

An aerial photograph of a city and its surrounding areas, including a large highway interchange and various residential and commercial developments. A semi-transparent blue rectangle is overlaid on the top half of the image, containing white text. The text is centered and reads: "ECDEV-02-24: 1200 King Road Vision Update – Appendix A" in a large, bold font, and "Committee of the Whole" in a slightly smaller, bold font below it. In the bottom left corner, there is a smaller blue rectangle containing the date "March 4, 2023" in white text.

ECDEV-02-24: 1200 King Road Vision Update – Appendix A

Committee of the Whole

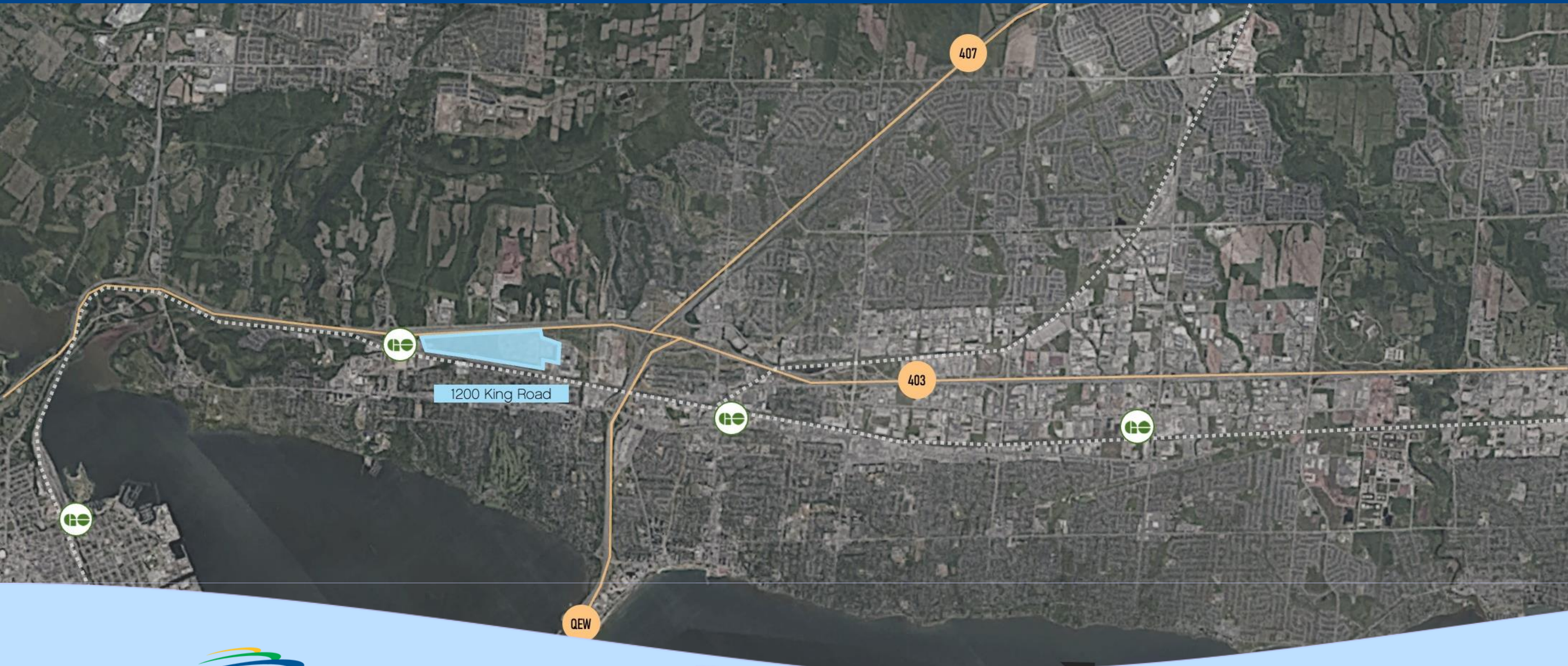
March 4, 2023

Content

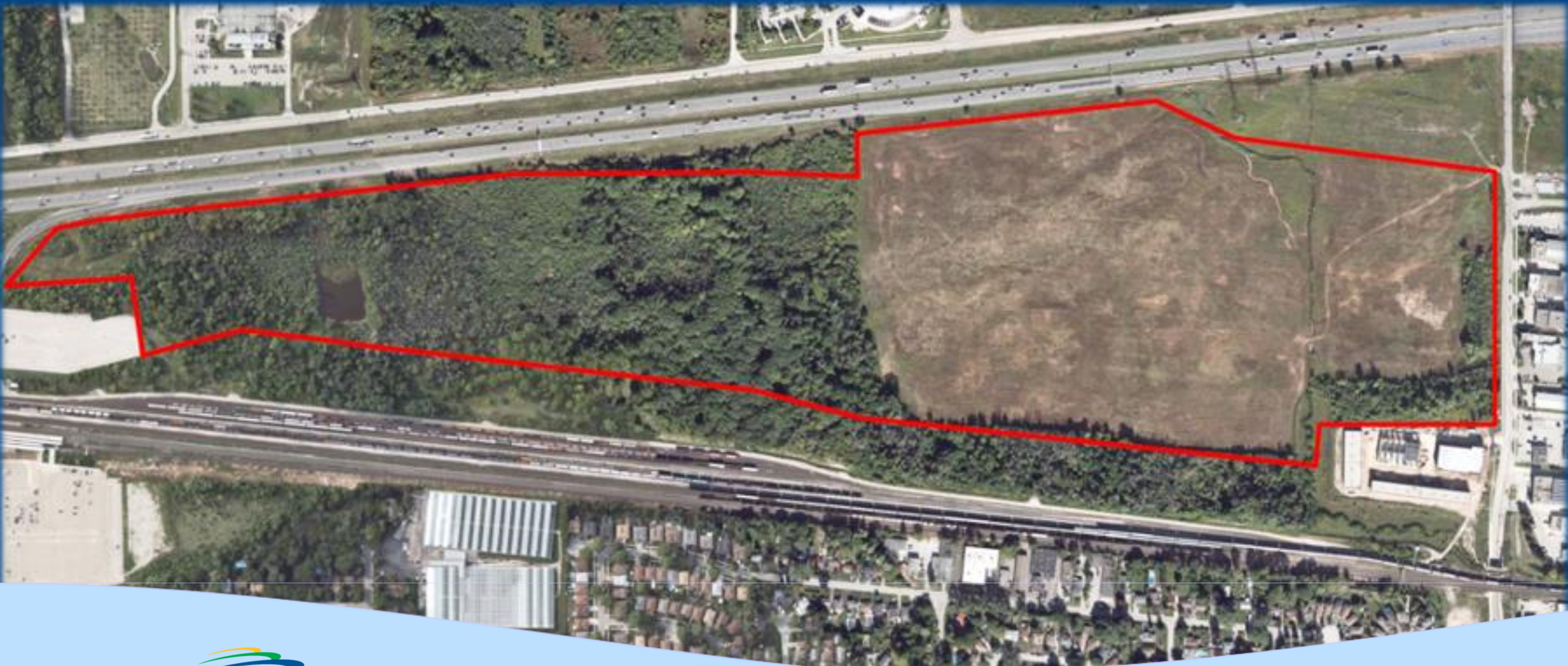
1. Strategic Location and Planning Context
2. Citywide Community Building Context
3. EcDev and BLP Guiding Principles
4. Investment Opportunities
5. Enabling Agreements and Due Diligence
6. Discussion and Next Steps
7. Questions and Answers

1. Strategic Location and Planning Context

1200 King Road - Strategically Located in Burlington



1200 King Road Neighborhood Context



1200 King – Parallel Processes

A. Planning/Legal Process

- Applications made by Alinea predecessor currently the subject of appeals to the OLT
- Discussion between the City and Alinea regarding any potential resolution of the Alinea appeals is confidential and subject to solicitor client privilege

B. Investment Proposal Input Process (Focus of today)

- EcDev providing input on the Economic Vision and mixed-use employment into the Planning/Legal process
- Burlington Lands Partnership providing input on high-level concepts for a West Burlington major community facility investment, mixed-tenure housing and post-secondary campus as input into the Planning/Legal process

**Council
Position on
Appeals of
Applications
to Permit
Development**

Alinea's High Level Preliminary Concept Vision for 1200 King Road



2. Citywide Community Building Context

Strategic Planning Framework

**Vision 2040: Strategic Plan 2015 – 2040
Multi-year Community Investment Plan**

**2022-2026 Vision to Focus
Red Tape Red Carpet**

**Official Plan
Integrated Transit Plan
Rural and Agricultural Plan
Community Energy Plan
Cultural Action Plan,
Climate Action Plan, Others**

**City Manager Priority
Initiatives**

**EcDev Strategic and
Tactical Plans**

**City staff reports/
future budgets**

**Long Term
Policy Documents**

**Medium Term
Policy Documents**

**Short Term
Implementation Plans**

Future growth will develop complete communities around Major Transit Station Areas

- Now is the time to invest directly in our community to shape and protect our future
- Burlington will grow primarily in 3 higher density neighbourhoods called MTSA's which surround the 3 GO Station

Name	Area (ha)	Projected New Residents	Projected New Jobs
Burlington Junction	102.3	13,298 to 20,362	7,161 to 8,727
Aldershot Corners	86.1	10,328 to 24,269	2,582 to 10,401
Appleby Gateway	179.0	8,593 to 10,452	12,890 to 41,807

By 2031

Add 29,000 residential units



By 2051

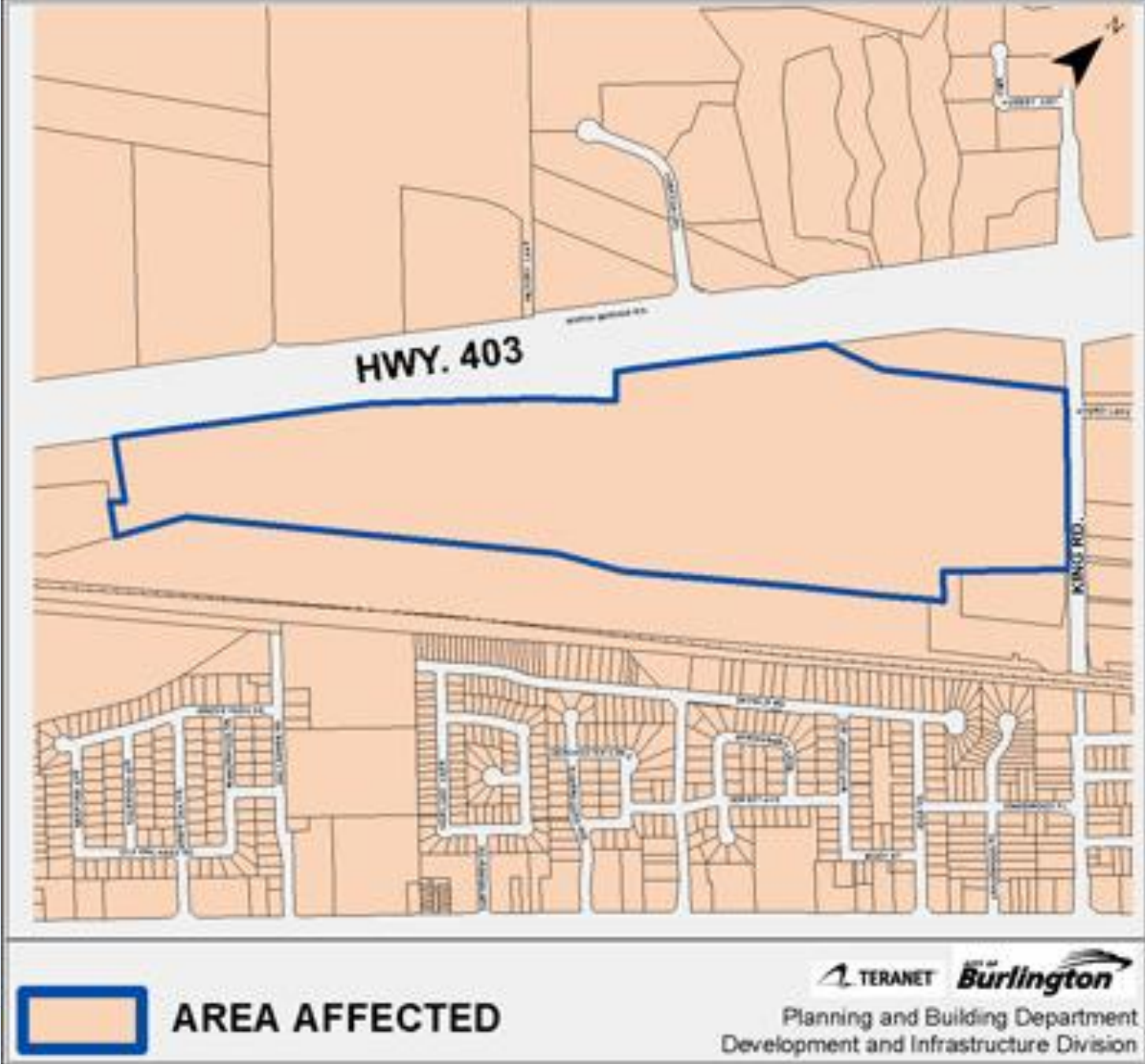
72,500 residents and 25,000 jobs



Inventory of current development-ready employment lands

As of November 2023	Parcels	Hectares
Total Vacant	50	119.6
MTO Permit Control	40	105.0
Conservation Halton	15	56.0
Unserviced	43	112.3
Development Ready Lands	7	7.3

Potential to make a portion of a large 47 Ha mixed-use site development-ready



What Has Been Completed So Far



- **Phase 2: Multi-year Community Investment Plan (MYCIP)** which identified **\$1.1 BN** needed in municipal investment by 2048 including **\$163 MN for strategic land purchases**



- **Housing Pledge** and 2031 Municipal Housing Target of 29,000 new housing units



- Approval of the **Housing Strategy**

What Has Been Completed So Far



- EcDev **LOI with Alinea** to look at developing complete communities at **1200 King** and **Bronte Meadows**.



- Council support for maintaining the removal of the Employment Area overlay for Bronte Creek Meadows and 1200 King Road.



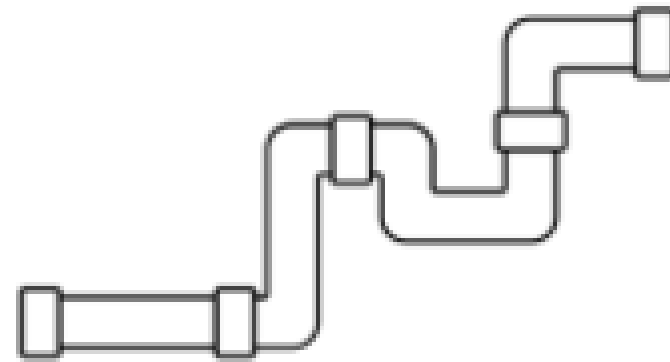
- Approval of Burlington Lands Partnership with three priority goals
 - Grow the Burlington Economy and Create Jobs
 - Increase the supply of Attainable Housing
 - Complete major “City Building” projects

3. EcDev and BLP Guiding Principles

GO Investment Corridor, Burlington Economic Development (2020)



Support the development of each MTSA into a complete community.



Focus on planning for future services and infrastructure.

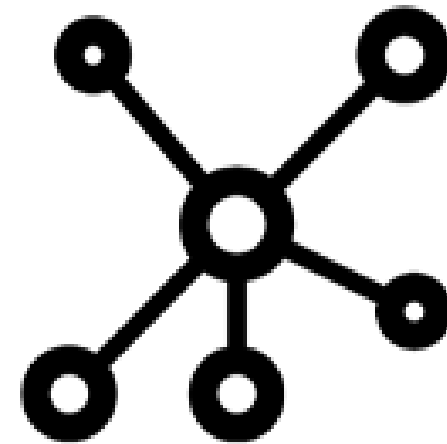


Develop a unique identity for each MTSA

GO Investment Corridor, Burlington Economic Development (2020)



Identify key employment growth areas and market to the future workforce and industries.

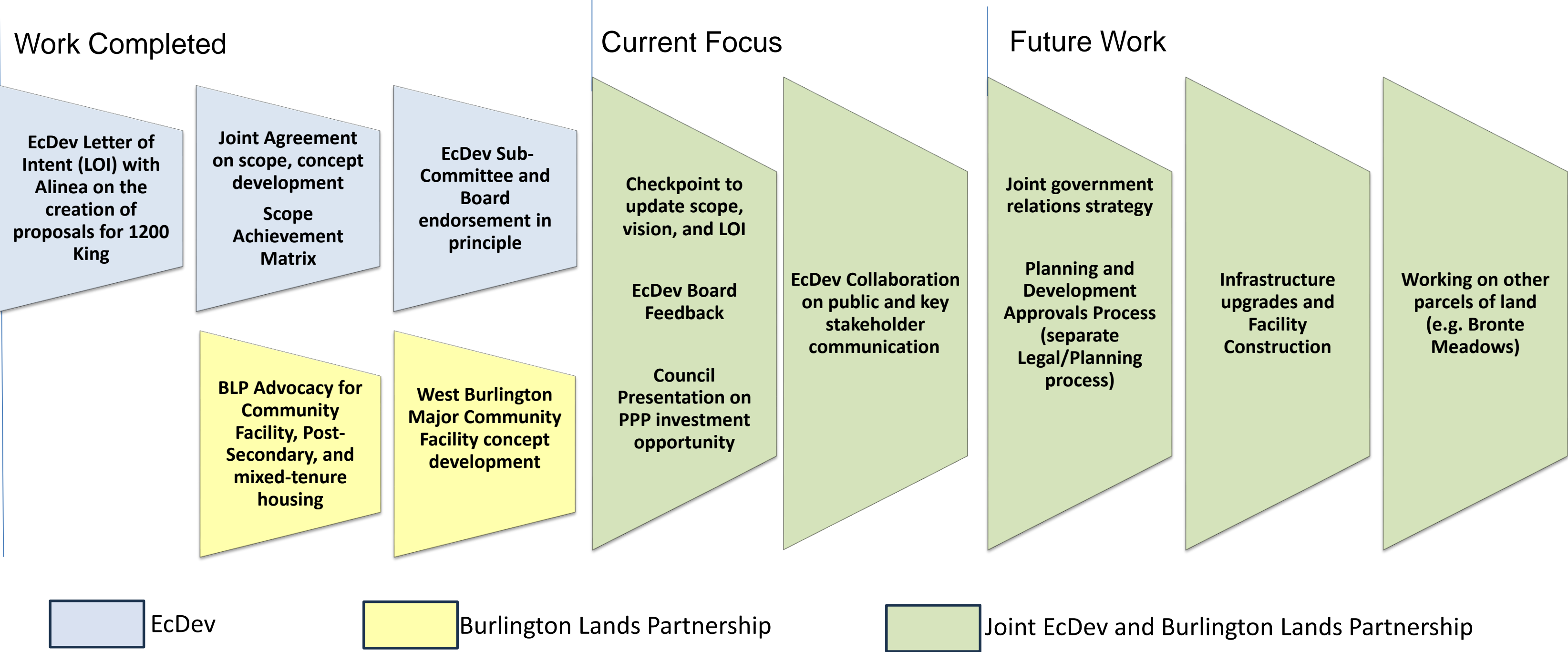


Integrate the MTSAs and key employment areas into the City fabric and provide seamless transportation connectivity.



Engage key stakeholders to develop a collaborative implementation

High-Level EcDev and BLP Process Map for 1200 King Road*



*Does not include City nor OLT processes

1200 King Economic Vision Key Components (2022)

- **Development scenarios for balanced, complete communities around the Aldershot GO MTSA and an economic vision for 1200 King**
- **Community-oriented infrastructure for 1200 King**
 - **Major Community Facility**
 - **Trails and Paths**
 - **Parks**
 - **Post-secondary teaching space**
 - **Incubator/accelerator**
 - **South Service Road**

1200 King Economic Vision Key Components (2022)

- **Key Performance Indicators for 1200 King**

Exceed 1,500 jobs

as a minimum for the site



Exceed ROPA 48 density target

of 150 people and jobs/ha



Net Tax Impacts

favourable to the City (e.g., result in tax surplus)



Employment Lands, Knowledge-based, and Institutional jobs and business targets



- Additional KPIs to be developed

Mixed-tenure Housing



Toronto Regent Park

Entertainment & Hospitality



Arlington Stadium District (Texas)

Mix of Built-form and Uses with appropriate height transitions



Toronto Stock Yards Redevelopment

Central plaza with flexible outdoor programming



Lakeview Village, Mississauga

Natural Heritage & Recreation



Walking in a park

Innovation & Education



Markham City Centre

Mobility & Active Transportation



Bike Lanes

Creating Employment



Västra Hamnen, Malmö, Sweden

Environmentally Sustainable



Østerbro, Copenhagen, Denmark

4. Investment Opportunities

Overview

- **Burlington's vision is for a complete mixed-use community that is well planned and built with attainable housing, new City parks, recreation, cultural facilities and program, supporting active transportation, environmentally sustainable design and climate change mitigation**

Overview

- **EcDev and BLP are working with the landowner of 1200 King Road to explore options to:**
 - Achieve key employment objectives associated with EcDev's Economic Vision
 - Create a new multi-dimensional and public-private-partnership based West Burlington major community facility investment
 - Attract a post-secondary satellite campus
 - Create mixed-tenure housing
 - Secure public sector ownership and rights to parkland, open space, and community shared use facilities

Post-Secondary Satellite Campus

- Early discussions for potential post-secondary presence on the site.
- Confidential discussions underway
- Report ECDEV-03-24: Post-Secondary Attraction Strategy Update will provide additional details on confidential post-secondary attraction opportunities

West Burlington major community facility investment Preliminary Concept

- Multi-dimensional public private partnership facility across all elements, inclusive of:

Community Centre

Approx 80,000 sq. ft.
plus green roof

New state of the art spectator facility

with 5,000 fixed seat event capacity
and 7,000 for concerts

Hotel Tower

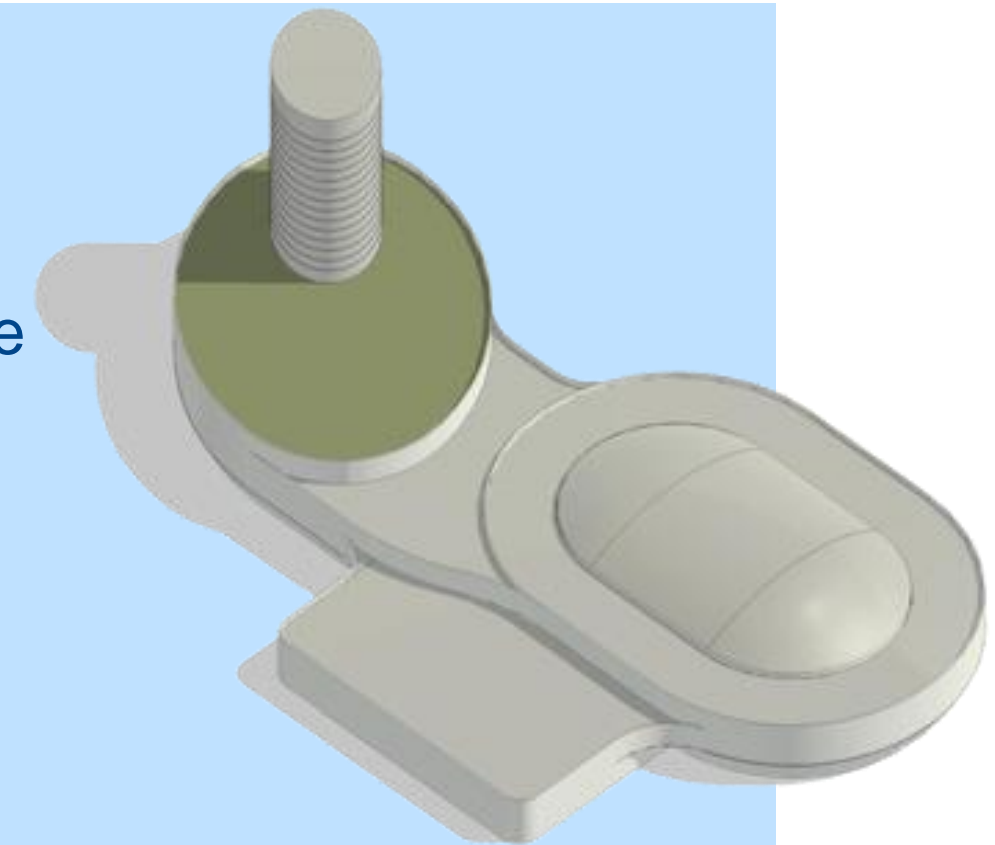
Hotel supporting
facility events and the
community with
overnight stays

Community Ice

For Community Use-
full size ice pad
Community

Flat Floor Conference / Multipurpose space

One floor of Mixed-Use Podium

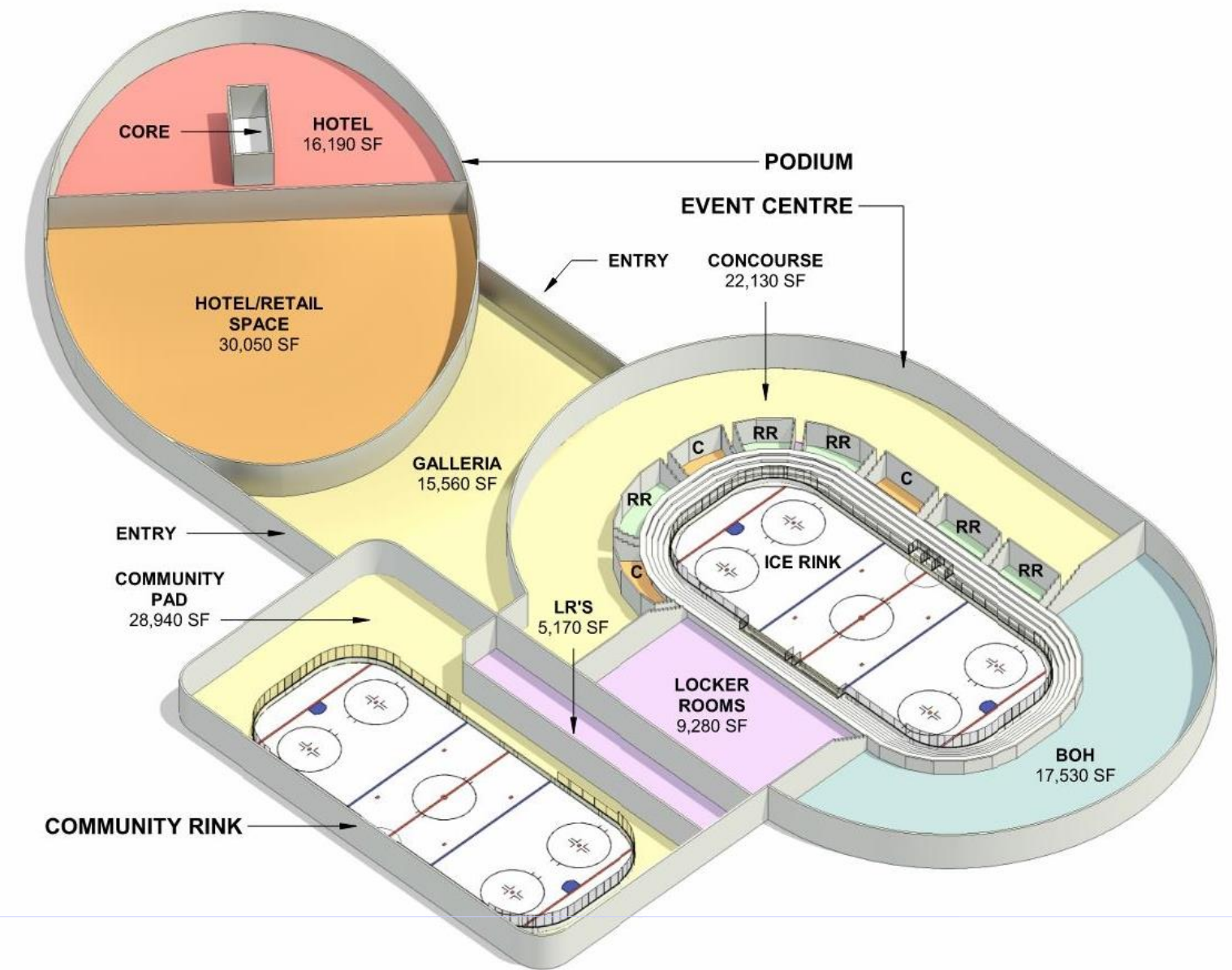


Depicts one preliminary future development option only

West Burlington major community facility investment Preliminary Concept - Level 1

Main Concourse and Event Level

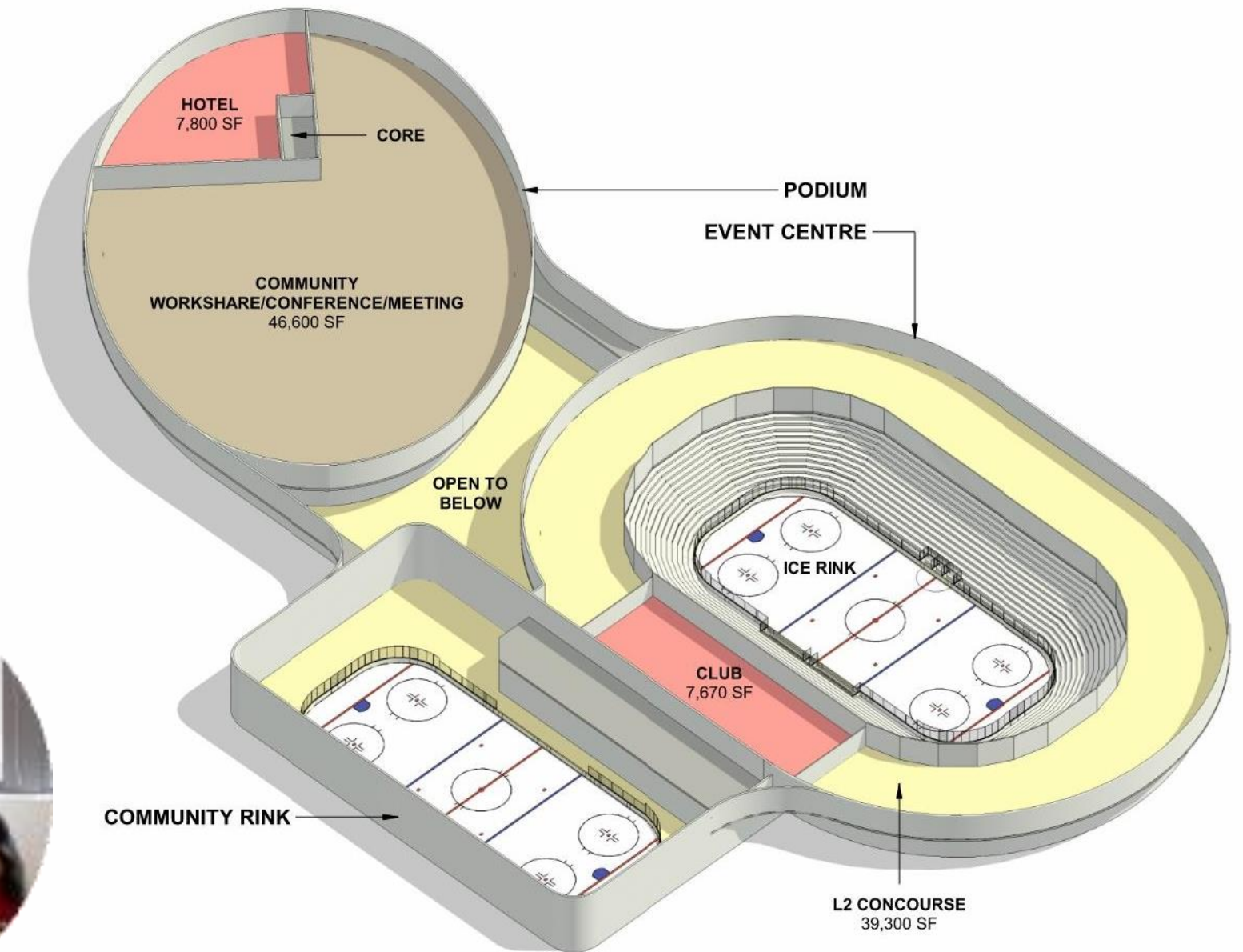
Podium: Galleria, Hotel and Retail



West Burlington major community facility investment Preliminary Concept - Level 2

Concourse Level

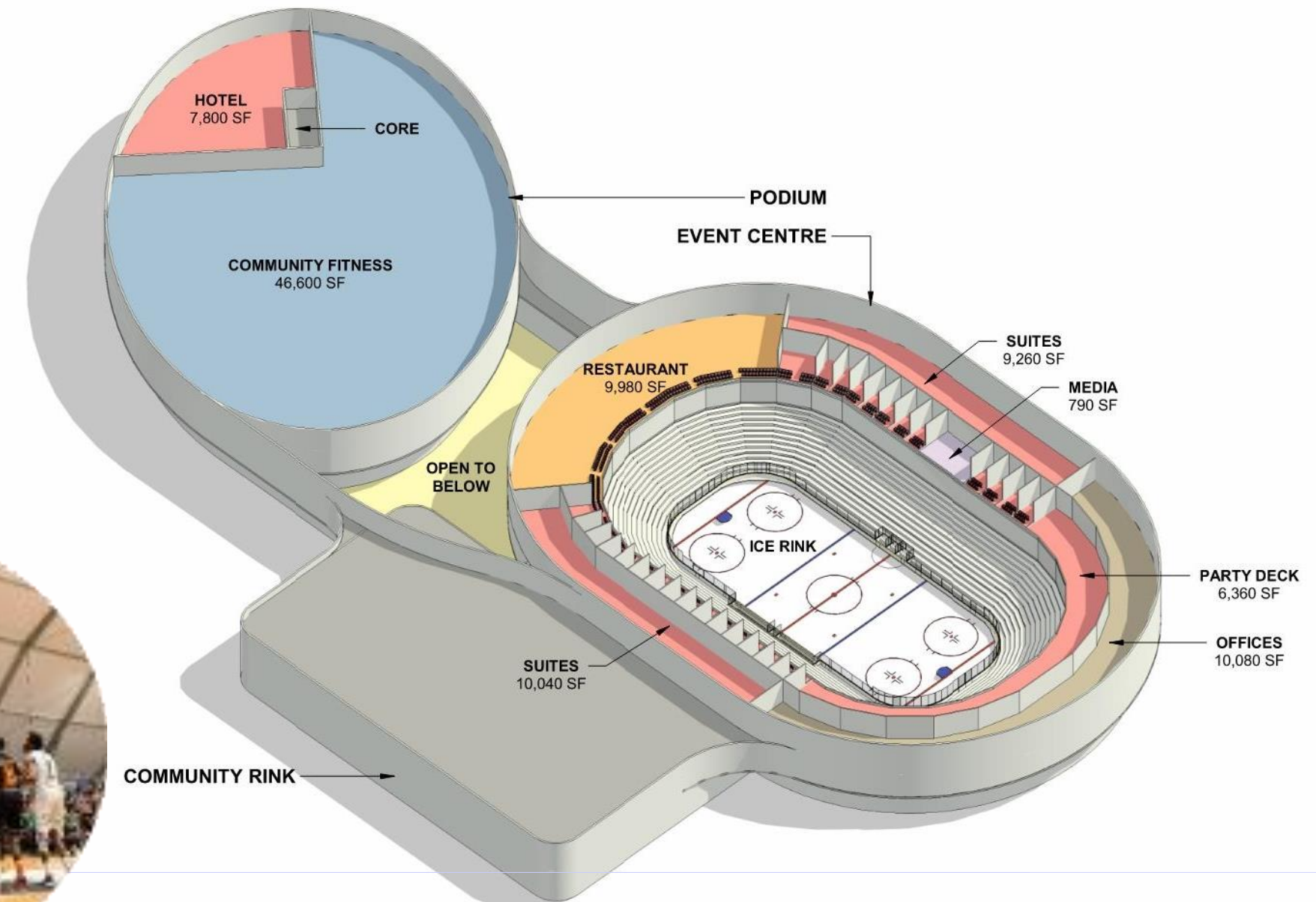
Podium: Community Workshare/Conference/Meeting



West Burlington major community facility investment Preliminary Concept - Level 3

Suites Level

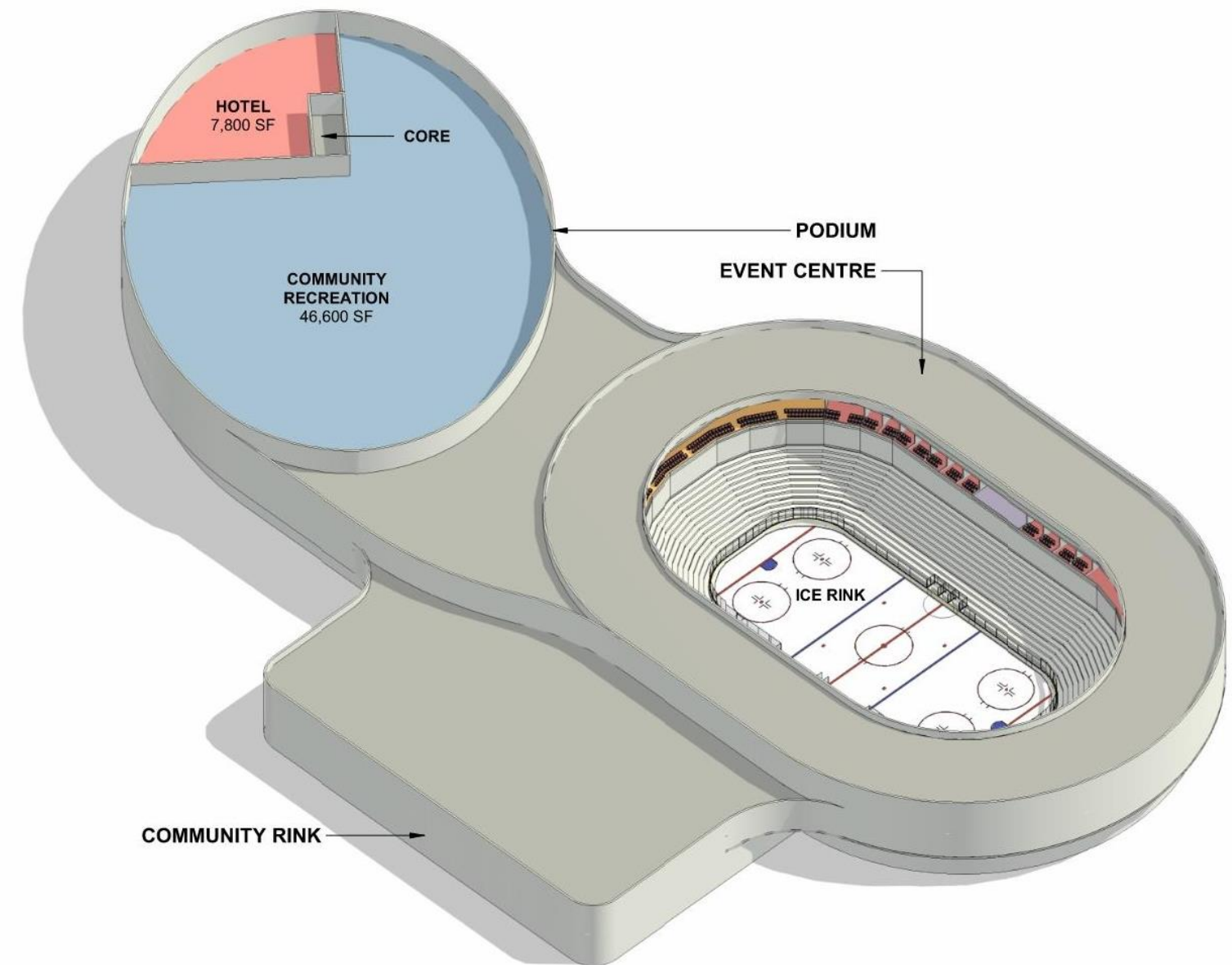
Podium: Community Fitness



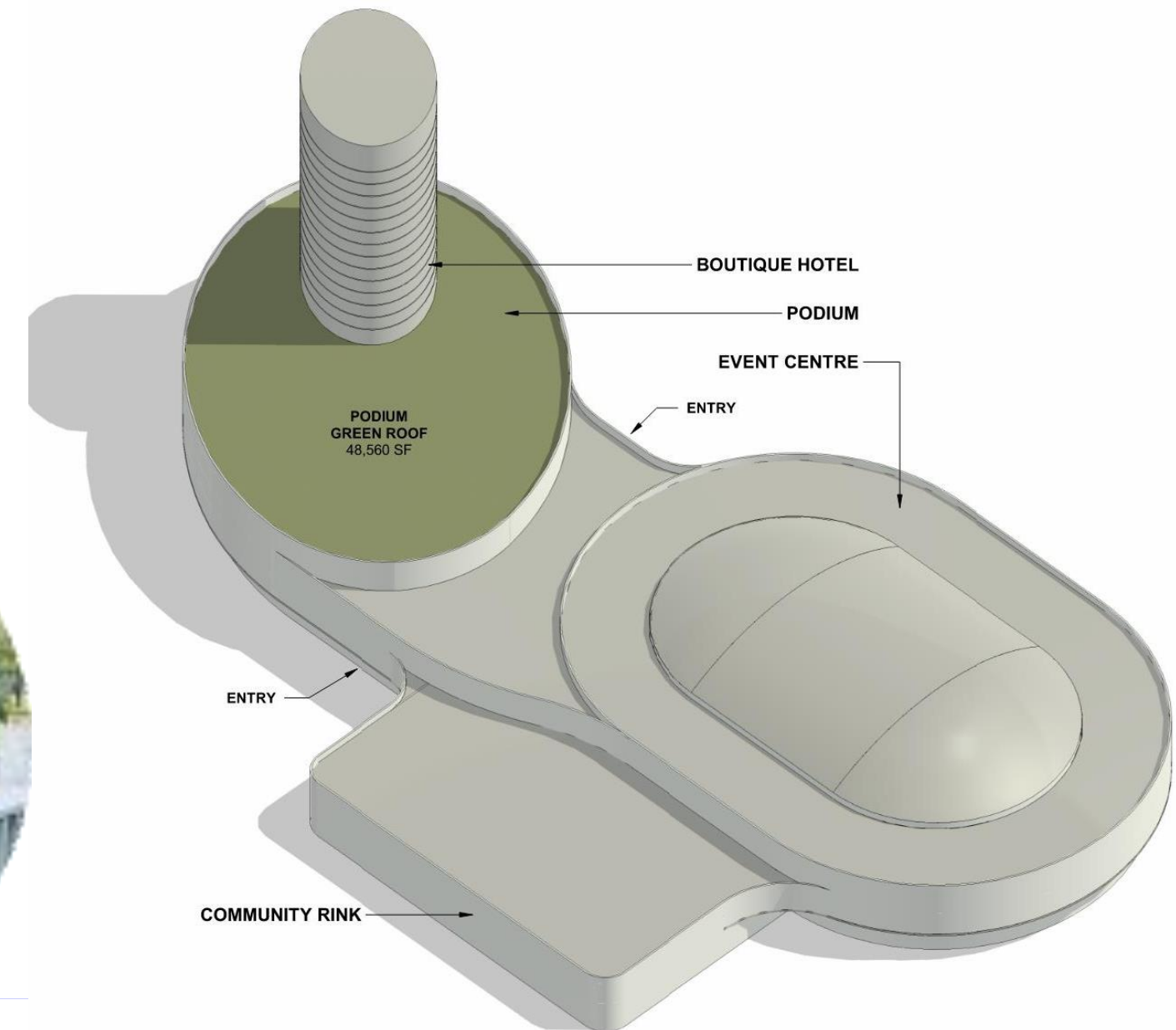
West Burlington major community facility investment Preliminary Concept - Level 4

Suites Level

Podium: Community Recreation



West Burlington major community facility investment Preliminary Concept - Green Roof Program



West Burlington major community facility investment Preliminary Concept - Exterior View



Depicts one preliminary future development option only

West Burlington major community facility investment - New Community Event Offerings

- Family oriented and affordable entertainment
150 days per year
- Year-round public access to Community Facility and Ice Pads

MAJOR / CAPACITY EVENTS



- 5,000 seated
- 6,100 standing
- Frequency: ±10 per year

- Occur: Weekends or Weekday Evenings
- Greatest levels of congestion and activity
- Greater vehicular occupancy levels
- Greater transit use

LARGE EVENTS



- 3,750 seated
- 75% capacity (occupancy)
- Frequency: ±25 to 30 per year

- Occur: Weekends or Weekday Evenings
- Reflect more typical vehicular occupancy levels
- Lesser use of transit than largest events

TYPICAL EVENTS



- Up to 2,500 people
- 50% capacity (occupancy)
- Frequency: ±50 per year

- Mostly Weekends or Weekday Evenings
- Few Weekday Daytime (reduced attendance)
- Patrons are less likely to travel by transit and will typically travel in smaller groups

COMMUNITY / CORPORATE EVENTS

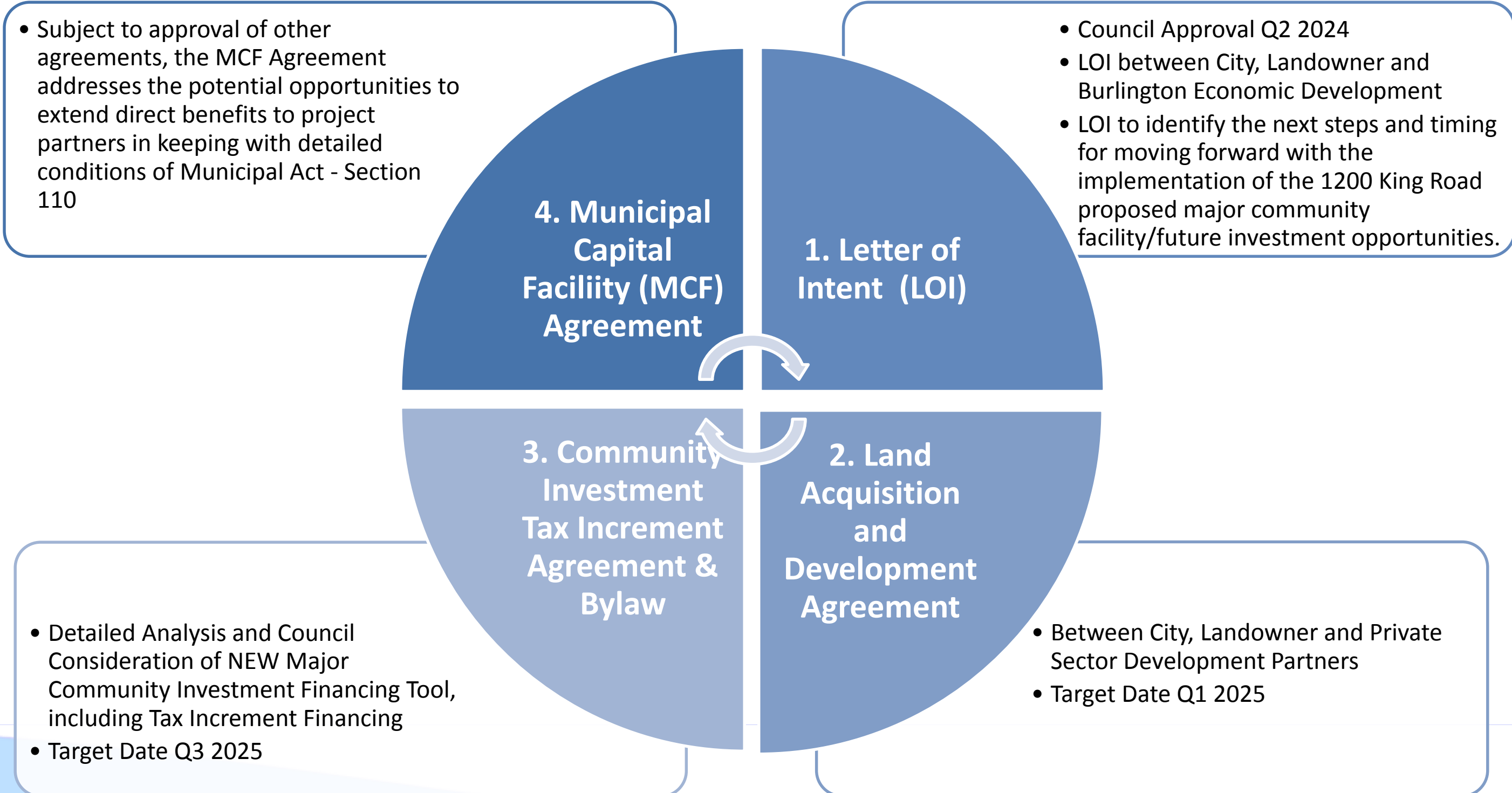


- Up to 500 people
- Frequency: ±50 per year

- Weekends or Weekday
- Corporate function attendees may be drawn from area hotels.
- Patrons are less likely to travel by transit and will typically travel alone or in smaller groups.

5. Enabling Agreements and Due Diligence

Potential Community Investment-Enabling Agreements/Documents*



*potential to be completed subject to key milestones in the Planning/Legal Process.

Critical outcomes for BLP and EcDev development project success

- Land acquisition by the City from Alinea
- Competitive procurement for project partners (private and public sector) – e.g. RFEOI/RFP processes
- Review and confirmation of triple bottom line development benefits
 - Economic
 - Social
 - Environmental
- Alignment and Support of Burlington Housing Strategy Implementation and 10 Year Housing Pledge
- Proactive public engagement and ongoing communications
- Universal guiding principles for a complete community
 - Community affordable, accessible, sustainable and inclusive
 - Integrated mixed-use and high-quality urban design
 - Unique experiential and vibrant destination
- Ongoing Council report consideration and approvals based on detailed due diligence

6. Discussion and Next Steps

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 and
 - 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.

7. Questions and Answers