



# ... *Memo*

**To: Mayor Meed Ward and Members of Council**

**From: Alison Enns, Manager of Policy and Community &  
Jenna Puletto, Coordinator of Community Initiatives**

**Cc: Brynn Nheiley, Executive Director of Community Planning,  
Regulation and Mobility**

**Mark Simeoni, Director of Community Planning**

**Date: June 10, 2022**

**Re: Update on the MTSA ASP Planning Study**

The purpose of this memo is to provide an update on the Major Transit Station Area (MTSA) Area-Specific Plan (ASP) Planning Study, to identify the next steps planned to complete the project for the Downtown Burlington UGC/Burlington GO MTSA and Aldershot GO MTSA, and to note that the work on the Appleby GO MTSA has been paused in the short term.

## **Community Planning, Regulation and Mobility Committee – January 7 2022**

In January 2022 at the Community Planning, Regulation and Mobility Committee (CPRM), Council considered report [PL-02-22, Major Transit Station Area \(MTSA\) Area-Specific Recommended Preferred Precinct Plans](#). This Report:

- Presented the [Interim Report](#) prepared by Dillon Consulting which provided a high-level overview of the various inputs which shaped the Recommended Preferred Precinct Plans as well as outlined a series of draft policy directions which are informing the creation of the area-specific plan study;
- Supported the discussion by Committee and stakeholders around the Recommended Preferred Precinct Plans for each of Burlington's MTSA's;
- Transmitted the [summary of the Fall 2021 Engagement Period](#); and
- Transmitted a number of Technical Studies including:
  - [Mobility Hubs Market Analysis](#);
  - Mobility Hubs [Pre-Feasibility Noise and Vibration Study](#);
  - Cultural Heritage Resource Assessment for [Appleby GO MTSA](#) and [Aldershot GO MTSA](#); and

- Stage 1 Archaeological Assessment Reports for the [Burlington GO MTSA](#), [Appleby GO MTSA](#) and the [Aldershot GO MTSA](#).

As a result of a number of delegations, public comments and comments from the CPRM Committee, some areas within the Recommended Preferred Precinct Plans were identified for further examination by staff prior to the completion of the area-specific plans, primarily in the Downtown Burlington UGC/Burlington GO MTSA. Understanding that the above examination and the technical work continued, Council endorsed in principle, the Recommended Preferred Precinct Plans for Burlington's three MTSAs to inform the development of three ASPs.

### **Area-Specific Plan Update:**

Since January, staff have been working to advance the project per the [Terms of Reference](#) and Council direction received in January with Dillon Consulting which includes technical work that would support the creation of ASPs. Staff's intention was to bring the ASPs and completed technical work to Council by Q2 2022. At the outset of the re-initiation of the project, it was noted that the timeline for the project was ambitious and that there were several possible risks which could impact the project in one capacity or another. Some of those risks have been realized and are discussed within this memo, while other risks remain a concern and will be monitored by staff. Because of some of those risks, the project has experienced some delays.

The project workplan had initially identified that in May 2022, a statutory public meeting (CPRM) would be held where the draft Official Plan Amendments and the area-specific plans would be the focus of Council and public discussion. It was anticipated that this would be followed by a final report and Council adoption of the Official Plan Amendments in June. The following outlines why the project timeline has changed and how the project will proceed.

It is important to note that there has been a shift in the framing of the various components of the project. ASPs constitute Secondary Plans under the *Planning Act* which are introduced to the Official Plan through Official Plan Amendments. Additionally, the Official Plan (2020) remains widely under appeal and as such, there is not an Official Plan in place that can be amended at this time. Given this challenge, it is not possible for Council to approve ASPs at this time. However, the MTSA ASP Planning Study to inform the creation of the ASPs has continued and will be brought forward to Council in July to show the future plans for these areas and to generate Council and stakeholder feedback to inform a future *Planning Act* process and proposed modifications to the Official Plan (2020) at a later date and process to be determined.

While Council will not be asked to approve the MTSA ASP Planning Study, it is an important checkpoint with Council on the future plans for Burlington's MTSA's ).

Work continues towards finalizing the MTSA ASP Planning Study. The MTSA ASP Planning Study will set out the elements that will inform the future area-specific plans, including specific policies, policy directions and objectives for each precinct, and overarching policies and policy directions pertaining to all MTSA's which collectively have been informed by public engagement, stakeholder discussions and technical work. This work is currently nearing completion for the Downtown Burlington UGC/Burlington GO MTSA and Aldershot GO MTSA, while the work on the Appleby GO MTSA is on pause in the short term. An update on the Appleby GO MTSA is provided below. The MTSA ASP Planning Study will inform the creation of area-specific plans or secondary plans and will eventually form part of the Official Plan.

### **Technical Study Update**

Staff have been working to update any supporting studies completed during the Mobility Hubs Study (2017-2019) as well as completing the additional technical work identified in the Terms of Reference. Various technical studies which are foundational to the study informing the creation of the policies of the area-specific plans have been delayed for a number of reasons and are in various stages of approval and/or review with City of Burlington, Conservation Halton and Halton Region staff. All technical studies not previously delivered to Committee supporting the project will be transmitted to Council through a future staff report.

### **Appleby GO MTSA Update**

The technical work underpinning the MTSA ASP Planning Study for the Appleby GO MTSA included a review of land use compatibility from an air quality (dust, odour and other contaminants) and environmental noise and vibration perspective for all of the City's MTSA's. The technical study provides an overview of potential land use compatibility issues from industry and transportation infrastructure (road and rail) based on an identification of facilities or industrial uses within each of the MTSA's. In the context of the Appleby GO MTSA, several properties were classified as Class 3 facilities (having the largest potential area of influence and separation distance requirements) and are located within the Region's Employment Area and that are planned to remain as employment uses into the future. This is a key distinction, as similar existing Class 3 facilities elsewhere in the MTSA's were recommended for re-designation through the New Official Plan process, and some were re-designated through the approval of ROPA 48. While further details must be determined, staff have sufficient information to understand that we cannot proceed with the study or the creation of a land use plan

and/or supporting policies for the Appleby GO MTSA in the absence of more detailed technical information.

As such, staff have paused the study work on for the Appleby GO MTSA in the short term to investigate the next steps with respect to land use compatibility. Staff will report back as soon as possible on the path forward for the Appleby GO MTSA.

### **Next Steps**

Staff continue to work towards the completion of the MTSA ASP Planning Study to inform the creation of area-specific plans, and eventually the draft and final implementing Official Plan policies and the technical studies as outlined in the Terms of Reference for the project. Staff looks forward to our next Council check-point in July where we will present the Study to inform the creation of the ASPs for the Downtown Burlington UGC/Burlington GO MTSA and Aldershot GO MTSA and seek Council's endorsement in principle on these study as well as future direction for the next steps in the project.

If you have any questions, please contact staff.

Sincerely,

Alison Enns, MCIP, RPP, Manager of Policy and Community

Jenna Puletto, MCIP, RPP, Coordinator of Community Initiatives

Community Planning Department