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

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

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

**Date: July 11, 2022**

**Re: PL-10-22 Update Regarding Request for Density Calculations for Precinct Plans as shown in the MTSA ASP Planning Study Final Report**

The purpose of this memo is to provide an update to the request at the Community Planning Regulation and Mobility Committee for additional information regarding the revised total density of people and jobs per hectare within the Downtown Burlington UGC / Burlington GO MTSA as a result of the modifications included in the Precinct Plans as shown in the MTSA ASP Planning Study Final Report.

Section 3.3 of the [Interim Report](#), transmitted through PL-02-22 in January 2022, provides growth assumptions for the MTSAs for the purposes of demonstrating that the Precinct Plans are planning to achieve the growth targets as established through the Growth Plan, ROPA 48 and the Burlington Official Plan (2020). It is important to note that the growth assumptions as outlined in Section 3.3 of the Interim Report are useful in understanding full built out population and employment (that is beyond 2051), however they do not take into account areas that are not developable, urban design guidance which shapes and refines the built form or transition and other policy guidance as outlined in the Interim Report. The growth assumptions identified in the Interim Report were developed to inform the technical analysis for the MTSA ASP Planning Study.

At this time it is premature to provide a specific revised density of people and jobs per hectare for the Downtown Burlington UGC / Burlington GO MTSA given:

- The impact of on-going technical work, including agency circulations and discussions

- The direction from Committee to further explore specific areas within the MTSA with respect to height, built form and transitions to low rise residential areas;
- The upcoming assessment and alignment of the Region's Best Planning Estimates, as they are developed, including any required phasing policies.

As noted, the on-going work on the project may result in changes to the Precinct Plans as shown in the MTSA ASP Planning Study Final Report.

In consideration of all of the issues noted above, in advance of releasing draft Official Plan policies for further discussion and engagement, staff will report back to Council with additional information including any revised growth estimates. Staff will also further develop and clarify the policies and policy directions set out in the MTSA ASP Planning Study Final Report which will outline the requirements for:

- urban design and zoning guidance;
- achieving height maximums including the requirements for the provision of complete community elements including public service facilities, parks and open spaces, office and major offices uses as well as supporting community amenities such as retail and service commercial uses.

If you have any further questions, please contact Alison Enns or Jenna Puletto.

Sincerely,

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

Jenna Puletto, MCIP, RPP, Coordinator of Community Initiatives Community Planning Department