City of Burlington
Official Plan Review: Mobility Hub
Opportunities and Constraints

September 10th
Public Visioning Session

BrookMcIlroy/
ARUP
Tonight’s Agenda

• 6:00 - 6:30  Panel Viewing and Welcome
• 6:30 – 7:00  Introductory Presentation
• 7:00 – 8:00  Group Working Session
• 8:00 – 8:15  Reporting Back
• 8:15 – 8:30  Wrap-Up and Next Steps
Presentation Outline

- Mobility Hub Overview
- Study Overview
- Opportunities and Constraints
- The Burlington Mobility Hubs
- Tonight’s Workshop
Mobility Hub Context

What is a Mobility Hub?

“Mobility hubs are urban growth centres and major transit station areas with significant levels of planned transit service ... and high residential and employment development potential within an approximately 800 metre radius of the rapid transit station.”

- The Big Move (2008)
Mobility Hub Overview

Why are Mobility Hubs Important?

They are nodes in the Regional transportation system (origin, destination, and transfer)

There is (or is potential for) significant passenger activity

Gateway for many City visitors

Potential to be vibrant, attractive destinations to live, work and socialize

Accommodate City’s employment and population density targets in a sustainable way
Mobility Hub Overview

What Elements of the City can be Impacted by Mobility Hub Development and Policies?

Land uses
Building heights and massing
Public realm enhancements
Transit routes and facilities
Walking and cycling connections
Commuter parking
Mobility Hub Overview

What are the Characteristics of a Mobility Hub?

Seamless integration between transportation modes

A well-connected active transportation network

Vital, pedestrian-supportive streets

A mix of uses that support a healthy neighbourhood
Mobility Hub Overview

What are the Characteristics of a Mobility Hub?

Consolidated station facilities

Attractive public spaces (i.e. streetscapes, plazas, and parks)

Continuous, mixed-use main streets

Highly-visible landmark buildings (i.e. station buildings)
Buildings that frame the street
Attractive streetscapes
Wide, tree-lined boulevards
Streets for all users
High quality pedestrian spaces
New parks and open spaces
Study Overview

Why are we doing this Study?

*The Big Move* - facilitates development of complete and compact communities to enhance quality of life, environment and prosperity in GTHA

10 broad strategies (#7 is mobility hubs)

Metrolinx’ Mobility Hub Guidelines (2011) for detailed Master Plans

*Made For Burlington*: Apply guidelines to Regional hubs and major transit station areas, to determine their role within the local and regional network
Study Overview

What are the Objectives of the Study?

Applying Metrolinx Mobility Hub Guidelines, this Study aims to:

- Identify and address opportunities and constraints of Burlington’s mobility hubs and major transit station areas.

- Inform the integration of mobility hub objectives and policy directions in the Official Plan.

- Link with, and where applicable, inform directions for the City of Burlington’s Downtown Vision Community Engagement Project and upcoming Transportation Master Plan Update Project.
Study Overview

How Can You Be Involved?

OFFICIAL PLAN REVIEW

We are here

Mobility Hub Opportunities and Constraints Study

Stage 1: Mobility Hub as a System

Stage 2: Site Specific Details of a Mobility Hub

Directions Report

Policies Added to Official Plan

Mobility Hub Master Plan/Study

Development Applications

OPA, ZBLA, etc.

Ongoing Public Consultation
Study Overview

How Much Influence Do You Have?

Four study areas are determined by Region/City and cannot be changed, but boundaries can be influenced (tonight)

Opportunities and constraints can be influenced (tonight)

The role/vision of each area can be influenced (tonight)

Design principles and objectives can be influenced (later)

Implementation approach can be influenced (later)
Study Overview

What Constitutes a Successful Consultation?

An informed audience that understands the study and it’s implications
Fun and engaging working sessions
Repeat participation
Final recommendations informed by public
Community ‘buy-in’ of final recommendations
Study Overview

Our Process
Detailed site visits
Background and policy review
Stakeholder meetings and workshops
Precedent review
Overall Mobility Hub analysis
Opportunities and Constraints

Constraints

Significant visual, political, and physical barriers (i.e. rail corridors, canals, urban boundary, etc.)

Discontinuous pedestrian/cyclist connections

Protect healthy employment uses

No cohesive character (i.e. public art, signage, streetscape design, etc.)
Opportunities and Constraints

Constraints

Vacant or undeveloped sites
Underutilized sites, including:
- Large surface parking areas
- Single-use buildings along Mixed-Use Corridors
- Single-storey buildings in higher-density areas
- Large setbacks and front yard surface parking
Opportunities and Constraints

Opportunities

Large opportunity sites for new mixed-use and employment buildings, open spaces, plazas, etc.

New buildings that frame and address the street

- Infill to create a continuous streetscape (i.e. Plains Road)
- Varies by land use (i.e. Mixed Use Corridor vs. General Employment)
Opportunities and Constraints

Opportunities

Facilitate key active transportation connections (TMP), including on and off-road bike lanes and multi-use paths (i.e. Centennial Bike Trail)

Establish nodes/entryways at key intersections, including landmarks, public art, wayfinding, etc.

Increased station presence (i.e. integrated buildings, plazas, etc.)
Opportunities and Constraints

Opportunities

Support rail- and highway-oriented development that creates an attractive frontage and entryway to the City

- Varies by land use (i.e. Mixed Use Corridor vs. General Employment)
The Mobility Hubs

Four Mobility Hubs; Four Unique Neighbourhoods

1. Downtown Burlington
2. Burlington GO Station
3. Aldershot GO Station
4. Appleby GO Station
Downtown Burlington

General Description

The Big Move
- Anchor Hub
- Rapid transit; Regional rail; Local transit

An Urban Growth Centre

A mix of land use designations
- Generally designated by precinct, including the Downtown Core Precinct

Large waterfront park within walking distance of station area

Limited vacant land

Established residential neighbourhoods to the east and west
Lot 4 + 5 redevelopment.

Cultural destinations.

Brant Street retail.

Transit terminal facilities.

Existing underutilized station site.
Potential Role and Vision

As a mobility hub, Downtown Burlington will continue to develop as an urban growth centre, and the key destination within the City of Burlington. High-density, mixed-use infill development will be encouraged on vacant and underutilized sites in order to create vital, pedestrian-supportive streetscapes.

A mix of retail uses will create a unique main street shopping destination. Short block lengths, enhanced boulevard design, and a mix of uses will continue to enhance and support a walkable downtown.

New bicycle connections to key destinations, including the waterfront, combined with attractive and well-landscaped boulevards, will encourage walking and cycling throughout the Downtown.
Burlington GO Station

General Description

The Big Move
- Gateway Mobility Hub
- Express rail; Rapid transit; Local transit

A mix of land use designations
- Mixed-Use Corridor along Brant Street
- Mixed-Use Corridor (Commercial) south of rail corridor
- General Employment north of rail corridor and along Plains Road

Significant underutilized land

Established residential neighbourhood to the south and northeast
Rail corridor barrier.

Large format retail and heavy traffic.

Large surface parking areas.

Brant Street/Plains Road.

Burlington Mall.
Potential Role and Vision

Burlington GO Station is the central gateway to the City of Burlington, and the predominant access point to the Downtown. The area will serve a dual role as a significant employment destination in the City, as well as a Regional and City-wide commercial destination.

New prestige employment buildings on the north side of the rail corridor will create a vital employment village, with pedestrian-supportive streets, and an integrated open space network.

Along Fairview Street, new, higher density mixed-use development will promote intensification, provide the critical mass required to support transit use, and ensure a safe, active neighbourhood. At-grade retail uses will augment the Regional shopping destination.
Aldershot GO Station

General Description

Major Transit Station Area

A mix of land use designations

- Predominantly Business Corridor north of the rail corridor
- Mixed-Use Corridor along Plains and Waterdown Road
- General Employment west of Waterdown Road and south of rail corridor

Adjacent to Plains Road Mixed-Use Corridor

Significant vacant land

Established residential neighbourhood to the south
Rail corridor barrier.

Plains Road/Waterdown Road node

Large surface parking areas.

HWY 403 views.

Cooke Boulevard commercial.
Potential Role and Vision

Aldershot GO Station is the **western gateway** into the City of Burlington, and will become a significant **mixed-use and employment destination** within the City.

New employment uses, on both sides of the rail corridor, will be of the highest quality, with buildings that frame the street, attractive boulevards, significant landscaping, strategically located parking areas, and careful **transitions to adjacent neighbourhoods**. Accessory retail uses will create amenities for employees and local residents.

A range of mid to tall mixed-use buildings on, or adjacent to, Waterdown Road will provide additional density to support a vibrant, safe and active area. The mix of uses will support uses between the mobility hub area and the Plains Road Mixed Use Corridor.
Appleby GO Station

General Description

Major Transit Station Area
A mix of land use designations
- General Employment north of rail corridor
- Mixed-Use Corridor (Employment and General) along Fairview Street
- Business Corridor adjacent to Highway

Large open space (Sherwood Forest Park)

Significant underutilized land

Established residential neighbourhood to the south
Appleby Line existing commercial.

Sherwood Forest Park.

Large surface parking areas.

Harvester Road existing commercial.

New residential on Fairview Street.

Appleby Road and Fairview Street node.
Potential Role and Vision

Appleby GO Station is the eastern gateway to the City of Burlington, and will be a significant **industrial and employment** destination in the City.

**Prestige employment buildings** will be located along Harvester Road and Fairview Street, to create a distinct mobility hub area with attractive streetscapes, and to strengthen built form and open space transitions to the newer residential uses on the south side of Fairview Street. Where appropriate, light industrial uses may be located in less publicly visible blocks.

The neighbourhood will be anchored to the east by a small amount of mixed-use development, taking advantage of **connections and views to Sherwood Forest Park.**
Tonight’s Session

How Can You Help Us Tonight?

First of several sessions related to the mobility hubs

This session focuses on providing feedback on the draft opportunities and constraints

- Not individual height, density, etc. but what areas are appropriate?
- More detailed concerns should be noted and tabled for future discussion

Please draw and write on the worksheets!
Tonight’s Session

Workshop Instructions

Step 1 – Introductions & Post-It Exercise

Step 2 - Select a note-taker, and someone to report back to the larger group

Step 3 – Discuss each of the mobility hub areas, and the draft opportunities and constraints. Do you agree with them? What changes should be made? (1 Hour)

Step 4 – Report back with your top three priorities for each mobility hub area
Next Steps

**Mobility Hub Workshop (timing TBD)**

- Vision and Guiding Principles
- Draft Recommendations

**Consultant’s Final Report**

**Official Plan Directions Report**