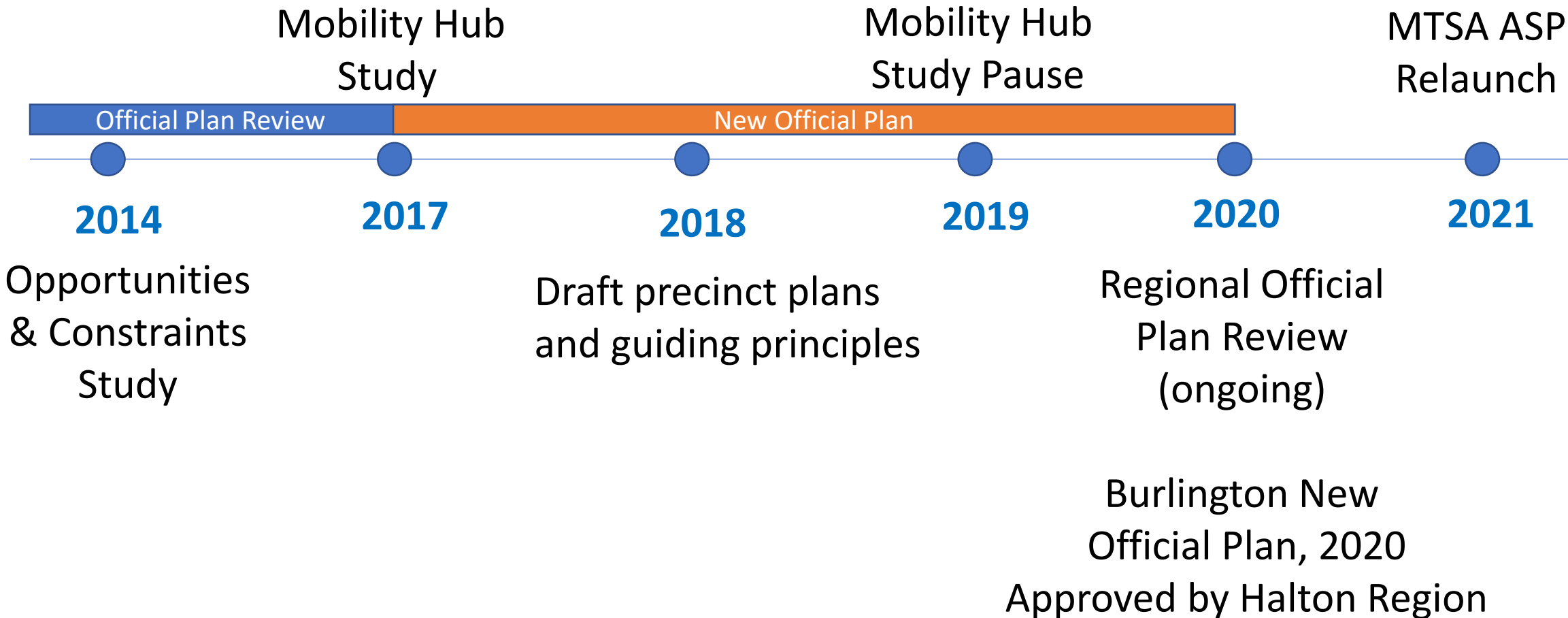
Mobility Hub

Major Transit  
Station Area

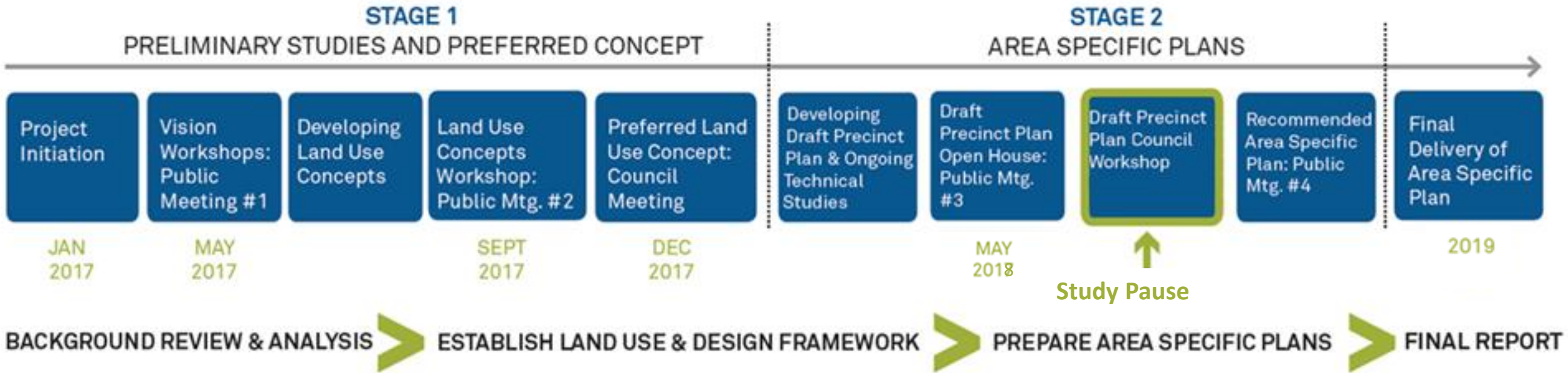
Protected  
Major Transit  
Station Area



# Area-Specific Planning in Burlington



# Mobility Hubs Study Overview



# Mobility Hubs Study Engagement

Visioning

May 2017

Draft Concepts

Sept 2017

Preferred Concepts

Dec 2017

Draft Precinct Plans

May 2018

Council Workshop

July 2018



**Visioning**

May 2017

Draft Concepts

Sept 2017

Preferred  
Concepts

Dec 2017

Draft Precinct  
Plans

May 2018

Council  
Workshop

July 2018

1. Public Places
2. Private Spaces (Development)
3. Getting Around
4. Community Features & Amenities



Visioning

May 2017

**Draft Concepts**

**Sept 2017**

Preferred Concepts

Dec 2017

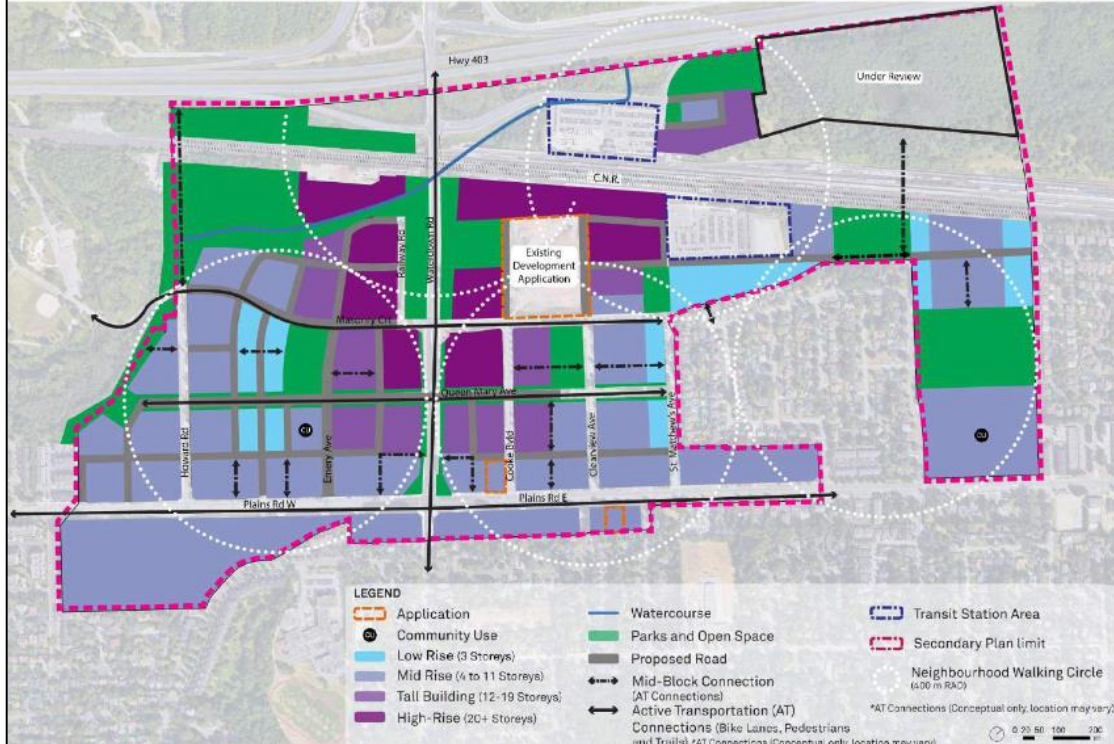
Draft Precinct Plans

May 2018

Council Workshop

July 2018

### Concept 1: Waterdown Road Oriented



### Concept 2: Rail Corridor Oriented



Visioning

May 2017

Draft Concepts

Sept 2017

Preferred Concepts

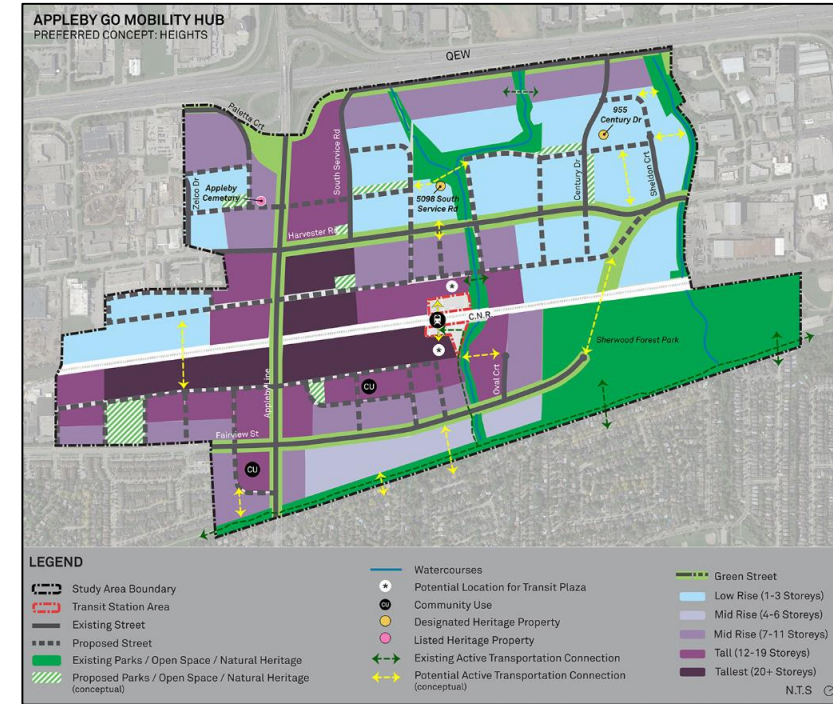
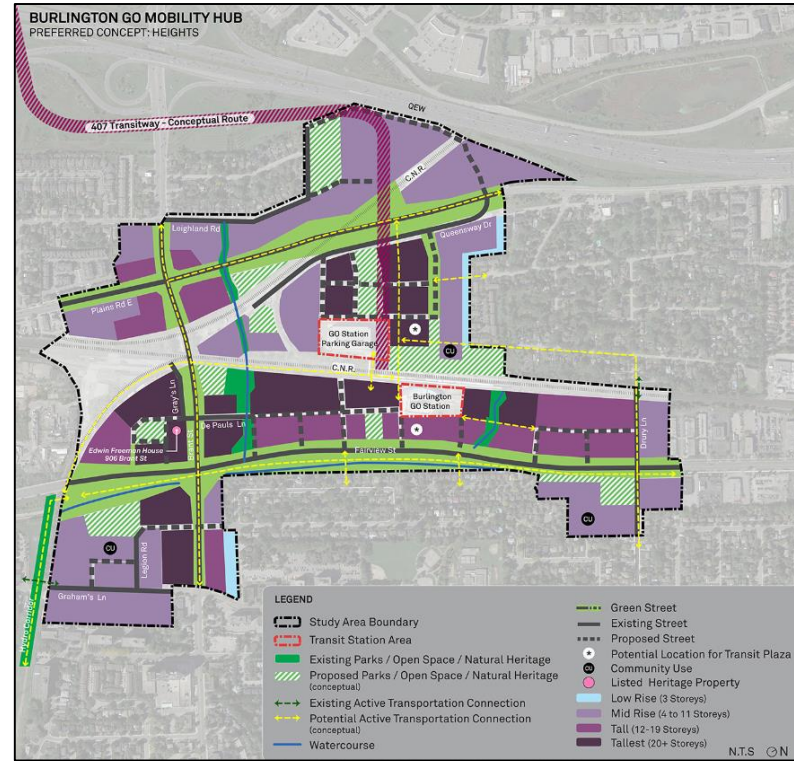
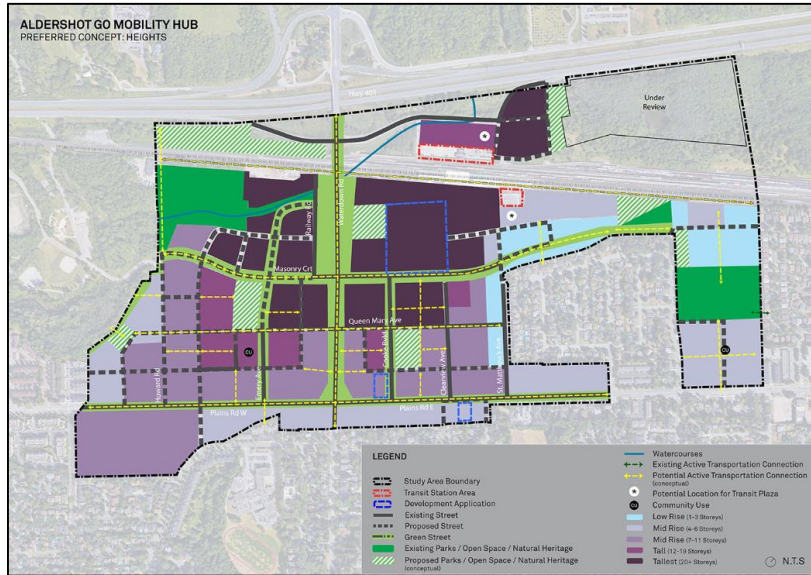
Dec 2017

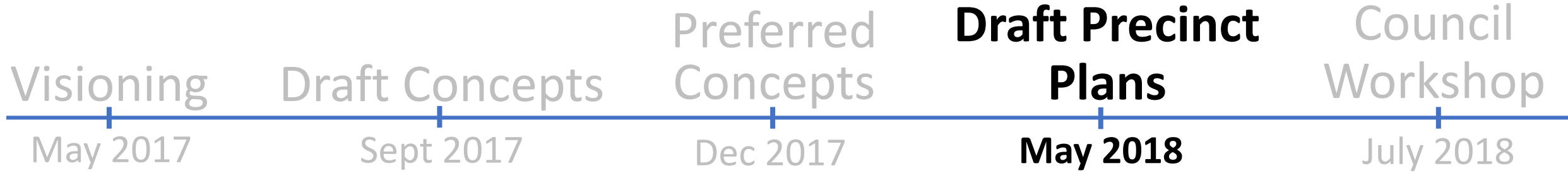
Draft Precinct Plans

May 2018

Council Workshop

July 2018





Visioning

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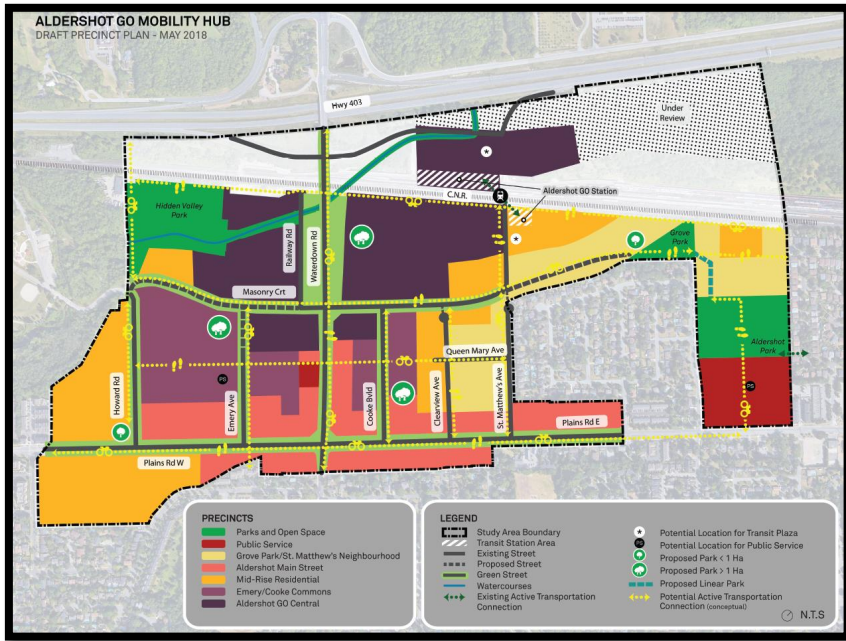
Dec 2017

Draft Precinct Plans

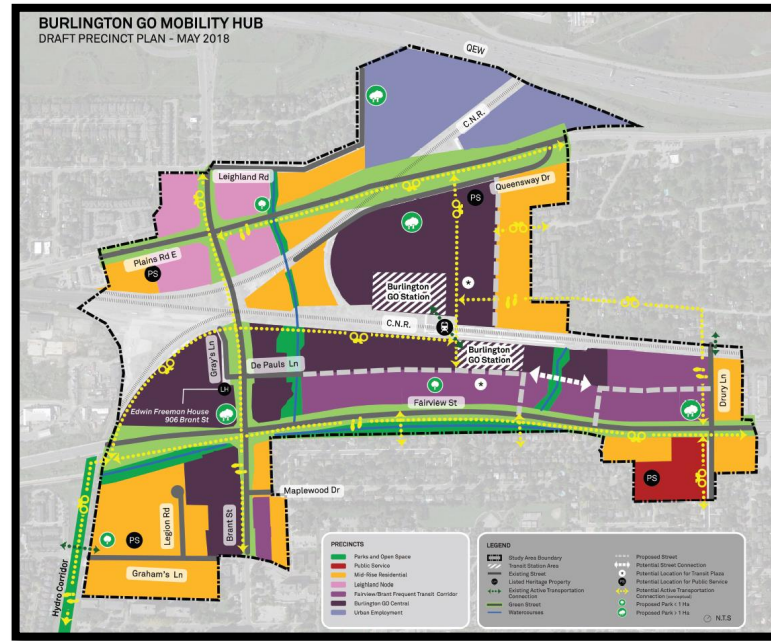
May 2018

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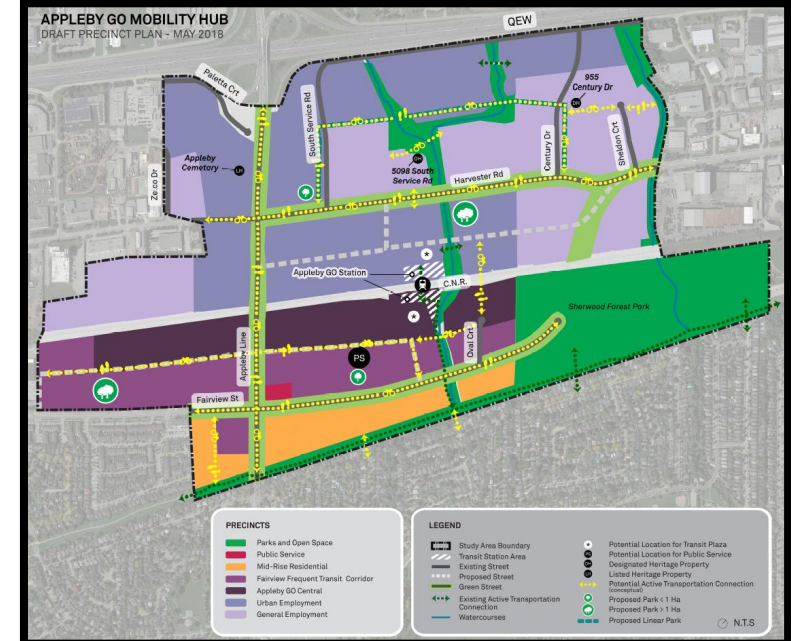
July 2018



ALDERSHOT GO



BURLINGTON GO



APPLEBY GO



Visioning

May 2017

Draft Concepts

Sept 2017

Preferred Concepts

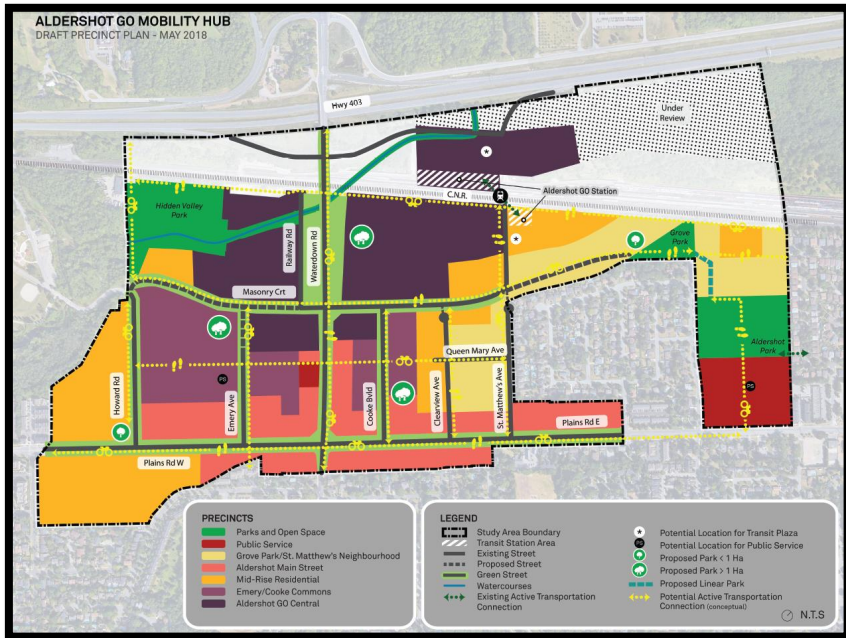
Dec 2017

Draft Precinct Plans

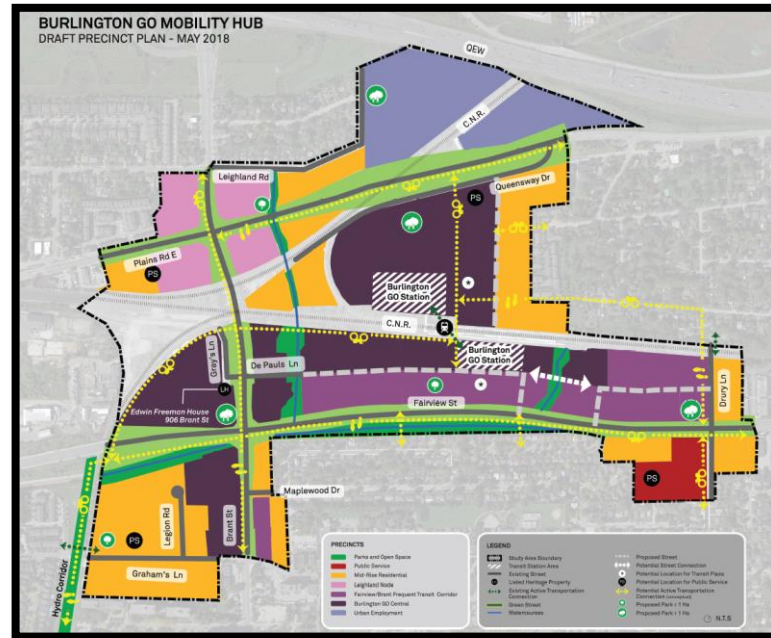
May 2018

Council Workshop

July 2018



ALDERSHOT GO



BURLINGTON GO

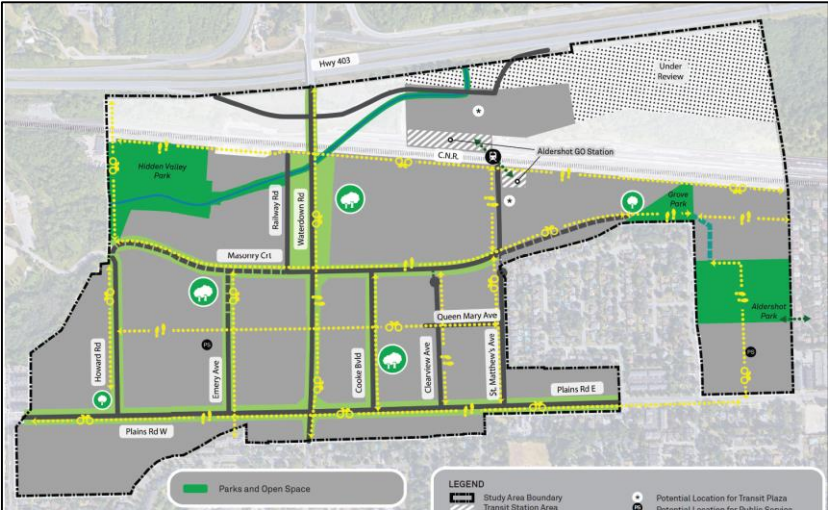


APPLEBY GO

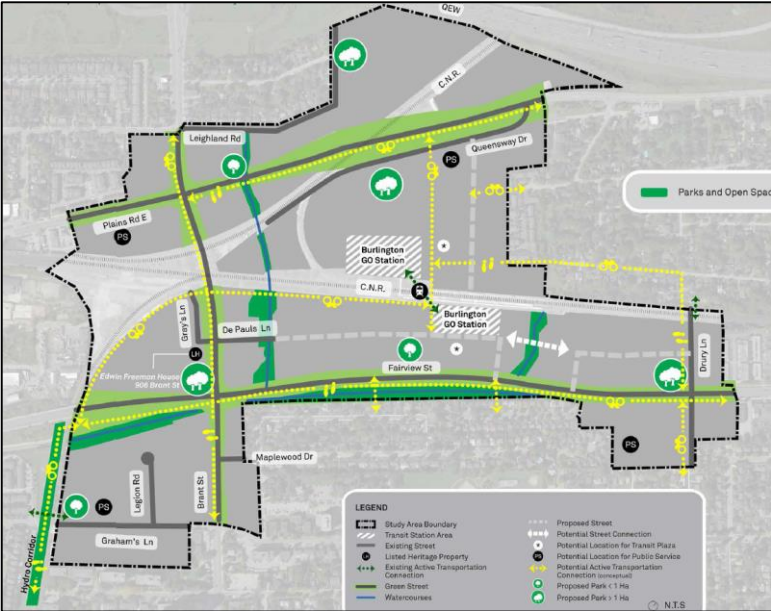
# Parks and Open Space

- Create a parks and open space network to serve residents and employees
- Maintain and enhance public access to parks and open spaces

ALDRESHOT GO



BURLINGTON GO



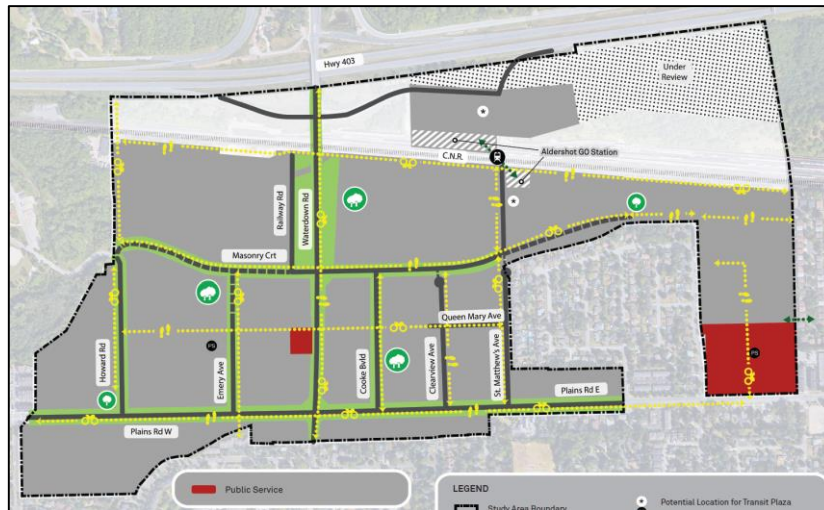
APPLEBY GO



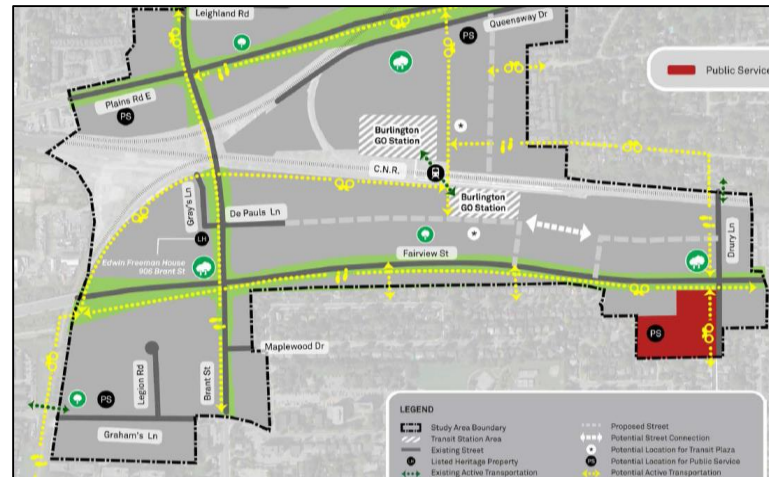
# Public Service

- Accommodate current and future public services
- May accommodate public service uses wholly or as part of a public-private partnership

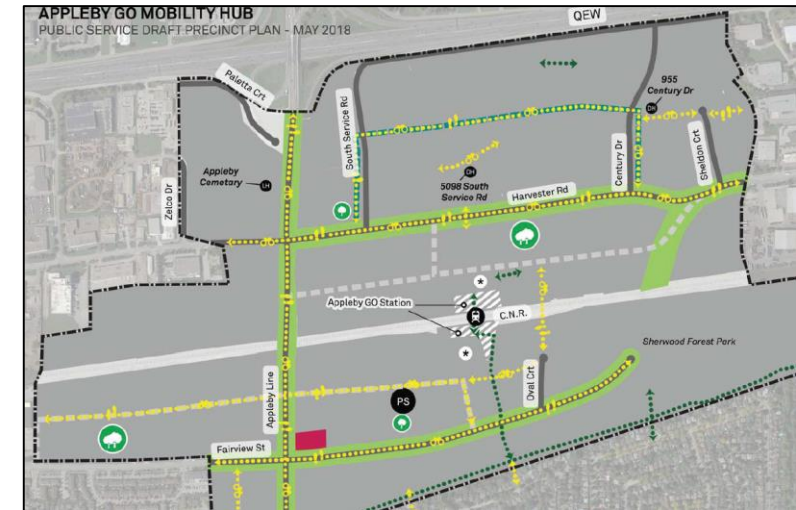
## ALDRESHOT GO



## BURLINGTON GO



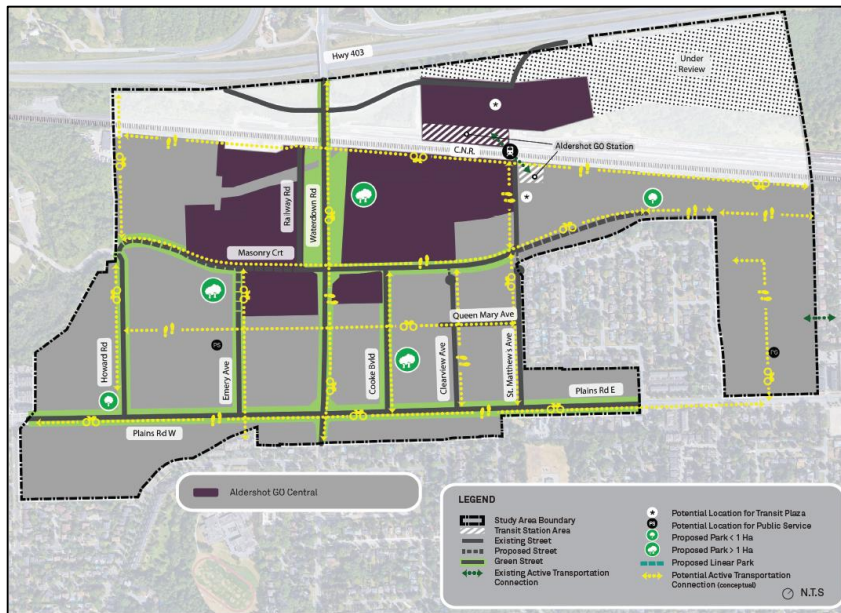
## APPLEBY GO



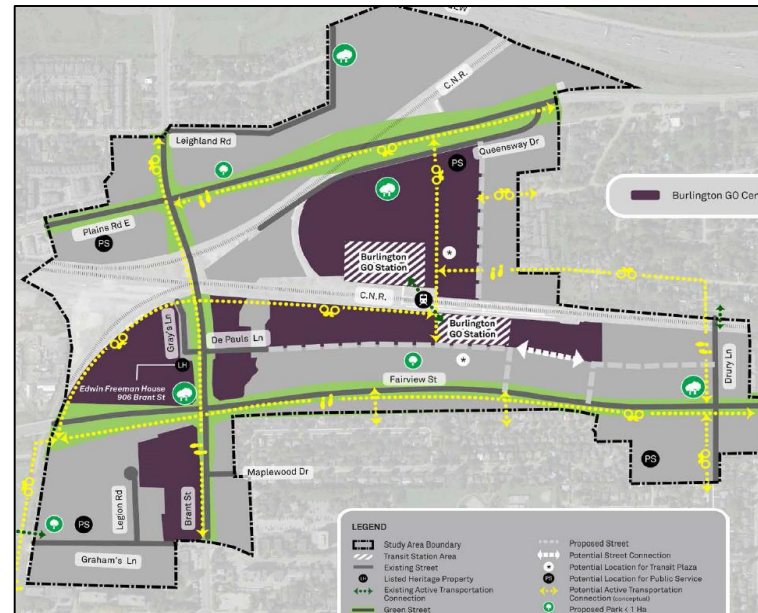
# GO Central Precincts

- Establish a height peak within the GO Station Mobility Hubs
- Most significant area for residential, retail and commercial
- Pre-eminent destination for office, affordable housing and urban format retail

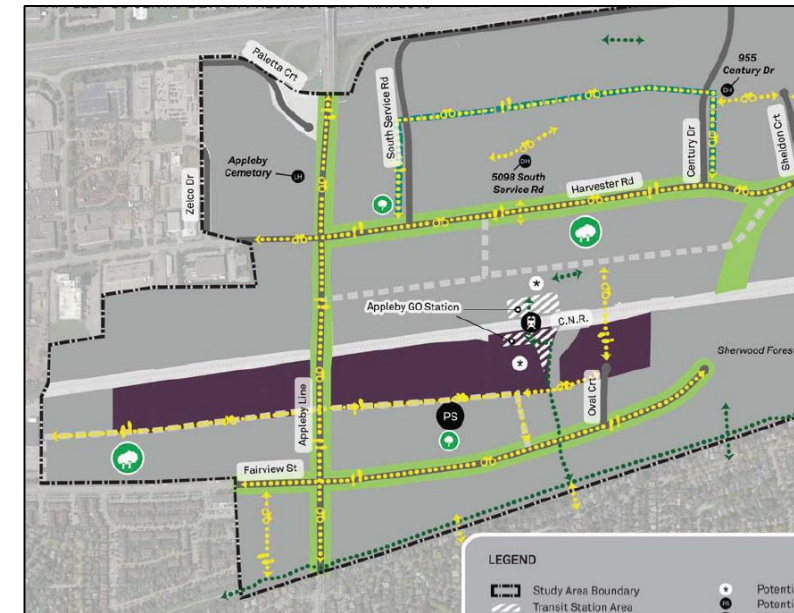
## ALDERSHOT GO



## BURLINGTON GO



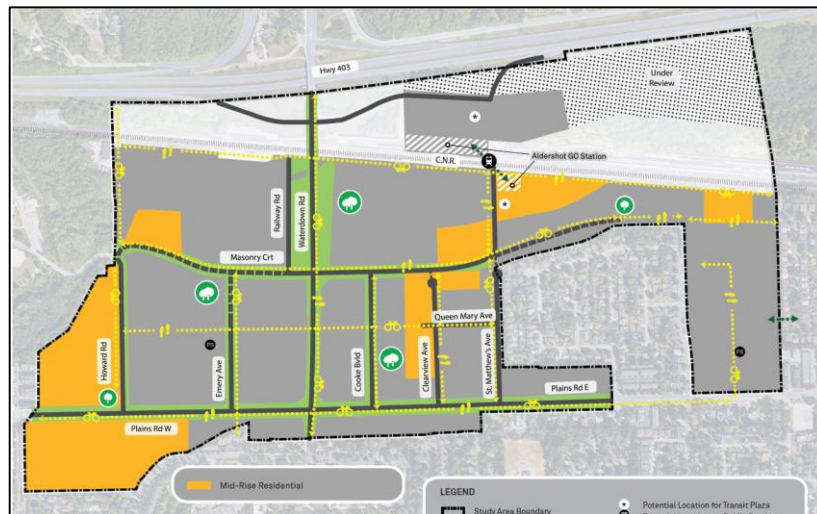
## APPLEBY GO



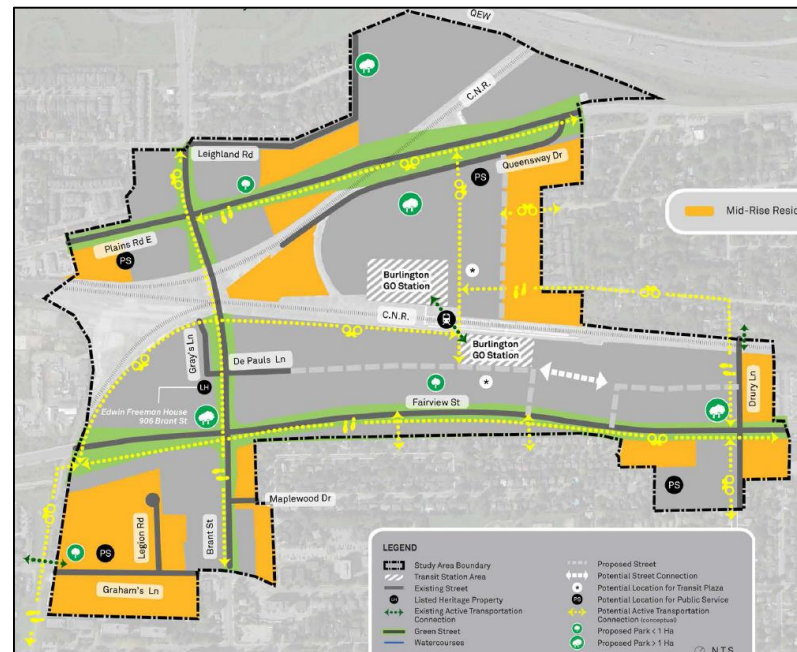
# Mid-Rise Residential Precinct

- Support the development of compact urban residential communities low and/or mid-rise housing forms (“The Missing Middle”)
- Accommodate a wide range of demographics
- Transition to adjacent precincts and/or areas

ALDRESHOT GO



BURLINGTON GO

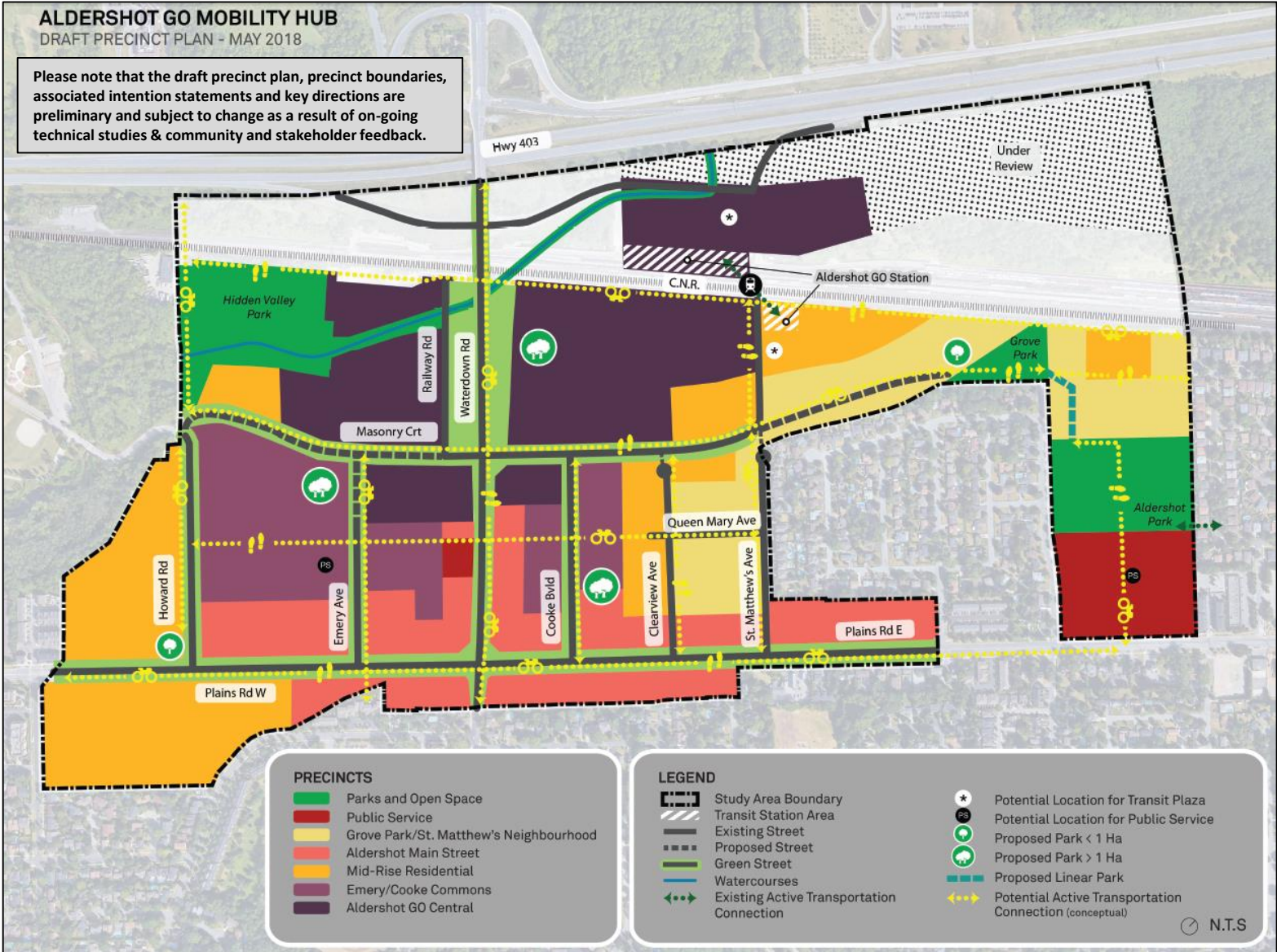


APPLEBY GO



# 2018 Aldershot GO Draft Precinct Plan

## Mobility Hubs Study



Precinct	Max Building Height Permission (storeys)
Parks and Open Space	No Maximum
Public Service	No Maximum
Grove Park/St. Matthew's Neighbourhood	2.5
Aldershot Main Street	6 or 11
Mid-Rise Residential	11
Emery/Cooke Commons	19
Aldershot GO Central	30

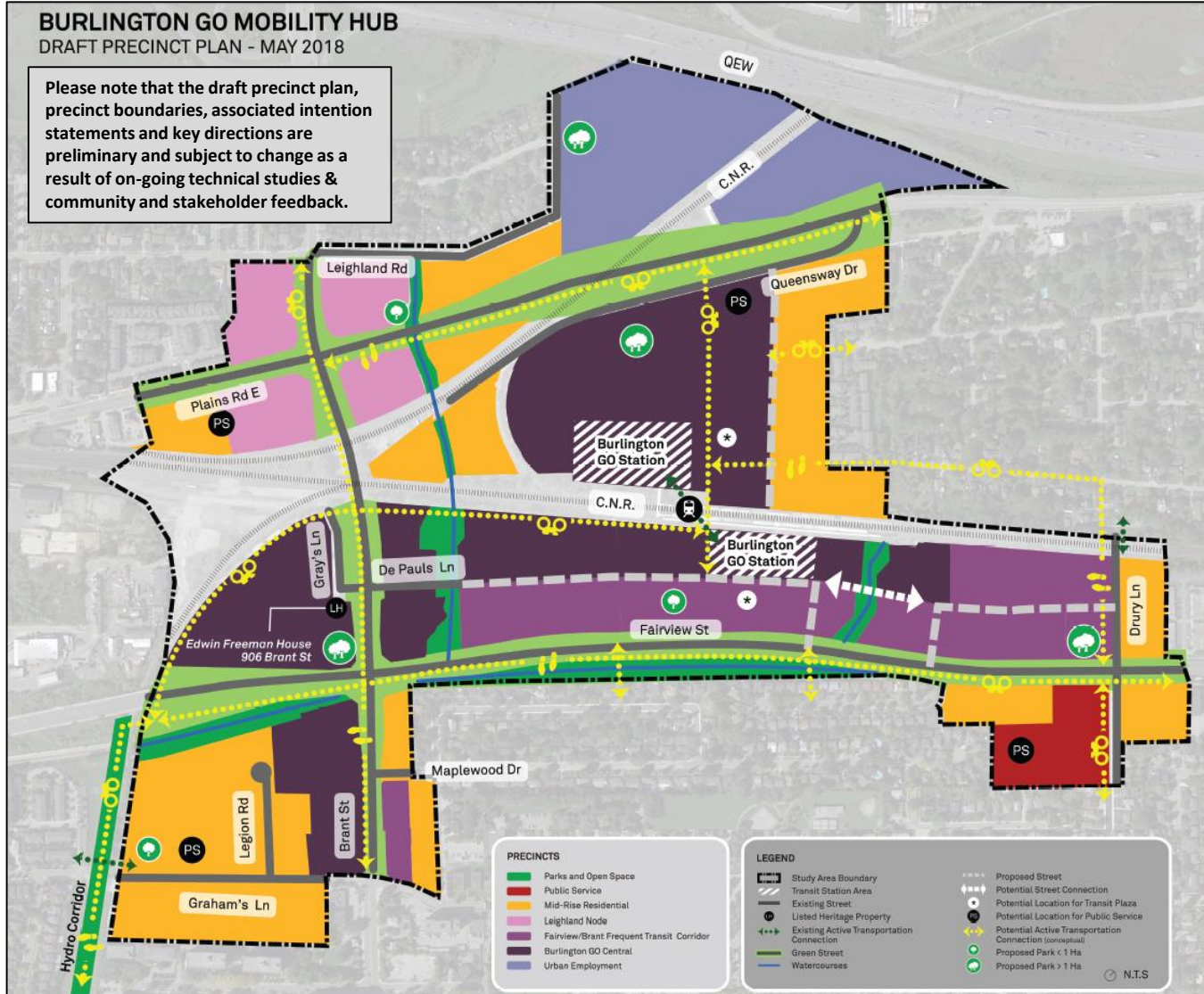
# Proposed ROPA 48

## Proposed Aldershot GO MTSA



# 2018 Burlington GO Draft Precinct Plan

## Mobility Hubs Study

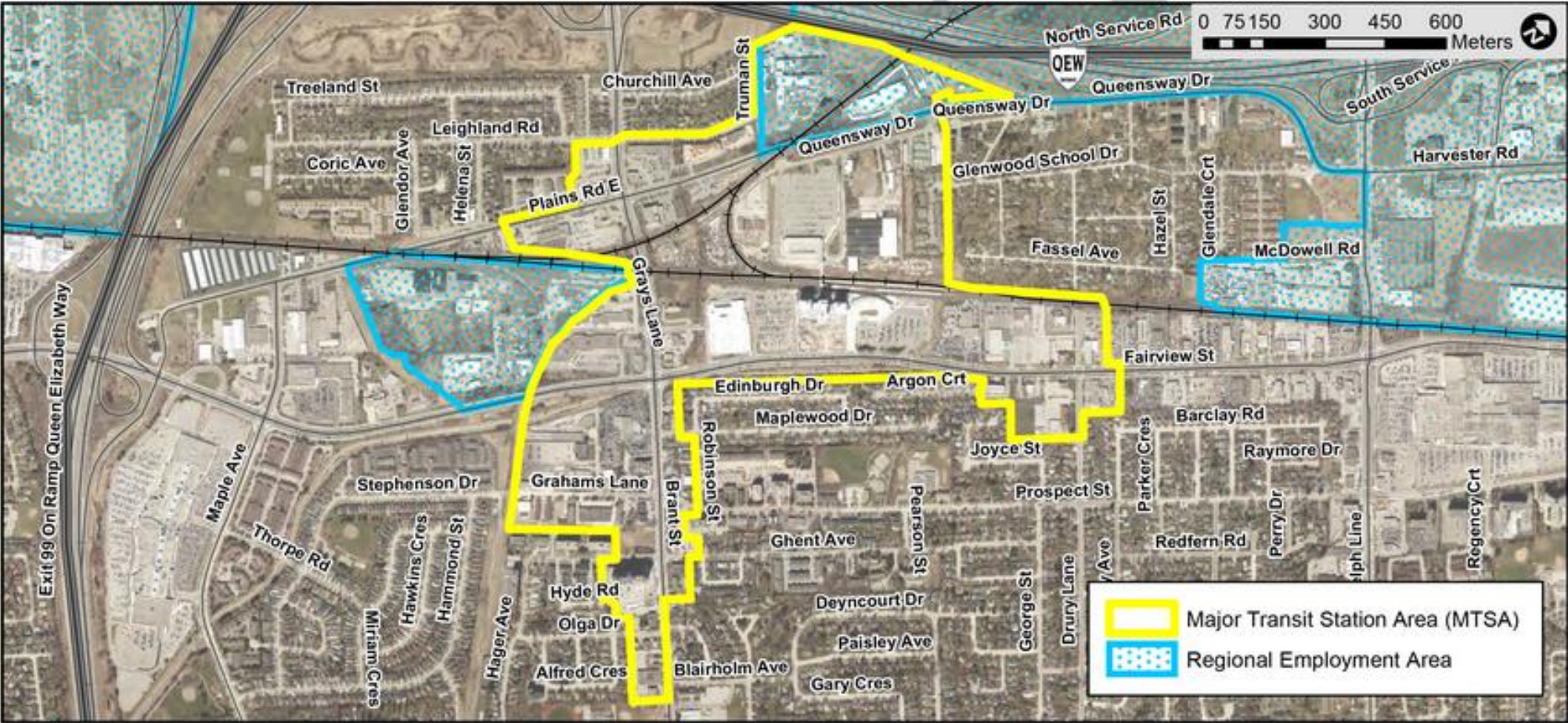


Precinct	Max Building Height Permission (storeys)
Parks and Open Space	No Maximum
Public Service	No Maximum
Mid-Rise Residential	11
Leighland Node	19
Fairview/Brant Frequent Transit Corridor	19
Burlington GO Central	30
Urban Employment	n/a



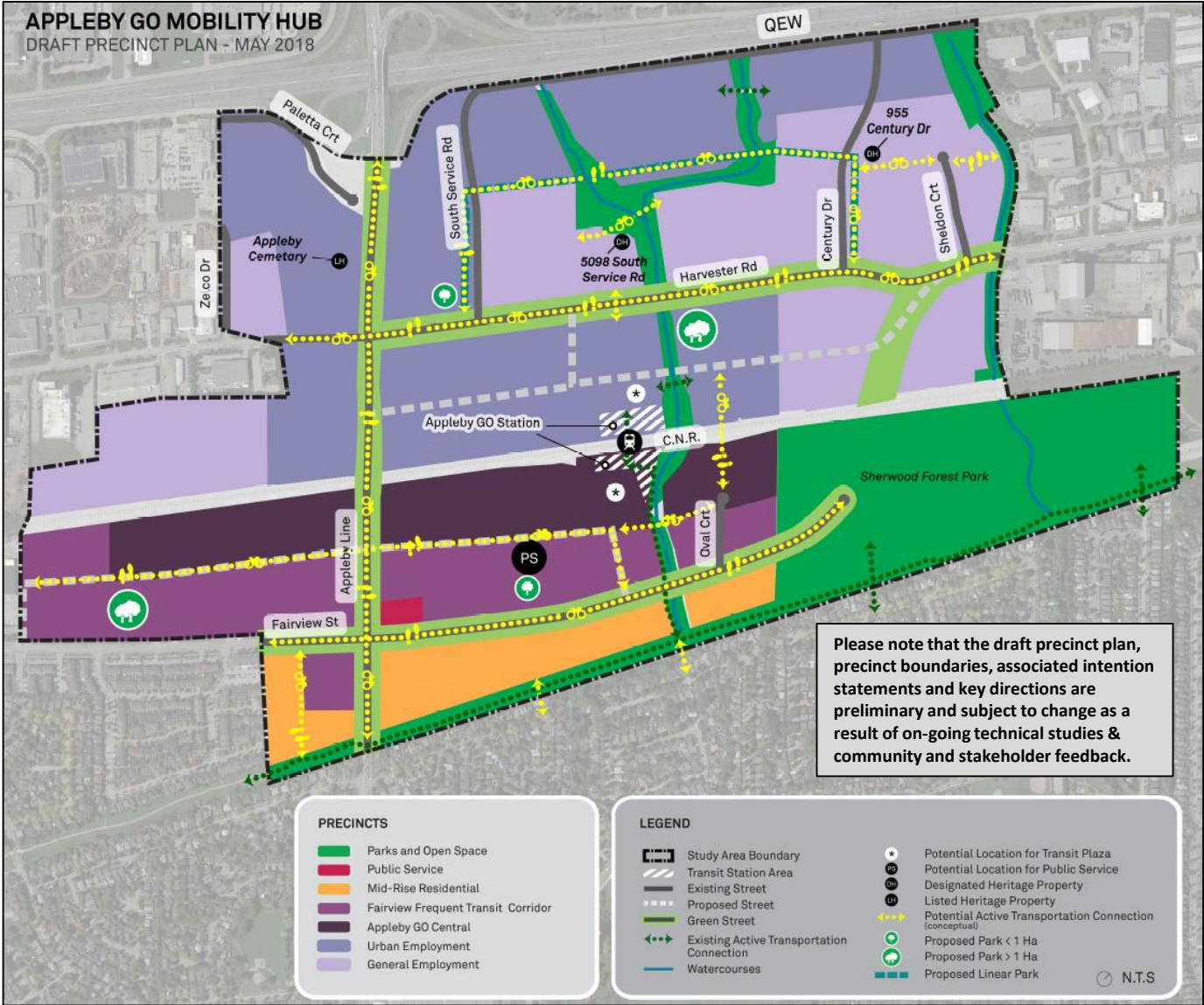
# Proposed ROPA 48

## Proposed Downtown Burlington UGC/ Burlington GO MTSA



# 2018 Appleby GO Draft Precinct Plan

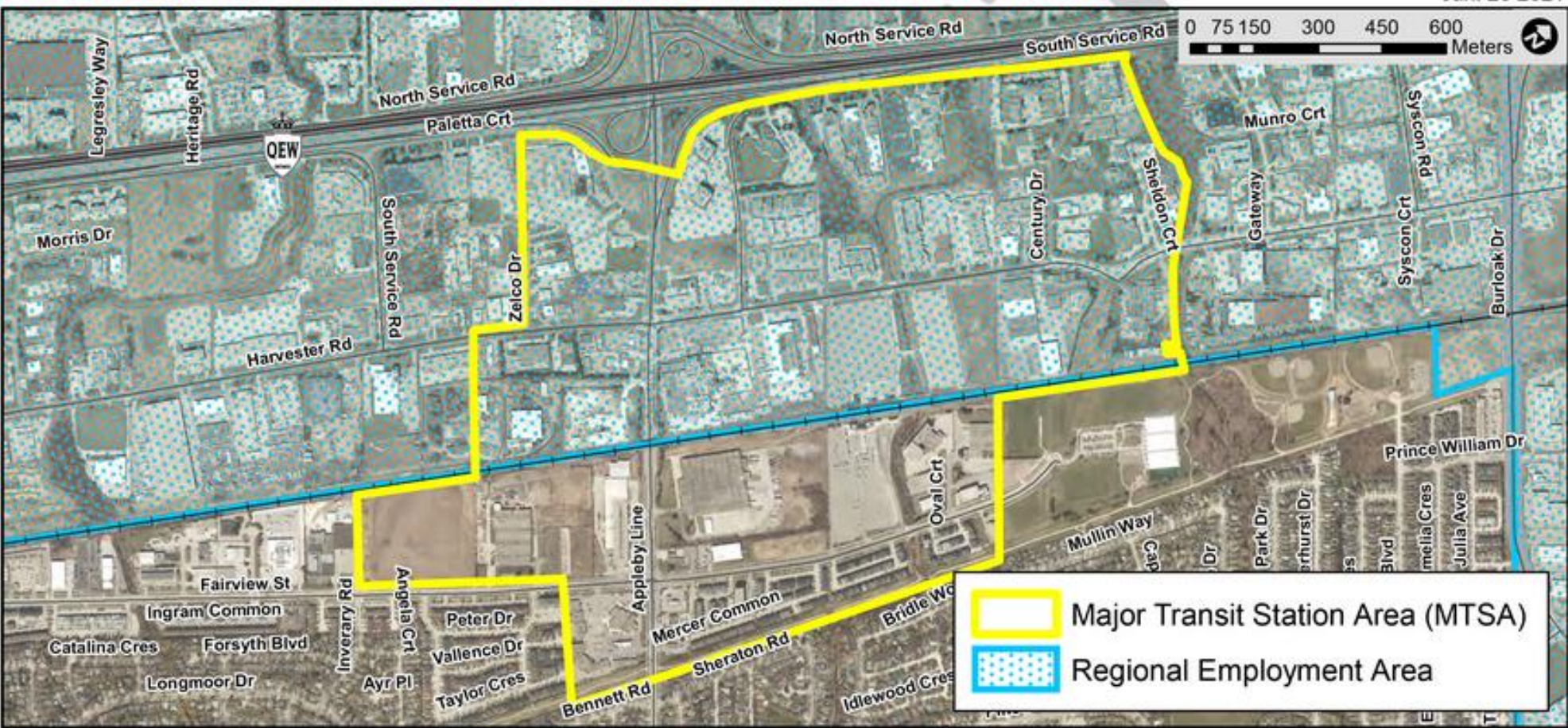
## Mobility Hubs Study



Precinct	Max Building Height Permission (storeys)
Parks and Open Space	No Maximum
Public Service	No Maximum
Mid-Rise Residential	11
Fairview Frequent Transit Corridor	19
Appleby GO Central	30
Urban Employment	n/a
General Employment	n/a

# Proposed ROPA 48

## Proposed Appleby GO MTSA



# Questions/Discussion

**Break**

# Connections to MTSA Work

- New Official Plan
- Housing Strategy
- Comprehensive ZBL Review
- Parks Master Plan (Phase 1 & 2)
- Integrated Mobility Plan (IMP)
- Phase 2 Flood Study
- Transit 5-Year Business Plan
- Intensification Area Parking Rates

## Regional

- Regional Official Plan Review

## City Projects

- Prosperity Corridor Study  
(City/Region/MTO)

- Cycling Master Plan
- Trails Master Plan
- Burlington Lands Partnership
- GO Investment Corridor (EcDev)
- Comprehensive CIP Strategy
- Climate Action and Adaptation Plans
- Community Benefits Charges
- Development Charges

## Provincial

- Metrolinx RER
- 407 Transitway

# MTSA ASP Project 2021-2022

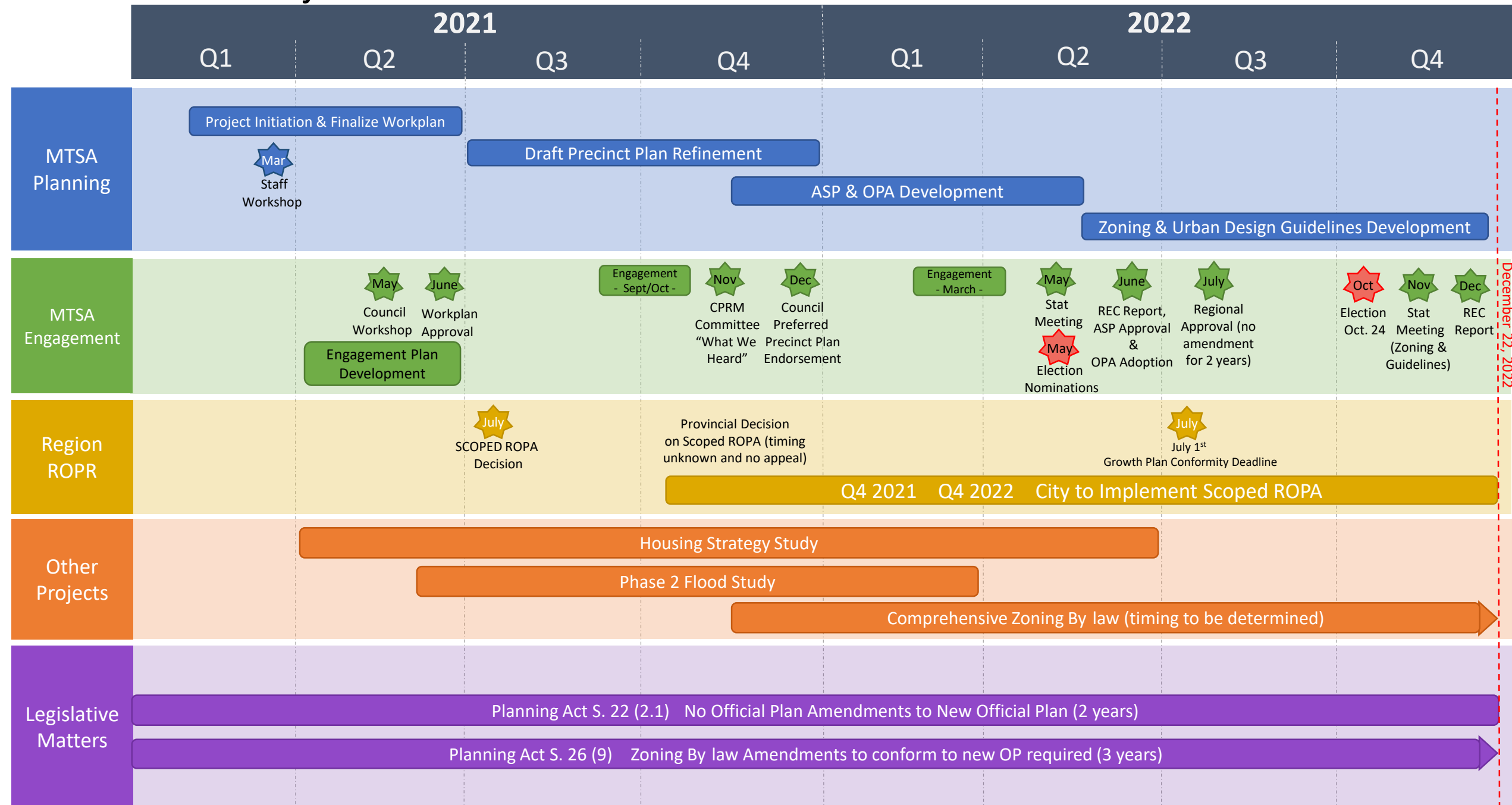
## MTSA Deliverables

- Work plan and Engagement Plan
- 3 Area-Specific Plans - implemented through Official Plan Amendments
- Completed technical studies
- Inclusionary Zoning (IZ) Framework
- Zoning By-law Amendment
- Urban Design Guidelines

## Givens

- Conformity with Regional and Provincial plans and policies
- Protected MTSA Framework
- Targeted completion by end of 2022 dependent on confirming work plan and engagement plan
- Informed by technical studies
- Project will build upon 2018 draft precinct plans

# Draft MTSA ASP Project Timeline 2021-2022





# MTSA Project Engagement

*By June 2022, Burlington City Council will vote to adopt amendments to the Burlington Official Plan, 2020 to incorporate Protected Major Transit Station Area (MTSAs) area-specific plans to guide development and investment around the Burlington, Appleby and Aldershot GO Station Areas. Amendments endorsed by Burlington City Council will then be forwarded to the Region of Halton for approval.*



# Questions/Discussion

# Next Steps

## **June 8<sup>th</sup> CPRM Committee**

- Report PL-27-21 MTSA Area-Specific Planning Project
  - draft Terms of Reference
  - draft Engagement Plan