

PL-10-22 – Appendix C - Modifications from Recommended Preferred Precinct Plans to Precinct Plans as shown in the MTSA ASP Planning Study Final Report

The purpose of the table below is to outline visual or symbolic modifications made to the [Recommended Preferred Precinct Plans](#) and their associated height schedules (precinct boundaries, maximum heights and symbols such as potential parks), as shown within the [Interim Report](#) and presented to the Community Planning, Regulation and Mobility Committee (CPRM) on [January 11, 2022](#), as noted in the figures below:

Downtown UGC/Burlington GO MTSA:

Recommended Preferred Precinct Plan: Figure 6.11, Interim Report, Dillon Consulting (Page 196)

Downtown Burlington UGC/Burlington GO MTSA RPPP Heights: Figure 6.14, Interim Report, Dillon Consulting (Page 219)

Aldershot GO MTSA:

Recommended Preferred Precinct Plan: Figure 6.1, Interim Report, Dillon Consulting (Page 137)

Aldershot GO MTSA RPPP Heights: Figure 6.4, Interim Report, Dillon Consulting (Page 155)

The modifications highlighted below are not exhaustive and may have been made as a result of the delegations and discussions with Council at CPRM in January as well as continued agency and stakeholder engagement and as a result of further planning analysis. The modifications identified are reflected in the Precinct Plans as shown in the MTSA ASP Planning Study Final Report and are supported by policy and policy directions that will inform the creation of draft Official Plan policies at a later date. It is important to note that neither the Interim Report, nor the MTSA ASP Planning Study Final Report are a complete policy set. There have been numerous changes and additions made to the policy directions contained within the Interim Report, some of which have informed modifications to the Precinct Plans as shown in the MTSA ASP Planning Study Final Report including but not limited to:

- Establishing new Retail Main Streets Schedules and associate policies;
- Establishing Comprehensive Block Planning Requirements;
- Identifying the need to establish requirements to support the creation of complete communities including employment and community facilities;
- Clarifying the range of permitted uses; and
- Clarifying the reliance on the Official Plan, 2020 policies, to name a few.

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Collectively, the technical studies, precinct plans, schedules, polices and policy directions will inform the creation of the official plan policies at a later date and will include the supporting framework to support the schedules and precinct plans as shown in the MTSA ASP Planning Study Final Report.

When the draft Official Plan policies are presented, staff will identify any further changes evolving out the discussion with Council at the Community Planning, Regulation and Mobility Committee of Council on July 5th through PL-10-22 as well and continued agency and stakeholder engagement.

Modifications to the Appleby GO MTSA Endorsed Precinct Plan will be outlined through a future staff report.

Downtown Burlington UGC/Burlington GO MTSA			
Precinct	Dillon Interim Report (December 2021) Endorsed in Principle at the January 11, 2022 Community Planning, Regulation and Mobility Committee	Precinct Plans as shown in the MTSA ASP Planning Study Final Report	Staff Comments
All Precincts	A Public Service (PS) symbol was included on the Recommended Preferred Precinct Plan to represent potential locations for public service facilities	The PS symbol is no longer identified on the ASP Planning Study precinct plans.	Public Service Facilities are permitted in all precincts to support future growth subject to compatibility. The identification of locations and lands will be determined through the Area Specific Plan OPAs.
Burlington GO Central	The Interim report identified a maximum height of 30 storeys for the precinct.	The maximum height permitted in the ASP Planning Study is 45 storeys.	Reflects the status of the Burlington GO MTSA as the City's Urban Growth Centre and is reflective of the precincts central location around the Burlington GO Station.

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	<p>The eastern boundary of the Burlington GO Central precinct was aligned with the Hager/Rambo diversion channel.</p>	<p>Boundary of precinct has been expanded east of the Hager/Rambo Diversion channel to include 2207 Fairview Street with a maximum height of 45 storeys</p>	<p>Given its close proximity to the station area, and this property’s significant size, it was determined to be appropriate to extend the Burlington GO Central precinct to the east. This also recognizes this large parcel as distinct from the parcels and proposed development within the Drury Node.</p>
	<p>The Recommended Preferred Precinct Plan showed a conceptual park at the northwest corner of Fairview Road and Brant Street.</p>	<p>The conceptual location of the park has been shifted away from the intersection towards the middle of the precinct. Conceptual location of new park in the northwest quadrant of Fairview and Brant has been shifted slightly away from the Brant Street/Fairview intersection towards middle of precinct</p>	<p>The midblock location would allow for combination of the park with the cultural heritage resource, the Freeman House (906 Brant Street) enhancing the context for both as well as ensure taller building shadows are not cast onto the park. Additionally, the new location provides central location for a park that would service the broader precinct and enable access away from an intersection at a major arterial road.</p>
<p>Urban Employment</p>	<p>The Interim Report Recommended Preferred Precinct Plan did not identify a maximum height for the Urban Employment precinct to encourage opportunities for</p>	<p>The ASP Planning Study has identified a maximum height of 6 storeys when abutting low-rise neighborhoods, the</p>	<p>To generate smooth built-form transitions and where required to ensure compatibility when</p>

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	major office development and maintain flexibility of employment uses.	mid-rise residential precinct and future parks.	abutting residential and other sensitive uses such as parks.
	The Recommended Preferred Precinct Plan identified the conceptual location of a park within the urban employment precinct.	The location of the park has been adjusted westward to be located conceptually in the Mid-Rise Residential precinct.	The relocation of the conceptual park was to align the potential location closer to the mid-rise residential precinct and away from an existing employment use. An active industry exists within the Urban Employment precinct and fully utilizes the site. The use is anticipated to continue and a park location on the site would introduce compatibility concerns.
	The Recommended Preferred Precinct Plan identified a potential active transportation connection conceptually from the Mid-Rise Residential precinct through the Urban Employment precinct to the potential pedestrian crossing over the QEW.	The conceptual active transportation connection is shifted to follow adjacent to the CN rail line.	The adjustment to the conceptual active transportation route would avoid bisecting through an active industrial use.
Drury Node	Figure 6-14 of the Interim Report erroneously identified a maximum height for the Drury Node as 19 storeys.	The maximum height permitted in the ASP Planning Study is 39 storeys	The maximum height is reflective of the minutes of settlement.
Legion Node	The Interim Report identified a maximum height of 11 storeys with additional direction to be established through policy.	Heights have been refined to include a 30-storey height peak at the southwest corner of Brant and Fairview Street, transitioning to 20 storeys fronting Legion Node and the envisioned new road. A maximum height of 6 storeys is	Additional height has been recognized at the southwest corner of Brant and Fairview to recognize the opportunity for transit supportive development and adjacency to the Burlington

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		<p>identified on the north side of Grahams Lane. A maximum height of 11 storeys is identified on the south side of Grahams Lane.</p>	<p>GO Central precinct at the northwest and northeast corners.</p> <p>The north side of Graham’s Lane is identified as 6 storeys to recognize the opportunity for a built form to create an urban street feel and support a comfortable pedestrian environment through the node. The south side of Graham’s Lane is identified with a maximum height of 11 storeys to align with the existing built form south of the Legion node along Ghent Avenue outside of the MTSA.</p>
	<p>The Interim Report Recommended Preferred Precinct Plan contemplated a potential new complete street extending east-west from the north terminus of Legion Road to Brant Street.</p>	<p>The potential new east-west street connecting Legion Road to Brant Street has been extended further west and includes new north-south segment connecting to Graham’s Lane.</p>	<p>The extension of the new potential street and introduction of a new north/south street segment increases the permeability and walkability of the precinct. The opportunity to consider comprehensive block planning in this area is also contemplated.</p>

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	Linear parks were contemplated in the Fairview Frequent Transit Corridor and Drury Node Precincts.	Linear parks are also now contemplated in the Legion Node, following the creek channel at the north end of the precinct, connecting Brant Street to the hydro corridor and running north-south between the hydro corridor and new potential north-south street.	The addition of new linear parks through and within the Legion Node improves connectivity between the precinct, the rest of the MTSA, and Burlington Downtown, and provides opportunities to integrate the existing watercourse into the design of the public realm.
Leighland Node	The Interim report did not identify a minimum height for the Leighland Node.	The ASP Planning Study introduced a minimum building height of 6 storeys.	Tall buildings are encouraged to be located at the four corners of the major intersection of Brant Street and Plains Road East with heights gradually decreasing towards the adjacent mid-rise residential gradually decreasing to a maximum of 6 storeys adjacent to the mid-rise residential precinct to ensure appropriate transitions.
Upper Brant	Conceptual location of new park in this precinct was not consistent across all figures in Interim Report. Interim Report Figure 6-11 (“RPPP, December 2021”, with the call out boxes) shows conceptual park location at southwest corner of Brant and Ghent.	The ASP Planning Study shows the new park generally being on the east side of the Brant & Ghent intersection.	Located near the intersection of Brant and Ghent Avenue to provide a gathering space and new focal point along Brant.
Mid-Rise Residential Precinct	The Interim Report identified a minimum height of 3 storeys and a maximum height of 11.	Minimum and maximum heights in proximity to low-rise residential areas have been reduced. Heights have been refined to permit minimum height of 2	To ensure consistent and appropriate transitions to adjacent low-rise residential areas across the MTSA

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		storeys and maximum height of 4 storeys within 40 m of low-rise residential area).	
	The Recommended Preferred Precinct Plan identified the areas north and south of the Low to Mid-Rise residential precinct west of Queensway Main Street precinct as Mid-Rise Residential.	The Mid-Rise Residential precinct has been removed and replaced with Low to Mid-Rise Residential.	To recognize the existing low rise built form and allow for infilling opportunities.
Low to Mid-Rise Residential Precinct	The Recommended Preferred Precinct Plan denoted the area east of the Queensway Main Street precinct as Low to Mid-Rise Residential flanked on the north and south by a Mid-Rise Residential precinct.	The boundary the precinct has been expanded north and southward to include all land between Queensway Drive, the rail corridor, the termini of Glenwood School Drive and Fassel Avenue, and the proposed Queensway Main Street Precinct.	Recognizing the existing low rise built form adjacent to the precinct and outside of the MTSA, the boundary was expanded to allow for lower mid-rise infilling opportunities north and south of the existing low-rise residential neighborhood.

Aldershot GO MTSA			
Precinct	Dillon Interim Report (December 2021) Endorsed in Principle at the January 11, 2022 Community Planning, Regulation and Mobility Committee	Precinct Plans as shown in the MTSA ASP Planning Study Final Report	Staff Comments
All Precincts	A Public Service (PS) symbol was included on the Recommended Preferred Precinct Plan to represent potential locations for public service facilities	The PS symbol is no longer identified on the ASP Planning Study precinct plans.	Public Service Facilities are permitted in all precincts to support future growth subject to compatibility. The identification of locations and lands will be determined

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			through the Area Specific Plan OPAs.
Aldershot GO Central	The Interim Report noted that tall buildings at the Hidden Valley Park interface will be at a height range of 15-20 storeys.	The ASP Planning Study identifies in policy a maximum height of 20 storeys adjacent to Hidden Valley Park.	This change provides greater clarity on the transition requirement and to address shadow impacts from the Aldershot GO Central Precinct to Hidden Valley Park located adjacent to the Aldershot GO MTSA.
Aldershot Main Street	Interim Report contemplates a prevailing height of 9-storeys with a height peak of 11-storeys at the corner of Waterdown and Plains Road.	The ASP Planning study allows for 11 storeys across the entirety of the precinct, unless where adjacent to residential low-rise a maximum of 6 storeys would apply.	The change provides clarity on the mid-rise build form along Plains Road to reflect the full permission of a mid-rise built form (where not adjacent to a low-rise neighbourhood) and supports the main street character envisioned Plains Road.
	Minimum height in Interim Report was 3 storeys.	The ASP Planning Study establishes a minimum height of 6 storeys.	The 3 storey minimum height was intended to achieve a consistent, pedestrian-friendly treatment along Plains Road. The ASP Planning Study establishes a minimum height of 6 storeys, but maintains a requirement for a 3-storey continuous street wall with

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			building step back requirements above the third storey
	Properties adjacent to Waterdown Road were designated as Aldershot Main Street.	The Aldershot Main Street Precinct designation has been removed for properties generally located with frontages onto Waterdown Road, with the exception of a small number of parcels at the immediate intersection of Plains and Waterdown.	This change has been made given the wider road width of Waterdown Road and the opportunities for moderate intensification and transition from the greatest intensification envisioned around the GO Station while preserving the mid-rise, main street character of Plains Road.
Cooke Commons	The Recommended Preferred Precinct Plan specified that taller buildings can be permitted in the block that frames the Cooke Boulevard and Masonry Court intersection (southwest corner only), with a maximum height of 19 storeys when directly adjacent to the Aldershot GO Central Precinct.	The ASP Planning Study permits 19 storeys within all lands on the west side of Cooke Boulevard in this precinct.	See below regarding Cooke Commons boundaries.
	Cooke Commons Precinct boundaries generally included properties adjacent to Cooke Boulevard.	The Cooke Commons Precinct has been extended to also include some properties adjacent to Waterdown Road.	This change has been made given the wider road width of Waterdown Road and the opportunities for moderate intensification and transition from the greatest intensification envisioned around the GO Station while preserving the mid-rise, main street character of Plains Road.

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Emery Commons	Emery Commons Precinct boundaries generally included properties adjacent to Emery Avenue and the envisioned Emery Avenue extension.	The Emery Commons Precinct has been extended to also include some properties adjacent to Waterdown Road.	This change has been made given the wider road width of Waterdown Road and the opportunities for moderate intensification and transition from the greatest intensification envisioned around the GO Station while preserving the mid-rise, main street character of Plains Road. The change would also enable the opportunity to focus on the creation of a mid-block connection allowing for permeability for pedestrians and active transportation.
	Linear parks were not contemplated in the Emery Commons Precinct.	A north-south linear park along Emery Avenue extends down to Plains Road West.	The extension of the linear park along Emery Avenue from the Masonry Court extension to Plains Road West improves connectivity throughout the precinct and creates a critical connection to the east-west linear park.
Mid-Rise Residential	The Interim Report erroneously noted that mid-rise building heights along Plains Road West and east of St Matthew’s Avenue will gradually reduce from 11 storeys to provide transition to the adjacent low-rise neighborhoods.	The ASP Planning Study provides directions regarding setback and use of angular planes to provide built form transitions to the adjacent low-rise neighbourhood.	The precinct does not intersect with St Matthews Avenue and the heights were noted in the Interim Report in error.

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	<p>Only one conceptual park location was shown in the Mid-Rise Residential precinct west of Grove Park</p>	<p>A conceptual park is shown between the potential active transportation connection and the rail corridor.</p>	<p>To provide the opportunity for a transitional land use between the rail corridor and mid-rise residential precinct provided land use compatibility is achieved.</p>
	<p>Potential active transportation connections were not contemplated in the Mid-Rise Residential Precinct west of Waterdown Road.</p>	<p>A potential active transportation connection is shown on the south side of Plains Road West, connecting the intersection of Howard Road and Plains Road West to Fairwood Place.</p>	<p>The active transportation connection provides more direct access for residents/employees in the MTSA, north of Plains Road West to the existing community services and facilities on Fairwood Place (Aldershot Pool and Aldershot School). The connection is conceptual only and is intended to guide future redevelopment of the lands</p>