Burlington 2020 Lakeshore Inc.

2020 Lakeshore Road City of Burlington

HOUSING IMPACT STATEMENT

WATERFRONT REDEVELOPMENT OF 2020 LAKESHORE ROAD



Prepared By

wsp

Waterfront Redevelopment of 2020 Lakeshore Road, City of Burlington - Housing Impact Statement

Prepared for:

Burlington 2020 Lakeshore Inc.

Prepared by:

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1. Introduction

WSP Canada Inc. was retained by Burlington 2020 Lakeshore Inc. to prepare a Housing Impact Statement for the proposed development at 2020 Lakeshore Road, located in the City of Burlington.

1.1 Subject Site

The subject site is municipally known as 2020 Lakeshore Road and is located at the south-east corner of Lakeshore Road and the terminus of Brant Street, in the City of Burlington. The site is located in the downtown area, with Spencer Smith Park located immediately west, low-rise commercial immediately north, a new multi-unit high rise development immediately east, and the Waterfront Trail, Brant Street Pier and Lake Ontario immediately south. The site is currently occupied by the Waterfront Hotel Burlington and an associated surface parking lot. The site is located within walking distance of the downtown Burlington Transit bus terminal on John Street, with routes that connect to Burlington GO.

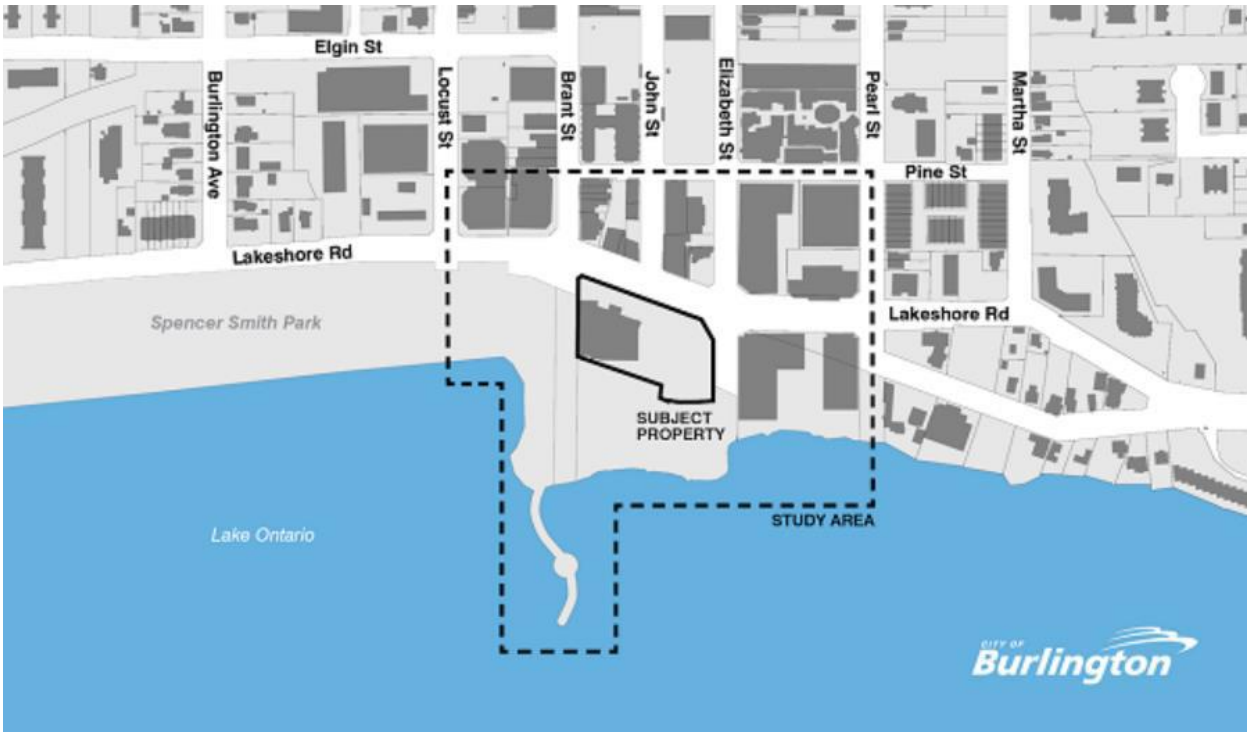


Figure 1 – Site Location

1.2 Development Proposal

The proposal would redevelop the subject site with two towers, a 35 storey West Tower and a 30 storey East Tower, connected through the podium at the 5th floor, with a 4 storey open atrium below. The development proposes a mix of uses, including office, commercial, hotel and residental. The development is compromised of the following:

- Commercial Gross Floor Area: 4,483m^2
- Office Gross Floor Area: 4,348m^2
- Hotel Gross Floor Area: 7,231m^2
- Residential Gross Floor Area: 42,078m^2
- Indoor Amenity Gross Floor Area: 1,071m^2
- Total Gross Floor Area: 59,211 m^2

122 hotel rooms and 557 residential units are proposed. The residential unit type breakdown per town is shown in Table 1.

Table 1 – Unit Breakdown

Unit Mix	West Tower	East Tower
Studio	15	8
1BR	122	90
1BR + DEN	92	74
2BR	76	62
3BR	12	6
Total	**317**	**240**



Figure 2 - Rendering of Proposed Concept

2. Analysis

The City of Burlington Official Plan requires a housing impact statement to be submitted for development proposals with 100 or more units.

Policy 3.1.1(2)(h) of the Burlington Official Plan identifies the following requirements to be addressed in the Housing Impact Statement:

> *i. how the proposal contributes to achieving the Region's housing targets, including identification of any proposed new affordable or assisted housing units;*
>
> *ii. how the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type;*
>
> *iii. where construction of the units is expected to occur in phases, information regarding the number of affordable housing units to be provided per phase, where applicable; and*
>
> *iv. the proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long-term affordability of units, where applicable.*

WSP has been informed that at this time, no affordable or assisted housing units are being proposed as part of the development. The analysis therefore will focus on policy 3.1.1(2)(h)(i) – how the proposal contributes to achieving the Region's housing targets.

2.1 How the Proposal Contributes to Regional Housing Targets

The Halton Region Official Plan (Office Consolidation June 2018) was adopted by Regional Council on December 16, 2009. It was modified and approved by the Province in 2011 and subsequently appealed, with site-specific appeals still outstanding. The subject site is designated as *Urban Area*, within the Built Boundary, as shown on Map 1 – Regional Structure. The site is also located within an Urban Growth Centre and a Mobility Hub.

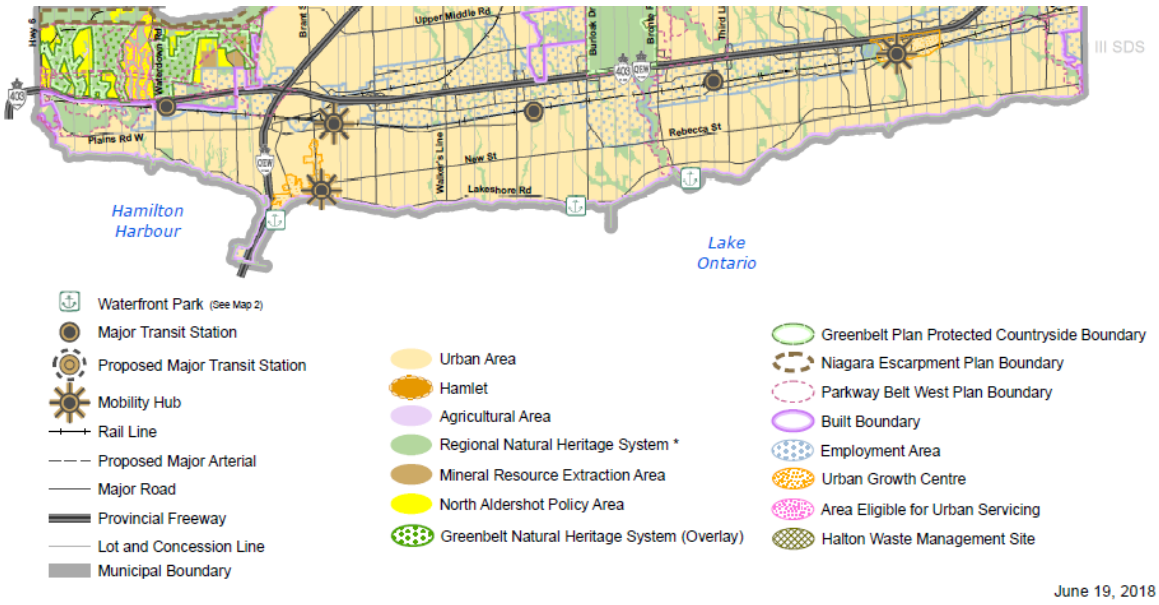


Figure 3 – Excerpt of Map 1 – Regional Structure, Region of Halton Official Plan

Policy 77(2.1) states that a minimum of 40% of new residential development occuring annually within the Region shall be directed to the Built-Up Area. Further, policy 81(3) reguires Urban Growth Centres to achieve a minimum density target of a combined 200 residents and jobs per gross hectare. Table 1 – Population and Employment Distribution assigns the City of Burlington a minimum population target of 193,000, to be achieved by 2031. Table 2 – Intensification and Density Targets of the Halton Region Official Plan, assigns the City of Burlington a minimum target of 8,300 new housing units to be added to the Built Up Area by 2031. Table 2a – Regional Phasing, assigns a minimum target of 2500+ units to the City of Burlington to be added every four years, from 2012 to 2031. Further, policy 86(6) provides a target that at least 50 percent of new housing units produced annually in the Region of Halton be in the form or townhouses or multi-storey buildings.

Table 2 – Table 2 Intensification and Density Targets, Halton Region Official Plan

TABLE 2 INTENSIFICATION AND DENSITY TARGETS

Municipality	Minimum Number of New Housing Units to Be Added To the *Built-Up Area* Between 2015 and 2031	Minimum Overall *Development Density* in *Designated Greenfield Area* (Residents and Jobs Combined Per Gross Hectare)[1]
Burlington	8,300	45
Oakville	13,500	46
Milton	5,300	58
Halton Hills	5,100	39
Halton Region[2]	32,200[2]	50

[1] *In the measurement of these densities, the area of the Regional Natural Heritage System is excluded.*

[2] *This number represents 40 per cent of the new housing units occurring within Halton Region between 2015 and 2031.*

Table 3 – Table 2a Regional Phasing, Halton Region Official Plan

Municipality	2012-2016	2017-2021	2022-2026	2027-2031
Burlington				
Units in *Designated Greenfield Area*	**428**	**432**	**133**	**221**
Low Density Units	287	302	106	123
Medium & High Density Units	141	130	27	98
Units inside the *Built Boundary*	**2,525**	**2,758**	**2,669**	**2,659**
Employment	**3,055**	**4,136**	**1,299**	**1,204**

2.2 Regional Official Plan Amendment 48 – ROPA 48

The Halton Region Official Plan (Office Consolidation June 2018) was amended by ROPA 48, which was adopted by Regional Council on July 7, 2021. One of the purposes of the ROPA was to establish a hierarchy of strategic growth areas. ROPA 48 also introduces new mapping and new boundaries for Urban Growth Centres (UGCs) and Major Transit Station Areas (MTSA's). For the City of Burlington, the location of the UGC was shifted up Brant Street, to now be located around the Burlington GO Station and the downtown mobility hub has been removed. The subject site is now located within a Secondary Regional Node, as identified on Map 1H – Regional Urban Structure.

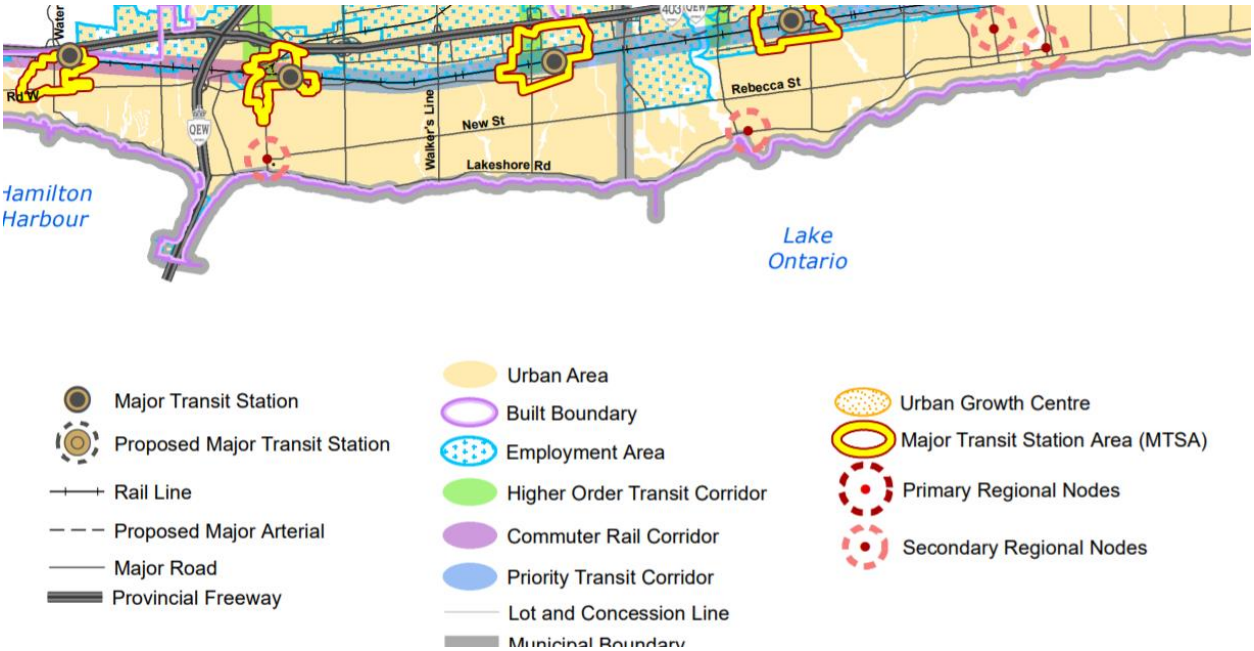


Figure 4 - Excerpt of Map 1H – Regional Urban Structure, ROPA 48

Section 79.2 sets out the Hierarchy of Strategic Growth Areas, which includes Secondary Regional Nodes. Policy 82.1(2) identifies Secondary Regional Nodes as historic downtown areas or villages and/or are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context. Policy 82.2(1) directs development with higher densities and mixed uses to Regional Nodes in accordance with the hierarchy identified in Section 79.2 and based on the level of existing and planned transit service. Further, Policy 82.2(2) requires Local Municipalities to delineate the boundaries or Regional Nodes and identify a minimum density target expressed as the minimum number residents and jobs per hectare for the delineated area. ROPA 48 does not prescribe minimum targets for Secondary Regional Nodes. At this time, the City of Burlington Official Plan has not been amended to delineate Regional Node boundaries and minimum density targets.

ROPA 48 also updated Growth Plan population and Employment allocation numbers to the 2051 horizon. However, the allocation among Region of Halton municipalities has not taken place yet and is expected to be done through the current municipal comprehensive review.

Table 4 – Table 1 Population and Employment Distribution, ROPA 48

TABLE 1 POPULATION AND EMPLOYMENT DISTRIBUTION *

	Population[1]			Employment		
Municipality	**2006**	**2031**	**2051**	**2006**	**2031**	**2051**
Burlington	171,000	193,000	*	88,000	106,000	*
Oakville	172,000	255,000	*	82,000	127,000	*
Milton	56,000	238,000	*	28,000	114,000	*
Halton Hills	58,000	94,000	*	20,000	43,000	*
Halton Region[2]	456,000	780,000	1,100,000	218,000	390,000	500,000

** The population and employment forecasts and plan horizon of 2031 contained in Table 1 will apply to all planning matters in Halton Region, including lower-tier planning matters until Halton Region has distributed the 2051 population and employment to the Local Municipalities, to replace the 2031 forecasts and to be determined through the municipal comprehensive review*

ROPA 48 was posted on the Environmental Registry of Ontario (ERO) on August 9th, 2021 (ERO Number 019-4071). The commenting period closed on September 8th, 2021. Approval by the Province is anticipated in Q4 2021/Q1 2022. Until ROPA 48 is approved by the Province, the current Regional Official Plan remains in force and effect.

3. Conclusion

The proposed development is located within an area designated for growth, with existing transit and services, which is where growth and intensification are to be directed, as per the Region of Halton Official Plan policies. The development proposes a mixed-use building with 557 residential units in a high-rise multistorey building typology, in an area with good connections to services and transit, through proximity to the bus terminal and routes that connect to Burlington GO Station. The development proposal would help to achieve Regional targets regarding a minimum of 50% of new housing in the Built Up Area produced annually to be a townhouse or multistorey building typology. Further, the

development proposal would help to achieve the City's assigned unit and population minimums to the year 2031 and by extension 2051 targets once they are assigned.