



SUBJECT: 1200 King Road vision update
TO: Committee of the Whole
FROM: Burlington Economic Development

Report Number: ECDEV-02-24

Wards Affected: 1

File Numbers: 515-15

Date to Committee: March 4, 2023

Date to Council: March 19, 2024

Recommendation:

Direct the City Manager to work with the Executive Director, Burlington Economic Development to report back in Q2 2024 with an update on future investment opportunities on the 1200 King Road site in conjunction with the following:

- a) Detailed public presentation on the proposed 1200 King Road land use development concept from Alinea

- b) Letter of intent (LOI) between City, Landowner and Burlington Economic Development that identifies the next steps and timing for moving forward with the implementation of the 1200 King Road proposed major community facility/future investment opportunities.

PURPOSE:

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth.
 - Improve integrated city mobility.
 - Building more citizen engagement, community health and culture
 - Deliver customer centric services with a focus on efficiency and technology transformation.
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Background and Discussion:

On January 16, 2024, report CS-01-24: Burlington's Plan from Vision to Focus 2022-2026 as of December 2023 was endorsed by Council and called for Burlington to design and deliver complete communities by creating all-inclusive, thriving, vibrant, healthy, connected, and safe communities. Also in January, report ECDEV-01-24: Economic Development strategy update provided an update on Burlington Economic Development's 2023-2026 Strategic Plan. Pillar 1 of the Plan focused on Land Readiness and Activation with tactics for visioning and activation around major employment areas – specifically around Major Transit Station Areas (MTSAs).

In support of the above plans, Burlington Economic Development (Burlington EcDev) and Penta Properties (currently Alinea) signed a letter of intent (LOI) on the Proposed Collaboration in the Creation of Proposals for the Development of 1200 King Road and other Lands dated May 18, 2022 to create an economic vision for the 1200 King Road site. Based on the LOI, Burlington EcDev worked closely with Alinea to jointly agree on the scope of the economic vision for the 1200 King Road Site and develop high level complete future development concepts. The economic vision was endorsed in principle by Burlington EcDev's Board of Directors.

Burlington EcDev has also worked together with the Burlington Lands Partnership (BLP) and Alinea to examine and develop potential future public private partnership investment opportunities and options for the 1200 King Road site. Inclusive within the opportunities considered and to be presented at March 4th COW is a preliminary vision for a major investment in a future West Burlington major recreation and culture facility.

The preliminary public-private-partnership investment opportunities are detailed in Appendix A: Presentation Deck for ECDEV-02-24: 1200 King Road Vision Update.

The presentation at the March 4th COW meeting is a preliminary step and staff recommend further reporting back in Q2 2024 with an update on future investment opportunities on the 1200 King Road site in conjunction with the following:

- a) Detailed public presentation on the proposed 1200 King Road land use development concept from Alinea
 - b) Letter of intent (LOI) between City, Landowner and Burlington Economic Development that identifies the next steps and timing for moving forward with the implementation of the 1200 King Road proposed major community facility/future investment opportunities.
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Financial Matters:

Total Financial Impact

The public-private partnership investment options are preliminary in nature and costs have not yet been determined. Depending on the structure of the public-private partnership for community investment, municipal capital facility agreements, land acquisition and development agreements, and community investment tax increment agreements and by-laws may be explored. As outlined in the presentation, detailed financial and other due diligence is a critical element for moving forward as is ongoing reporting to Council and engagement with the community.

Source of Funding

The work by EcDev and BLP Staff will be completed within EcDev's and BLP's approved 2024 and future operating budgets. Alinea has utilized and paid for consultants directly to develop the emerging land use concept plan and host outreach activities.

Other Resource Impacts

As is the case with most large development applications, city staff are involved from many departments, including Community Planning, Legal, and Engineering.

Climate Implications

Preliminary discussions have involved a sustainable form of development that considers climate mitigation and climate adaptation on the 1200 King Road Site. Development of the areas around the Aldershot GO Station is expected to increase public transit usage by employees and residents of the area and thereby reduce fossil fuel usage and greenhouse gas emissions.

Engagement Matters:

Key Council updates relevant to the development of the 1200 King Road Vision Update include:

- On February 16, 2021, report CM-01-21: Implementation of Burlington lands partnership called for the creation of a new organizational structure called the Burlington Lands Partnership (BLP) to focus on strategic lands related to the following priorities:

- Economic Development
- City Building
- Attainable Housing
- On December 9, 2021, report CM-27-21: Delegation on Hamilton 2030 Commonwealth Games Bid included direction to investigate private/public partnership opportunities, including but not limited to lands associated with 1200 King Road, to achieve the City of Burlington strategic plan.
- On the May 5, 2022, report CM-04-22: Status Update – Proposed City of Burlington Interest in Hamilton 2030 Commonwealth Games Bid provided an updated on the challenges of the 1200 King Road site and also outlined that Burlington EcDev is working with Alinea (formerly Penta Properties) to develop an Economic Vision for the 1200 King Road site.
- On March 29 and March 30, 2023, report CM-01-23: Burlington Lands Partnership Update #3 provided an update on land partnership opportunities and included a closed session update on the 1200 King Road site.
- On November 1, 2023, confidential report CM-12-23: Burlington Lands Partnership Update #5 provided an update on the 1200 King Road site.
- On December 4, 2023, report F-26-26: Phase 2 Multi Year Community Investment Plan identified \$1.1 billion needed in municipal investment by 2048, including \$163 million for strategic land purchases.

Additional public engagement has included:

- Alinea has held numerous stakeholder interviews, walkshops, and signed MOUs with two publicly funded post-secondary institutions to provide input into the development of the 1200 King Road site.
- On November 4, 2022, The Burlington Chamber of Commerce hosted a Business Before Nine event to discuss how the 2030 Commonwealth Games in Ontario could impact Burlington Businesses and the emerging 1200 King Concept Plan.
- In December 2022, The Economic Vision for the 1200 King Road site was endorsed by Economic Development's Development Land Sub-Committee and Board of Directors, subject to achieving Economic Development and community goals.

There will be additional public engagement for this site in line with the planning and development process.

Conclusion:

EcDev and BLP have been working closely with Alinea to develop and advance an important relationship encompassing future strategic land acquisition and development partnerships with the largest private-sector landowner in the City. The development partnership outlined in this report is focused on an economic vision and public private partnership investment opportunities on the 1200 King Road site. Looking forward, with the support of Council, EcDev and BLP will work with Alinea to activate other sites to achieve major future community and economic benefits for Burlington.

Respectfully submitted,

Mark Steffler
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Appendices:

- A. 1200 King Road vision update powerpoint presentation

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.