

The Corporation of the City of Burlington By-law
City of Burlington By-law 31-2025

A by-law to adopt Official Plan Amendment No. 4 to the
Burlington Official Plan 2020 to set out a planning framework and
a guide for future study to support development and growth within
the area identified as “Bronte Creek
Meadows” File: 505-10-25 (DGM-32-25)

Whereas the Council of the Corporation of the City of Burlington in accordance with the provisions of Section 16 and 17 of the Planning Act, 1990, as amended, approved the recommendation in development and growth management report DGM-32-25 at its meeting held on May 20, 2025.

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. That Amendment No. 4 to the Burlington Official Plan (2020) consisting of the attached amendment and supporting documentation is hereby adopted.
2. That this by-law shall come into full force and take effect of the final day of passing thereof.

Enacted and passed this 20th day of May, 2025

Deputy Mayor Kelvin Galbraith _____

City Clerk Samantha Yew _____

OFFICIAL PLAN AMENDMENT
PROPOSED AMENDMENT NO. 4 TO THE OFFICIAL PLAN
OF THE BURLINGTON PLANNING AREA

CONSTITUTIONAL STATEMENT

The Amendment contained in Part “B” of this document constitutes Proposed Amendment No. 4 to the Official Plan of the City of Burlington, 2020.

PART A – PREAMBLE

1. PURPOSE OF THE AMENDMENT

The purpose of this Official Plan Amendment is to set out a planning framework and a guide for future study, to support development and growth within the area identified as “Bronte Creek Meadows”.

The effect of the proposed Amendment is to add new area-specific policies to the Burlington Official Plan, 2020 to:

- Establish a community structure organized into districts with a new *multi-modal* transportation network.
- Establish appropriate targets and amend the land use designations in Bronte Creek Meadows to permit a mix of residential and non-residential uses.
- Provide direction relating to *infrastructure, multi-modal* transportation, *public service facilities*, parks, public space, housing, land use *compatibility, natural heritage features and areas* and natural hazards; and,
- Outline requirements for further study, tertiary planning, phasing and monitoring, among other things.

2. SITE AND LOCATION

Bronte Creek Meadows

The proposed amendment pertains to the lands south of Upper Middle Road, west of Burloak Drive, north of Mainway and east of Creek Way, as identified in Attachment 1.

3. BASIS FOR THE AMENDMENT

On March 24, 2024, staff report [PL-27-24 Bill 162, Get It Done Act, 2024 Update](#), explained that Bill 162 had the effect of reinstating previously rescinded modifications contained in the [Minister’s decision on amendment no. 49 to the Halton Region Official](#)

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[Plan \(ROPA 49\)](#). This included modifications to remove the Employment Area overlay from Bronte Creek Meadows. The report contained a link to the [draft letter from the Mayor](#) of Burlington to the Minister of Municipal Affairs and Housing regarding support for ROPA 49 changes. Bill 162 received Royal Assent on May 16, 2024. The letter highlighted the following:

The City of Burlington will continue to work collaboratively with the respective ROPA 49 landowners and the public in advancing the City's interests on these lands. Priority will be given to achieving the City's community responsive growth management objectives and long-term community development goals related to achieving vibrant mixed-use neighbourhoods inclusive of the following elements outlined in the Mayor's letter to the Ministry:

- economic benefits including future employment targets that increase future property assessment growth.
- social benefits including affordable and attainable housing, public parks and greenspace and community facilities and amenities.
- environmental benefits including climate mitigation and adaption, natural heritage preservation and enhanced integrated mobility.

On April 2, 2024, staff report [PL-29-24 Targeted realignment future growth areas – 1200 King Road, Bronte Creek Meadows and Bridgeview](#), addressed issues to be considered in relation to employment area conversions and new urban areas resulting from Bill 162 and proposed a timeline for developing an Area Specific Plan for Bronte Creek Meadows.

On July 8, 2024, Council approved staff report [PL-50-24 Burlington Official Plan, 2020 Targeted Realignment Exercise – workplan update 3](#). With this report, staff provided Committee and Council with two draft documents:

- [Bronte Creek Meadows Area-Specific Planning Project Engagement Plan \(Draft\)](#); and
- [Planning for Burlington's Bronte Creek Meadows: Background and Draft Visioning Report \(Draft\)](#), which included an overview of the changing policy context related to Bronte Creek Meadows, complete community objectives, and a project timeline.

At the July 8, 2024 meeting, Council provided the following staff direction:

Direct the Director of Community Planning to implement the Bronte Creek Meadows Area-Specific Planning Project Engagement Plan – Draft, attached as Appendix C to community planning department report PL-50-24, and continue to add detail and refinements to the planning for Burlington's Bronte Creek Meadows: Background and Draft Visioning, attached as Appendix D to community planning department report PL-50-24, as work continues with the owner and their consultants.

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Following the July 2024 Council direction, in accordance with the [Bronte Creek Meadows Engagement Plan](#), City staff gathered input from the public on the future vision for Bronte Creek Meadows throughout Fall 2024.

Notably, during this time Bill 185 Cutting Red Tape to Build more Homes Act, 2024, identified July 1, 2024, as the date after which Halton Region would become an Upper-Tier Municipality without Planning Responsibilities.

On December 3, 2024, Staff Report [PL-81-24: Bronte Creek Meadows Area-Specific Planning Project Update and Proposed Policy Directions](#) was presented to the Burlington Committee of the Whole. Staff provided an overview of [feedback received](#) throughout Fall 2024 and brought forward proposed policy directions for Council's consideration. These directions, along with technical studies and planning analysis, have guided the development of the area-specific plan for a revised vision of Bronte Creek Meadows as a mixed-use, transit supportive complete community. At the December 3, 2024 meeting, staff received the following Council direction:

Direct the Director of Community Planning to continue work on the Bronte Creek Area Specific Plan in coordination with the landowner and communicate and engage with the public on the proposed policy directions and area specific plan framework.

Following Council direction in the December 2024, staff continued work on the Bronte Creek Meadows area-specific planning project including technical studies, as well as work on the development of the area specific plan policies informed by public feedback, council direction and key technical work.

PART B – THE AMENDMENT

1. DETAILS OF THE AMENDMENT

1.1 Text Change:

The amendment includes a new section of text to be added to the Burlington Official Plan, 2020, as described in the following table.

Item No.	Section	Description of Change
1	8.8 Sub-Area Policies	Insert new section 8.8.2 Bronte Creek Meadows Community, as provided in Attachment 2.

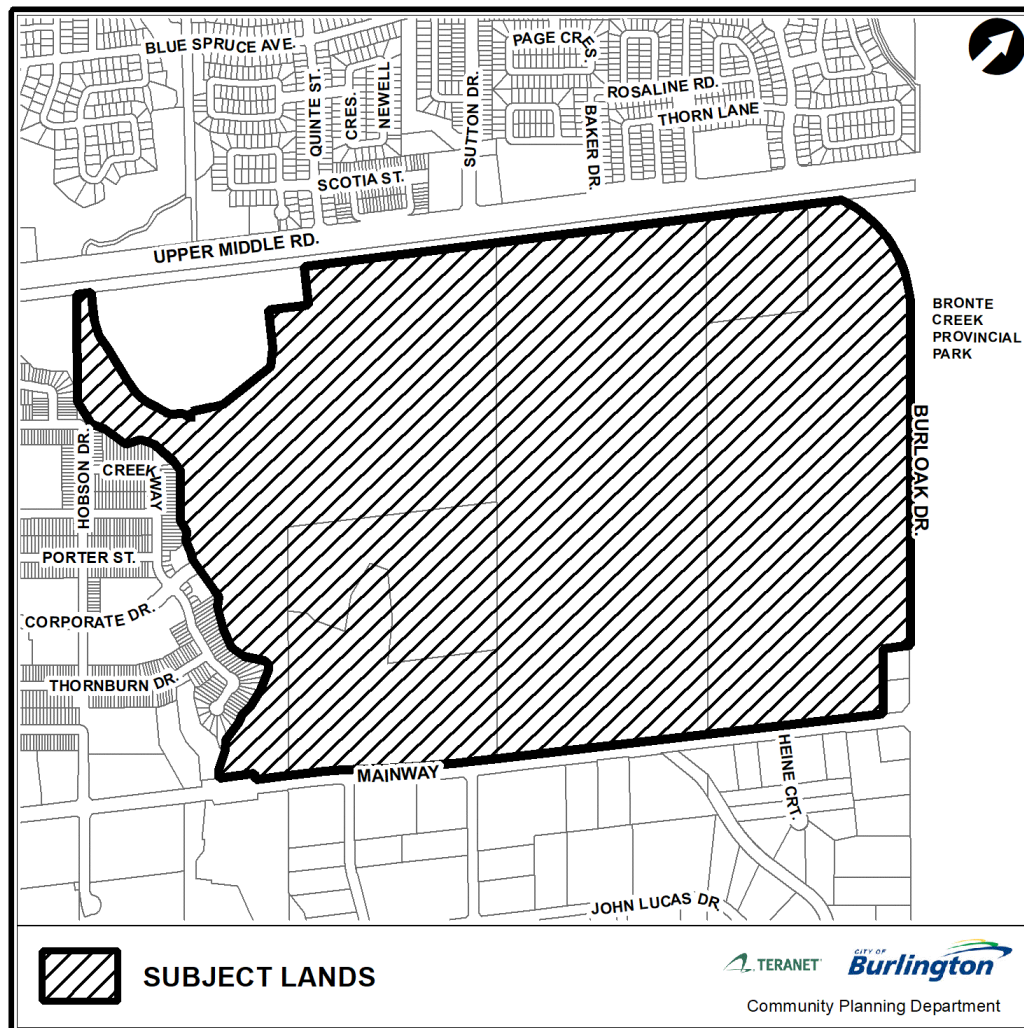
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1.2 Map Changes:

The amendment includes new mapping to be added to the schedules of the Burlington Official Plan, 2020, as described in the following table.

Item No.	Section	Description of Change
2	Schedules	Insert new schedule as follows: Schedule S: Bronte Creek Meadows Community, as provided in Attachment 3.
3	Schedules	Insert new schedule as follows: Schedule S-1: Bronte Creek Meadows Long-term Frequent Transit Corridors, as provided in Attachment 4.

Attachment 1 to OPA 4 - Subject Lands



Attachment 2 to OPA 4 –

Bronte Creek Meadows Community Area-Specific Policies

8.8.2 Bronte Creek Meadows Community

8.8.2 (1) Vision

Bronte Creek Meadows Community is a new neighbourhood area that covers approximately 132 hectares of land and encompasses areas of open fields and woodlots. The Bronte Creek Meadows Community is located north of Mainway, west of Burloak Drive, south of Upper Middle Road and east of Creek Way, as identified on Schedule S: Bronte Creek Meadows Community, of this Plan. The overall vision for the Bronte Creek Meadows Community is to establish a framework to guide the development of the area as a vibrant mixed-use, *transit-supportive, complete community* inclusive of social, environmental and economic benefits.

The *natural environment* of the Bronte Creek Meadows Community, including the protection and enhancement the Natural Heritage System, *urban forests* and watersheds, will lay the foundation for an urban community structure to emerge over time. A new community structure will be organized in districts, each with its own vision and character, as well as a new *multi-modal* transportation network throughout the entire community, connecting to the broader city network.

The Bronte Creek Meadows Community will include a mix of land uses providing a range of opportunities for residents and *employment* development, in addition to *public service facilities*, a wide range of mobility options and parks and open space that will connect to and maximize the *natural environment*.

Policies for the Bronte Creek Meadows Community will outline the need for further study, including tertiary planning, and establish guidance for *infrastructure*, phasing and more to achieve orderly, efficient, and *sustainable* urban development.

8.8.2 (2) Objectives

The Bronte Creek Meadows Community will be planned as a vibrant mixed-use, *transit-supportive, complete community* that achieves the following objectives:

- a) To create a complete, compact and environmentally *sustainable* community, with a mix of uses in walking distance of transit;

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- b) To provide a range of services and facilities that will satisfy health, education, social, religious, culture and recreation needs of the Bronte Creek Meadows Community;
- c) To include a mix of uses including *employment*, housing, *public service facilities*, parks, and commercial shops and services;
- d) To plan for population and employment densities to support existing and planned local and regional transit;
- e) To provide a range of housing types and tenure to support *affordable housing* and meet a broad range of demographics and income levels;
- f) To create a balanced community with a variety of local jobs and live/work opportunities for residents;
- g) To create a built environment that achieves walkability, high-quality public spaces and design excellence;
- h) To establish a safe, balanced and connected fine grain *multi-modal* transportation network;
- i) To plan for land uses and building forms which are *compatible* with the surrounding area and achieve sensitive integration with existing areas;
- j) To create new parks, trails, *public realm* and open spaces;
- k) To ensure the protection and enhancement of the Natural Heritage System;
- l) To ensure the conservation of *cultural heritage* and *archaeological resources*;
- m) To phase development in a manner that optimizes the use of existing and new *infrastructure* to support growth in a compact, efficient form; and,
- n) To recognize and promote opportunities for the abutting utility corridor, located parallel to Upper Middle Road, to serve as a functional public non-intensive recreational amenity and a linkage between the Uptown Urban Centre and surrounding neighbourhoods.
- o) To *encourage* innovation in Bronte Creek Meadows to support the City's plans and strategies, to establish:

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- i) a public service destination including parks, recreation and healthcare services;
- ii) opportunities for sustainable features including sustainable mobility; and
- iii) innovative approaches for housing.

8.8.2 (3) General Policies

- a) The policies of this section *shall* only apply to those lands shown on Schedule S: Bronte Creek Meadows Community, of this Plan, and all policies are to be read in conjunction with the policies of this Plan. In the event of a conflict, the more specific policies *shall* apply.
- b) The Bronte Creek Meadows Community policies *shall* plan to accommodate growth to 2051 and beyond, including approximately 16,000 new residents in approximately 9,000 new units and provide approximately 3,600 new jobs.
- c) The Bronte Creek Meadows Community *shall* plan to accommodate a minimum of approximately 400 new *affordable* units.
- d) *Development shall* conform to the overall vision for the Bronte Creek Meadows Community and support the achievement of the objectives and policies of the applicable district.
- e) *Public service facilities* and *institutional uses shall* be permitted in all districts identified on Schedule S: Bronte Creek Meadows Community, of this Plan.
- f) Public/private partnerships for the purpose of providing *public service facilities* are *encouraged*.
- g) *Affordable Housing shall* be permitted and *encouraged* to locate in all districts.
- h) *Additional needs housing is encouraged* where residential uses are permitted.
- i) *Accessory drive-throughs shall* be prohibited.
- j) Amenities are *encouraged* within the *utility* corridor located parallel to Upper Middle Road, which serve the recreation needs of the Bronte Creek Meadows Community and which are generally compatible with the lands' primary purpose as a utility corridor. Amenities *may* include, but are not limited to, community gardens, pedestrian and bike pathways and/or off-leash dog parks.
- k) Notwithstanding the policies of Section 6.3, Utilities, of this Plan, surface parking areas *shall* not be permitted within a *utility* corridor.

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- l) *Development of ground-oriented dwellings shall* require a minimum of 20% of new units to contain an *additional residential unit* and/or be built to accommodate a future *additional residential unit*, including side or rear secondary entrance/exit and other requirements, to the satisfaction of the *City*.

Variations in a given phase to this minimum target *shall* not require an Official Plan Amendment, where it can be demonstrated that the minimum target is being achieved across the portion of the Community that is being developed for *ground-oriented dwellings*.

- m) In order to facilitate *additional residential units*, the Zoning By-law *shall* identify minimum side-yard setbacks for *ground-oriented* residential lots that allow sufficient space for the provision of side entrance doors through initial construction or potential future renovation of *ground-oriented dwellings*.
- n) In advance or as part of required Tertiary Planning, an overall Land Use and Built Form Strategy *shall* be prepared for the entirety of the Bronte Creek Meadows Community as shown on Schedule S: Bronte Creek Meadows Community, of this Plan, in accordance with Section 8.8.2 (12.1) a) of this Plan. The preparation of this strategy will include consultation with the City's Urban Design Advisory Panel and *shall* be completed in conformity with the objectives and policies of this Plan, to the satisfaction of the *City*.
- o) The *City shall* work in partnership with the landowner and other community partners to implement innovative approaches to delivering public services including healthcare, sustainable development and mobility options, and approaches to innovative housing options.

8.8.2 (4) Community Structure

The Bronte Creek Meadows Community Structure is made up of both natural and planned systems which divide the area into Districts. This Community Structure is informed by policies of this section and the Official Plan, which lay the foundation for a future *complete community*. Systems will link the districts to create an integrated community. The existing and planned systems that contribute to the Bronte Creek Meadows Community Structure include the following:

- **Natural Heritage System** – The layout of districts and future *development* blocks is driven by the defined Natural Heritage System. Neighbourhood design will support the maintenance and enhancement of natural features and functions and a continuous natural open space system, where appropriate. Future studies

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through *development applications* will address the ultimate location and definition of features such as buffers.

- **Infrastructure and Mobility Network** – This system is comprised of existing and planned *infrastructure*, utility and mobility elements. The future mobility network in the Bronte Creek Meadows Community will provide enhanced mobility and connections to the broader city network. The creation of districts is informed by the extension of Sutton Drive and Corporate Drive and will be further sub-divided by future local *complete streets* and trail connections to create a fine network of *multi-modal* connections and future development blocks. Enhanced *active transportation*, transit service and *multi-modal* transportation connections, including infrastructure and transit investments, will support community connectivity between the Bronte Creek Meadows Community and adjacent neighborhoods, as well as to the Appleby GO Station and the rest of the city.
- **Parks and Public Service Facilities** – The Bronte Creek Meadows Community will include a network of new *public service facilities*, *public realm* and parks that will serve the new community, as well as surrounding neighbourhoods. These important *complete community* elements will be connected and adjacent to each other, where possible, to create synergies of uses to serve the public, enhance accessibility and create vibrancy, as well as complement and reinforce the Natural Heritage System and Infrastructure and Mobility Network. Tertiary planning and *development applications* will determine the ultimate location of these system elements in each district and the inter-relationships among them. The vision for the Bronte Creek Meadows Community includes a large, central public park in the Burloak Commons District.

8.8.2 (5) Districts

The Bronte Creek Meadows Community is made up of three districts. Each district has its own vision and will evolve into neighbourhood areas with their own distinct attributes and character. A new *infrastructure* and mobility network will connect the three districts to support a *complete community* that allows people to easily move around the neighbourhood and access a wide range of amenities, services, housing, jobs and transit.

Schedule S: Bronte Creek Meadows Community, of this Plan, identifies the districts and their boundaries. The boundaries of each district are conceptual in nature and will be confirmed through future development applications.

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8.8.2 (5.1) Meadows Neighbourhood District

The Meadows Neighbourhood District is located at the north-west quadrant of the Bronte Creek Meadows Community and will serve as a transition to adjacent neighbourhoods. This district is envisioned to be a new neighbourhood, providing a wide range of housing types with complementary community facilities, public spaces and parks. While the Meadows Neighbourhood will be primarily *low-rise ground-oriented dwellings*, the introduction of *mid-rise, non-ground oriented dwellings* along with shops and services to support daily needs *may* be considered along Upper Middle Road and Sutton Drive to contribute to a vibrant, *complete community*.

8.8.2 (5.1.1) Objectives

- a) To require a wide range of housing types, including single detached, semi-detached, townhouses with *Additional Residential Units* incorporated, as well as *non-ground oriented dwellings*.
- b) To ensure that the future neighbourhood needs for *public service facilities*, parks and *institutional uses* are considered and planned for to contribute to a *complete community* for Bronte Creek Meadows Community.
- c) To establish new trails and *complete streets* to support walking and cycling connections to existing schools and adjacent neighbourhoods.
- d) To require space for active uses at key locations and frontages in the neighborhood to create a vibrant pedestrian environment and provide uses that will serve the general needs of the community. The key neighbourhood locations and frontages will be defined through the required Land Use and Built Form Strategy.

8.8.2 (5.1.2) Policies

- a) As part of a tertiary plan, an Urban Design Concept Plan in accordance with the Land Use and Built Form Strategy outlined in Section 8.8.2 (3) j) *shall* be completed for the Meadows Neighbourhood District to the satisfaction of the *City* and be reviewed by the City's Urban Design Advisory Panel.
- b) The following uses *may* be permitted in the Meadows Neighbourhood District:
 - i) *Ground-oriented dwellings* including: single-detached dwellings; semi-detached dwellings; duplexes, multiplexes and townhouses;

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- ii) *non-ground oriented dwellings* including low and mid-rise apartments;
 - iii) *additional residential units*, subject to the policies of Subsection 8.7.2 of this Plan;
 - iv) day care centers;
 - v) *public service facilities*; and
 - vi) *institutional* uses,
 - vii) *office*; and;
 - viii) *retail and service commercial uses*.
- c) The Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) *shall* identify locations and frontages in the Meadows Neighbourhood District which will require mixed uses and continuous active uses at grade. Adjacent to these identified locations and frontages *development shall* contain a minimum of two permitted uses. *Institutional uses, public service facilities* and day care centers are permitted as standalone uses.
- d) The minimum building height *shall* be two (2) storeys and the maximum building height *shall* not exceed:
- i) three (3) storeys for *ground-oriented dwellings* (not including rooftop amenity/outdoor areas); or
 - ii) Five (5) storeys for *non-ground-oriented dwellings*.
- e) An increase to the maximum building height identified in subsection 8.8.2 (5.1.2) d) ii) to a *mid-rise building* form *may* be considered adjacent to Sutton Drive and Upper Middle Road through a site-specific Zoning By-law amendment, without the need for an amendment to this Plan, provided that the objectives and policies of the Meadows Neighbourhood District and the policies of this Plan are maintained.
- f) The Zoning By-law *shall* establish a minimum floor area for uses above the first storey, except for standalone residential *development*.

8.8.2 (5.2) Burloak Commons District

The Burloak Commons District is located on the eastern side of the Bronte Creek Meadows Community and is envisioned to be a key area for *intensification* to accommodate residential and employment growth. This district will focus on a diversity

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of housing types and the creation of mixed-use buildings with residential units, shops, *offices* and daily/weekly needs. This district will serve as a community hub with a concentration of community services, amenities and facilities, transit, public spaces and parks. This district is also envisioned to include a large, central public park and community centre with indoor recreation needs that will be determined by the *City* through a community needs study in accordance with Section 8.8.2 (9) i) of this Plan and implemented through required Tertiary Planning and *development application* planning stages. Community amenities to be included at a minimum include the following:

- One full size double gym;
- Two multipurpose community rooms;
- Public Washrooms accessible to park users; and,
- A Park Maintenance Facility.

Updates to this list as a result of the community needs study would not require an amendment to this Plan.

8.8.2 (5.2.1) Objectives

- a) To accommodate a concentration of residential, retail, *employment*, *public service facilities* and *service commercial uses* in buildings with varying heights that contribute towards the creation of lively, vibrant and people-oriented places.
- b) To accommodate more intensive, transit-supportive *development* with a focus on diversity of housing types and the creation of mixed-use buildings to accommodate residential growth.
- c) To require a mix of uses including *employment* uses to support the creation of new businesses, services and amenities to support a *complete community*, create jobs and accommodate *employment* growth.
- d) To require active uses such as stores, restaurants, patios, *public service facilities*, *institutional uses*, *offices* and residential lobbies to create vibrant streetscapes for leisure, shopping, dining and working.
- e) To ensure that *development* contributes to the creation of a walkable community by providing an accessible and attractive pedestrian environment, with internal links such as complete streets, trails and connections to adjacent districts, neighborhoods and Bronte Creek Provincial Park.

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- f) To *encourage* new *development* to be in a *compact built form*.
- g) To ensure *development* incorporates sensitive transitions with surrounding areas including Bronte Creek Provincial Park.

8.8.2 (5.2.2) Policies

- a) *Development shall* be planned to be *active transportation and transit supportive* with a pattern of streets and block that *encourages* pedestrian circulation.
- b) Development *shall* be oriented to the street and designed to promote a vibrant and safe street life and support transit.
- c) As part of a tertiary plan, an Urban Design Concept Plan informed by the Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) *shall* be completed for the Burloak Commons District to the satisfaction of the *City* and be reviewed by the City's Urban Design Advisory Panel. This Urban Design Concept *shall* include, but not be limited to, the following:
 - i) A built form of varying heights including *low-rise* and *mid-rise buildings*. *Tall buildings may be considered in accordance with 8.8.2 (5.2.2) e*);
 - ii) consideration of shadow and wind impacts;
 - iii) appropriate transitions to the Natural Heritage System, the existing neighbourhood to the north of the district, as well as Bronte Creek Provincial Park on the east side of Burloak Drive; and,
 - iv) Burloak Commons District Urban Design Guidelines, if necessary.
- d) The Zoning By-law *shall* establish a minimum building height of two (2) storeys and the maximum building height *shall* not exceed eleven (11) storeys, unless otherwise permitted by the policies of this Plan.
- e) Notwithstanding the maximum height identified in 8.8.2 (5.2.2) d), *tall buildings* up to a maximum of twenty (20) storeys in locations identified as appropriate for the accommodation of *tall buildings* in the Land Use and Built Form Strategy, *may* be permitted, subject to the development of appropriate zoning standards, without the need for an amendment to this Plan, subject to the fulfillment of the following criteria:
 - v) the objectives and policies of the Burloak Commons District and this Plan are maintained;

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- vi) demonstrate consideration of Council-approved urban design guidelines;
 - vii) implement the findings of the Land Use and Built Form Strategy, including appropriate transitions to the Natural Heritage System, existing neighbourhoods, as well as Bronte Creek Provincial Park and other relevant guidance; and,
 - viii) the proponent submits and implements, to the satisfaction of the *City*, an urban design brief that demonstrates how the proposal's design achieves high quality of design and mitigates the adverse impacts of the increase in height on public sidewalks, public open spaces and adjacent uses.
- d) The City *shall* explore opportunities to partner in the provision of underground and/or structured parking spaces dedicated for public use.
- e) The following uses *may* be permitted in the Burloak Commons District:
- i) residential uses with the exception of single-detached and semi-detached dwellings;
 - ii) *additional residential units*, subject to the policies of Subsection 8.7.2 of this Plan;
 - iii) retail and *service commercial* uses;
 - iv) *office* uses, including research and development, and information processing uses;
 - v) *public service facilities*;
 - vi) *institutional uses*;
 - vii) hotel uses;
 - viii) *recreation* uses;
 - ix) *entertainment* uses;
 - x) light assembly and manufacturing uses compatible with *abutting* sensitive uses; and,
 - xi) day care centers.

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- f) Notwithstanding e) i) above, limited single-detached and semi-detached dwellings *may* be permitted adjacent to the Natural Heritage System provided it can be demonstrated through the Burloak Commons Urban Design Concept Plan that additional 3-bedroom units can be accommodated and will not compromise the vision, objectives and policies of the District and of this Plan.
- g) The Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) *shall* identify locations and frontages in the Burloak Commons District which will require mixed uses and continuous active uses at grade. In these locations and frontages, *development shall* contain a minimum of two permitted uses, as identified in Subsection 8.8.2 (5.2.2) e) of this plan. *Institutional uses, public service facilities* and day care centers are permitted as standalone uses.
- h) The Zoning By-law *shall* establish a maximum floor area at grade per individual retail and *service commercial* unit, based on such considerations as planned commercial function, built form, and contribution to achieving vibrant, active and walkable built environments in the Burloak Commons District.

8.8.2 (5.3) Mainway Institutional District

The Mainway Institutional District is located on the south-west quadrant of the Bronte Creek Meadows Community and its boundaries are defined by the Natural Heritage System and existing woodlots. This district is envisioned to be a focus for *employment, institutional* and healthcare uses to support the creation of jobs, with shops and services for employees and visitors.

This district will include new streets and *active transportation* connections to other employment areas south of Mainway, to the rest of the Bronte Creek Meadows Community and adjacent neighborhoods.

8.8.2 (5.3.1) Objectives

- a) To accommodate mixed use *development* in a compact built form, where *employment, institutional* and/or healthcare uses are established to support the creation of jobs.
- b) To accommodate, subject to meeting criteria, a wide range of small-scale retail and *service commercial* uses at grade, which are intended to serve employees located in the district and surrounding areas.

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- c) To establish a vibrant *public realm* with places for employees and visitors to gather and enjoy.

8.8.2 (5.3.2) Policies

- a) As part of a tertiary plan, an Urban Design Concept Plan in accordance with the Land Use and Built Form Strategy outlined in Section 8.8.2 (12.1) a) *shall* be completed for the Mainway Institutional District to the satisfaction of the *City* and be reviewed by the City's Urban Design Advisory Panel.
- b) The following uses *may* be permitted in the Mainway Institutional District:
 - i) *office* uses, including research and development, and information processing uses;
 - ii) *public service facilities*;
 - iii) *institutional uses*;
 - iv) *retirement home*;
 - v) private medical clinic;
 - vi) day care centre;
 - vii) *accessory retail and service commercial* uses, excluding *automotive commercial uses*;
- c) *Accessory retail and service commercial* uses *may* only be permitted provided that:
 - i) the use is located at grade level; and
 - ii) the use is located within a building containing or proposed to contain *employment, institutional, office* uses or *public services facilities* or residential.
- d) The *City* will *encourage* a minimum building height of two (2) storeys.

8.8.2 (6) Water, Wastewater, Transportation and Utilities Infrastructure

To support *development* within the Bronte Creek Meadows Community, the comprehensive study of planning, phasing and financing of *infrastructure* in an

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integrated manner must be prioritized. Planning for *infrastructure* is undertaken by the Region of Halton and various partner agencies and organizations with information provided by the *City*. Collaboration is necessary to ensure that there are services in place to support new population and *employment* uses as growth occurs.

Accommodating growth in this new community will require investment in the *multi-modal* transportation network to ensure that people of all ages and abilities have a variety of travel options. *Transportation facilities* will be planned and designed as a *multi-modal* transportation network to be safe, accessible, and balanced to prioritize *active transportation* and transit. The *multi-modal* network of *complete streets* will be designed based on the safe integration of all *modes* of travel.

8.8.2 (6.1) General Objectives

- a) To collaborate with all partners to ensure that *infrastructure* is planned comprehensively in a manner that effectively uses existing capacity and strategically invests in additional capacity to support the land use vision of this Plan, which calls for growth through *intensification*.
- b) To plan for stormwater management in accordance with Section 4.4.2 (2) of this Plan.

8.8.2 (6.2) General Policies

- a) *Infrastructure shall* be delivered in accordance with Chapter 6 of this Plan.

8.8.2 (6.3) Water and Wastewater Infrastructure

- a) *Development shall* be connected to municipal *sewage and water services* in accordance with the Region of Halton's Water and Wastewater Master Plan, as amended, the Regional Allocation Program and Regional Development Charges By-law.
- b) *Development shall* be limited to the capacity and financial capability of the Region of Halton to deliver municipal *sewage and water services* in accordance with Subsection 8.8.2 (12.4) of this Plan, and to the satisfaction of the *City* and Region of Halton.
- c) Prior to submission of a development application, an Area Servicing Plan *shall* be approved by the *City* in consultation with Halton Region, in accordance with a Terms of Reference approved by Halton Region, and in accordance with the policies of 8.8.2 (12.3) a) and b) of this Plan.

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- d) The *City* may require, as part of a complete development application, the submission of a Functional Servicing Report that implements an approved Area Servicing Plan.
- e) The *City* will coordinate the timing of its *infrastructure* projects, including *streetscape* improvements and future road projects, with upgrades to municipal sewage and water networks in collaboration with the Region of Halton to minimize the impacts of construction on the residents and businesses.
- f) The co-location of linear *infrastructure* is *encouraged*, where appropriate.

8.8.2 (6.4) Stormwater Management

- a) In conformity with Part II Section 2.11 of the 1997 COB OP, the City *shall* require the approval of a stormwater management plan prior to the approval of any *development application*. The location of the stormwater management facilities, including green infrastructure and low impact development measures, *shall* be designed and located in accordance with the recommendations of a completed Sub-watershed Study or Master Environmental Servicing Plan.
- b) Development *shall* comply with applicable recommendations, standards or targets within a Sub-watershed plan or equivalent and water budgets.
- c) *Development shall* include an integrated treatment approach to minimize stormwater flows and simulate, to the greatest degree possible, natural hydrology through lot level controls, low impact development and other conveyance techniques.
- d) Planning, design and construction practices *shall* minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces.
- e) All proposals for *development shall* provide for a *Low Impact Development* (LID) approach to stormwater management that *may* include techniques such as rainwater harvesting, bio-retention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.
- f) The design and implementation of stormwater management plans *shall* incorporate requirements and guidance from the City of Burlington *Stormwater Management Design Guidelines, 2020*, provincial guidance documents, and industry standards and best practices.

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- g) Stormwater management facilities and *Low Impact Development* (LID) techniques *shall* only be permitted in the Natural Heritage System if demonstrated that there will be no negative impacts on natural features and areas, or their ecological functions as demonstrated through a Master Environmental Servicing Plan, Environmental Impact Assessment or equivalent study accepted by the City. Stormwater management facilities and associated infrastructure are not permitted in key features or required buffers of the Natural Heritage System unless deemed *essential*. Stormwater ponds are not supported within the Natural Heritage System.
- h) Any proposed realignment of *watercourses* *shall* be assessed through the completion of a Sub-watershed Study or Master Environmental Servicing Plan, or equivalent study. The *City encourages* that *watercourses* be kept in their natural state and restored wherever possible. Proposals for the relocation or reconstruction of existing *watercourses* *may* be considered where it is determined, through appropriate study, that the *ecological function* of the feature(s) is maintained and, where possible, enhanced.
- i) *Development* within Bronte Creek Meadows Community *shall* be in accordance with the findings, recommendations, and designs contained within a Sub-watershed Study or Master Environmental Servicing Plan for the Bronte Creek Meadows Community that is accepted by the City, and Conservation Halton in consultation with any other appropriate Public Agency. The Sub-watershed Study or Master Environmental Servicing Plan will address the *hydrologic* requirements detailed in Section 145 (9) of the Regional Official Plan and a Terms of Reference agreed to by the *City*.

8.8.2 (6.4.3) Phasing of Development

- a) Interim stormwater management facilities *may* be permitted in accordance with a proposed phasing plan or tertiary planning process. Interim facilities *shall* be planned and designed to align with the overall servicing approach defined in a Sub-watershed Study or Master Environmental Servicing Plan accepted by the *City*, in consultation with the appropriate *public authority*.
- b) Planning for interim stormwater management facilities is *encouraged* to consider future use of lands once those facilities are no longer required.

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8.8.2 (6.4.4) Natural Hazards

- a) Planning for natural hazards *shall* be in accordance with provincial policies and Section 4.4.2 (2) of this Plan.
- b) *Development* and site alteration within or adjacent to *hazardous lands shall* implement the findings of the approved technical studies.

8.8.2 (6.5) Utilities

- a) *Utilities* infrastructure *shall* be implemented in accordance with the objectives and policies of Section 6.3 of this Plan.
- b) Existing and proposed overhead *utilities should* be buried, where feasible, within the Bronte Creek Meadows Community and, where feasible, the integration, combining and grouping of *utilities is encouraged* at the time of *development* at the cost of the proponent.
- c) Underground *utilities should* be consolidated and located in a manner that ensures the provision of adequate space and conditions above grade and below ground to support a mature street tree canopy. The minimum volume of soil required per tree *should* be in accordance with *City* guidelines and standards.
- d) The design of public and private *utilities* within Bronte Creek Meadows *shall* be required early in the *development* approval process and the installation *shall* be done on an integrated basis to utilize joint trenches and concurrent installation.
- e) For *development* within close proximity to *utility* corridors or facilities within the Bronte Creek Meadows Community, consultation with *utility* providers is *encouraged* prior to the submission of a *development application*.
- f) Setbacks for buildings and excavations in proximity to *utility* corridors or facilities within Bronte Creek Meadows Community *shall* be specified by the *City* based on consultation with the appropriate *utility* provider.
- g) In the Bronte Creek Meadows Community, other uses that *may* be permitted within *utility* corridors include, but *shall* not be limited to, *non-intensive recreation uses, active transportation* facilities, playing fields, *community gardens*, and private services and *utilities*. These uses *may* be permitted on lands zoned for transportation, *utility* or communication purposes in consultation with the affected transportation, *utility* or communications provider, where such uses are *compatible* with the primary *utility* function of these lands and are *compatible* with existing surrounding uses and the permitted uses in the land use designations of the adjacent lands. Technical approvals *shall* be obtained from the *utility* corridor owner and agreements *may* be required to permit accessory uses.

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8.8.2 (6.6) Multi-Modal Transportation Network

- a) Street design *shall* comply with Table 1: Classification of Transportation Facilities and Table 2: Public Right-of-way Widths, of this Plan. For Regional roads, the rights-of-way identified in the Region's most up to date Transportation Master Plan *shall* be protected.
- b) The location of streets and trail connections are conceptual and *shall* generally be provided, as conceptually identified on Schedule S: Bronte Creek Meadows Community, of this Plan.
- c) A detailed, intersection and segment level Transportation and Mobility Impact Study *shall* be carried out by the developer through a *development application* with a terms of reference approved by the *City* and Region, as appropriate. The study *shall* be completed to the satisfaction of the *City* and Region, as appropriate, and *shall*:
 - i) evaluate the performance of all modes of transportation within the local and regional street network utilizing a balanced methodology, and to identify necessary *infrastructure* enhancements and access improvements in accordance with a Terms of Reference approved by the *City* and Region and in accordance with the most up to date *City* and/or Regional Plans, Guidelines and Bylaws;
 - ii) identify additional streets, *active transportation* connections and trails to create a fine-grain transportation network balanced with considerations for Regional requirements; and,
 - iii) Establish the classification, final alignment, design and operational components of any new *complete street* to optimize user experience for all modes of transportation in accordance with the design parameters of Table 1: Classification of Transportation Facilities, of this Plan, and *complete street* design guidelines to be developed by the *City* in accordance with Burlington's Integrated Mobility Plan.
- d) Where a Transportation and Mobility Impact Study identified in Section 8.8.2 (6.6) c) determines that auto capacity is not available, *development shall* not be permitted until improvements to address the identified constraints have been implemented to the satisfaction of the *City* and Region including alternative *modes* of travel, *Transit Priority Measures (TPM)*, *Transportation Demand Management (TDM)* measures and other approaches outlined in the Burlington Integrated Mobility Plan and the Region's most up to date Transportation Master Plan.

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- e) A hierarchy of new public streets *shall* be implemented in accordance with a completed Transportation and Mobility Impact Study, supported by a plan of classifications and conceptual street right-of-way designs as required in the Land Use and Built Form Strategy, and establish right of way widths and designs that are aligned with the function of each street, to the satisfaction of the *City*.
- f) New public local streets, not identified on Schedule S: Bronte Creek Meadows Community, of this Plan, *shall* have a minimum right of way width of 18 metres.
- g) The public street rights-of-ways as shown on Schedule S: Bronte Creek Meadows Community, of this Plan, and in Table 2: Public Right-of-Way Widths, of this Plan, *shall* be protected and secured through the processing of a *development application*. Further, for Regional roads, the rights-of-way identified in the Region's most up to date Transportation Master Plan *shall* be protected.
- h) Minor modifications to the classification, location, and alignment of proposed streets shown on Schedule S: Bronte Creek Meadows Community, of this Plan, *may* be permitted without amendment to this Plan provided that such modifications continue to meet the objective of delivering *active transportation* connections and City design standards are approved by the *City* and Halton Region in accordance with their applicable guidelines.
- i) *Development shall* be located on public streets or roads, unless it can be demonstrated by the proponent to the satisfaction of the *City* that a private street or road is equally desirable from the standpoints of functionality, community safety, accessibility, efficiency, servicing and infrastructure, neighborhood connectivity, facilitating ease of land assembly for future *development*, and minimizing financial impacts to the *City*.

Where a private street is permitted, the *City may* require the provision of public-access easements registered on the private street in favour of the *City* in order to ensure that private streets contribute to the creation of a highly connected, walkable, and accessible community.

- j) In accordance with long-term Official Plan direction as shown on Schedule O-1 and established in Table 2, of this Plan, a crossing over Sheldon Creek to facilitate the extension of Corporate Drive to Burloak Drive as shown on Schedule S *shall* be required to the satisfaction of the *City*.
- k) New streets to support *development shall* consist of short blocks and frequent crossings that will improve *active transportation* and vehicular connections.

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- l) Midblock connections including *active transportation* connections *should* be incorporated to support site permeability and enhance pedestrian access.
- m) Major Arterial roadways, including Burloak Drive and Upper Middle Road, *shall* be designed to accommodate *active transportation* for pedestrians and cyclists in accordance with the Region's most up to date plans, including the most up to date Master Plan, and consider tree planting and landscaping initiatives to improve air quality and reduce visual impact to adjacent land uses. Landscaped boulevards considered on Burloak Drive and Upper Middle Road will be subject to the Regional Road Landscaping Guidelines and Specifications, as amended.
- n) Streets *shall* be designed to include *multi-modal transportation facilities, transit priority measures* and *transportation amenities*, to the satisfaction of the *City*.
- o) The *City* or Region *may* require the provision of 0.3m reserve blocks to prevent driveway access to arterial roads or active main streets where driveway access to another street is available.

8.8.2 (6.7) Bronte Creek Meadows Long-Term Frequent Transit Corridors

- a) The *City shall* implement transit corridors in accordance with Schedule S-1 of this Plan as part of the broader Frequent Transit Corridor network of the *City* as shown in Schedule B-2 of this Plan.
- b) The *City shall* incorporate Schedule S-1 through updates to Schedule B-1: Growth Framework, of this Plan, through a future process.
- c) In addition to the frequent transit corridors as shown on Schedule S-1, the *City shall* consider and protect for *frequent transit corridors* or *transit supportive* corridors without an amendment to this Plan, as required, as the Bronte Creek Meadows Community develops over time to inform transit planning and business plans.
- d) The *City shall* plan for and implement additional transit routes and increased frequency to support population and employment growth in Bronte Creek Meadows and to enhance connections to the Appleby GO Station and other areas of the *City*.

8.8.2 (6.8) Laneways

- a) Laneways *may* be considered to provide a pedestrian and mid-block connection to the interior of *development*, as well as access to the required deliveries, pick-

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up/drop-off areas, services and *utilities* for the building.

- b) Laneways *should* be located in the middle or rear of *development* with access points providing adequate distance between intersections and planned driveways in accordance with a Transportation and Mobility Impact Study.

8.8.2 (7) Natural Heritage System

8.8.2 (7.1) Objectives

- a) To maintain, restore and enhance the long-term ecological integrity and biodiversity of the Natural Heritage System and its *ecological* and *hydrologic functions*.
- b) To protect or enhance *Key Natural Features* of the Natural Heritage System and demonstrate that there will be no *negative impacts* on the natural features and areas or their *ecological functions* as a result of *development*.
- c) To support the establishment of a continuous natural open space system that maintains visual separation between communities and provide interconnected corridors between *Key Natural Features* and their *ecological functions*, where appropriate.
- d) To apply a systems-based approach to the implementation of the Natural Heritage System in accordance with Section 118 (2) of the Halton Region Official Plan.

8.8.2 (7.2) Policies

- a) The Natural Heritage System is to be integrated into the Bronte Creek Meadows Community to preserve and enhance biological diversity and *ecological functions*. Within the Bronte Creek Meadows Community, the Natural Heritage System is depicted on Schedule S: Bronte Creek Meadows Community, of this Plan.
- b) Preliminary refinements to the Natural Heritage System have been incorporated into this Plan utilizing mapping from the Development Limits Report. Further refinements to the Natural Heritage System including additions, deletions, boundary adjustments and the identification of *linkages*, *enhancement* areas, and/or *buffers* may occur without amendment to this Official Plan where they are supported by either a Sub-watershed Study, Master Environmental Servicing

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Plan, Environmental Impact Assessment or equivalent study and approved by the *City*, in consultation with any appropriate *public authority*, including the Conservation Authority where it relates to regulated areas.

- c) The Natural Heritage System *shall* be defined in accordance with Section 115 of the Regional Official Plan. The implementation of the Natural Heritage System policies is supported by the 2009 *Phase 3 – Sustainable Halton Report 3.02 – Natural Heritage System Definition & Implementation*.
- d) Permitted uses within the Natural Heritage System *shall* be in accordance with Section 117.1 of the Halton Region Official Plan.
- e) Where appropriate, the design of the Bronte Creek Meadows Community is *encouraged* to enhance the function of the Natural Heritage System by locating parks and open space adjacent or in proximity to components of the Natural Heritage System. These areas *should* be designed and managed to enhance natural features considering their *ecological* and *hydrologic functions*.
- f) An Environmental Monitoring Plan, based on the findings of the Sub-watershed Study, Master Environmental Servicing Plan, or Environmental Impact Assessment/Environmental Implementation Report *may* be required as a condition of draft plan of subdivision approval, to the satisfaction of the *City*, in consultation with Conservation Halton.

8.8.2 (7.3) Linkages

- a) *Linkages* connect Key Features of the Natural Heritage System, allowing plants and animals to move and support their *ecological functions*. These areas are vital for the long-term *sustainability* of the system and are recognized as components of the Natural Heritage System per Regional Official Plan Section 115.3 (3).
- b) *Linkage* areas requiring additional study are depicted on Schedule S: Bronte Creek Meadows Community, of this Plan. Further assessment of these areas is required as part of a complete Sub-watershed Study, to the satisfaction of the *City*.

8.8.2 (7.4) Buffers

- a) The Natural Heritage System as shown on Schedule S: Bronte Creek Meadows Community, of this Plan, includes *buffers* that form an important component to the overall Natural Heritage System and are required to protect *Key Natural*

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Features and ecological functions by mitigating the impacts of proposed *development*. The application of *buffers* shall be further assessed through the Sub-watershed Study, Master Environmental Servicing Plan, Environmental Impact Assessment or equivalent study.

- b) Final *buffer* widths will be determined through an Environmental Impact Assessment or equivalent study, provided that these studies are accepted by the *City*, in consultation with any other appropriate *public authority*.
- c) Final *buffers* widths and composition *shall* demonstrate:
 - i) Consideration of adjacent land uses, Conservation Halton regulated areas and sensitivity and significance of the *Key Natural Features*, *watercourses*, and their *ecological functions*. Consideration *shall* also be given to additional mitigation opportunities such as fencing and naturalization with native, self-sustaining vegetation;
 - ii) In conjunction with other potential mitigative measures, avoidance of *negative impacts* on *Key Natural Features* of the Natural Heritage System and their *ecological functions*; and
 - iii) Conformity with the relevant goals, objectives and policies of the Natural Heritage System in Section 8.8.2 of this Plan (Bronte Creek Meadows Community), the Halton Region Official Plan and relevant Provincial legislation, regulations, and policies to the satisfaction of the *City*, in consultation with any other appropriate *public authority* including the Conservation Authority where it relates to regulated areas.

8.8.2 (7.5) Enhancement Area

- a) *Enhancement* areas are ecologically supporting areas adjacent to *Key Natural Features* and/or measures that increase the ecological resilience and function of individual *Key Natural Features* or groups of *Key Natural Features*.
- b) *Enhancement* areas requiring additional study are depicted on Schedule S: Bronte Creek Meadows Community, of this Plan. Further assessment of these areas is required as part of a complete Sub-watershed Study approved by the *City*. This study *should* describe how the proposed *enhancement* areas will address ecological resilience of *Key Natural Features* and how the connectivity of these features are being maximized.

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- c) Final designs and monitoring requirements for *enhancement* areas *shall* be explored through an Environmental Impact Assessment and/or Environmental Implementor Report, or equivalent study accepted by the *City* in consultation with any other appropriate *public authority*.

8.8.2 (7.6) Trail System

- a) Trails within or adjacent to the Natural Heritage System will be *encouraged* in accordance with Section 118 (6) of the ROP. Trails *should* be planned to avoid *Key Natural Features* unless supported by an Environmental Impact Assessment accepted by the *City*.
- b) Proposed Trail connections *shall* be provided generally in accordance with Schedule S: Bronte Creek Meadows Community, of this Plan, as refined through a Sub-watershed study or equivalent which is approved by the *City* in consultation with partner *public authorities*.
- c) Proposed trails, conceptually shown on Schedule S: Bronte Creek Meadows Community, of this Plan, *shall* be planned to facilitate direct connections within and outside of the Bronte Creek Meadows Community and provide recreational opportunities in accordance Section 6.2.4 and Schedule Q: Trails Strategy, of this Plan.

8.8.2 (8) Urban Design and Built Form

- a) Development *shall* promote a transit-supportive and pedestrian-oriented environment and ensure compatibility with adjacent land uses, particularly Established Neighbourhood Areas and the Bronte Creek Provincial Park.
- b) *Development shall* address considerations such as, but not limited to, the following:
 - i) ensure site and building design are *compatible* with the surrounding area and considering how it contributes to maintaining and enhancing the *physical character* of the surrounding area;
 - ii) provide appropriate built form transition in scale between buildings, the *public realm*, abutting *development* and adjacent land uses through a variety of design methods including angular planes, stepping height limits, location and building orientation, and the use of setbacks and stepbacks of building mass;

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- iii) provide appropriate screening, landscape buffering and other design measures to minimize any identified impacts;
- iv) provide pedestrian comfort and *human scale* at the street level reflecting the established and planned *streetscape* to frame the *public realm*, through a variety of design methods including the use of a podium in *mid-rise* and *tall buildings*;
- v) provide safe, convenient and barrier-free pedestrian travel within the site, between the site and adjacent uses, between buildings, parking areas and other facilities, to public streets, and to and from transit facilities;
- vi) provide façade articulation that achieves a *scale of development* that is attractive to pedestrians and avoiding the use of blank facades facing a public street or public open space;
- vii) design and orient *development* in locations such as corner lots, view terminus lots, and lots facing public open spaces to contribute to the *public realm* and pedestrian environment and provide definition at these locations;
- viii) implement measures that adequately limit any resulting shadowing, and uncomfortable wind conditions on the *streetscape*, neighbouring properties, parks and open spaces and natural areas;
- ix) take into account the visual effect of varying topography and existing and proposed vegetation;
- x) promote pedestrian scale, public safety and the perception of safety and access for all users;
- xi) implement design measures in accordance with The Accessibility for Ontarians with Disabilities Act and other applicable Provincial legislation;
- xii) consider the needs of persons of all ages and abilities, including new and renovated buildings, parking lots and open spaces through the application of the principles of *Universal Design*;
- xiii) consider and respond to *cultural heritage* and *archaeology resources* and natural features;
- xiv) create, maintain and enhance public views and vistas of significant natural and built features;

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- xv) locate buildings generally parallel to the public street to define the street edge and along the edges of parks, urban squares and other open space features, and in close proximity to the street and transit services;
 - xvi) position the massing of new buildings to frame adjacent streets in a way that respects the existing and planned street width but also provides for a *pedestrian-scale* environment;
 - xvii) locate building *primary public entrances* for uses located at grade towards a public right-of-way and visible and accessible from the public sidewalk;
 - xviii) include direct pedestrian access, including barrier free access from grade level, to the *primary public entrances* located on the building façade;
 - xix) screen or integrate roof top mechanical equipment within the overall composition of the building;
 - xx) create an attractive and connected interface between the private and the *public realms*;
 - xxi) create a continuous *streetscape* with emphasis on maintaining the continuity of grade-related activity areas, both inside and outside of buildings; and
 - xxii) provide appropriate outdoor amenity areas and open spaces and promoting the incorporation of private open spaces to the open space network of the immediate community.
- e) *Development should* locate and organize parking, access and service areas to minimize their impact on surrounding properties and the *public realm*. The design of vehicle parking, access and service areas *shall* address considerations such as, but not limited to, the following:
- i) Locating off-street parking in the side and/or rear yards, in underground or structured parking where appropriate, away from the street edge and adjacent residential uses;
 - ii) Integrating parking areas located at or above grade within the built form of the building and away from the street frontage, where appropriate;
 - iii) Limiting the number and location of vehicular access points to minimize disruption to traffic flows; and to minimize the impact to pedestrian travel along

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sidewalks or cyclists' travel along bikeways and along streets with active uses as directed by the Land Use and Built Form Strategy;

- iv) screening and buffering of off-street parking areas from public view through the use of setbacks and landscaping;
- v) locating loading areas and service areas to avoid conflict between pedestrian and vehicular traffic, and away from adjacent residential uses and adjoining streets;
- vi) incorporating landscaped islands and pedestrian walkways; and
- vii) incorporating fencing and/or screening of service facilities, such as loading bays or outdoor storage areas, in a manner which enhances screening from adjacent land uses and the public right-of-way and improves the aesthetic quality of the *development*.

8.8.2 (8.1) Public Realm

- a) The design of the *public realm* and the private realm *should* be coordinated to provide attractive *streetscapes* throughout the Bronte Creek Meadows Community.
- b) *Streetscape* improvements will be scheduled and phased appropriately with road and *infrastructure* projects, as well as timing of *development*, in accordance with Section 8.8.2 (6) of this Plan. Proponents of *development shall* collaborate with the *City* to align *development* with road and *infrastructure* projects, where it is deemed appropriate by the *City*.
- c) Any new public streets developed in accordance with Section 8.8.2 (6.6) of this Plan *should* include appropriate linkages to new and existing parks. Where feasible and appropriate, elements which enhance the functionality of park linkages *should* be incorporated into the design of new streets (e.g., additional seating, provision of shade, street trees and accessibility requirements).
- d) *Development* proponents *shall* demonstrate that the proposal will not compromise the ability of *development* on adjacent property(ies) to meet the objectives and policies of this Plan and will be designed to facilitate future pedestrian, cycling and/or private street connections across one or more adjacent properties, where such opportunities exist as determined by the *City*.
- e) The *City may* take public-access easements on private property for the purpose of improving neighbourhood connectivity and *multi-modal* mobility, and

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supporting and promoting active transportation on a neighbourhood scale by securing transportation connections across multiple private developments as the lands within the Bronte Creek Meadows Community transition through phased *development* over the planning horizon of this Plan and beyond.

8.8.2 (9) Public Service Facilities and Institutional Uses

- a) *Public service facilities and institutional uses shall* be permitted in all Districts with the exception of lands within the Natural Heritage System and natural hazards.
- b) *Public service facilities and institutional uses are encouraged* to co-locate with other uses within a single building, site, mixed-use *development* or community hub and is located adjacent to public parks or *public realm*.
- c) *Public service facilities shall* be planned for and designed to meet the needs of the *City* and other public service providers in accordance with their respective master planning work to support long-term growth.
- d) The prioritization of investment in *public service facilities* will be considered in accordance with Section 6.1.2 of this Plan.
- e) *Public service facilities are encouraged* to be located within close proximity to public transit networks and *active transportation* connections.
- f) All *public service facilities shall* be designed with flexibility and adaptability to accommodate shifts in demographics, community needs and function over the long term.
- g) The delivery of *public service facilities and institutional uses* through public/private partnerships *shall be encouraged* to support the *complete community* objectives of this Plan.
- h) All *City public service facilities shall* be designed in a multi-purpose function to accommodate a variety of community uses and a range of different users.
- i) Preliminary assessment has identified the need for a large, central public park informed by the service level target for Designated Greenfields areas in the *City's* Park Provisioning Master Plan. Preliminary assessment has also identified indoor recreation needs which will be confirmed by the *City* through a community needs study and implemented through required Tertiary Planning and *development application* phases. Community amenities to be included at a minimum include the following:
 - One full size double gym;

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- Two multipurpose community rooms;
- Public Washrooms accessible to park users; and,
- A Park Maintenance Facility.

The *City shall* undertake a further community needs study to confirm the anticipated needs of the Bronte Creek Meadows Community and deficits in surrounding neighbourhoods. The city-led assessment *shall* be informed by inputs provided by the proponent, and based on the Parks Provisioning Master Plan, the Live and Play Plan, Park Dedication Bylaws, Fire Master Plan as well as any health, education, recreation, sociocultural activities, safety and security and Affordable Housing needs required to support the community.

8.8.2 (10) Parks and Open Space

- a) The planning, design and *development* of parks *shall* be guided by the policies of this Section, the Parks Provisioning Master Plan, the Park Dedication Bylaws in effect and all applicable policies of Chapter 3, Subsection 3.3, Parks, Recreation and Open Space, and Chapter 7, Design Excellence of this Plan.
- b) The location, size and function of new parks in the Bronte Creek Meadows Community *shall* be established through a Tertiary Plan as set out in Section 8.1.2 (12.3) of this Plan and in accordance with other *City* plans.
- c) New parks within the Bronte Creek Meadows Community *shall* be provided as part of the future *development* of a property, with preference given for the conveyance of such lands versus cash-in-lieu of land by the *City* through the *development* process.
- d) When considering proposals for parkland dedication as part of a *development application*, preference will be given for the conveyance of lands which meet the applicable parkland dedication criteria in Appendix B of the Parks Provisioning Master Plan and the provisions of the *City's* Park Dedication Bylaws versus cash-in-lieu of land.

8.8.2 (11) Housing

- a) All forms of *affordable* and *assisted housing* to support all income levels, including subsidized non-market housing units, are *encouraged* for integration within neighbourhoods.
- b) The Zoning By-law *shall* set out that, notwithstanding any other requirements, *affordable housing* and *assisted housing*, *may* be permitted as single use

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developments and are *encouraged* to be combined with *developments* that also provide *market housing*.

- c) The *City* will collaborate with *development* proponents, the Region and non-profit housing providers to locate opportunities for subsidized non-*market housing* units, including purpose-built rental within the Bronte Creek Meadows Community.
- d) To achieve a mix of unit types and to support the creation of a range of household types, *development shall achieve* the following proportion of total number of units as three (3) bedroom or larger units in each of the following Districts:
 - i) minimum 50% in the Meadows Neighbourhood District; and,
 - ii) minimum 20% in the Burloak Commons District.
- e) The *City shall* require the submission of a *housing impact statement* where a *development* proposal includes more than one hundred (100) *dwelling units*, in accordance with subsection 3.1.1(2) h) of this Plan or a Planning Justification Report in accordance with Section 8.8.2 (12.3) of this Plan. The *housing impact statement shall* also identify how the proposal contributes to achieving the *City's* Council approved housing targets. The submission of a Planning Justification Report *may* be required in accordance with Section 8.8.2 (12.3) for purpose built rental, *affordable* and *assisted housing development* instead of a *housing impact statement*.

8.8.2 (12) Implementation

- a) *Development applications* that propose reductions to the overall expectations for the number of residents, units or employees in accordance with 8.8.2 (3) b) and c), *may* only be permitted where it can be demonstrated that:
 - i) the reduction in overall expectation is minor;
 - ii) the reduction continues to deliver requirements identified through study, tertiary plan or other requirements; and,
 - iii) the reduction continues to achieve of the vision, objectives and policies of the District.

8.8.2 (12.1) Land Use and Built Form Strategy

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- a) In advance or as part of required Tertiary Planning, a Land Use and Built Form Strategy *shall* be prepared for the entirety of the Bronte Creek Meadows Community in conformity with the objectives and policies of this Plan. The strategy *shall* be completed to the satisfaction of the *City* and *shall*:
 - a. Include a site analysis and establish goals and principles;
 - b. Explore form, massing and character on the site;
 - c. Provide guidance on the appropriate distribution of land uses and built form throughout the Bronte Creek Meadows Community and each District, to be implemented through the Zoning By-law and the approval of plans of subdivision;
 - d. Provide urban design guidance for the Bronte Creek Meadows Community as a whole and its component parts, to be implemented at a district level through tertiary planning, and to be implemented at a site-specific level through the review of development applications;
 - e. Identify a system of nodes, including size and community function, and corridors to support vibrant pedestrian-focused streets, achieve *complete community* objectives and contribute to providing for the daily needs of residents within walking distance. The strategy will, among other things, assess the multi-modal transportation network to:
 - i. establish the locations for mixed uses and identify frontages where continuous active uses at grade are appropriate and required. Active uses include retail, *service commercial*, *office*, *primary public entrance*, hotel; *entertainment* uses; *public service facilities* including parks, *institutional uses*, day care centres and a limited amount of communal amenities in association with another permitted use; and,
 - ii. identify locations and frontages where an enhanced *public realm* will be required.
 - f. Provide urban design guidance for nodes, corridors and other parts of the community, to be implemented in greater detail through Tertiary Planning;
 - g. Identify appropriate locations for *low-rise*, *mid-rise* and *tall building* development within the Bronte Creek Meadows Community in conformity

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with the objectives and policies of each district and based on a comprehensive assessment of the community as a whole,

- h. Establish appropriate built form transitions from *tall building* and *mid-rise building development*, to the Natural Heritage System, parks, existing and planned low-rise neighbourhoods and Bronte Creek Provincial Park; and,
- i. Define the relationship between each district to existing and planned context, as well as to Bronte Creek Provincial Park, the Natural Heritage System and surrounding neighborhoods outside Bronte Creek Meadows Community.
- j. Provide a network of new *public service facilities*, *public realm* and parks that will serve new residents and employees, as well as surrounding neighbourhoods to be connected and planned adjacent to each other, where possible, to create synergies of uses to serve the public, enhance accessibility and create vibrancy; and,
- k. Identify a network of streets in accordance with a hierarchy of street types informed by a required Transportation and Mobility Impact Study to ensure the development of fine-grained and highly connected mobility network;
- l. Develop a plan of street classifications including complete street right-of-way designs;
- m. Establish an enhanced *public realm* and built form approach to apply to the entrances to the Bronte Creek Meadows Community;
- n. Establish public art and placemaking strategies that enhance community identity, including lighting and safety that enhance public spaces;
- o. Develop a sustainable design and environmental considerations approach, including integration with the natural environment;
- p. Demonstrate consideration of Council approved urban design guidelines;
- q. Include a master urban design plan to:
 - i. demonstrate buildings in their basic forms;
 - ii. further define the *public realm* with streets, sidewalks, trails and other pedestrian connections;
 - iii. support a *multi-modal* transportation system;

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- iv. include the Natural Heritage System with enhancement areas; and,
- v. Include phasing considerations.
- r. Other urban design and built form considerations, as required.
- b) The preparation of the Land Use and Built Form Strategy as outlined in Section 8.8.2 (12.1) a), *shall* include consultation with the City's Urban Design Advisory Panel to provide input on the arrangement and distribution of land uses and built form strategy across the entirety of the Bronte Creek Meadows Community.
- c) Where the Land Use and Built Form Strategy has recommended the provision of entrance features, these features *shall* be located on dedicated blocks of land, not within daylight triangles, and *shall* be dedicated gratuitously to the *City* through approval of applications for plan of subdivision or consent.

8.8.2 (12.2) Tertiary Plan

A Tertiary Plan is a non-statutory document considered by Council in advance of or at the time of a *development application*. Each Tertiary Plan for each District will establish how *development* will further articulate and demonstrate to the satisfaction of the *City* the achievement of the objectives and policies, guidelines, and any other direction required in order to support *development* and growth at a level of detail that *may* not be appropriate at the policy level.

8.8.2 (12.2.1) Policies

- a) A Tertiary Plan *shall* be required for each District identified in Schedule S: Bronte Creek Meadows Community, of this Plan prior to *development* occurring.
- b) A Tertiary Plan further articulates the policies of this Plan and *shall* provide a framework for the completion of key studies or technical work, and the distribution of *development* in accordance with the land use policies of the District, among other things. A Tertiary Plan *shall* provide design direction on streets and blocks, and *shall* ensure the delivery of parks and open space, *public realm* and *streetscapes*, parking, site access and pedestrian connections, and *public service facilities*.
- c) A Tertiary Plan *shall* be informed by the policies of 8.8.2 Bronte Creek Meadows Community and by the objectives and policies of each District of this Plan.

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- d) A Tertiary Plan and any associated cost-sharing agreement(s), if required, *shall* be prepared by the landowner(s), in consultation with applicable agencies, to the satisfaction of the *City* and Region as applicable prior to the approval of any *development application* to ensure that the costs associated with the provision of parkland, parking, *infrastructure* and servicing are distributed in an equitable and fair manner among the landowner(s).
- e) A Tertiary Plan *shall* be included as a non-statutory appendix to this Plan and *shall* be approved by staff and subsequently considered by Council, prior to or at the same time of Council approval of a *development application*.
- f) A Tertiary Plan will be scoped in proportion to the context, complexity and scale of the district being considered. A Tertiary Plan and accompanying documents *shall* be prepared to the satisfaction of the *City* and in accordance with an approved terms of reference which *may* require, among other things:
 - i) District identity and character in accordance with the vision, objectives and policies of each district;
 - ii) Required Studies, technical work or implementation of findings of any such work required to support the development of the District;
 - iii) Cultural heritage and archaeological considerations;
 - iv) The protection of the Natural Heritage System;
 - v) Transportation, *active transportation*, including pedestrian, cycling and transit stops and trail connections along with an assessment of the function, ownership, cross-section, alignment, design of transportation connections, and all forms of intersection control including the consideration of roundabouts within each District and the surrounding neighbourhoods;
 - vi) The size, location and configuration of new *transit priority measures*, *transportation facilities*, and *transportation amenities* along streets;
 - vii) Proposed layout of streets, lanes and development blocks;
 - viii) Plan of road classifications and conceptual street right-of-way cross-section for all road types in accordance with the Land Use and Built Form Strategy;
 - ix) High-level strategy for the provision of water and wastewater *infrastructure* servicing in accordance with the policies of this Plan, including the

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- confirmation that the existing *sewage and water services* can accommodate the proposed *development*;
- x) High-level strategy for the provision and location of stormwater management facilities and/or *green infrastructure* in accordance with the policies of this Plan;
 - xi) An assessment of the need for, and recommended location of pedestrian connections;
 - xii) The location of new required parks and open spaces within the District including the size, location and configuration of parks in order to ensure the proper siting of parks and the effective coordination of land dedication to support park space functionality, design and development;
 - xiii) The location and size of Privately-Owned Publicly Accessible Spaces (POPs), and their relationship to the *public realm*;
 - xiv) New *public service facilities* and *institutional uses*, along with an assessment of function, configuration and ownership in accordance with the policies of this Plan;
 - xv) The location and configuration of retail and *service commercial* floor area;
 - xvi) The provision of *additional needs housing*, *assisted housing* and *affordable housing* in accordance with Section 3.1 of this Plan;
 - xvii) The relationship to abutting districts, Bronte Creek Provincial Park and surrounding neighborhoods outside the Bronte Creek Meadows Community boundaries;
 - xviii) Demonstration of land use *compatibility*, including any mitigation requirements, to the satisfaction of the *City*;
 - xix) Demonstration of consistency with the overall Land Use and Built Form Strategy for Bronte Creek Meadows Community in accordance with Section 8.8.2 (12.1) a) of this Plan;
 - xx) Demonstration of *sustainability* best practices, including consideration of the Council-approved Sustainable Building and Development Guidelines;
 - xxi) Other specific urban design issues that will be addressed in implementing plan(s) of subdivision, zoning standards and site plan approval based on Council-approved Guidelines;

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- xxii) Provision and location of flood hazard mitigation in accordance with the policies of this Plan
 - xxiii) Stormwater management *infrastructure* to mitigate for *flood hazards* including spill flood hazards;
 - xxiv) On-site stormwater management *infrastructure* to mitigate for *flood hazards* and spills;
 - xxv) Phasing of *development* including all relevant information required to evaluate the phasing plan; and,
 - xxvi) Implement the findings of the Community Needs Study as per 8.2.2 (9) i) including conveyance of land and/or entering into agreements with the *City* or other parties.
- g) The following *may* be required and prepared for all properties within the Tertiary Plan area prior to the approval of a *development application*, to the satisfaction of the *City* and Region, as appropriate, and subject to the most up to date *City* and Region policies and guidelines:
- i) Transportation and Mobility Impact Study (TMIS) and/or equivalent and/or studies/assessments as directed by the City;
 - ii) Parking Study;
 - iii) Functional Servicing Report;
 - iv) Stormwater Management Plan;
 - v) Environmental Impact Assessment and/or Environmental Implementation Report;
 - vi) Urban Design Concept Plan;
 - vii) Cost Sharing Analysis;
 - viii) Market Impact Study;
 - ix) Shadow Study;
 - x) Development Phasing Plan;
 - xi) Cultural Heritage Impact Assessment;
 - xii) Natural Hazard Technical Study; and

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- xiii) Other supporting information and material that *may* be requested during the pre-consultation process and any other supporting information or material that the *City* requires to undertake a comprehensive review of the proposal.

8.8.2 (12.3) Complete Application Requirements

- a) Prior to submission of an application for Plan of Subdivision:
 - i) A Sub-watershed Study for the overall Bronte Creek Meadows lands *shall* be approved by the *City* and endorsed by Conservation Halton where it relates to natural hazards and regulated features/areas;
 - ii) A Master Environmental Servicing Plan for the Bronte Creek Meadows lands *shall* be approved by the *City* in consultation with Halton Region and Conservation Halton;
 - iii) A Land Use and Built Form Strategy for the overall Bronte Creek Meadows lands in accordance with 8.8.2 (12.1) a) *shall* be approved by the *City*; and,
 - iv) An Area Servicing Plan *shall* be approved by the *City* in consultation with Halton Region, in accordance with terms of reference approved by Halton Region.
- b) Notwithstanding 8.8.2 (12.3) a), the *City may* accept an application for Plan of Subdivision for a portion of the lands prior to approval of the listed studies, provided that:
 - i) The listed studies have been completed by the *development proponent*, and the *City* in consultation with Conservation Halton, Halton Region, and partner agencies generally supports the conclusions and directions of the studies for the portions of the lands in question;
 - ii) The *City*, in consultation with Conservation Halton, Halton Region, and partner agencies, is satisfied that the submission and review of a *development application* is appropriate and that the proposed development is consistent with the studies reviewed to date; and,

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- iii) The *development applications* include supporting information and materials to demonstrate the provision of any needed interim solutions to address the matters for which long-term solutions will be confirmed through the listed studies, to the satisfaction of the *City*.
- c) For an application for Plan of Subdivision, and/or an application for Zoning By-law Amendment that facilitates a Plan of Subdivision, within the Bronte Creek Meadows Community, the *City* will require the provision of additional supporting information or material required to allow full consideration of the application to the satisfaction of the *City*.
 - i) In addition to policy 12.1.2 (1.2) of this Plan, the scope of the information or material required for each application *shall* include the following:
 - a. Draft Plan of Subdivision;
 - b. Draft Zoning By-law Amendment;
 - c. Planning Justification Report that includes:
 - 1. Response to comments received from the public at or following a Pre-Application Community Meeting;
 - 2. Demonstration of how the proposed development implements the anticipated needs of the Bronte Creek Meadows Community and deficits in surrounding neighbourhoods in accordance with Section 8.8.2 (9) i) of this Plan;
 - d. Community Infrastructure Strategy;
 - e. Tertiary Plan completed in accordance with section 8.8.2 (12.2) of this Plan;
 - f. Urban Design Brief that:
 - 1. demonstrates how the subject applications implement the Land Use and Built Form Strategy for the overall Bronte Creek Meadows Community and the applicable District level Urban Design Concept Plans that have been approved by the City;

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2. has been developed in consultation with the City's Urban Advisory Design Panel and demonstrates how the comments of the Panel have been addressed;
 3. Includes analysis of shadow impacts of the proposed development and demonstrates how the proposed draft plan and zoning regulations avoid and minimize shadow impacts;
 4. *may* be scoped to avoid duplication of urban design analysis provided as a component of a Tertiary Plan;
- g. Landscape Concept Plan
 - h. Angular Plan Study
 - i. Streetscape Plan
 - j. Functional Servicing Report that implements an Area Servicing Plan, a Sub-watershed study, and Master Environmental Servicing Report that have been approved by the City in consultation with Halton Region and Conservation Halton;
 - k. Stormwater Management Report that implements a Sub-watershed Study or Master Environmental Servicing Report that has been approved by the City, Halton Region, and Conservation Halton;
 - l. Transportation and Mobility Impact Study including:
 1. Multi-Modal Level of Service analysis;
 2. Transportation Demand Management and implementation strategy
 3. Sightline analysis;
 4. Traffic Calming report;
 5. Transportation monitoring plan;
 6. Parking justification report;
 - m. Utility Co-ordination Plan;
 - n. Conceptual Transit Routes Plan;
 - o. Active Transportation Network Plan including conceptual Trails Plan;

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- p. Environmental Impact Assessment and/or Environmental Implementation Report that implements an approved Sub-watershed Study and Master Environmental Servicing Plan;
- q. Arborist Report with Tree Inventory Table and Tree Protection Plan;
- r. Tree Canopy Statement that demonstrates how the urban forestry objectives of this Plan and the City's Urban Forest Management Plan will be addressed;
- s. Noise and Vibration Assessment;
- t. Phase One Environmental Site Assessment;
- u. Archaeological Assessment;
- v. Phasing and Implementation Plan;
- w. Sustainability Study;
- x. Topographic Survey; and
- y. Grading and Drainage Plan.
- z. Land Use Compatibility Study, including Air Quality Impact Assessment; and,
- aa. Financial Impact Study that *shall* be:
 - 1. prepared and submitted on behalf of the developer for the proposed *development* to the city; and,
 - 2. peer reviewed by the *City*, at the applicant's expense. The scope of the peer review is to consider the fiscal impact of the proposed development on the City of Burlington.
- ii) In addition to policies 12.1.2 (1.2) and 8.8.2 (12.3) c) i) of this Plan, the scope of the information or material required for each application *may* include the following:
 - a. Housing Impact Statement

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- b. Conceptual pedestrian-level wind impact analysis demonstrating how the proposed draft plan and zoning regulations have been designed to avoid and minimize pedestrian-level wind impacts that *may* result from the proposed development;
 - c. Conceptual Massing Plan
 - d. Height Survey of Adjacent Buildings
 - e. Park Concept Plan
 - f. Forest Management Plan
 - g. Forest Edge Management Plan
 - h. Natural Channel Design Report where alterations to creeks are proposed;
 - i. Hydrologic modeling/analysis
 - j. Hydraulic modeling/analysis (including mapping of flood plains and spill flood hazards, if any)
 - k. Geotechnical slope stability assessment
 - l. Meander belt assessment
 - m. Fluvial geomorphological assessment
 - n. Wetland water balance assessment
 - o. Hydrogeological assessment
 - p. Phase Two Environmental Site Assessment, if recommended by a Phase One Environmental Site Assessment;
 - q. Hydro Corridor Land Use Application, where development or site alteration is proposed within a hydro corridor; and
 - r. Social Impact Assessment.
- d) Prior to the approval of any Draft Plan of Subdivision or Zoning By-law Amendment, the *City shall* approve a Tertiary Plan for the District in which the *development application* is located. The Tertiary Plan *shall* be completed in accordance with section 8.8.2 (12.2) and the Draft Plan of Subdivision and Zoning By-law Amendment *shall* be consistent with and implement the Tertiary Plan.

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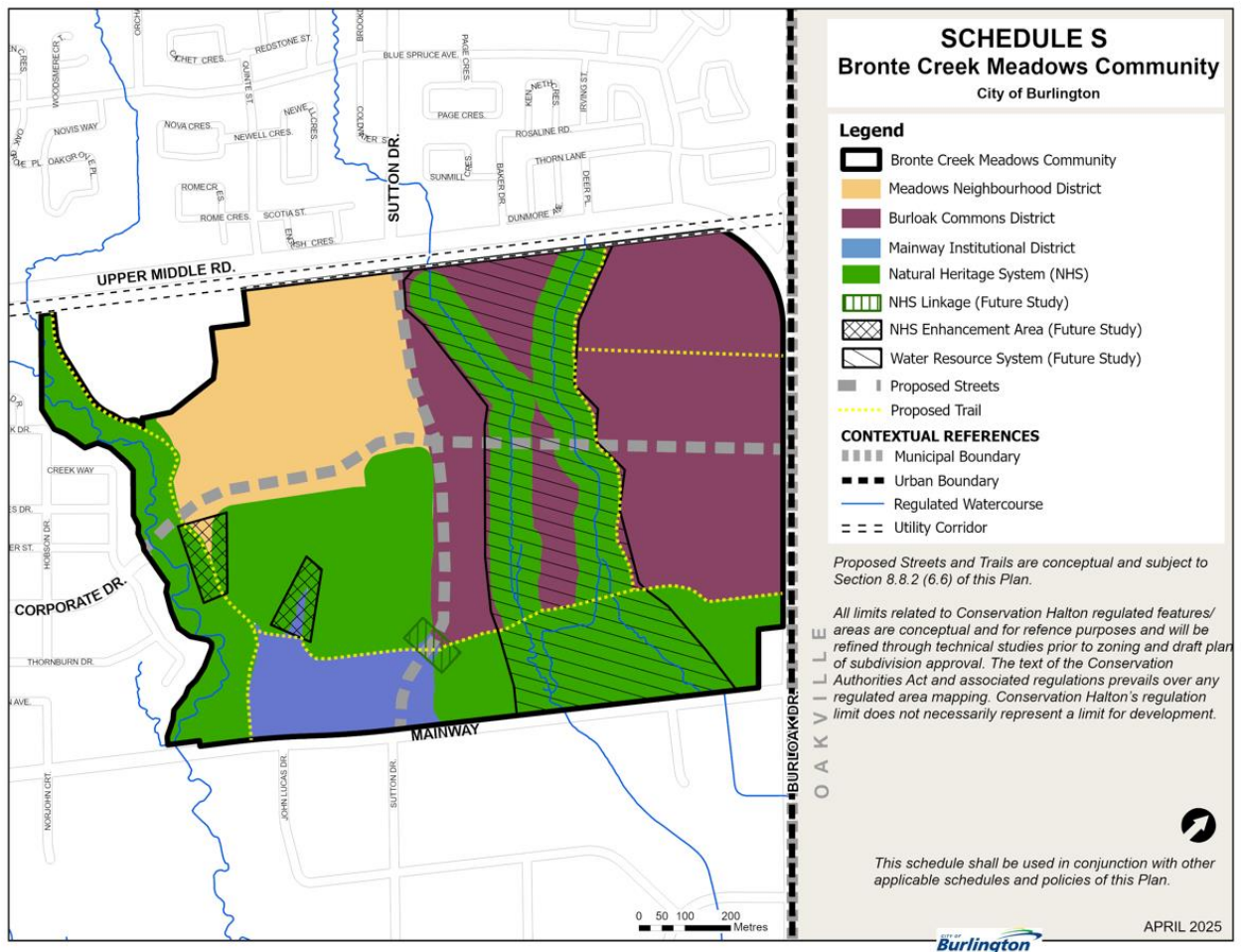
8.8.2 (12.4) Phasing and Finance

- a) A Phasing and Implementation Plan *shall* be submitted in accordance with Section 8.8.2 (12.3) of this Plan. The Phasing and Implementation Plan *shall* include sub-phasing policies.
- b) *Development shall* be phased and coordinated with the provision of *infrastructure*, as well as transportation network and intersection design and improvements in accordance with Section 8.8.2 (6) of this Plan.
- c) The timing of *development* will be subject to the availability of required *infrastructure* including transportation, transit, *municipal sewage and water*, parks and *public service facilities*, in accordance with the policies of this Plan.
- d) The *City shall* require *development applications* to be supported by servicing studies specific to the site and the proposed use.
- e) The City in consultation with Halton Region and other relevant agencies and service providers, *shall* establish an *infrastructure* phasing plan or equivalent to demonstrate that the provision of *infrastructure* and *public service facilities* are coordinated so that the health and well-being of the community is advanced in a fiscally responsible manner.
- f) The *City* will collaborate with the Region of Halton and other service and *utility* providers to support timely investments in *sustainable infrastructure*, *utilities* and services to support growth and *intensification*.
- g) The *City* will, in co-ordination with Halton Region and other service and *utility* providers, clarify long term employment and population growth targets and to establish phasing priorities to describe how investment in existing and new *infrastructure* and *public service facilities* will be made to support the vision for the Bronte Creek Meadows Community.
- h) The *City* will work collaboratively with Region of Halton and other service and utility providers to develop plans to support timely, sustainable investment of *infrastructure*, *utilities* and services to support *intensification* in the *City*.
- i) Applications for *development shall* only be approved by Council, and *development shall* only proceed when landowners have entered, or will enter, into an Allocation Agreement with the Region addressing the provision of water and wastewater servicing and roads.
- j) In accordance with Section 6.5.2 i) of this Plan, the preparation of a Financial Impact Study is required to understand potential financial impact on the *City* and consideration of financial impact on Halton Region, to the satisfaction of the *City*

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- in consultation with the Region. Recommendations of an approved Financial Impact Study *shall* be implemented to the satisfaction of the *City*.
- k) The *City* has approved a Development Charges By-law based on a detailed background study. The Development Charges By-law will be amended as required to ensure that the by-law responds to the required Financial impact study in accordance with Section 8.8.2 (12.3) c) i) of this Plan, Bronte Creek Meadows forecasted growth, and to ensure that the services and capital facilities and *infrastructure* required to support the forecasted growth are considered, and that growth pays for growth to the fullest extent of the Development Charges Act, as amended.
 - l) *Development shall* only be approved by Council and only proceed when Council is satisfied that the landowners have entered into any agreements(s), as the City may be permitted to require, for the provision of funds or the provision of service satisfaction of Council for any funds or services which may be required of any future landowners in the future in order for the development of Bronte Creek Meadows Community to proceed as planned.
 - m) The *City shall* require that costs associated with the growth in the Bronte Creek Meadows Community be paid for by the anticipated growth. *Development shall:*
 - i) Minimize the financial impacts on existing taxpayers that may arise from the cost of new development within the Bronte Creek Meadows Community;
 - ii) Convey lands in accordance with the Planning Act for public service facilities and for the construction of other public *infrastructure* to keep pace with growth in Bronte Creek Meadows;
 - iii) Proceed in phases delineated though Tertiary Planning; and,
 - iv) Proceed a manner which promotes the achievement of complete, healthy and sustainable neighbourhoods supported by an appropriate range of public *infrastructure*, facilities, services and amenities.

Attachment 3 to OPA 4 – Bronte Creek Meadows Community Schedule S



Attachment 4 to OPA 4 – Bronte Creek Meadows Community Schedule S-1

