Presentation Overview

• Burlington Official Plan Review Background
• Existing Drive-Through Regulations and Locations
• Commercial Strategy Study Recommendations
• City’s Analysis
• Additional Options for:
  1. Mixed-Use Activity Areas/Corridor
  2. City-Wide Commercial/Employment Area
• Summary of Potential Options for Council Consideration in Q1 2014
• Next Steps
Burlington Official Plan Review Background

• The Official Plan (OP) sets policies for growth and development over the next 20 years

• Review required every 5 years as per the Planning Act

• The review covers a wide range of policy areas

• Official Plan review scheduled for completion in Q4 2015

• A subsequent comprehensive Zoning By-Law review will then begin
Commercial Strategy Study

- Consultants urbanMetrics Inc. and The Planning Partnership retained by the City in Fall 2012
- Purpose was to undertake a City-wide review of the City’s commercial policy framework
- Study consists of 3 phases:
  - Phase 1 – Market Analysis and Background Policy Review Reports
  - Phase 2 – Policy Recommendation Report (recently received)
  - Phase 3 – Design Guidelines for Commercial Uses in Mixed-Use Areas
- Phase 2 report includes recommendations specific to Drive-Throughs
### Existing Official Plan/Zoning Bylaw Regulations

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<tr>
<td>n/a</td>
<td>• Landscaping required when a drive through lane is located between the building and the public street</td>
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<td>• No external conveyor pick-up systems in a yard abutting a street</td>
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<td>• 15 meter setback for an external conveyor pick-up system when adjacent to a residential zone</td>
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<td>• 15 meter setback for intercom ordering stations when adjacent to a residential zone</td>
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<td>• Food service drive-throughs not permitted in downtown</td>
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Existing Drive-Through Locations in Burlington

- Closed (3)
- Financial Institution (14)
- Food Service (33)

*Not including drive-throughs associated with gas stations*
Commercial Strategy Study Recommendations

• Drive-through uses shall not be permitted in Mixed Use Activity Areas, except within the Urban Corridor Designation along Fairview St.

• Where drive-throughs are permitted on Fairview St, they should be subject to additional design considerations for example:
  o Not located on corner lots
  o No more than one drive through per building
  o 150m separation distance between drive-throughs
  o front of building oriented toward the street (including the primary entrance)

• Drive-throughs permitted in Employment Areas
Commercial Strategy Study Recommendations

* Drive-Throughs Permitted

* Drive-Throughs Permitted with Design/Location Requirements

* The identification circles are provided for general reference purposes only and should not be used or interpreted as a means of identifying the full or partial extent of permissions/restrictions presented for discussion.
Commercial Strategy Study
Recommendations

Comments/Feedback?
City’s Analysis

- **Drive-throughs are an accessory that is added to a principal commercial use, such as a bank or restaurant, for customer convenience**

- Drive-throughs can be added/subtracted to a principal use without changing the purpose and intent of the principal use being permitted (e.g. a bank without a drive-through is still a bank)

- The addition/subtraction of a drive-through can influence the form of the principal use

- Primary commercial uses can be accommodated in a variety of development forms that respond to the objectives and vision for an area
General Drive-Through Policy Approach

- Commercial Study Recommendation
- City’s Analysis
- Develop Additional Policy Options
  - Option for Specific Mixed-Use Activity Areas/Corridors
  - Option for City-Wide Commercial/Employment Areas
Mixed Use Activity Areas/Corridors

Area’s Characteristics:

• Commercial areas with a high propensity for change in the near-term

• Areas of focus for intensification and mixed-use developments

• Located on or in close proximity to major transit hubs/routes

• Greater emphasis on pedestrian-oriented accessibility and safety

• Intended to provide an alternative to traditional suburban style developments
Mixed Use Activity Areas/Corridors

Option:

1) Limit the development of **new** accessory drive-throughs in order to permit principal uses which:
   - Promote compact, high-intensity urban form
   - Increase the compatibility of commercial uses with other uses in the same building/development (e.g. residential)
   - Provide for the day-to-day and weekly shopping needs of residents within and in close-proximity to the areas/corridors
   - Promote pedestrian-oriented accessibility and safety
   - Promote a development form where retail and service commercial uses are integrated at street level in office or residential buildings

2) Maintain existing drive-throughs for the life of existing developments (including during future additions, renovations etc.)
Mixed Use Activity Areas/Corridors

*New Drive-Through Limits

*Existing Drive-Through Limits

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MH = Mobility Hubs (GO Station Areas)
Mixed Use Activity Areas/Corridors

Fairview St, Burlington

Proposed Development Columbus, Ohio

Walker’s Line, Burlington

Calgary, Alberta

...changing the form, not the use.
General Drive-Through Policy Approach

- Commercial Study Recommendation
- City’s Analysis
- Develop Additional Policy Options
  - Option for Specific Mixed-Use Activity Areas/Corridors
  - Option for City-Wide Commercial/Employment Areas
City-Wide Commercial/Employment Areas

Option:

1) Continue to permit existing and new accessory drive-th roughs in accordance with new design policies and existing site specific development review

2) Develop new design policies for accessory drive-th roughs with a focus towards:
   - Minimizing impacts on adjacent land uses
   - Ensuring efficient traffic flow on private and public roadways
   - Promoting safe and efficient pedestrian access to, from and through the site
   - Achieving a high level of design

3) Incorporate new policies in either the Official Plan or through a separate Urban Design Guideline for drive-th roughs
City-Wide Commercial/Employment Areas

*Not Applicable (Mixed-Use Activity Area/Corridor)

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City-Wide Commercial/Employment Areas

Techumseh Rd, Windsor

Appleby Line, Burlington

Edmonton St, London

Dundas St, Burlington

...permitting drive-throughs while recognizing the importance of urban design and site layout.
Summary of Potential Options for Council Consideration in Q1 2014

Commercial Strategy Study Option

• Develop policies that limit the development of new accessory drive-throughs city-wide with the exception of employment areas and the Fairview St. Corridor; and

• Develop urban design/site layout policies for new accessory drive-throughs in the Fairview St Corridor in consultation with industry stakeholders

Additional Option

• Develop policies that limit the development of new accessory drive-throughs in the Downtown, Uptown, Plains Rd. Corridor, Fairview St. Corridor and Mobility Hub mixed-use areas; and

• Develop city-wide urban design/site layout policies for new accessory drive-throughs in consultation with industry stakeholders
Next Steps

- Consultant’s Commercial Recommendation
- Council Decision Point Q1 2014
  - Stakeholder Engagement
  - Detailed Commercial Policy and/or Urban Design Guideline Development
- Council Decision Point Q4 2015
  - On-going Stakeholder Engagement during policy development
- Zoning By-Law Review and Engagement

We are here

Official Plan Review

Zoning By-Law Review
Thank You!
Comments/Feedback?

Contact Info
phil.caldwell@burlington.ca
905.335.7600 x7536