



SUBJECT: Burlington Lands Partnership Update #6

TO: Committee of the Whole

FROM: Community Planning Department

Report Number: PL-86-24

Wards Affected: All

Date to Committee: November 4, 2024

Date to Council: November 19, 2024

Recommendation:

Receive community planning department report PL-86-24 providing an update on active Burlington Lands Partnership opportunities.

PURPOSE:

The purpose of this report is to provide an update on activities and opportunities being pursued through the Burlington Lands Partnership.

Vision to Focus Alignment:

- Designing and delivering complete communities
- Providing the best services and experiences
- Protecting and improving the natural environment and taking action on climate change
- Driving organizational performance

Executive Summary:

The purpose of this report is to provide an update on activities and opportunities being pursued through the Burlington Lands Partnership. In addition to advancing the ongoing partnership opportunities listed in Confidential Appendix 'A', this report more specifically defines the work of BLP as it relates to three initiatives in particular:

1. Approach and next steps as it relates to the 1200 King Road site;

2. Initial Opportunities related to the Housing Accelerator Fund;
3. Assessing and positioning Burlington Lands Partnership for the future.

Regular updates will be provided to Council as this work progresses.

Background and Discussion:

The Burlington Lands Partnership (BLP) was formally approved by Council in October 2020 via report CM-29-20 and commenced operations in March 2021. The BLP leverages partnerships to advance lands and projects related to the following priorities:

- Maximize business development opportunities and advance future economic growth and job creation.
- Implement major city building projects that enhance the quality of life for all citizens.
- Deliver increased supply of attainable/affordable housing through proactive long-term strategies and innovative partnerships.

In 2024, base funding of \$450,000 was approved by Council for the BLP. Through land related partnerships/projects related to economic growth, city-building, and attainable housing, BLP works directly with external stakeholders and city staff to help deliver the Vision 2040 Strategic Plan for "A City that grows" and "An engaging City". In addition, BLP is focused on achieving the goals set out in Vision to Focus (V2F) to "Increase economic prosperity and community responsive growth management" and to "Support sustainable infrastructure and resilient environment."

Strategy/process/risk

BLP is currently working on 19 active land partnership opportunities in conjunction with Realty Services, BLP Steering Committee, the Strategic Real Estate Acquisition Team, City Staff, and partners to develop relationships with landowners and examine "real partnership opportunities" focused on future strategic land development.

In addition to providing Council updates on the ongoing partnership opportunities listed in Confidential Appendix 'A', this report also provides information on the work of BLP as it relates to three initiatives in particular:

1. Approach and next steps as it relates to the 1200 King Road site;
2. Initial Opportunities related to the Housing Accelerator Fund;
3. Assessing and positioning Burlington Lands Partnership for the future.

1200 King Road site

In March 2024, through Report ECDEV-02-24 and the associated presentation, Council was provided information regarding opportunities for 1200 King Road. Through the Report Council approved the following staff directions:

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 Comprehensive Development Vision.

As has been noted previously by BLP and City Planning staff, the 1200 King Road lands are subject to appeals at the Ontario Land Tribunal. The City's consideration of Alinea's vision and land use development concept for the 1200 King Road lands will occur through the OLT appeal process. The work that BLP continues to do with Alinea for these lands is separate from the work that City Planning and Legal staff are doing in relation the OLT appeal, including any planning assessment of Alinea's development vision.

In response to the direction, BLP continues to work closely with Alinea who currently are leading the public engagement process, including hosting a drop-in Open House on June 26, 2024 as well as several walking tours of the site and public engagements. On September 20, 2024, Alinea partnered with the Burlington Economic Development and the Burlington Chamber of Commerce on a Business Before 9 Event – What does 1200 King Road Mean for Business.

With regard to the above direction b) which directs staff to develop a letter of intent for moving forward with the vision for 1200 King Road, this approach appears not to be the most useful mechanism to achieve desired results. Staff recommend adjusting direction b) from the creation of an LOI to the development of a proposed framework in conjunction with Alinea to explore the proposed public private partnership investment opportunities for community amenities at the 1200 King Road site. Alinea representatives are supportive of this approach.

Following the development of a framework between Alinea and the City, staff will move forward with a business case related to a future proposed West Burlington major community facility investment, including high-level costing, ownership models, and financing options. This builds on previous work that Avison Young completed for BLP, in conjunction with Burlington Economic Development and Tourism Burlington, regarding a highest and best use analysis for the 1200 King Road site and complements work underway on an economic impact report for the proposed West Burlington major community facility investment facilities investment. The business case study will consider financing options, including a Community Investment Tax Increment Agreement & Bylaw and Municipal Capital Facility (MCF) Agreement as previously presented and supported by council in Committee of the Whole item ECDEV-02-24: 1200 King Road Vision Update - Appendix A on March 5, 2024.

It will be important that any key findings related to the business case and review of different financing tools and approaches be leveraged for potential use with other opportunities that are being pursued by BLP. Staff will review these opportunities and provide future updates to Council as these emerge.

In summary, BLP is working on the following key activities to advance this opportunity:

- A proposed framework with Alinea to explore the proposed public private partnership investment opportunities for community amenities at the 1200 King Road site.
- Continue to develop a business case for the proposed West Burlington major community facility investment, including high-level costing, ownership models, and financing options.

Initial Opportunities related to the Housing Accelerator Fund

Community Planning report PL-82-24 on the November 4, 2024 Committee of the Whole agenda proposes the Housing Accelerator Fund (HAF) implementation budget and update on how to achieve the initiatives and targets required in the CMHC funding agreement. Funding and resource recommendations are proposed to achieve the critical missing middle and affordable housing unit targets. The BLP role with HAF is to support, as required, partnerships with third parties where land or properties may be reimagined for affordable housing to either meet the HAF targets and/or implement the Housing Strategy. There are several partnership opportunities that could qualify for HAF identified in Confidential Appendix 'A'.

Assessing and positioning Burlington Lands Partnership for the future

Oversight of the BLP occurs through a Steering Committee comprised of leadership team members and BLP progress is regularly reported to COW including closed session when necessary (i.e. property related matters). BLP is also bringing new opportunities for consideration to the Strategic Real Estate Acquisition Team. The majority of active land partnership opportunities are confidential and are outlined in confidential Appendix A.

While BLP has demonstrated success in its initial form, more can be done to position the City as a leader in leveraging partnerships to advance lands and projects related to growth and economic development, city building and affordable housing supply.

In the coming months, staff will be reviewing BLP to determine how to leverage initial success and evolve the approach to drive key outcomes in these areas. Updates will be provided to Council as this work progresses.

Financial Matters:

Total Financial Impact

Budget for continuing to work on a business case for the proposed West Burlington major community facility investment would come from BLP's operating budget.

Other Resource Impacts

To advance land partnership due diligence, BLP with the oversight of the Steering Committee will need ongoing support from other departments/areas, including Realty Services, the Strategic Real Estate Acquisition Team, city staff including Finance, Legal and Recreation, Community, and Culture, Planning, and other partners. The exploration of public private partnership investment opportunities and innovative financing solutions may have future budget implications which will need to be confirmed in the high-level business case.

Climate Implications:

Not applicable.

Engagement Matters:

As specific land related opportunities evolve, Council and staff will endeavor to make information on land opportunities available publicly at the appropriated time both for purposes of information and engagement and prior to final decisions where possible. Specific engagement matters as it relates to 1200 King Road have been carried out by Alinea as described above.

Conclusion:

Staff recommend Council to receive and file report PL-86-24: Burlington Lands Partnership Update #6 providing an update on active land partnership opportunities.

Respectfully submitted,

Mark Steffler

Corporate Strategic Lead, Burlington Lands Partnership

Appendices:

- A. Confidential Update on Active Land Partnership Opportunities

Notifications:

Paul Paletta, ppaletta@thealineagroup.ca

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.