



Special Meeting of Council
Agenda

Date: October 7, 2020
Time: 9:30 am
Location: Council Chambers Level 2, City Hall

Due to COVID-19 this meeting will be conducted as a virtual meeting, with no public attendance. Only the Deputy Mayor, along with a clerk and audio/visual technician, will be in council chambers, with all other staff and members of council participating in the meeting by calling in remotely. The meeting will be live web streamed, as usual, and archived on the city website.

1. **Call to Order:**
2. **Regrets:**
3. **Declarations of Interest:**
4. **Delegations:**

The meeting will be live webcasted, as usual, and archived on the city website. Requests to delegate to this virtual meeting can be made by completing the online [delegation registration form](http://www.burlington.ca/delegate) at www.burlington.ca/delegate or by submitting a written request by email to the Clerks Department at clerks@burlington.ca by noon the day before the meeting is to be held. All requests to delegate must contain a copy of the delegate's intended remarks which will be circulated to all Members of Council in advance as a backup should any technology issues occur. If you do not wish to delegate, but would like to submit feedback, please email your comments to clerks@burlington.ca. Your comments will be circulated to council members in advance of the meeting and will be attached to the minutes, forming part of the public record.

5. **Items to be considered at the Special Meeting of Council:**

- 5.1 Community Planning, Regulation & Mobility Public meeting Of September 30, 2020
 - 5.1.a Taking a Closer Look at the Downtown: recommended modifications to the adopted Official Plan (PL-16-20)

Receive the report titled "Final Report: Taking a Closer Look at the Downtown, June 2020, prepared by SGL Planning & Design and attached as Appendix 1 to community planning report PL-16-20; and

Endorse the recommended policy modifications to the adopted Official Plan attached as Appendices 2, 3 & 4 to community planning report PL-16-20, as amended; and

Direct the Director of Community Planning to provide the Council endorsed policy modifications and all supporting documentation to the Region of Halton for consideration for inclusion in the draft decision for the adopted Official Plan (April 2018); and

Receive the following technical studies titled:

- “Stage 1 Archaeological Assessment: Revised Report,” February 2019, prepared by ASI and attached as Appendix 5;
- “Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes Downtown Mobility Hub Study Area,” May 2019, prepared by ASI and attached as Appendix 6;
- “Downtown Burlington Mobility Hub Market Analysis,” August 2017 prepared by N. Barry Lyons and Associates and attached as Appendix 7;
- “Downtown Burlington Mobility Hub – Illustrative Economic Analysis,” July 2019, prepared by N. Barry Lyons and Associates and attached as Appendix 8;
- “Scoped Environmental Impact Study Downtown Mobility Hub,” October 2019, prepared by Dillon Consulting, and attached as Appendix 9;
- “Flood Hazard and Scoped Stormwater Management Assessment,” June 2020, prepared by Wood Environment and Infrastructure Solutions and attached as Appendices 10A-1 and 10A-2, as amended;
- “Hager-Rambo Flood Control Facilities Study Report: Downtown and Burlington GO Mobility Hub,” May 2020 prepared by Wood Environment and Infrastructure Solutions, and attached as Appendices 10B-1 to 10B-3, as amended;
- “Downtown Burlington Traffic Overview,” October 2019, prepared by CIMA+, and attached as Appendix 11, as amended;
- “Downtown Burlington Micro-Level Traffic Operations: Review of the preferred Land Use Scenario,” April 2020, prepared by CIMA+, and attached as Appendix 12;
- “Updated Area Servicing Plan (ASP) for Stormwater, Water and Wastewater: Downtown Burlington,” May 2020, prepared by Wood Environment and Infrastructure Solutions and attached as Appendix 13, as amended;
- “Financial Impact Analysis,” July 2020, prepared by Watson & Associates Economists Ltd and attached as Appendix 14; and

Receive the DRAFT Downtown Burlington Placemaking and Urban Design Guidelines contained in Appendix 15 to community planning report PL-16-20 (July 2020); and

Direct the Director of Community Planning to seek public and stakeholder feedback on the Draft Downtown Burlington Placemaking and Urban Design Guidelines contained in Appendix 15 and subsequently present the final version for Council approval; and

Receive Appendix 21 to community planning report PL-16-20, titled “Taking a Closer Look at the Downtown: Project Update and Responses to Submissions (September 2020)”;

Direct the Director of Community Planning to amend the policy modifications to the adopted Official Plan contained in Appendices 2, 3 & 4 to community planning department report PL-16-20 prior to providing it to the Region of Halton for consideration for inclusion in the draft decision for the adopted Official Plan (April 2018) as follows:

Amendment 1:

Remove blocks 1, 2, 3, 4 & 6 as identified on Image 1a below from the Downtown East precinct (Appendix 3, p.5, Schedule D: Land Use - Downtown Urban Centre) to allow for further study of the Cultural Heritage Landscape 4, as identified by the ASI report.

Amendment 2:

Remove block 5 as identified on Image 2a below from the Downtown East precinct (Appendix 3, p.5 Schedule D: Land Use - Downtown Urban Centre) and include it in the Downtown Public Service designation.

Amendment 3:

Amend the height for blocks 1, 2, & 3 as identified on Image 3a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights) to up to 4 storeys, consistent with the balance of this precinct.

Amendment 4:

Deem the most recent Zoning Bylaw Amendment for the property at 2085 Pine as appropriate for this property noted as block 4 on Image 4a below in the Village Square Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights).

Amendment 5:

Amend the height for block 1 as identified on Image 5a below in the Lakeshore Precinct to be consistent with the balance of the precinct, with a

3 storey podium and step backs to up to 17 storeys. (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)

Amendment 6:

Add the words “and parking” to section 8.1.1 (3.9.2) SITE SPECIFIC POLICIES for 2020 Caroline Street, 510 Elizabeth Street, and 2025 Maria Street, and define “substantial floor area of office development ****and parking****” to mean achieving at minimum the parking and office negotiated as part of the block plan development for this site under the most recent Official Plan Amendment/Zoning Bylaw Amendment, noted as block 1 on Image 6a below in the Downtown East Precinct (Appendix 3, p.7 Schedule D-2: Maximum Building Heights)

Amendment 7:

Strike the word “semi-detached” from 8.1.1(3.13.1) POLICIES a) (i) and insert the word “semi-detached” into 8.1.1(3.13.1) POLICIES a) (ii); and Strike section 8.1.1(3.13.1) (d) related to development of semi-detached dwellings in the Emerald/St. Luke’s neighbourhoods in its entirety.

Amendment 8:

Amend 8.1.1(3. 2) (e) GENERAL POLICIES by inserting the words “design excellence” and “and transition to”.

Amendment 9:

Replace “should” with “shall” in Section 2.4.2 (3) c) ESTABLISHED NEIGHBOURHOOD AREAS.

Amendment 10:

Modify Chapter 8, Land Use Policies, Urban Area, Downtown Parks & Promenades Designation, Policies 8.1.1. (3.14.1) (j) to add the underlined words:

(j) The Lions Club Park is a privately owned facility that is currently operated as a park through agreements with the City. If the property is ever sold or proposed for redevelopment, the City *shall* consider acquiring the northern part of the site for public parkland. The exact location, size and function of the park space shall be determined at the time of either a city-initiated design exercise for a new public park on the lands or through the consideration of a development application. If the City does not develop a park on this site the underlying land use designation *shall* apply; and

Direct staff to amend the technical studies contained in Appendix 10 (A1, A2, B-1, B-2, B-3), Appendix 11 and Appendix 13 to address comments

made by Halton Region and Conservation Halton.

- 5.1.b Recommended modifications to adopted official plan policies for neighbourhood centres and for mixed use nodes and intensification corridors (PL-18-20)

Endorse the recommended policy modifications to the adopted Official Plan attached as Appendix 1 to community planning report PL-18-20; and

Receive the rural and agricultural information contained in Appendix 4 to community planning report PL-18-20; and

Direct the Director of Community Planning to provide the Council-endorsed policy modifications and all supporting documentation to the Region of Halton for consideration for inclusion in the draft decision on the adopted Official Plan (April 2018).

- 5.1.c Direction to review character defining elements of St. Luke's and Emerald precincts (SD-18-20)

Direct the Executive Director of Community Planning, Regulation and Mobility, through the Cultural Heritage Landscape Study and upcoming Zoning Bylaw Review, to review the character defining elements of St. Luke's and Emerald Precincts and consider creating a downtown zone.

6. Motion to Receive and File Information Items:

Receive and file information items, having been considered by Council:

7. Motion to Confirm Proceedings of the Council Meeting:

Enact and pass By-law Number 78-2020, being a by-law to confirm the proceedings of Special Council at its meeting held Wednesday, October 7, 2020, being read a first, second and third time.

8. Motion to Adjourn:

Adjourn this Council now to meet again at the call of the Mayor.