BRONTE CREEK MEADOWS

LAND USE & BUILT FORM STRATEGY

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Third Submission

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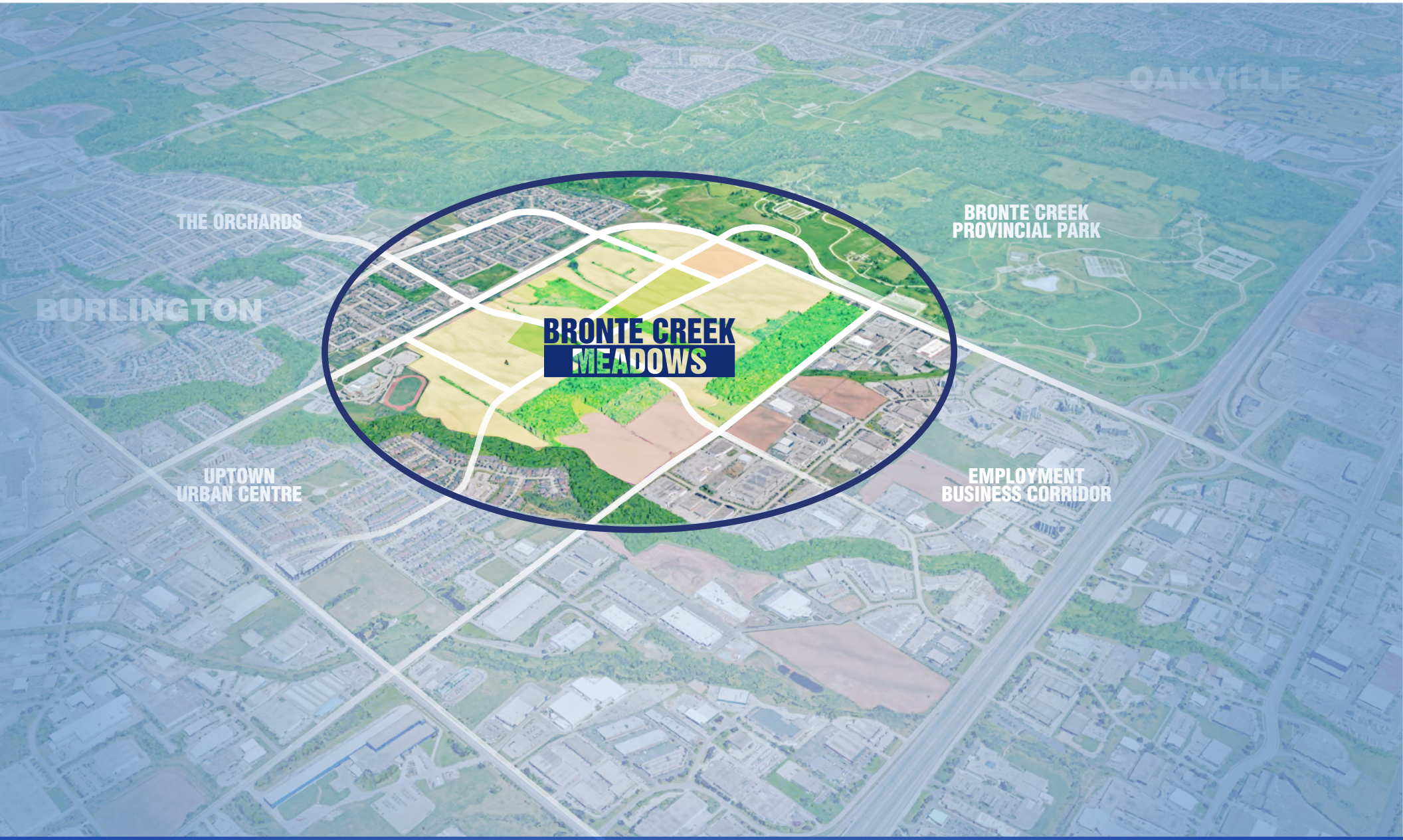


Figure 1.1a: Location of Bronte Creek Meadows within Burlington.

1.0 INTRODUCTION

1.1 PURPOSE OF THE LAND USE AND BUILT FORM STRATEGY

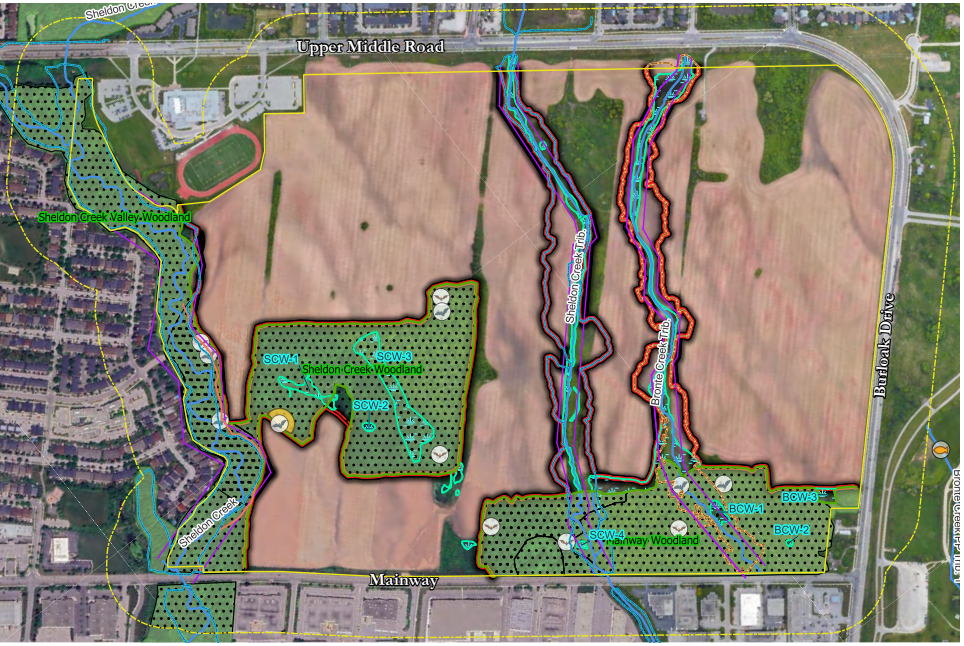
Bronte Creek Meadows is a new neighbourhood area covering approximately 132 hectares on Burlington's eastern edge. Proposed Amendment No. 4 (OPA 4) to the Official Plan of the City of Burlington, 2020, which is the Area Specific Plan (ASP) for the Bronte Creek Meadows Lands, establishes a planning framework and guides future studies to support development and growth within the community.

As outlined in OPA 4, a Land Use and Built Form Strategy (LUBFS) is required as part of the Tertiary / District planning process for Bronte Creek Meadows. The LUBFS will align with the objectives in section 8.8.2(2) of the Plan, detailing integral elements that will help create a vibrant, mixed-use, transit-supportive, complete community.

The LUBFS is crucial as it bridges the gap between the high-level policy direction of OPA 4 and the detailed requirements of the Tertiary / District planning process. While OPA 4 provides the overarching framework for the Bronte Creek Meadows community, the LUBFS translates these broad objectives into concrete, actionable strategies. It serves as the vital link, ensuring that the specific plans developed during the Tertiary Plan process are directly aligned with and effectively implement the vision set forth in OPA 4.

Based on the established goals and objectives, the LUBFS will address the community design plan, prescribe high-level open space and built form guidelines for key elements of the plan, and provide an overarching demonstration plan and vision for the community.

This strategy is based on technical work that is still underway and may result in findings that require future adjustments. After the LUBFS is approved by City staff, any further changes would only be necessary for major plan restructuring, such as a significant alteration to the overall land use mix, a fundamental shift in the transportation network, or substantial changes to the Natural Heritage System (NHS) limits. Minor changes, such as adjustments to specific building heights within an established range, minor realignments of the internal street network, or refinements to open space design, will be addressed and justified as part of the more detailed Tertiary Planning stage. This ensures the existing framework remains sound and can be effectively implemented through the subsequent Tertiary Planning process, providing a stable foundation while allowing for the necessary flexibility to incorporate detailed technical findings at a later stage.



Legend

Area of Assessment
- Subject Property
- Adjacent Lands (120 m)

Significant Natural Features - Terrastory

Endangered and Threatened Species
- Myotis Bat Species - Endangered*
- Migratory Bat Species - Endangered
- Silver Shiner - Threatened
- Potential Bat Maternity Roost Area

Significant Natural Feature Boundaries
- Sig. Woodland Dripline (2025)
- Wetland Boundary (2025)
- Watercourse
- Bronte Creek Trib Side Channel
- Unevaluated / Other Wetland
- Significant Wildlife Habitat
- Significant Woodland

Natural Hazards
- Stable Top of Slope (MTE Jan. 2026)
- Sheldon Creeks Regulatory Flood Plain (MTE Feb. 2026)
- Bronte Creek Regulatory Flood Plain (Water's Edge 2023)
- Meander Belt (Water's Edge Dec. 2023)

Preliminary Constraints to Development
- Preliminary RNHS
- Preliminary Constraint Limit

GENERAL NOTES:
* While it may not be specifically indicated on this figure, all woodlands within and adjacent to the Subject Property and wetlands therin constitute habitat for Endangered bats. Additional meadows, wetlands, and thickets may also provide habtiat for bats. See report for details.
-Features depicted herein should not be used in place of a professional survey.
-Numeric scale is for a 11x17 inch print.

TERRASTORY
environmental consulting inc.
info@terrastoryenviro.com 905.745.5398

1:6,000 | 0 50 100 150 200 m

Location:
Bronte Meadows, Burlington

Project No.: 22195
Date: 2026-02-05
By: AB **Checked:** --
Orthophotograph Date: 2018, Google.

Figure 8:
Preliminary Regional Natural Heritage System & Development Constraints

Figure 1.2a: Preliminary Hydrogeological Assessment (MTE)

1.2 ENVIRONMENTAL STUDIES (PENDING)

The Sub-watershed Study (SSWS), Master Environmental Servicing Plan (MESP), and Environmental Impact Assessment (EIA) are crucial studies that significantly inform and shape the LUBFS. These studies are conducted to ensure that future development is environmentally sound, sustainable, and addresses potential impacts.

It is acknowledged that the current LUBFS is conceptual and while it has been based upon the general findings of the SSWS, MESP and EIA, specific details from these technical studies have not been incorporated due to the high-level scope of the LUBFS. The final results and recommendations from these environmental studies have informed the current LUBFS, but detailed design requirements may necessitate future updates through the Tertiary Planning processes to ensure their full implementation.

1.3 POLICY CONTEXT AND IMPLEMENTATION

Bronte Creek Meadows is subject to several planning studies and processes. This LUBFS outlines a design strategy consistent with the objectives of the following documents:

1.3.1 Regional Official Plan (ROP)

Halton Region Official Plan was amended by Regional Official Plan Amendment No. 49 (ROPA 49), which was enacted on June 15, 2022, and approved by the Minister of Municipal Affairs and Housing on November 4, 2022.

The subject site is designated as an Urban Area and Regional Natural Heritage Systems. The ROP envisions "healthy communities" with diverse opportunities for housing, employment, and social services, emphasizing an affordable and efficient transportation system (Policy 31).

Effective May 16, 2024, Bill 162, the Get it Done Act, re-designated the lands from Employment Areas to Urban Areas under the Halton Region Official Plan with the support of Burlington City Council. Within the ROP's Regional Urban Structure, the site is identified as a Designated Greenfield Area. This designation requires new development to create healthy communities, support walking, cycling, and transit, provide a diverse mix of land uses, and create high-quality parks (Policy 77(2.4)).

The proposed concept plan aligns with these policies, contributing to a healthy community by offering a variety of housing, employment, and recreational opportunities in a safe, convenient, and accessible manner. The Area Specific Plan will achieve the ROP's objectives by creating a new, complete community with compact, transit-supportive densities to reduce automobile reliance and ensure the orderly progression of development.

Upon royal assent on June 10, 2024, Bill 185 Cutting Red Tape to Build More Homes Act, 2024 proclaimed Halton Region as an "Upper Tier Municipality Without Planning Responsibilities" effective July 1, 2024. Bill 185 identified that Halton Region, as an Upper Tier Municipality Without Planning Responsibilities, is no longer an approval authority over the City of Burlington's planning decisions, and that the City of Burlington is to take on the Region's review and approval responsibilities including ownership over the Halton Region Official Plan. Therefore, the ROP continues to apply to the subject site as it will be implemented by the City of Burlington.

The LUBFS has incorporated the goals and objectives of the ROP, including items such as density, natural heritage, and archaeology, which has informed the design of the community.

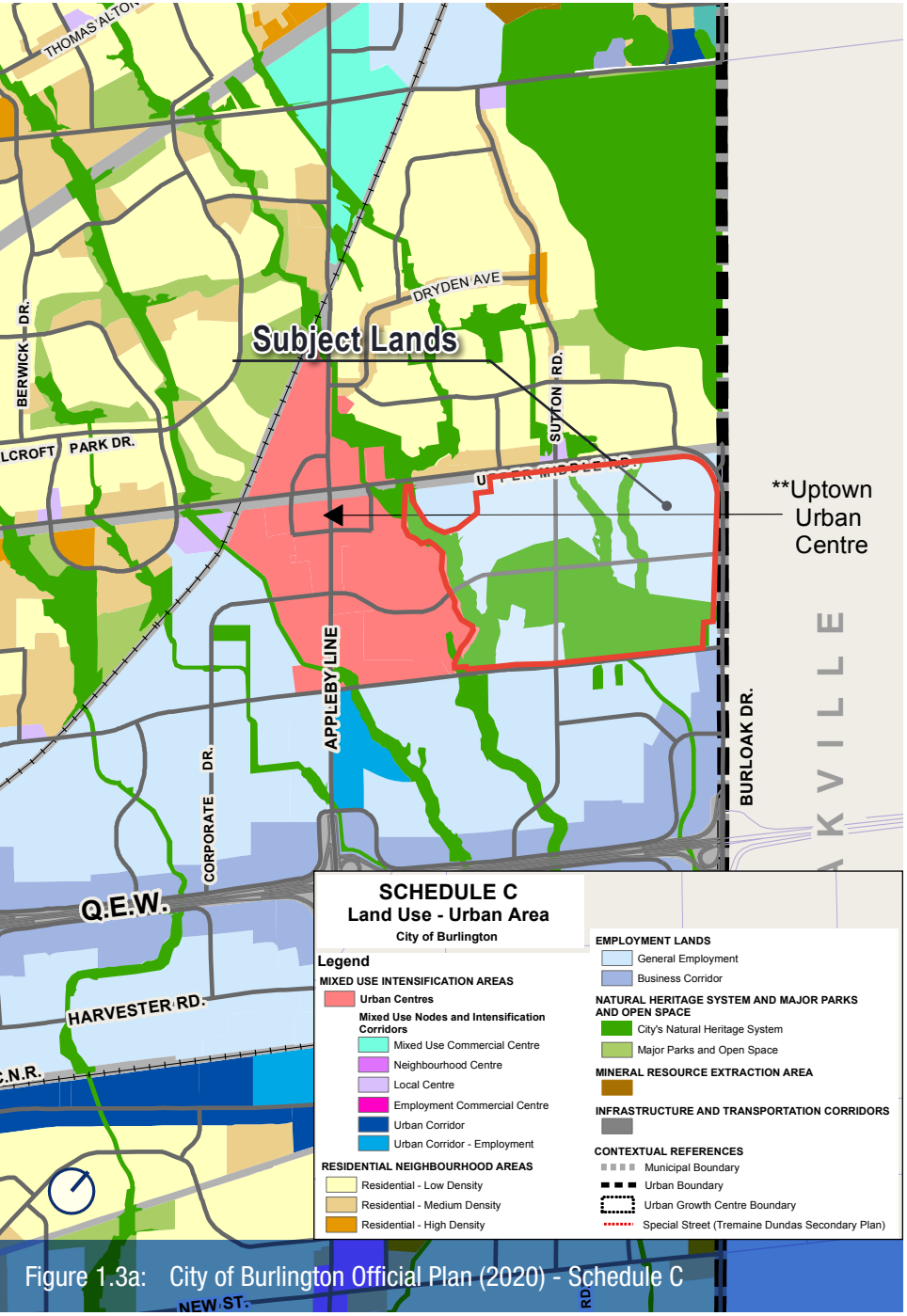


Figure 1.3a: City of Burlington Official Plan (2020) - Schedule C

1.3.2 City of Burlington Official Plan (OP) - 2020

Adopted by City Council through Bylaw No. [24-2018], the New OP will manage and direct the development and planning of land uses for a period extending to the year 2031. It is the intent of the New OP to accommodate and to plan for the growth associated with the underlying housing, population and employment projections set out in Policy 2.4.2, which applies to the Growth Framework (Section 1.5). Although the New OP is under appeal to the Ontario Land Tribunal, we have considered its directions in development of the LUBFS.

The New OP identifies the subject site within the City's 'Designated Greenfield Area' on Schedule B – Urban Structure (Figure 5), where it is further identified as 'Undeveloped Area Outside of Delineated Built Boundary (not subject to Growth Framework)' and 'Natural Heritage System and Major Parks and Open Space'. Within the Urban Structure, the subject site is designated 'Lands Designated for Employment Uses' and 'General Employment' on Schedule B-1 – Growth Framework.

Through the City's Area Specific Planning Process, the Bronte Creek Meadows lands have been identified as an area appropriate for development of a new community, to reflect the overarching changes as part of the ROP, discussed in section 1.3.1 Regional Official Plan (ROP). The Area Specific Plan will determine how the subject site fits into the City's overall Urban Structure, including identification of lands designated 'Natural Heritage System, Major Parks and Open Space', respecting the unique opportunity for development of a large vacant parcel of land within the City's urban boundary for a new, mixed-use, transit supportive and healthy complete community.

Official Plan Amendment 4 (OPA 4) implements the overarching Official Plan policy structure on a site-specific level.

1.3.3 Official Plan Amendment 4 (OPA 4)

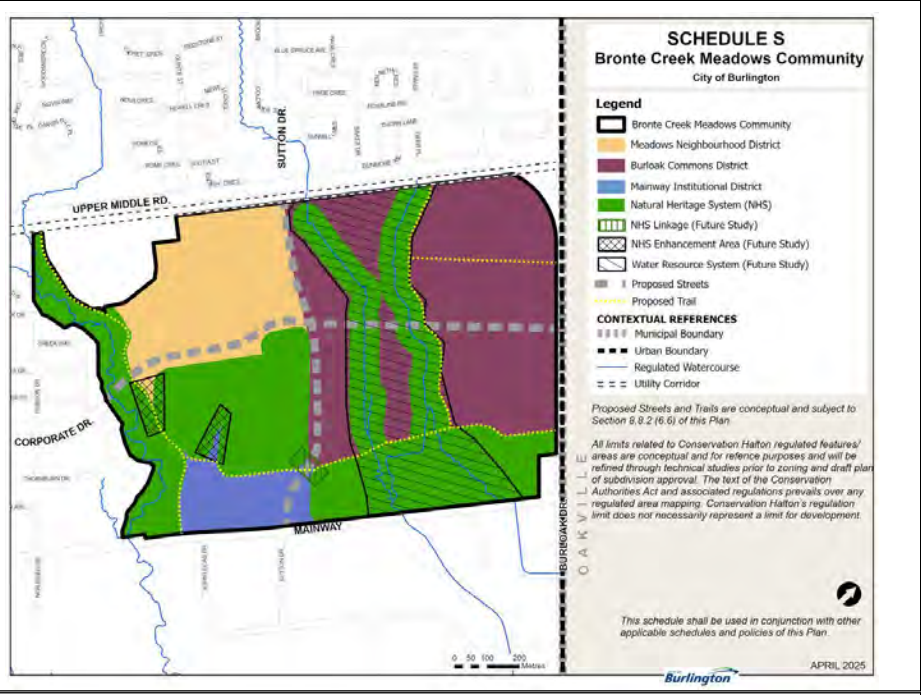
The purpose of the Official Plan Amendment is to set out a planning framework and a guide for future study, to support development and growth within the area identified as “Bronte Creek Meadows”.

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.

The amendment includes a new section of text (8.8.2 Bronte Creek Meadows Community) and Schedules S and S-1 to be added to the Burlington Official Plan, 2020, 8.8.2 Bronte Creek Meadows Community

OPA 4 provides specific guidance in how the subject site should be developed. This document has lead the design process for Bronte Creek Meadows, and has informed the concept plan through its creation of specific density requirements, affordable housing goals, delineation of natural heritage features and identification of a high level transportation network.



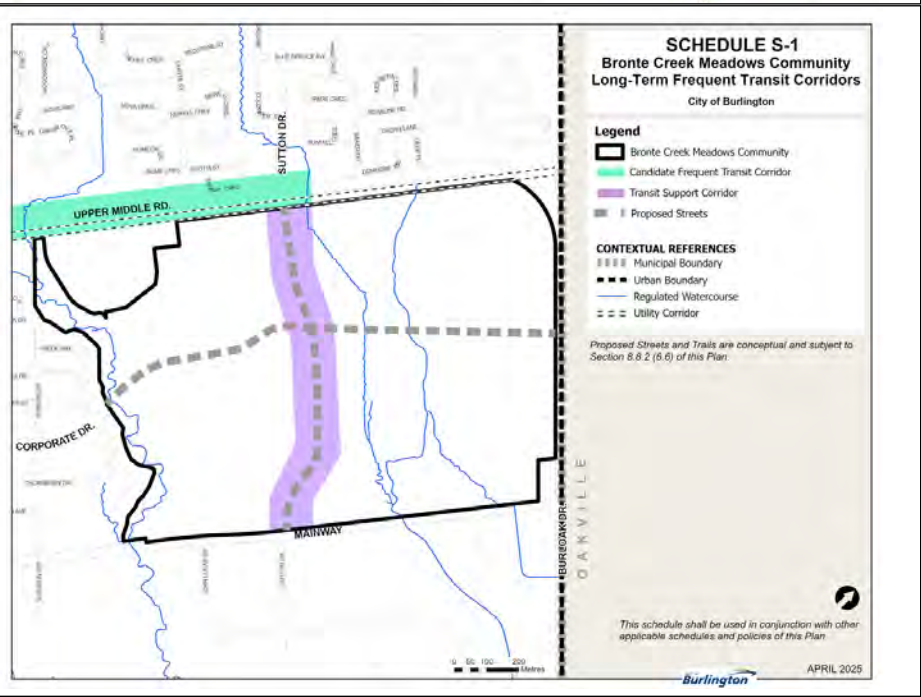


Figure 1.3b: OPA No. 4 - Schedule S: Bronte Creek Meadows Community & OPA No. 4 - Schedule S-1: Long-Term Frequent Transit Corridors

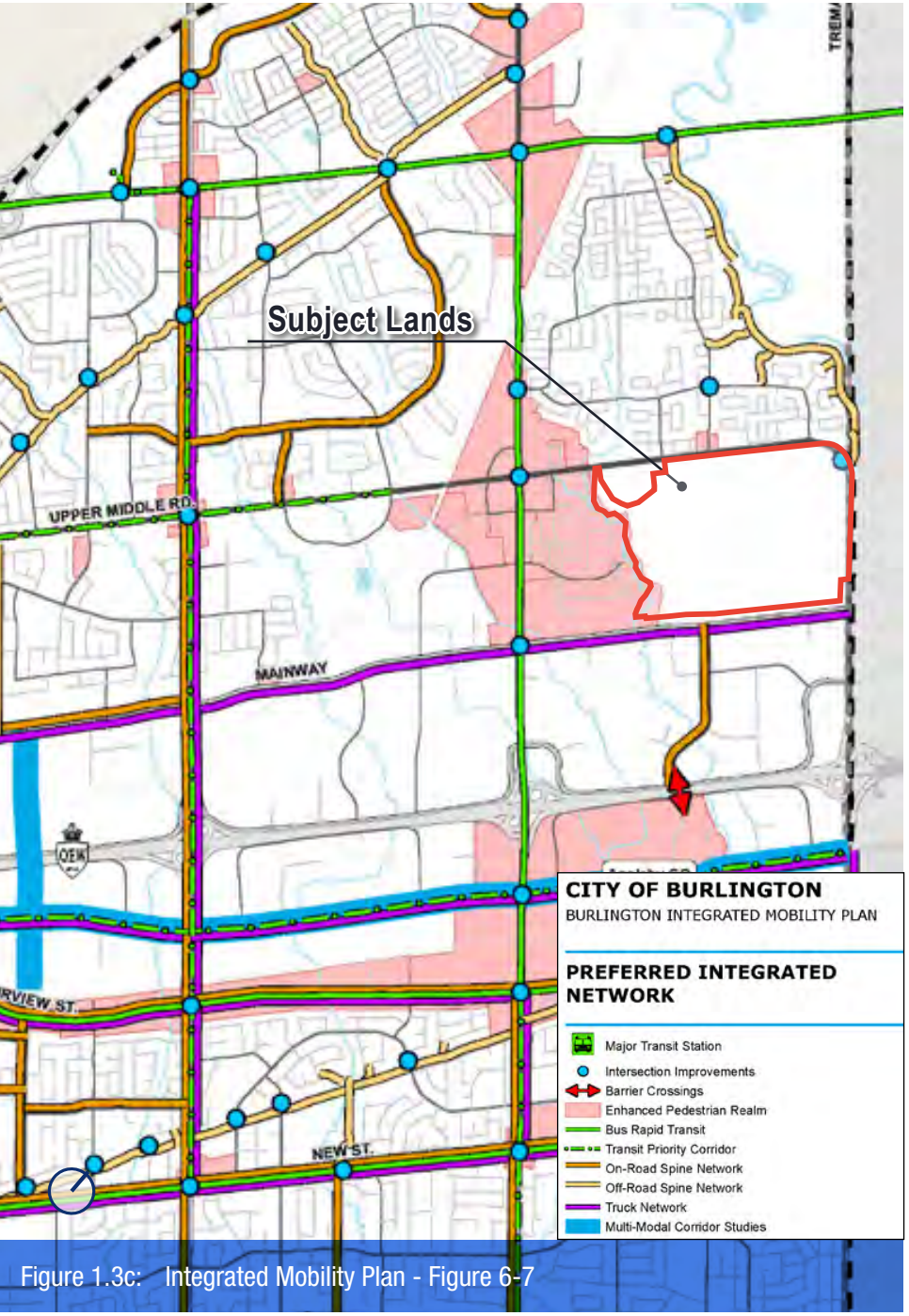


Figure 1.3c: Integrated Mobility Plan - Figure 6-7

1.3.4 Integrated Mobility Plan

Burlington's Integrated Mobility Plan (IMP) outlines the city's transportation strategy for the next 30 years, emphasizing community-driven actions aligned with its goals. It incorporates progressive policies, programs, and projects to ensure safe, accessible, sustainable, balanced, and livable mobility. With expected population growth, the city is rethinking its approach to transportation, moving away from solely building new roadways due to space constraints and high maintenance costs. Modern cities aim to offer diverse travel options, prioritizing walking, cycling, and transit alongside car usage to cater to people of all ages and abilities. As recommended in the IMP, the community has been designed to allow for a variety of travel options and prioritizes active transportation and transit.

1.3.5 Fire Master Plan

Burlington's Fire Master Plan integrates fire safety with urban planning by shifting to a proactive, risk-based approach. It prioritizes incorporating fire protection into new developments and land use, while also using data-driven analysis to align fire services with the city's growth and evolving demographics. This ensures fire services are well-equipped to handle future population density and the changing built environment. The community has been designed to be consistent with this Plan.

1.3.6 Parks Provisioning Master Plan

Burlington's Parks Provisioning Master Plan (PPMP) is a comprehensive document designed to guide the acquisition and planning of future parks over the next 20 to 30 years, ensuring an equitable and sufficient supply of parkland to accommodate projected growth. This plan establishes a Council-approved framework for parkland acquisition and sets service level targets to prevent downward pressure on

existing parks. Key outcomes include an updated parkland classification system with six new park types, the identification of areas with parkland deficiencies, and the creation of a decision-making framework for acquiring new parkland based on gap analysis, recreational needs, and future growth areas. The Master Plan has informed the park strategy for Bronte Creek Meadows in tandem with the Live and Play Plan and Community Needs Study completed for the area.

1.3.7 Live and Play Plan

The City of Burlington's Live and Play Plan is a strategic document designed to guide decisions regarding recreational and cultural facilities over the next 20 to 30 years. Replacing the previous Parks, Recreation and Cultural Assets Master Plan, it aims to ensure the city continues to provide a range of healthy and active choices for all residents as it grows. The plan makes recommendations on future investments in areas like indoor and outdoor recreation facilities, including pools, arenas, sports fields, and urban parks. Key recommendations include re-imagining Central Park, addressing the need for more facilities, such as pickleball courts and cricket fields, and integrating climate change mitigation and accessibility into new and existing infrastructure.

1.3.8 Community Needs Study

Conducted by the City in 2025, the Community Needs Study assesses Bronte Creek Meadows' need for new or improved public facilities to support its long-term growth.

The study's key findings indicate a need for larger, consolidated park blocks rather than a series of smaller, fragmented parcels. The estimated parkland conveyance is 3.85 hectares across both phases of development, with approximately 0.95 hectares in Phase 1 and 2.85 hectares in Phase 2. The study's preliminary recreation needs include a double gymnasium, two multipurpose community rooms, public washrooms, and a parks maintenance facility. A facility fit plan for Phase 1 recommends a playground and a fitness area. For Phase 2, the recommended outdoor facilities are a multi-use playfield (soccer/baseball), a multi-use court (basketball/hockey), a splash pad, a playground, public washrooms, and a parks maintenance facility. The Halton District School Board is working with the City to confirm the location, phasing, and size of a new school block. The Community Needs Study has specifically informed the location of uses within the community, as well as size and uses. This document will continue to be referenced as the design process progresses to ensure the City's needs are captured.

1.3.9 Urban Forest Master Plan

The City of Burlington's Urban Forest Master Plan (UFMP) is a comprehensive strategy that replaces the 2010 Urban Forest Management Plan, providing updated strategic direction for managing Burlington's urban forest over the next 20 years. This plan aims to address modern challenges such as urban development, climate change, extreme weather, and invasive pests, recognizing the significant environmental, social, and economic benefits trees provide to the community.

Key objectives of the UFMP include maximizing tree life expectancy, increasing canopy cover on both public and private land (with a target of 35% by 2060), developing best practices for climate change and invasive pest management, and expanding community involvement through initiatives like a Community Tree Board. The plan emphasizes a shift from reactive to proactive management and aims to improve the resilience of trees and woodlands by promoting native species diversity. The City-owned woodlots within the community are being preserved, with additional vegetation being provides in natural enhancement areas, parks and within the streetscapes in order to ensure consistency with this Plan.

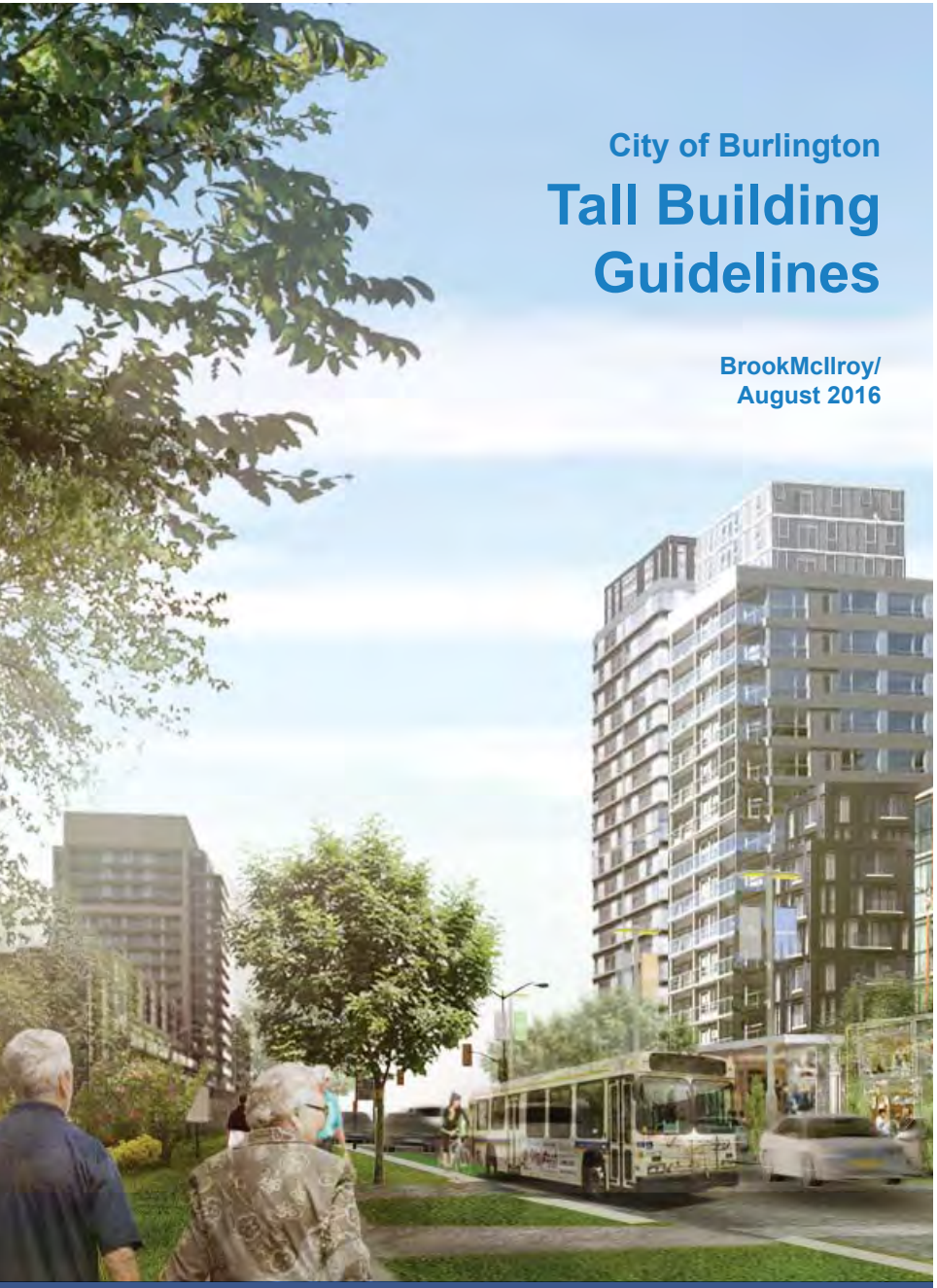


Figure 1.3d: Tall Building Guidelines - Cover

1.3.10 Applicable Urban Design Guidelines

1.3.10.1 Tall Building Guidelines (2017)

The City of Burlington Tall Building Guidelines, adopted by City Council in 2017, provide design direction for new buildings greater than 11 storeys in height and discuss urban and architectural considerations in greater detail as they relate to the design of podiums, towers, and building tops.

In accordance with the City's Tall Building Guidelines, the proposed tall buildings within Bronte Creek Meadows will address the full range of guideline requirements and will promote design excellence, support vibrant streets, and contribute positively to the City's skyline by:

a) *Locating the podium of the building to frame the street. On corner lots, locating the podium to frame both streets;*

b) *Provision of mid-block pedestrian connections to enhance permeability, break-up the podium, and create additional corner conditions due to multiple towers;*

c) *Integrating ample facade stepbacks above the podium to clearly differentiate between the building podium and tower;*

d) *Opportunities of the podium that are not occupied by a tower to be used as outdoor amenity spaces that provide casual surveillance and interesting views from the street;*

e) *Parking, servicing and loading that is accommodated internally within the building podium and screened from the street;*

f) *Publicly-accessible private open space, including courtyards and plazas, parkettes; and*

g) *Tower designs that provide a gradual and appropriate* transition in height to adjacent uses.

1.3.10.2 Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings (2019)

The City of Burlington Design Guidelines for Mixed-use and Residential Mixed-Use Buildings identifies best practices in the implementation of the urban design of mixed-use developments and residential mid-rise buildings as they relate to policies and objectives discussed in the City of Burlington Official Plan (2008). In accordance with the City's Mid-Rise Building Guidelines, the new mixed-use and residential mid-rise buildings within Bronte Creek Meadows shall address the full range of guideline requirements and support design excellence, contributing to the creation of a high-quality, context-sensitive built environment by:

a) Placement of buildings parallel to the street and open space within or along the edge of the subject site to frame the area;

b) Orientating buildings in such a way so as to maximize south-facing walls for optimal access to sunlight to habitable rooms and environmental benefits that include energy conservation, solar access to open spaces or areas for planting;

c) Separation of buildings at least 15.0m from one another, where possible;

d) Offsetting and/or angling of buildings away from each other to improve privacy between facing units;

e) Stepping back upper level building volumes to assist with transitions between neighbouring buildings with lower heights;

f) Ground floor commercial / retail uses present at the ground floor that is predominantly clear-glazed (i.e. 50 – 70 percent of the building wall) to provide visual connections and interest between the public and private realms, enhance safety and a sense of pedestrian scale along the street; and

g) Limiting the extent of site area dedicated to servicing by using shared infrastructure and efficient layouts.



Figure 1.3e: Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings - Cover

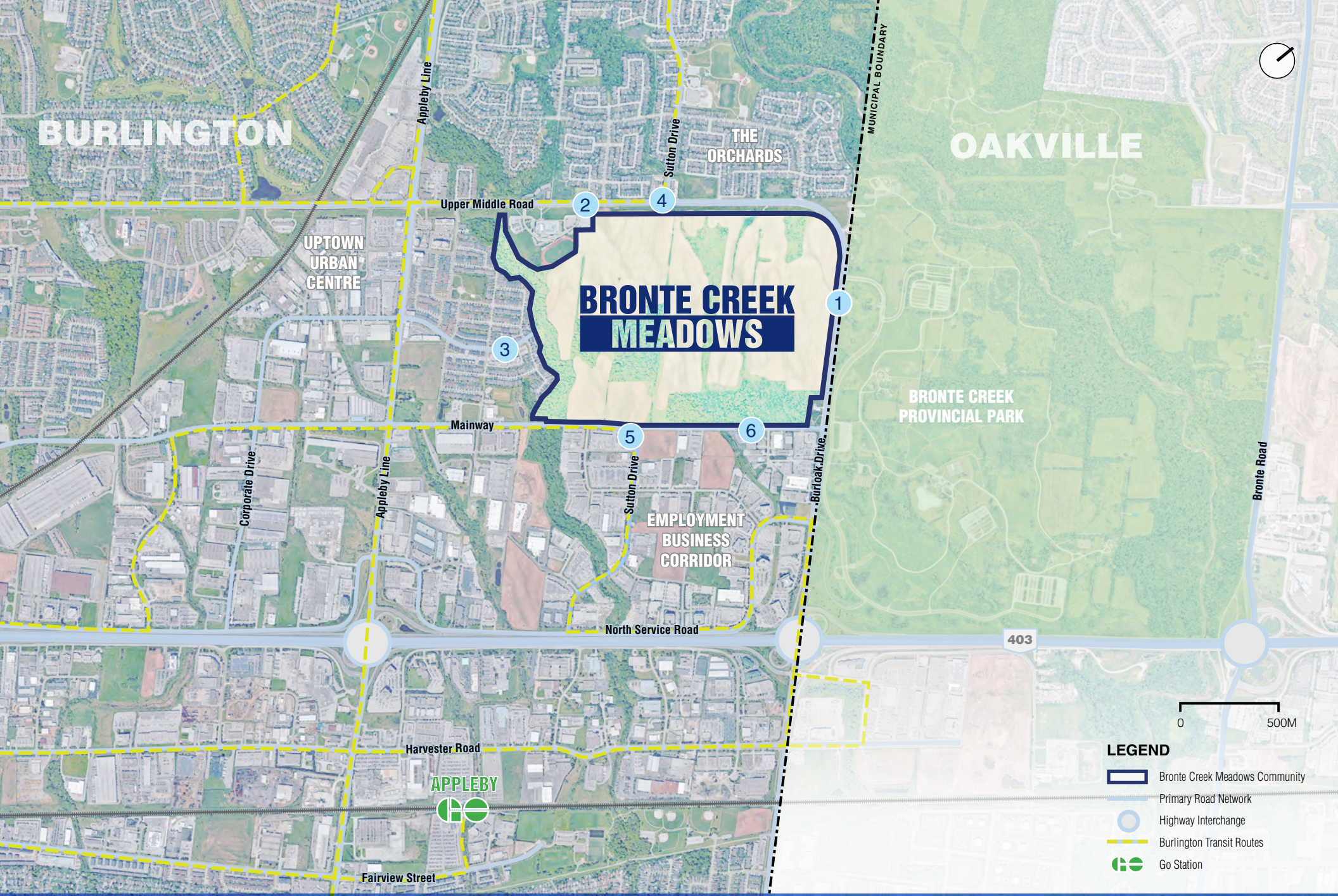


Figure 2.1a: Bronte Creek Meadows existing road network.

2.0 EXISTING CONTEXT

Situated at the north east intersection of Upper Middle Road and Burloak Drive, the existing Bronte Creek Meadows lands encompass areas of open fields and woodlots that are designated as an Urban Area and Regional Natural Heritage System (NHS) in the Halton Regional Official Plan (ROPA 49).

2.1 EXISTING ROAD NETWORK

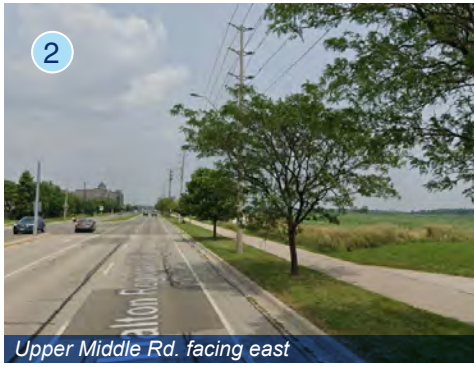
To the north, Upper Middle Road is a 35.0m east-west major arterial road with a four lane cross-section and a centre one-way left-turn lane and islands. Sidewalks, boulevards, and on-street bicycle lanes are provided along the road on both sides, providing full mobility movements for pedestrians, cyclists, bus transit and vehicles. This community connector road turns into Burloak Drive at the north east corner of the site. Sutton Drive, north of Upper Middle Road, is a 26.0m north-south neighbourhood connector road.

Along the east, Burloak Drive is a 40.0m north-south minor arterial road with a four lane cross section including central islands, sidewalks, boulevards, and bicycle lanes along the west side of the road. Burloak Drive intersects with Mainway at the south east corner of the site. Vehicular access into Bronte Creek Provincial Park is provided on the east side of Burloak Drive.

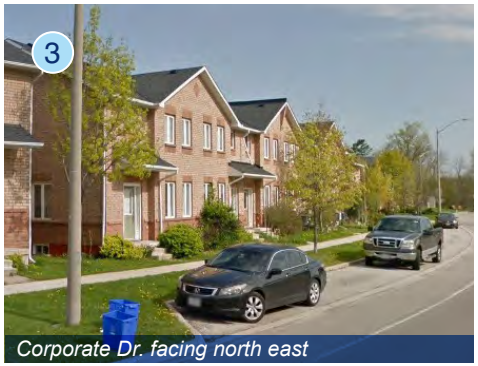
Mainway runs along the south side of the subject lands and intersects with Burloak Drive at the south east corner of the site. This 30.0m east-west minor arterial road has a four lane cross section including a sidewalk and boulevard on one side.



Bronte Creek Provincial Park entrance



Upper Middle Rd. facing east



Corporate Dr. facing north east



Upper Middle Rd. and Sutton Drive facing north



Mainway and Sutton Dr. facing south



Mainway facing south west



Figure 2.2a: Bronte Creek Meadows existing active transportation network.

2.2 EXISTING ACTIVE TRANSPORTATION NETWORK

The existing and planned active transportation system surrounding the Bronte Creek Meadows subject lands includes an integrated network of trails and pathways. This network provides pedestrians and cyclists with connections to local facilities, services, transit, and recreation opportunities in the immediate vicinity and throughout the wider community.

The surrounding active transportation network includes:

- Existing or planned bike lanes on Upper Middle Road, Burloak Drive, Mainway, and Appleby Line.
- An open space trail within Bronte Creek Provincial Park.
- A boulevard multi-trail on Burloak Drive, Upper Middle Road, and Appleby Line.
- A multi-use path on Mainway.



Open space trail in Bronte Creek Provincial Park.



Boulevard Multi-trail on the south side of Upper Middle Road.



Multi-use Path on the west side of Burloak Drive



Multi-use Path on the south side of Mainway

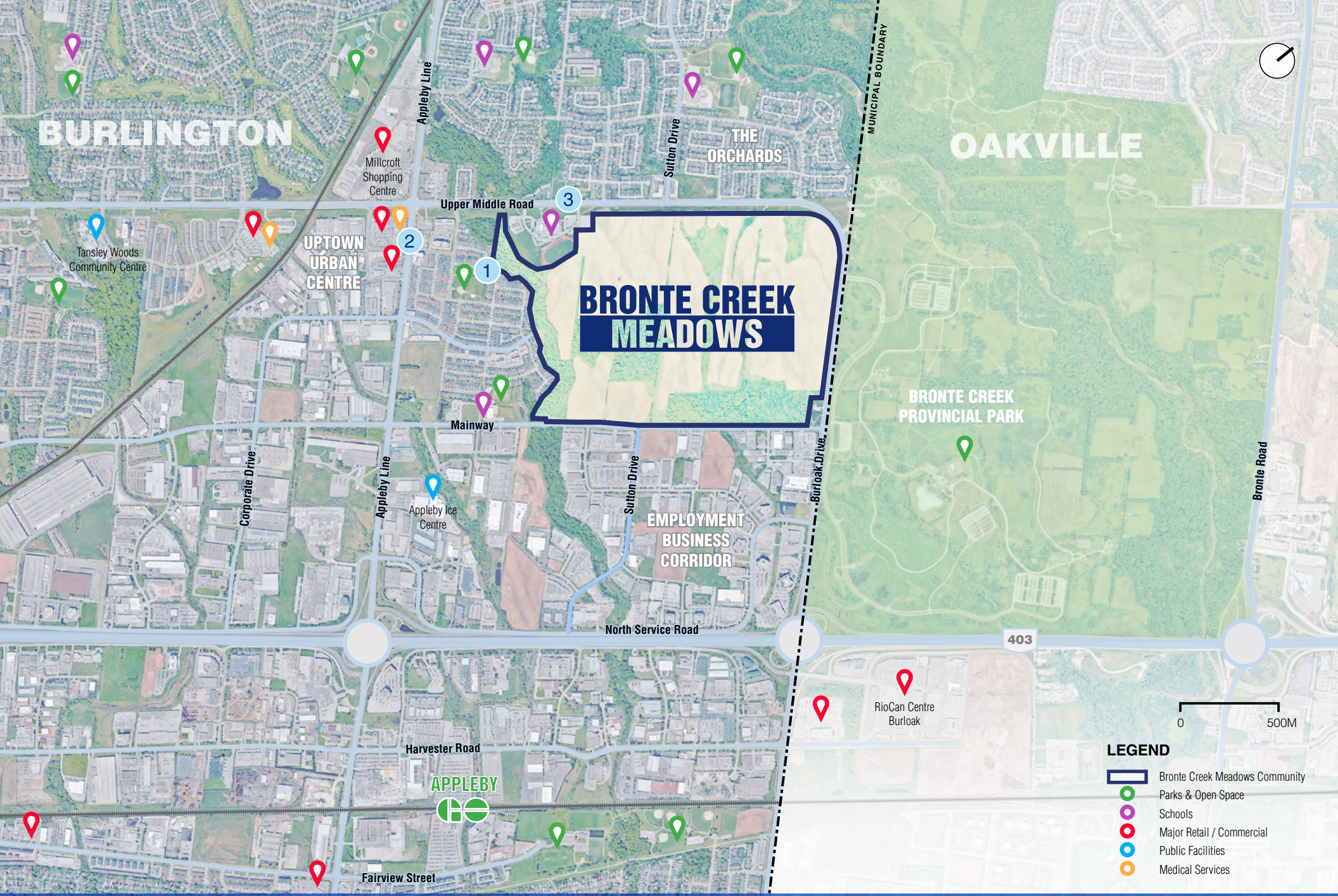


Figure 2.3a: Bronte Creek Meadows public service facilities.

2.3 EXISTING PUBLIC SERVICE FACILITIES & AMENITIES

Local public services surrounding the Bronte Creek Meadows lands comprise a range of facilities and amenities that serve the community.

As identified on Figure 2.3a, key public service facilities and amenities in the surrounding area include, but are not limited to, the following:

- Bronte Creek Provincial Park.
- Appleby GO Station, located approximately 2.5km southwest of the subject lands.
- Major retail / commercial services in the Uptown Urban Centre and Millcroft Shopping Centre at Upper Middle Road and Appleby Line.
- Corpus Christi Catholic Secondary School situated adjacent to the north west corner of the subject lands.
- Orchard Park Public School, St. Elizabeth Seton Catholic Elementary School Alexander's Public School in the community to the north of Upper Middle Road.
- Local parks in the residential neighbourhoods to the west and north.
- Appleby Ice Centre to the south west.
- Tansley Woods Community Centre to the west.
- RioCan Centre Burloak to the south east.

As directed through OPA 4, the City has completed a Community Needs Study. Results will inform revisions to the LUBFS, Tertiary Planning, and future development applications.



DesJardines Park located in the neighbourhood to the west.



Uptown Urban Centre facing east on Appleby Line



Corpus Christi Catholic Secondary School located on Upper Middle Road

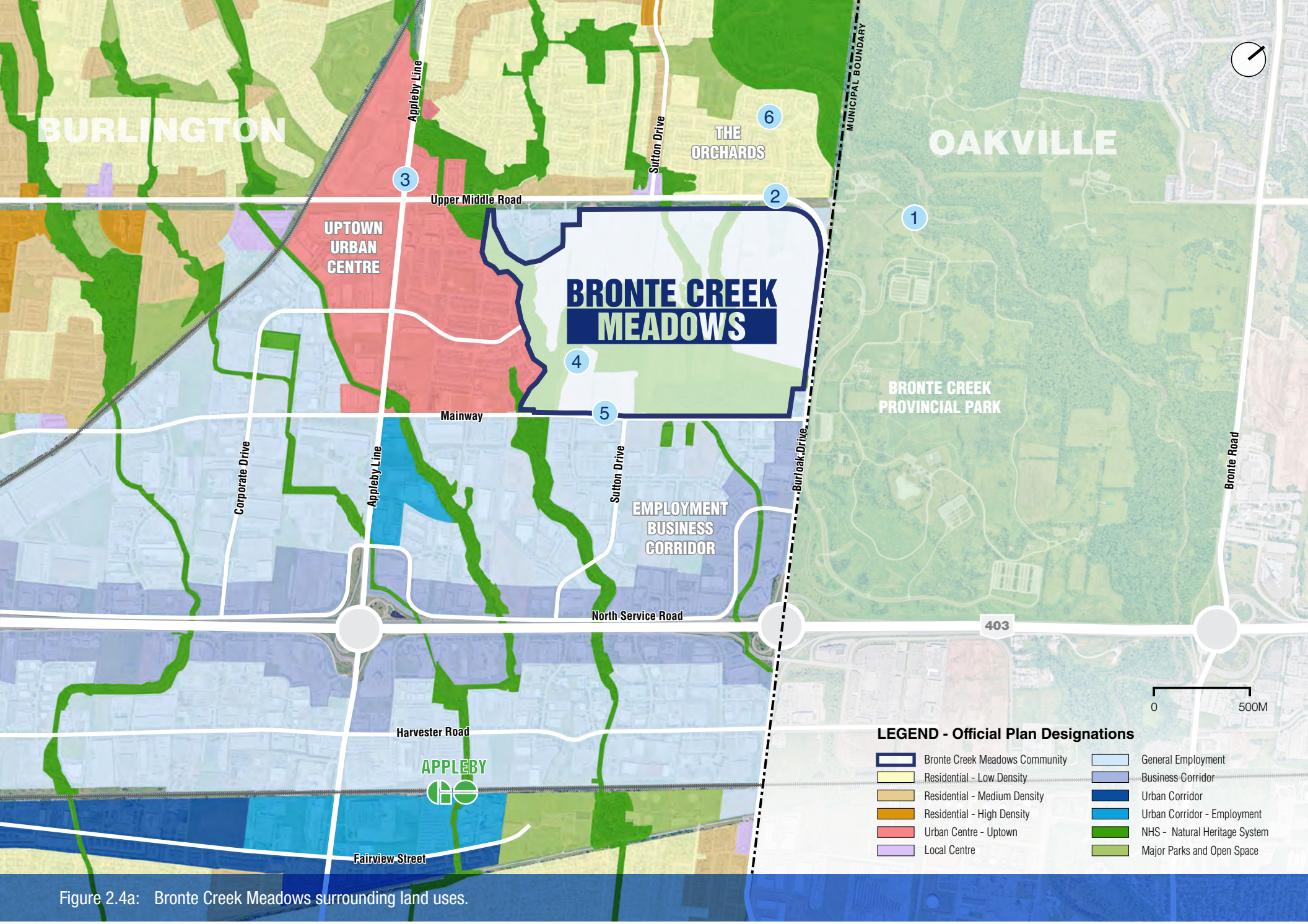


Figure 2.4a: Bronte Creek Meadows surrounding land uses.

2.4 SITE FEATURES & SURROUNDING LAND USES

Within the subject site, existing natural heritage features include Sheldon Creek, which runs along the site's western boundary, and tributaries of Sheldon Creek and Bronte Creek, which run north-south through the centre of the site. Natural Heritage System (NHS) woodlots also located north of Mainway with one connected to Sheldon Creek and the other at the corner of Mainway and Burloak Drive. These features are part of the broader NHS including Bronte Creek Provincial Park to the east.

Adjacent residential lands consist of the Orchard neighbourhood to the north and the Sheldon Creek neighbourhood to the west. Low density residential primarily characterizes the built form to the north, with several NHS corridors throughout this community. The residential area to the west forms part of the Uptown Urban Centre, that comprises a range of densities and land uses, including retail, commercial, and community facilities. To the south are primarily light industrial employment uses that are within the wider general employment area, with intensified business corridor uses concentrated along North Service Road and the west side of Burloak Drive.



View from loop trail in Bronte Creek Provincial Park.



Bird's eye view looking north of Upper Middle Road into the residential Orchard Neighbourhood.



Medium density development in the Uptown Urban Centre.



View of the Sheldon Creek and Woodlot that lies on the western edge of the site.



Corporate office on Mainway in the Employment Business Corridor.



Single family detached dwellings in The Orchards neighbourhood.

3.0 COMMUNITY DESIGN PLAN

3.1 *'HOW'* THE CONCEPT WAS ESTABLISHED

The concept for Bronte Creek Meadows has been created based on the vision and objectives of OPA 4, as well as the existing conditions of the subject site and surrounding neighbourhood. The concept takes into consideration the existing topography of the site, as well as the existing natural heritage areas, which have informed its layout.

The Master Environmental Servicing Plan (MESP) and Subwatershed Study (SSWS) both lay out parameters for the proposed development. Specifically, development limits as related to existing physical constraints (i.e. Sheldon Creek and existing woodlots), as well as the number and location of stormwater management ponds required to service the site. The work included in these studies provides justification for the realignment of Sheldon and Bronte Creek tributaries, which has informed the creation of the concept plan. The Environmental Impact Assessment (EIA) completed for the subject site works alongside the MESP and SSWS to define the limits of development to ensure there are no negative impacts to natural heritage lands. The Transportation Impact Study (TIS) identified the need for the extension of Sutton Drive as a primary corridor for north-south movement, as well as the need for an east-west primary corridor through the site with access to Burloak Drive. These requirements have informed the road network as seen in the community structure plan (Figure 3.2a).

The structural framework was informed by the aforementioned studies and plans, which then guided the determination of land use locations and density ranges based on surrounding uses, City needs, and planning and urban design principles.

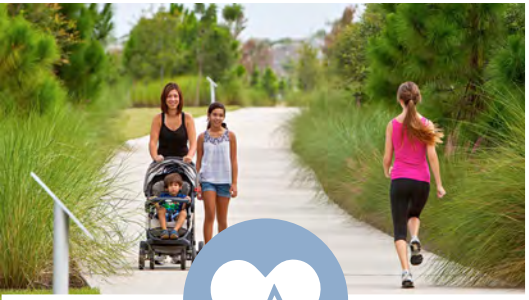
Developing the Concept

To demonstrate how the policy framework, site features, and surrounding context has led to the concept plan, the following section outlines and illustrates all components of the Community Design Plan, including the overall goals and objectives, community structure, proposed development framework, the delineation of land uses, road and trails network, public service facilities, and height structure.

This section will also provide high-level guidelines for each land use component within Bronte Creek Meadows, that will be further refined through the future preparation of an Urban Design Concept and implementing development applications. As part of these development applications, Tertiary Plans along with Urban Design Concept Plans shall be completed for each district, in accordance with Section 8.8.2 (5.1.2) of OPA 4.

3.2 COMMUNITY GOALS AND OBJECTIVES

Bronte Creek Meadows shall be designed to create a modern, healthy, vibrant, connected, complete community that will seamlessly knit together the natural heritage corridors, existing developed lands, and the Bronte Creek Provincial Park. Building upon the framework outlined in the OPA, the following community goals and objectives have been established:



HEALTHY

- Amenities within walking distance;
- Active lifestyle through extensive bike lanes, trails and pathways, park facilities and programming;
- A robust natural heritage system and introduced natural features;
- Consideration for cultural heritage, archaeological resources, and natural features;
- Innovative and effective sustainability strategies and technologies within the public and private realm.



VIBRANT

- A well-functioning, attractive public realm that encourages active use and community interaction;
- A mix of uses that attract people throughout the day and evening for cultural initiatives, neighbourhood programming and recreational activities;
- An integrated community centre;
- Pedestrian-scaled spaces that are conducive to public gathering;
- Streets as the primary definers of neighbourhood social space and community character;
- High-quality public spaces and design excellence.



CONNECTED

- A comprehensive street, trail, path, and bike lane network;
- Linked park and open space features that contribute to a connected system;
- A future integrated bus transit system with linkages on a local and regional scale;
- 'Smart' community technologies that improve quality of life through learning, work and play.



COMPLETE

- A mix of land uses and built forms, including residential, locally focused commercial and services within a community hub district, employment campus, and institutional uses;
- A diversity of residential options that cater to a wide spectrum of residents, including potential for attainable housing;
- A community where all amenities and services are conveniently accessible by walking and cycling;
- A community where combined attributes foster physical and mental health, resiliency, a sense of place, and a high quality of life.

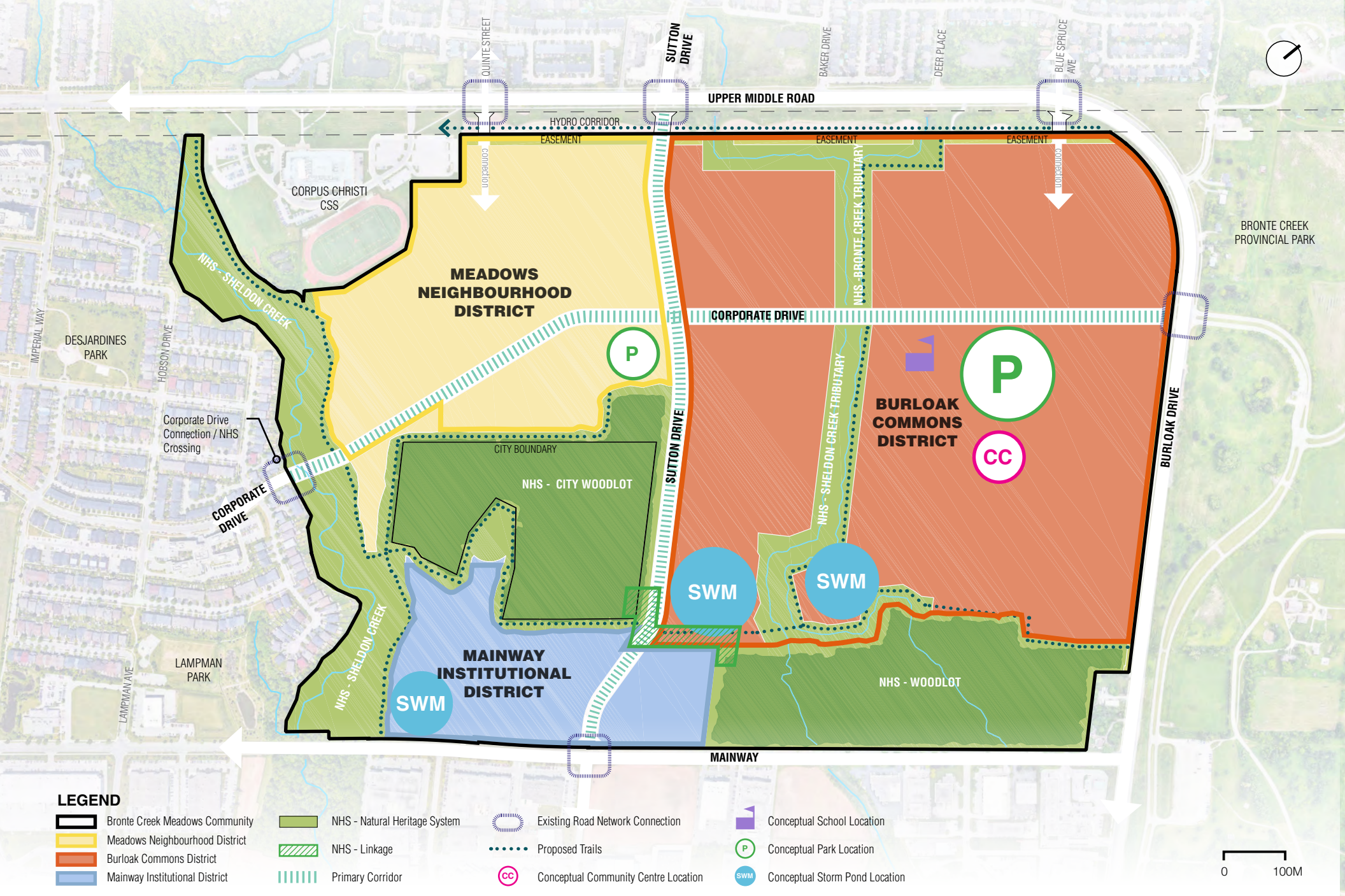


Figure 3.2a: Bronte Creek Meadows community structure.

3.2 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 OPA 4 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 (NHS)
- Infrastructure and Mobility Network
  - Stormwater Management Ponds
  - Road Network
  - Active Transportation Network
- Parks and Public Service Facilities
  - Parks
  - School
  - Community Centre

The area is further divided into the following three (3) districts:

Meadows Neighbourhood District

Vision: *A low-density residential neighbourhood, compatible with the character of adjacent northern and western communities.*

Objectives:

- Provide diverse housing options: Primarily single-detached homes, townhouses, and Additional Residential Units (ARUs), as per OPA 4.
- Establish a complete community: Include essential public services, amenities, and opportunities for mixed-uses.
- Integrate public service facilities: Incorporate a Neighbourhood Park as a central community feature.

Burloak Commons District

Vision: *A vibrant and animated urban village centre that serves as a community gathering hub, seamlessly integrating recreation, retail, and service amenities.*

Objectives:

- Create a community hub: Develop a focal point for community gathering and interaction, strategically co-locating an Urban Park, school, and community centre.
- Integrate retail, services, and other employment opportunities: Ensure retail and service amenities are well-incorporated into the district's design, as well as opportunities for office uses.
- Promote high-density mixed-use development: Feature buildings with high-quality architecture.
- Encourage active transportation: Design compact streets to promote walking and social interaction.

Mainway Institutional District

Vision: *An innovative health and education hub focused on wellbeing and community amenities, strategically compatible with existing employment lands and residential areas.*

Objectives:

- Create an integrated health and education hub: Develop a central point for healthcare services and educational facilities.
- Support aging in place: Provide services and an environment that allows residents to comfortably age within the community.
- Generate employment and enhance the economic base: Create job opportunities and strengthen the overall economic foundation of the surrounding employment lands.

For demonstration plans and further information regarding the proposed districts, refer to sections 4.2, 4.3, and 4.4.

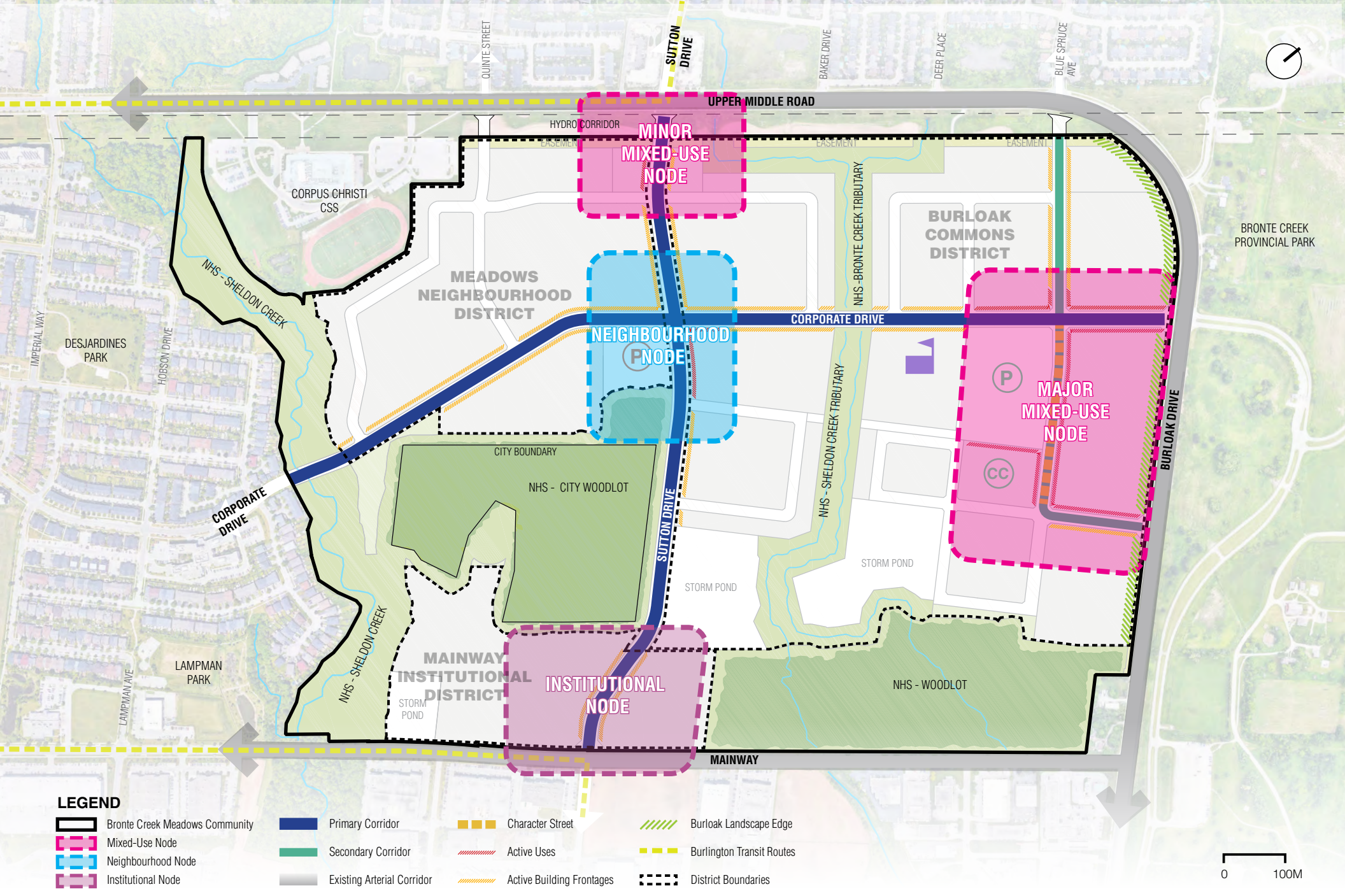


Figure 3.3a: Bronte Creek Meadows nodes, corridors and active building frontages.

3.3 PROPOSED DEVELOPMENT FRAMEWORK

The proposed development framework for Bronte Creek Meadows has been established based on the existing site features and surrounding context, and is informed by a 'nodes and corridors' strategy that links the planned districts. The overall layout and distribution of uses is intended to maximize the use of land and to support the overall objective of a complete, pedestrian oriented community.

The following subsections describe the proposed development framework, where each element forms a foundational layer for the next, ensuring an integrated urban fabric:

- Nodes and Corridors Strategy
- Community Gateways and Edges
- Land Use
- Road Network
- Proposed Public Service Facilities and Naturalized Open Space
- Active Transportation Network
- Proposed Height Structure

3.3.1 Nodes and Corridors Strategy

Nodes and corridors are not isolated components but function as an integrated system. Nodes act as the focal points or destinations, while corridors serve as the connecting links and active edges that give the community its structure and character. This strategy defines a hierarchy of nodes and corridors for Bronte Creek Meadows based on their scale and function.

3.3.1.1 Nodes and Corridors Defined

Nodes - Key focal points and gathering places within the community.

- **Major Mixed-Use Node:** The primary hub, inset from the Burloak Drive gateway, serving as the main commercial and civic centre, anchored by a community centre and Urban Park.
- **Minor Mixed-Use Node:** A secondary hub at the northwest gateway, focused on local-serving commercial and residential uses.
- **Neighbourhood Node:** The central neighbourhood hub anchored by the Neighbourhood Park, designed for local social interaction and gathering.
- **Institutional Node:** A specialized node at the southern gateway, dedicated to institutional and employment uses.

Corridors - Key streets that connect the nodes and provide structure.

- **Existing Arterial Corridors:** Burloak Drive, Upper Middle Road, and Mainway are the existing external roads that frame the community and provide regional access.
- **Primary Corridors (Neighbourhood Connectors):** Sutton Drive and Corporate Drive are the main internal streets that connect all nodes and are designed to accommodate multiple modes of travel, including potential future transit.
- **Secondary Corridor (Minor Connector):** Provides north-south connectivity through the major mixed-use node, between Upper Middle Road and Burloak Drive.



Figure 3.3b: Example of a mixed-use node and gathering space.

3.3.1.2 Roles and Objectives of Nodes and Corridors

Nodes

- **Structure & Placemaking:** Nodes are the core structuring elements that create a clear, legible organization for Bronte Creek Meadows. Each node serves as a hub for placemaking, defining the character of the development. For example, the major mixed-use node defines the community's commercial character, while the neighbourhood node is a resident-focused hub that reinforces community life through its Neighbourhood Park and mixed-use mid-rise built form.
- **Functionality & Activation:** Nodes are designed to be active use hubs, concentrating ground-floor uses such as retail, service, office, and institutional. This concentration of activity promotes walkability and vibrant street life. Gateway nodes (major and minor mixed-use) and the neighbourhood node may feature special paving, landscaping, and other wayfinding elements to signal arrival and provide a strong sense of identity and quality.

Corridors

- **Connection & Access:** Corridors serve as the primary connectors through the Bronte Creek Meadows community, supporting the flow of people and vehicles. The designation of Sutton Drive and Corporate Drive as future transit corridors highlights a key strategic function.
- **Urban Design & Streetscape:** Corridors are critical for shaping the pedestrian environment. They are designed to support a safe and attractive urban streetscape that encourages walking and cycling. The primary corridors are intended to be multi-modal, while all corridors, especially at gateways, will feature design elements that frame the arrival into the community and enhance visual quality.
- **Edge Definition:** The existing arterial corridors function as the active edges of the community, providing a clear boundary for the various land uses and defining the relationship between the public realm (the street) and the private realm (the buildings).



Figure 3.3c: Rendering example of a primary corridor condition with transit, cycle lanes, and active building frontages along an urban streetscape.

3.3.1.3 Guidelines for Nodes and Corridors

General Design Guidelines:

Nodes

- **Major Mixed-Use Node:**
  - Create a dynamic, high-density hub for commercial and civic life.
  - Integrate an Urban Park and community centre, creating opportunities for shared uses.
  - Concentrate a variety of active uses at grade including retail, office, and public services.
  - Design for a strong urban form with multi-storey buildings and active ground floors.
  - Feature distinctive wayfinding elements and public art to signal arrival.

- **Minor Mixed-Use Node:**
  - Establish a secondary hub with local-serving commercial and residential uses.
  - Focus active uses at grade to serve local residents' daily needs.
  - Prioritize human-scale design that feels connected to the neighbourhood.
  - Provide walkable access to shops and services for nearby residents.
  - Use landscape and smaller-scale design to create a sense of place.

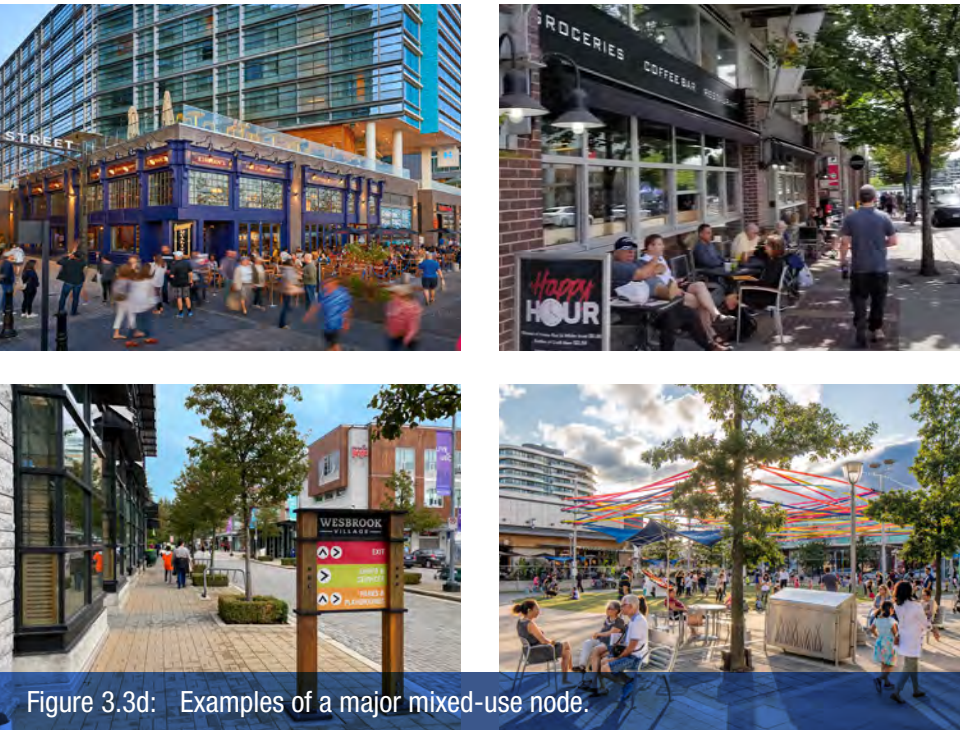


Figure 3.3d: Examples of a major mixed-use node.



Figure 3.3e: Examples of a minor mixed-use node.

- **Neighbourhood Node:**
  - Anchor the node with the Neighbourhood Park to create a community focus.
  - Design for social interaction with ample green space and seating areas.
  - Provide mid-rise built form with active uses at grade to serve local residents' daily needs.
  - Ensure pedestrian-friendly connections to surrounding residential areas.
  - Encourage local social interaction and passive recreation.



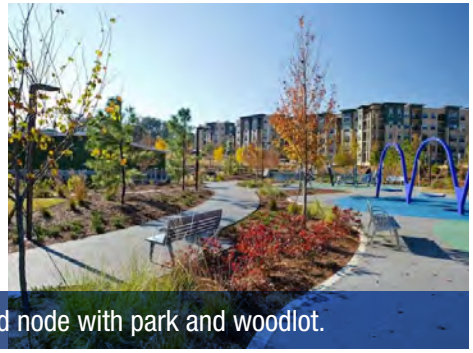



Figure 3.3f: Examples of a neighbourhood node with park and woodlot.

- **Institutional Node:**
  - Dedicate this node to employment and institutional uses.
  - Design a professional and high-quality environment.
  - Create a distinct identity separate from the residential areas.
  - Provide clear vehicular and pedestrian access.
  - Explore opportunities to provide attainable housing.






Figure 3.3g: Examples of an institutional node.

Active Uses

Active uses, as per OPA 4, are primarily located within the mixed-use nodes of Bronte Creek Meadows. They include retail, commercial services, office, hotel, entertainment, public services, institutional uses, day care centres, and a limited amount of communal amenities.

Active Building Frontages

Active building frontages, such as mid-rise, rear-lane, or dual-front typologies, create an urban streetscape that is safe and appealing for pedestrians by limiting driveway interruptions. In Bronte Creek Meadows, these frontages are planned continuously at street level along primary and secondary corridors to support vibrant, pedestrian-focused streets and achieve complete community objectives.



Figure 3.3h: A primary corridor with bike lanes and street furniture.

Corridors

- **Existing Arterial Corridors:**
  - Frame the community and provide regional access.
  - Feature enhanced landscape and gateway design at entry points and along the Burloak Drive landscape edge.
  - Use consistent design elements to reinforce the community's identity.
  - Create a clear visual boundary between the community and external roads.

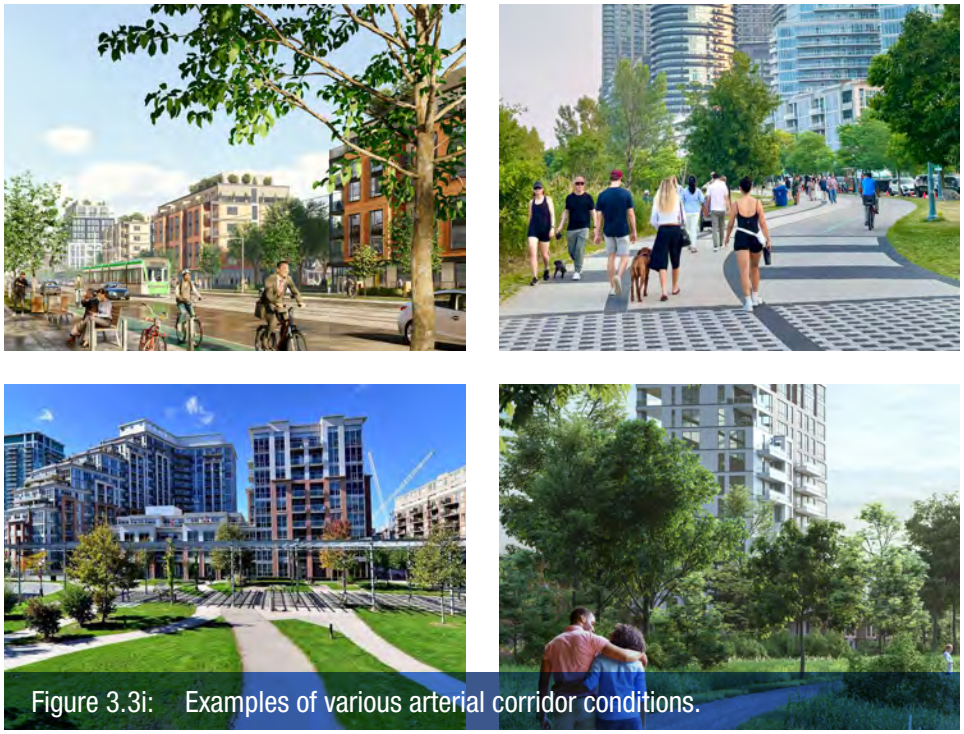


Figure 3.3i: Examples of various arterial corridor conditions.

- **Primary Corridors:**
  - Design as complete streets to accommodate all modes of travel.
  - Provide active building frontages to ensure a continuous and vibrant streetscape.
  - Plan for future transit with dedicated lanes or wider ROWs.
  - Create an attractive and safe pedestrian environment with wide sidewalks and street trees.
  - Serve as the main internal links connecting all nodes.









Figure 3.3j: Examples of primary corridors with bike lanes and transit.

- **Secondary Corridor:**
  - Provide an additional internal connection for local access.
  - Design with active building frontages to support a continuous pedestrian experience.
  - Focus on a comfortable and safe environment for pedestrians.
  - Design to complement the mixed-use character of the area.
  - Ensure clear connections to the primary corridors.





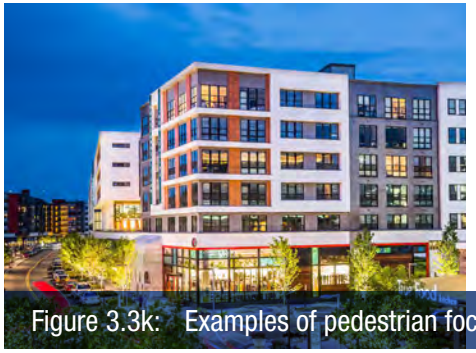




Figure 3.3k: Examples of pedestrian focused secondary corridors.

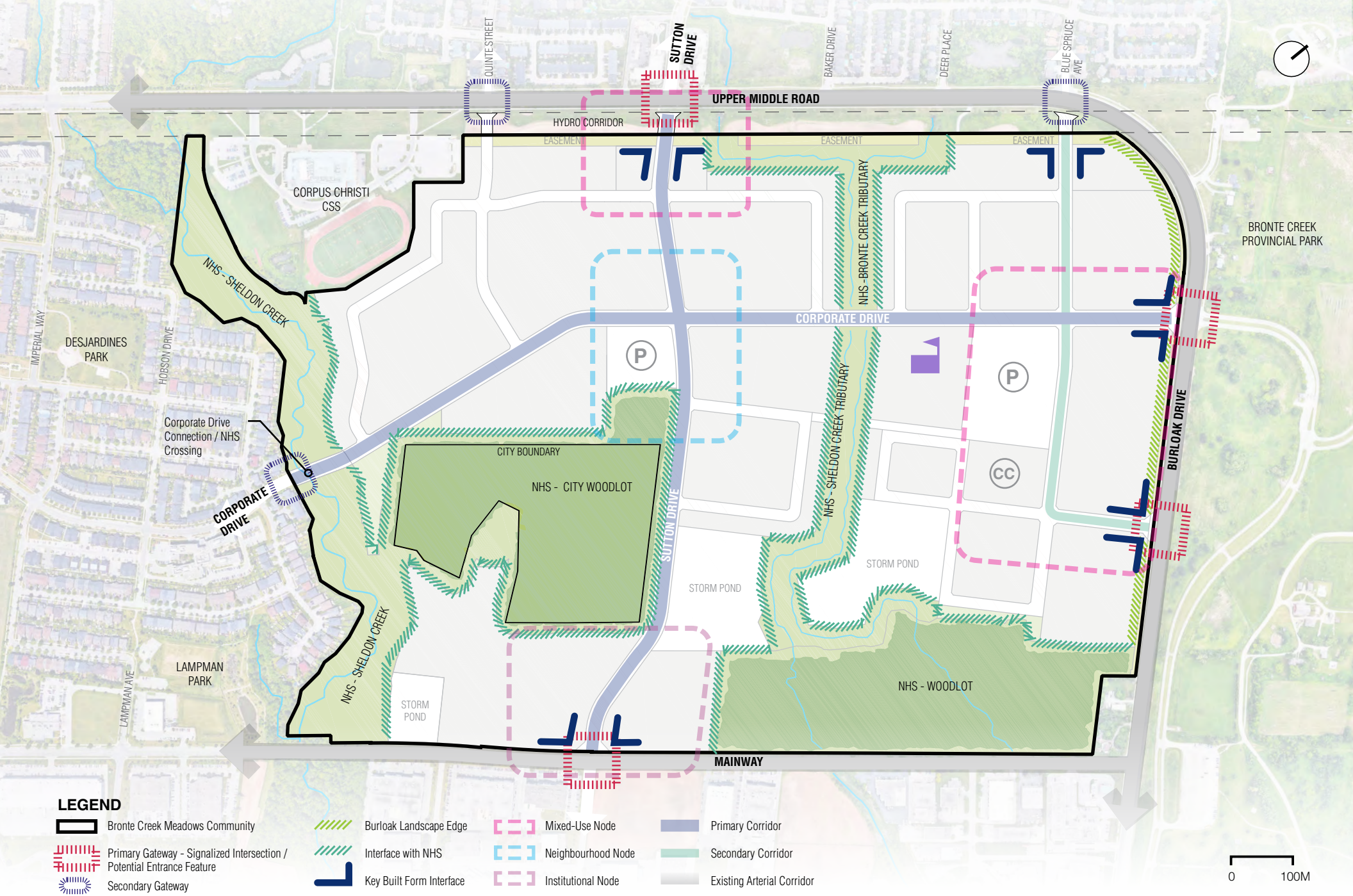


Figure 3.3l: Bronte Creek Meadows community gateways and edges.

3.3.2 Community Gateways and Edges

Gateways and edges are distinct from nodes and corridors. While nodes are internal focal points and corridors are the streets connecting them, gateways are external entry points that create a sense of arrival. Edges are the community boundaries, where it meets its surroundings.

The Bronte Creek Meadows plan is designed to be highly responsive to its broader context, ensuring a cohesive and functional relationship with both existing and planned developments. The design of the community's gateways and edges is central to this approach.

3.3.2.1 Gateways and Edges Defined

Gateways - Key entry points to or from the community, serving as the "doorways." They are critical access points that define the community's character and connectivity. These gateways may include special entrance features to enhance their role as prominent access points.

- **Primary Gateways:**
  - **Eastern Gateways -** The intersections of the collector corridors with Burloak Drive are key components of the overall gateway system, designed with enhanced architecture to reflect the scale of the major mixed-use node.
  - **Northern Gateway -** The intersection of Upper Middle Road with Sutton Drive, this gateway will have features suitable for a smaller-scale mixed-use node.
  - **Southern Gateway -** The intersection of Mainway with Sutton Drive, this gateway will reflect a scale appropriate to larger built-form massing, typical of office, institutional, commercial, or mixed-use.
- **Secondary Gateways:** Smaller-scale entry points that provides additional access to the community. These gateways reinforce the community's identity and improve the visual quality of the streetscape, often at the interface with local roads or natural features.

Edges - The interfaces along the perimeter of Bronte Creek Meadows, including a range of conditions. Edges are highly visible and require careful design attention to convey an attractive image and reflect the community's identity.

- **Edge Conditions:**
  - **Burloak Landscape Edge -** a significant buffer located along Burloak Drive, between the urban village and Bronte Creek Provincial Park. This edge is designed to be a sensitive ecological transition between the urban and natural environments.
  - **Hydro Corridor -** along Upper Middle Road, the hydro corridor serves as a transition zone between the new community and existing residential areas to the north. It also provides a valuable active transportation corridor, accommodating pedestrians and cyclists.
  - **Buffers and NHS -** areas where the community abuts NHS, a buffer landscape treatment is proposed to protect the natural features from potential adverse impacts of development.

3.3.2.2 Roles and Objectives of Gateways and Edges

Gateways

- **Placemaking & Wayfinding:** Gateways are crucial for establishing a community's identity and sense of place. By using distinctive design features, such as special landscape treatments, signage, and enhanced architecture, they create a strong sense of arrival and help identify Bronte Creek Meadows. This includes tailoring features to the adjacent nodes. For example, the eastern gateway will reflect the major mixed-use node's higher density, while the northern gateway will suit the smaller-scale minor mixed-use node.
- **Character Definition:** Gateways act as a visual transition from the surrounding context into the community. The built form and landscape elements at these key entry points largely define the development's character and establish a clear sense of identity.

Edges

- **Perimeter Definition:** Edges are vital for defining the community's perimeter and managing the transition to adjacent areas, whether they are natural features or neighbouring developments. Their high public visibility requires careful design to convey an attractive image and reflect the community's identity.
- **Ecological & Functional Transition:** Edges serve as important buffer zones. Along the NHS, landscape buffers protect natural features from development impacts. Similarly, the significant landscape edge along Burloak Drive provides a sensitive ecological transition between the urban environment and Bronte Creek Provincial Park. The hydro corridor edge along Upper Middle Road functions as both a transition zone and a valuable active transportation corridor.

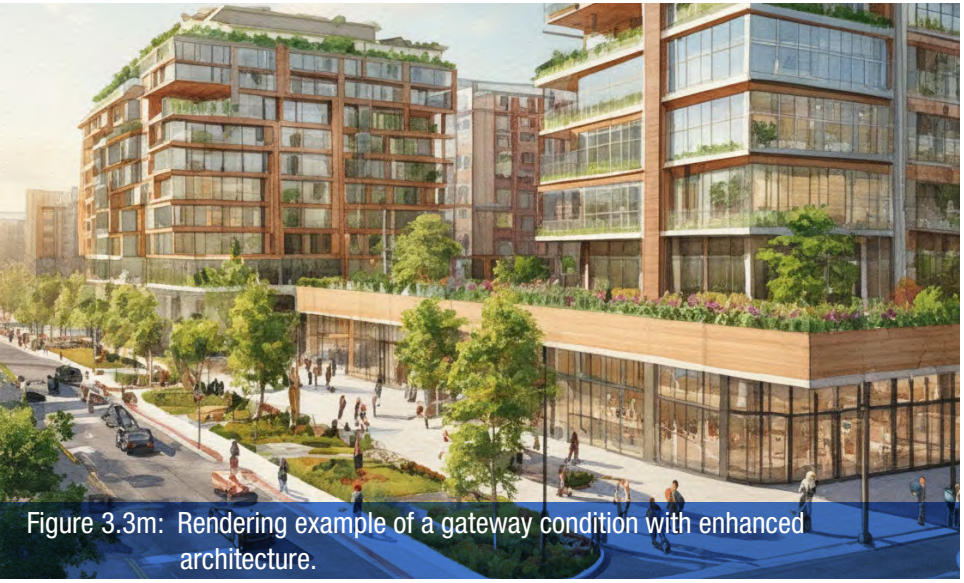


Figure 3.3m: Rendering example of a gateway condition with enhanced architecture.

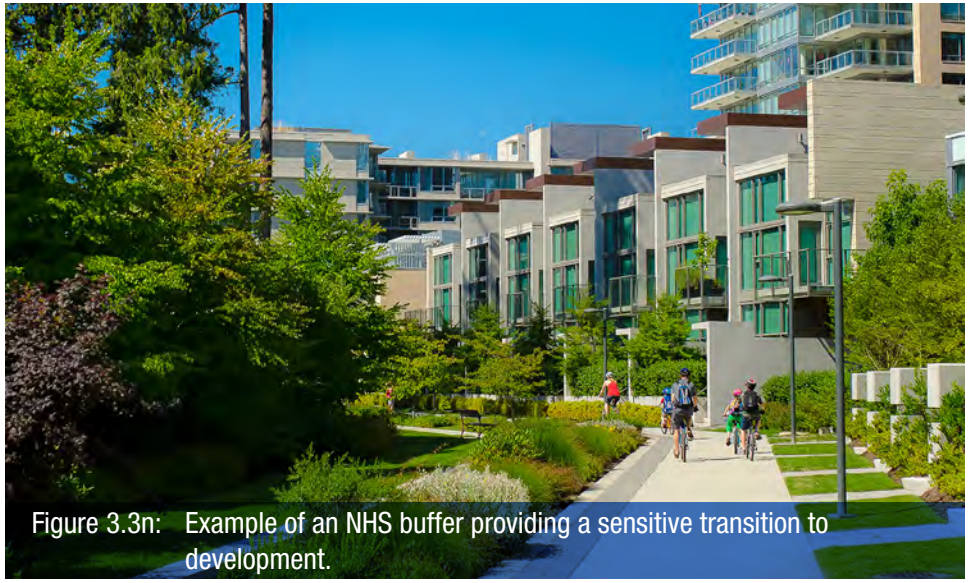


Figure 3.3n: Example of an NHS buffer providing a sensitive transition to development.

3.3.3.3 Guidelines for Gateways and Edges

General Design Guidelines:

Gateways

- Create a sense of arrival with distinctive elements such as enhanced architectural features, unique landscape treatments, or art installations.
- Ensure the scale of the built form and landscape at gateways aligns with the adjacent land uses and the overall character of the community.
- Enhance the pedestrian experience by integrating high-quality amenities, such as decorative sidewalks, benches, and lighting.
- Incorporate clear wayfinding using well-designed and strategically placed signage that is consistent in style with the overall community branding.
- Ensure entrance features are located on dedicated blocks of land, outside of daylight triangles.

Edges

- Reinforce community identity by ensuring the design of edges visually communicates the character of the community.
- Provide ecological and functional buffers using landscape and design elements.
- Ensure continuity and coherence by designing the edges to provide a visually continuous and attractive perimeter. Avoid abrupt or disjointed transitions.
- Design edges to balance the need for privacy for residents with the desire for an open, welcoming, and attractive public face for the community. This can be achieved through careful use of setbacks, landscape, and built form articulation.



Figure 3.3p: Example of a small scale gateway feature.



Figure 3.3o: Rendering example of the Burloak Landscape Edge condition.

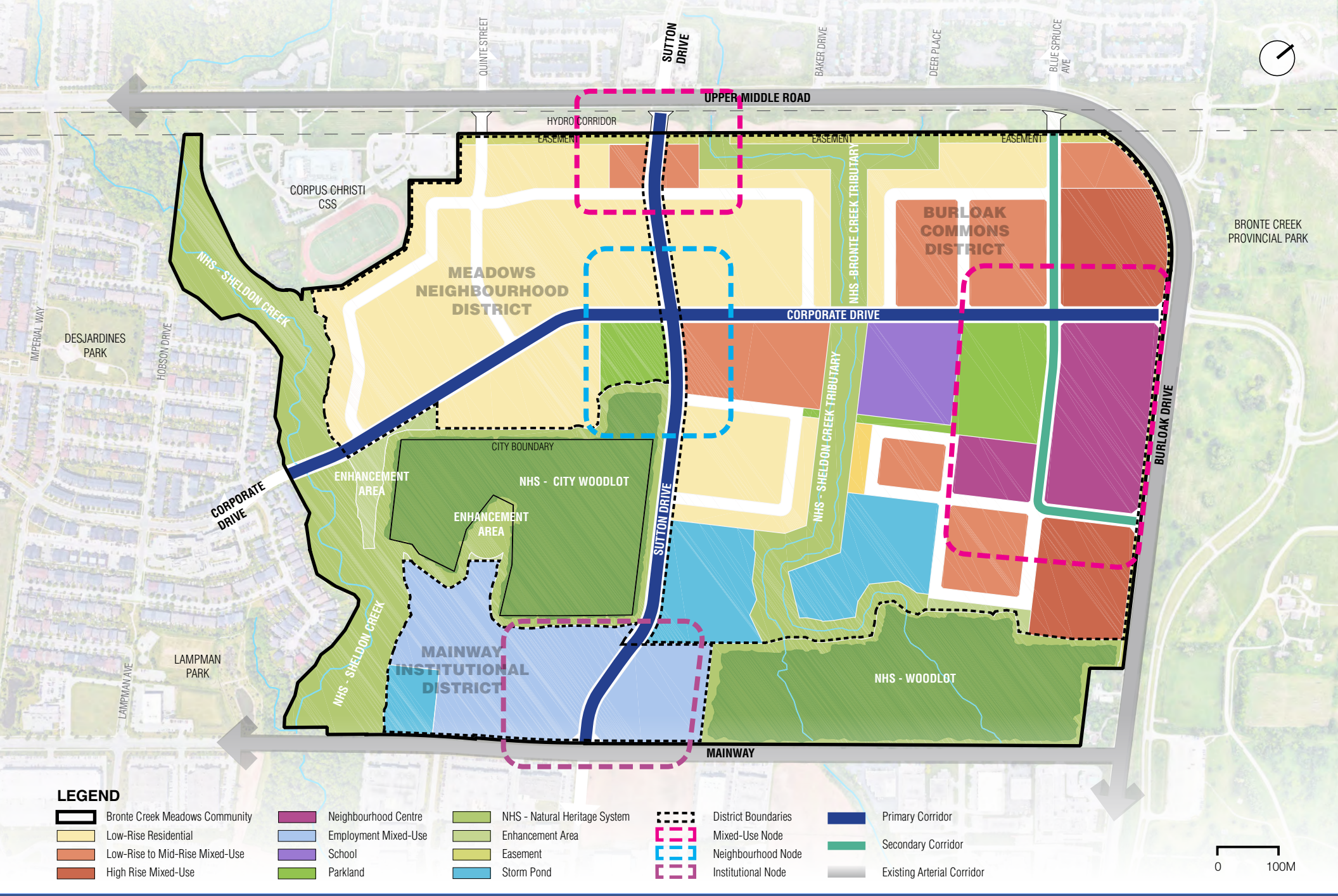


Figure 3.3q: Bronte Creek Meadows land use.

3.3.3 Proposed Land Use

Bronte Creek Meadows presents an opportunity to create a complete community in Burlington, aligning with Provincial Planning Statement (PPS), Regional Official Plan (ROP), and New Official Plan (New OP) objectives. The proposed land use plan for Bronte Creek Meadows will establish a diverse and compact community with transit-supportive densities, ensuring efficient land and infrastructure use.

Figure 3.3q demonstrates that Bronte Creek Meadows can accommodate a wide array of uses, transforming underutilized land into a vibrant neighbourhood. This includes a mix of housing opportunities, commercial and retail spaces, institutional uses (such as a new school), parks and open spaces, public service facilities, and employment areas. This comprehensive approach aims to enable future residents to both live and work within their community. The proposed land uses are generally compatible with surrounding areas, considering existing residential and employment uses, and the Bronte Creek Provincial Park.

The land use distribution has been determined to be consistent with the goals and objectives for the districts, as established by the Area Specific Plan (ASP). The ASP provides clear direction on the types of built form and land use that is anticipated at a district level. Taking cues from the direction provided by the ASP, the distribution of land use and built form was then further determined through factors such as nearby uses, location of natural heritage areas, locations of existing and planned transit, as well as proximity to existing and planned higher volume streets.

For the **Meadows Neighbourhood District**, the lower density dwellings are proposed within the neighbourhood adjacent to low density residential to the west and abutting existing natural heritage areas. The mixed-use and community uses have been proposed in prominent locations on the primary corridor with greater visibility and access to a larger population.

The **Mainway Institutional District** will be developed in a campus style fashion to provide employment, institutional, and healthcare jobs.

The **Burloak Commons District** will be designed as a high density, integrated development, centered on a major mixed-use node. It will feature diverse housing types, neighbourhood centre amenities, and an Urban Park and community centre to serve all residents. Its location mitigates impact on existing low-rise neighbourhoods while providing access to an existing arterial corridor. The districts are further discussed in Section 4, and district detailed will be provided through the Tertiary Plan process.

The existing NHS will be protected and enhanced, with preliminary development limits defined by existing natural features. Future site-specific development applications will further delineate these features and their associated buffers.

The land use plan will also address the provision of public service facilities, ensuring existing facilities are protected and new ones are introduced in conjunction with development phasing to support planned growth and enhance accessibility to community resources. Ultimately, the plan's policies will guide the development of a complete community with a diverse range of land uses in a compact form, making efficient use of land and infrastructure.

The Tertiary Plan process will build upon the following framework, translating these broad land use designations into detailed plans for the specific districts within Bronte Creek Meadows.



Low-Rise Residential

May comprise single detached, street townhomes, rear lane townhomes, rear lane stacked townhomes, and back to back townhomes in proximity to the existing low density neighbourhoods to the north and west.



Low-Rise to Mid-Rise Mixed-use

May comprise a range of residential typologies, with some potential for retail / mixed-uses, such as convenience stores to support the local community.



High Rise Mixed-use

Allowing for a range of residential typologies, which may also include townhomes and mid-rise buildings, with opportunities for retail/commercial uses at podium levels, serving both the surrounding residential areas, as well as the broader citywide catchment area.



Neighbourhood Centre

A high density mixed-use hub with a community centre that provides an anchor for the district. May include more destination-oriented businesses, such as coffee shops and specialty stores, as well as public service facilities.

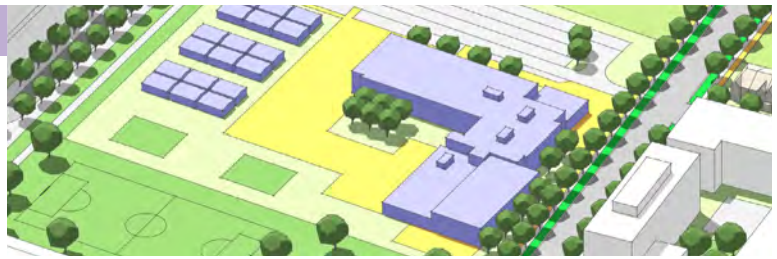
Employment Mixed-Use

Located along the southern boundary of the community, along Mainway and adjacent to the woodlot, Its location provides an appropriate transition to the existing employment lands to the south.



School

Centrally situated on Corporate Drive within the Burloak Commons District, providing a convenient and accessible location for the highest concentration of future residents.



Parks

Strategically distributed in both east and west sides of the community, within convenient walking distance of all residents.



Storm Ponds

Situated on either side of the naturalized channel corridor to the south, and will contribute to a native, naturalized open space network.



Natural Heritage System

Comprising city woodlots, Sheldon Creek, tributaries combined as a naturalized channel, and additional naturalization areas.



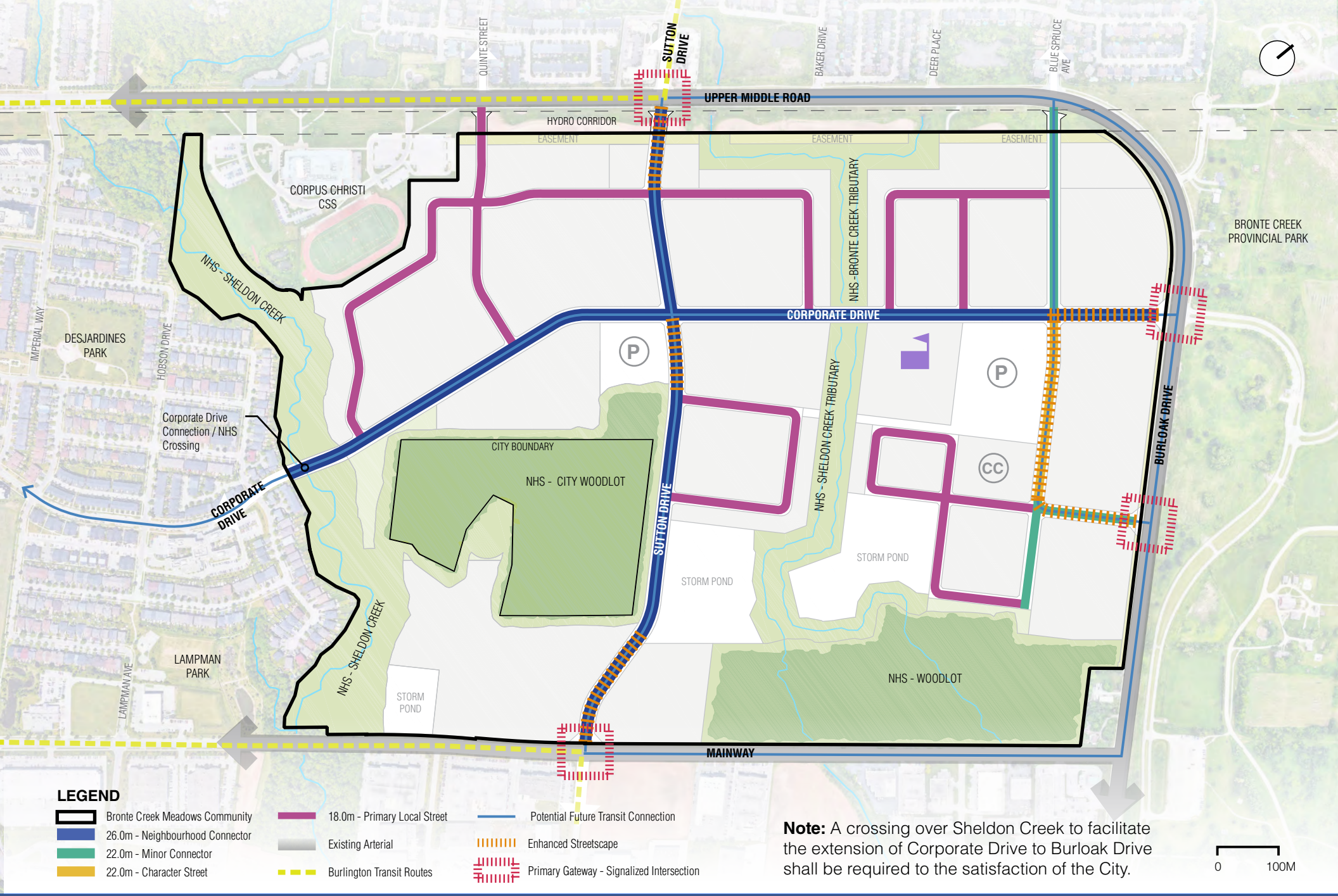


Figure 3.3r: Bronte Creek Meadows road network.

3.3.4 Proposed Road Network (Pending)

The community structure is shaped by a well-defined, logical hierarchy of proposed street rights-of-way (ROW) and existing arterial corridors. The connector (collector) street network must be established through the LUBFS, which will be informed by the findings of the ongoing TIS. Only minor refinement to this established connector street network would occur through the future Tertiary Plan process. Local streets, which form the finer grid, will have their configuration and specific alignment determined through Tertiary Planning. The highly interconnected street and block layout promotes multi-modal movement and permeability, prioritizing safe, easy circulation, minimized block lengths, and convenient, direct street linkages to amenities and public transit. Integration with existing bus stops will be prioritized for seamless connectivity.

Proposed public intersections with arterial roads will ensure efficient and safe access. Specifically, the primary access at Corporate Drive and Burloak Drive will facilitate signalized pedestrian and cyclist crossings in line with the Provincial Park entrance. To further enhance safety and encourage reduced speeds along Burloak Drive, an additional public intersection will be strategically spaced over 300m to the south. This spacing will help to distribute traffic flow more evenly, preventing a bottleneck at the main intersection and providing a more accessible entry point for vehicles heading to or from the south. The feasibility of a dedicated signalized crossing at Bronte Creek Provincial Park is also under investigation.

The community will feature a comprehensive hierarchy of streets, with specific ROWs and cross-sections to be confirmed through Tertiary Planning and review of application materials:

- **Primary Corridor:** Proposed Neighbourhood Connector Roads (26.0m ROW)
    - Sutton Drive - runs north-south within the site;
    - Corporate Drive - runs east-west within the site;
- **Secondary Corridor:** Proposed Minor Connector Road (22.0m ROW) - runs north-south through the major mixed-use node, with one (1) block connecting to Burloak Drive;
- Proposed Primary Local Streets (18.0m ROW) - distributed throughout the site,
- Proposed Character Street (22.0m ROW) - framed by high-rise mixed-use buildings in the neighbourhood centre.

General Design Guidelines:

- Establish a grid street pattern to ensure efficient land use and a well-defined block hierarchy, promoting safe and active pedestrian movement.
- Preserve and enhance public views of natural and built landmarks.
- Design a comprehensive street hierarchy that accommodates various transportation modes, prioritizing safety and accessibility for all users.
- Create ROWs that support sustainable and active transportation, encouraging walking, cycling, and convenient connections to transit.
- Ensure ROWs have adequate soil volume to support the Urban Forest Master Plan's canopy cover goals.
- Design the pedestrian network with flexibility to establish regional and local transit links, improving connectivity with existing transit and active transportation networks.
- Minimize block lengths to improve walkability and pedestrian navigation.
- Prioritize the transit-oriented nature of the development to enhance overall accessibility.
- Create an enhanced public realm and streetscape along character streets through the use of high-quality materials, landscape treatments, and urban design features.

3.3.4.1 Proposed Neighbourhood Connector Roads

Corporate Drive is a proposed 26.0m east-west neighbourhood connector road that stretches centrally across the site to Burloak Drive. It is intended to have direct connections to Upper Middle Road and Mainway via Sutton Drive.

The standard road cross section for Corporate Drive consists of a vehicular travel lane and parking lane in each direction, with cycle tracks, sidewalks, and boulevards on both sides of the road. However, where Corporate Drive runs through the major mixed-use node at a primary gateway into the community from Burloak Drive, the streetscape condition will be urbanized. This urbanization may include hard surface treatments, raised planters, and tree grates.

Sutton Drive is a proposed 26.0m north-south neighbourhood connector road that is centrally located and accessible via the existing arterials, Upper Middle Road and Mainway. It intersects with Corporate Drive, the proposed east-west neighbourhood connector road.

The typical cross section consists of a vehicular travel lane in each direction, with parking lanes, cycle tracks, sidewalks, and boulevards on both sides of the road. Providing a connection to the flexible street via the minor connector road, Sutton Drive serves an important community connector for pedestrians and vehicles access within the site and toward the Bronte Creek Provincial Park.

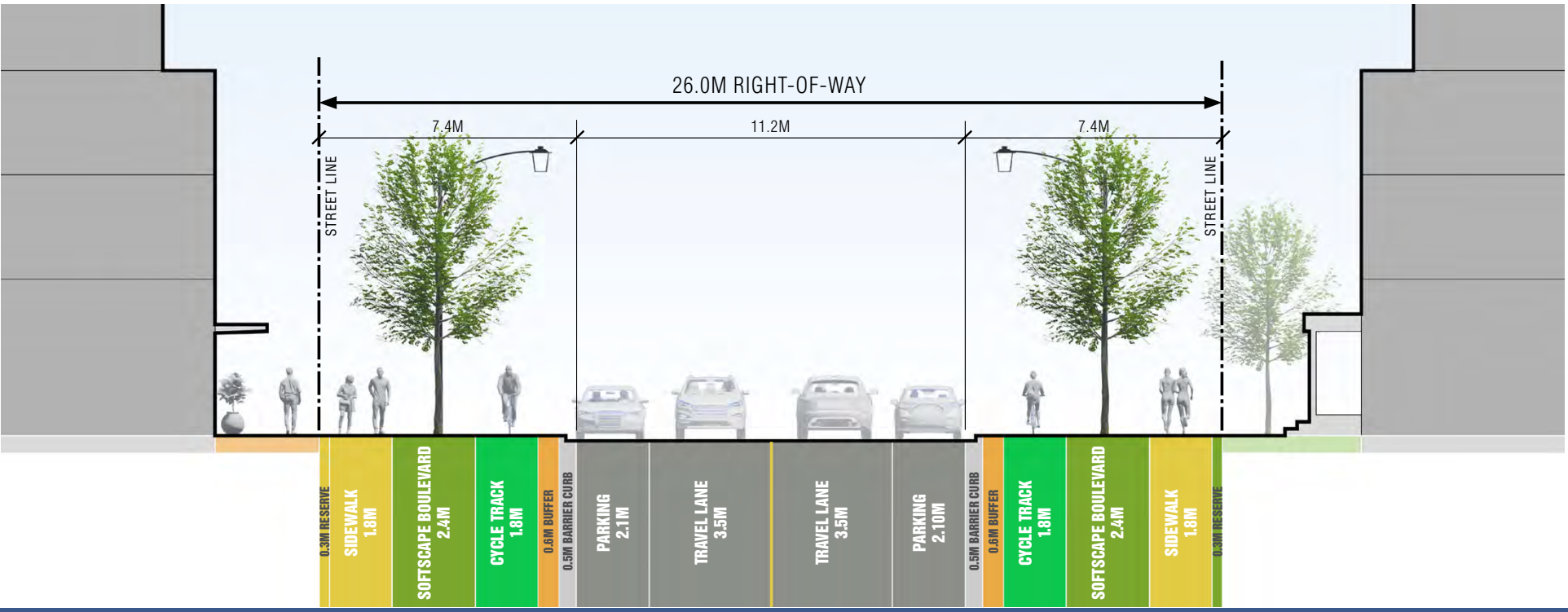


Figure 3.3s: Cross-section of 26.0m proposed neighbourhood connector (Corporate Drive; Sutton Drive).

The cross-section for Sutton Drive adjacent to the preserved woodlot is configured to respect the existing 23.0m easement while establishing a 26.0m proposed right-of-way.

On the side bordering the woodlot, the design incorporates a 5.0m boulevard encroachment that features a 3:1 transition to existing grade to protect the natural landscape. This area, combined with a 2.5m 'no-touch' buffer at the woodlot dripline, ensures the protection of the existing vegetation.

The roadway includes a travel lane in each direction and a 2.1m parking lane along the east side.

On the side opposite the woodlot, the configuration is similar to the standard cross-section, providing a cycle track, a boulevard, and a sidewalk. This layout ensures the function of the road while protecting the natural feature.

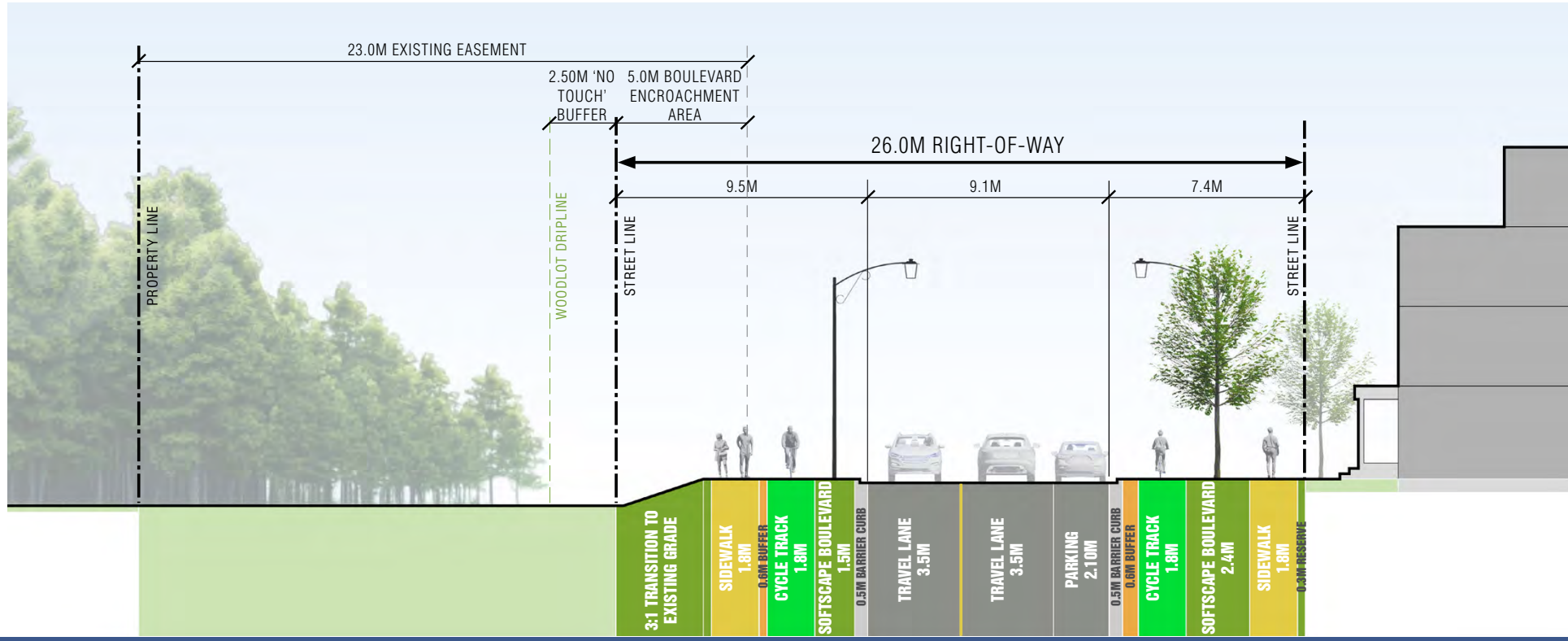


Figure 3.3t: Cross-section of 26.0m proposed neighbourhood connector (Sutton Drive woodlot).

3.3.4.2 Proposed Minor Connector Road

A 22.0m minor connector road runs parallel to Burloak Drive from Upper Middle Road, north-south through the Burloak Commons District. Along the south side of the neighbourhood centre blocks, a portion of the road runs east-west and connects to Burloak Drive, forming a second primary gateway on the community's eastern edge.

The cross section of this road includes 2 travel lanes, 2 parking lanes, boulevards, street trees, and sidewalks on both sides of the road. The streetscape may also incorporate enhanced pedestrian crossings at key intersections to reinforce a safe, walkable environment.

3.3.4.3 Character Streets

Within the major mixed-use node, the minor connector roads that surround the neighbourhood centre are proposed as 22.5m character streets, framed by the surrounding higher density mixed-use built form.

As an enhanced version of the minor connector ROW, the design may include special paving treatments, raised planters, and tree grates, street light poles and luminaires, bollards, and coordinated street furniture that reflect a unique community character, subject to approved City standards. Its design will prioritize a pedestrian-friendly environment to reinforce the major mixed-use node's urban village character.

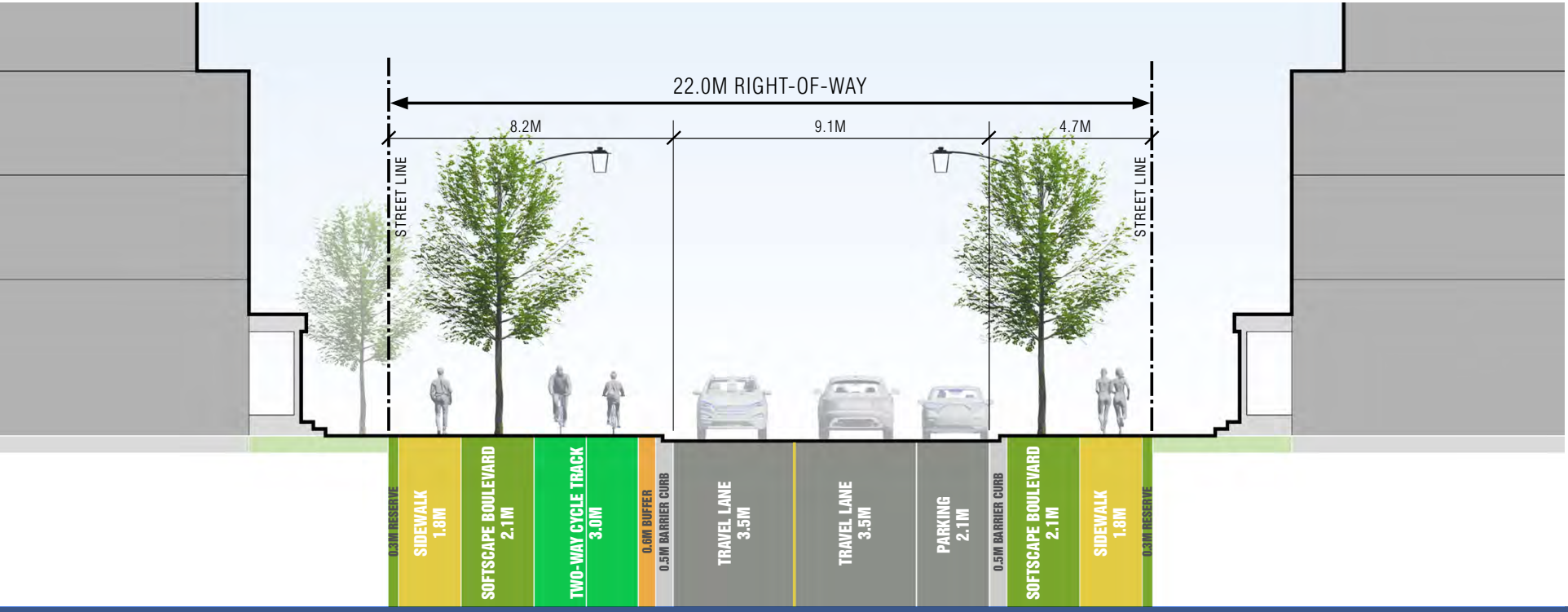


Figure 3.3u: Cross-section of 22.0m proposed minor connector road.

Figure 3.3v: Rendering example of the character street with the Urban Park and community centre on the east, and high rise mixed-use framing this minor connector on the west.

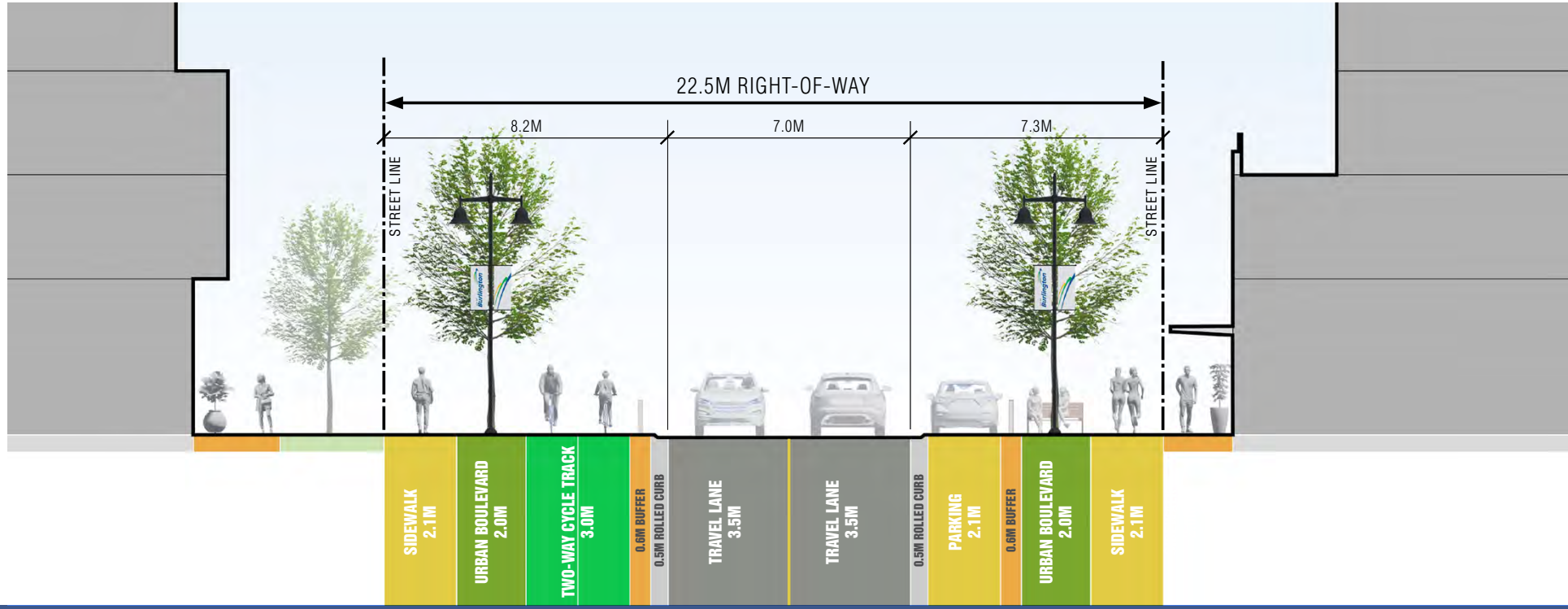


Figure 3.3w: Cross-section of 22.5m proposed character street.

3.3.4.4 Local Streets

Local streets serve residential neighbourhoods and are intended to provide a comfortable pedestrian experience with relatively low levels of local vehicular traffic. Their character varies according to adjacent built form, which may include low and medium density residential built form, mid-rise mixed-use, and park frontage. The local street network shall facilitate logical, direct, permeable, and safe neighbourhood connections through a modified-grid configuration.

A typical 18.0m local street ROW includes the following elements:

- Two travel lanes with on-street parking on one side;
- Sidewalks provided on both sides of the road, which, depending on adjacent built form use, may extend to the building frontage;
- Street trees situated within the boulevard; and
- Street light poles and luminaires that reflect approved City standards.

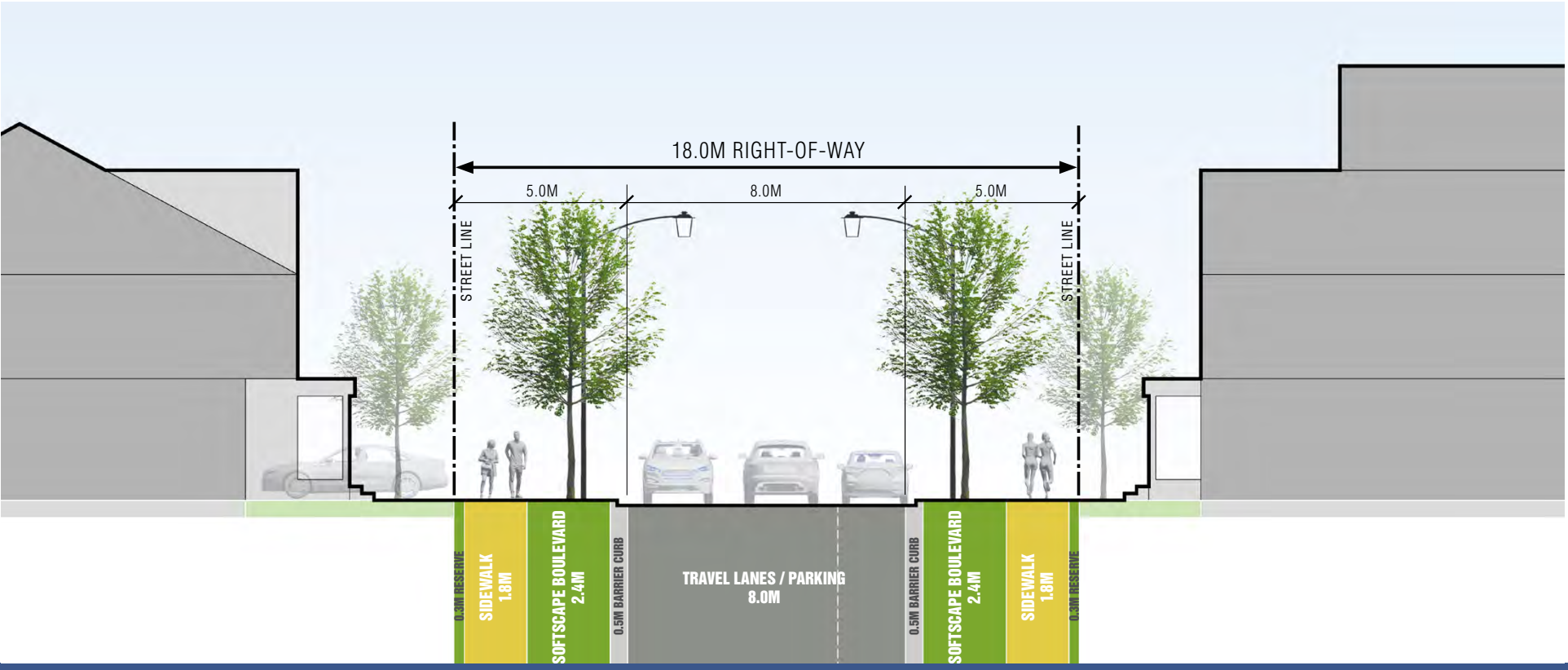


Figure 3.3x: Cross-section of 18.0m proposed local road.

3.3.4.5 Laneways (Public)

8.0m laneways are predominately planned where there is a concentration of rear lane townhouse built form along Corporate Drive. The laneways provide rear lane garage access for townhouse residents, and feature two travel lanes and street lighting.

By locating rear-lane typologies along this key community corridor, driveway interruptions are limited, enhancing the urban streetscape and maximizing soil volume for boulevard tree planting.

A typical 8.0m public laneway ROW includes the following elements:

- 6m pavement width with two travel lanes;
- Rolled curb on both sides; and
- Streetlights on one side.

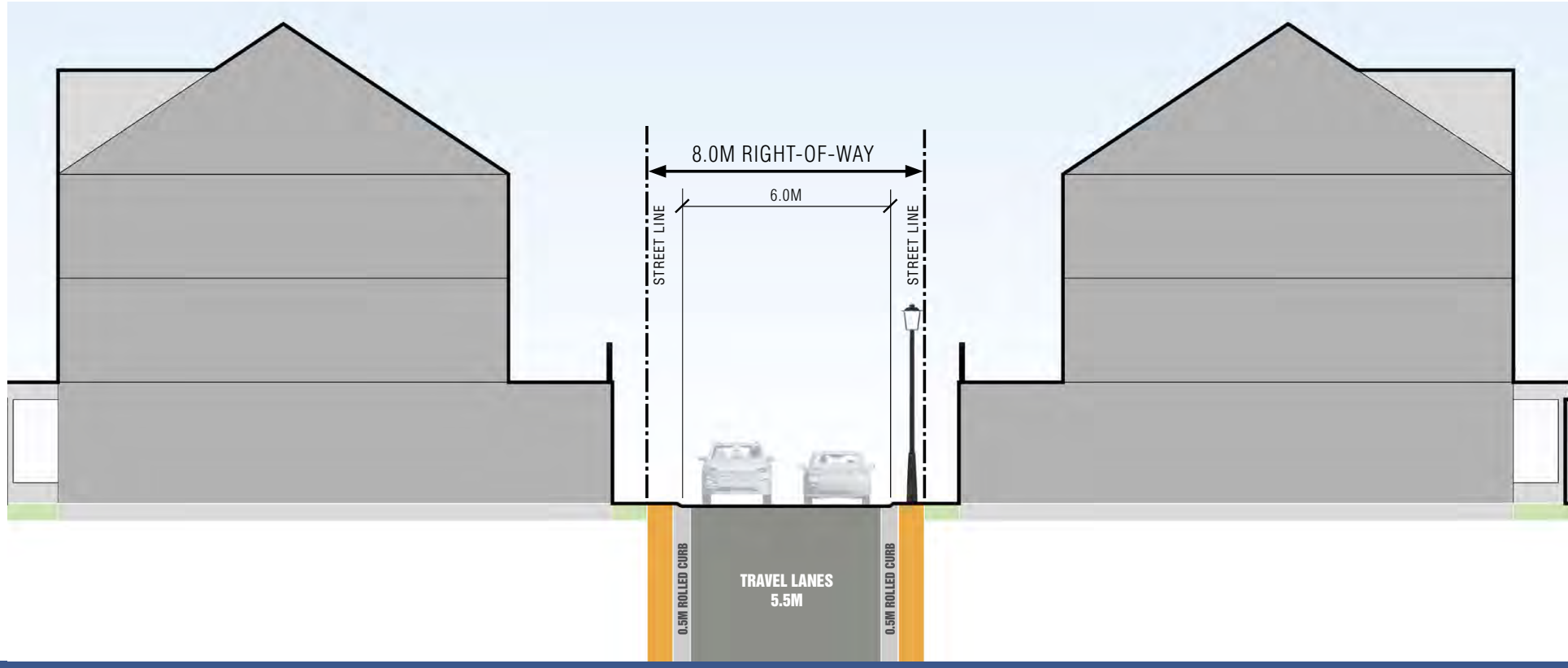


Figure 3.3y: Cross-section of 8.0m proposed public laneway.



Figure 3.3z: Bronte Creek Meadows open space network.

3.3.5 Proposed Public Service Facilities and Naturalized Open Space

As part of the broader community-wide system of interconnected parks and open spaces, Bronte Creek Meadows provides a continuously linked open space system offering a wide range of recreational experiences. This network has structured the community's development blocks and reinforced circulation patterns that will contribute to a thriving, dynamic, and attractive public realm. Through a variety of programming opportunities, design features, and thematic elements, these publicly accessible amenities will significantly define the character of Bronte Creek Meadows.

The proposed locations and sizes of parks, as well as the sizes of development blocks, have been carefully considered within the preliminary plan. The following public service facilities and naturalized open spaces are featured in the community design plan and will be linked together through a comprehensive pedestrian and cycling network, including open space trails and paths:

Public Service Facilities

- Urban Park
- Neighbourhood Park
- Community Centre
- School

Naturalized Open Space

- NHS - Woodlot
- NHS - Sheldon Creek Corridor
- NHS - Channel
- Stormwater Management Ponds

3.3.5.1 Park Allocation and Distribution

The proposed parks within Bronte Creek Meadows will be planned and designed in alignment with the City's Park Provisioning Master Plan (PPMP) and informed by the findings of the Community Services and Facilities Needs Study (Community Needs Study). Together, these studies provide the overarching framework for shaping the future open space network, establishing service level targets, an updated parkland classification system, and community-focused priorities. This coordinated approach ensures that the parkland strategy for Bronte Creek Meadows contributes to an equitable and well-distributed supply of green space across Burlington, responsive to growth and evolving urban conditions.

The Community Needs Study identifies the parkland needs and informs the amount, programming, and functional role of future parks. Based on the Study, two park phases have been identified for the anticipated conveyance of 3.85 hectares: Phase 1 (approximately 0.95 ha) and Phase 2 (approximately 2.85 ha). These findings directly guide the programming and design of the open space system, to be incorporated into the Bronte Creek Meadows LUBFS, Tertiary Planning, and future development applications. It is noted that the detailed design, layout, facilities, and programming of the parks will ultimately be determined by the City of Burlington.

The PPMP and the Community Needs Study have collectively informed the Bronte Creek Meadows parkland allocation and distribution. All residential areas will be within a 400-metre (five-minute) walk of an open space, supported by two strategically located parks: an Urban Park in the Burloak Commons District and a Neighbourhood Park in the Meadows Neighbourhood District. These parks will be connected to the NHS channel and woodlots, creating a cohesive, flexible, and evolving open space network that supports ecological linkages and diverse recreational experiences.

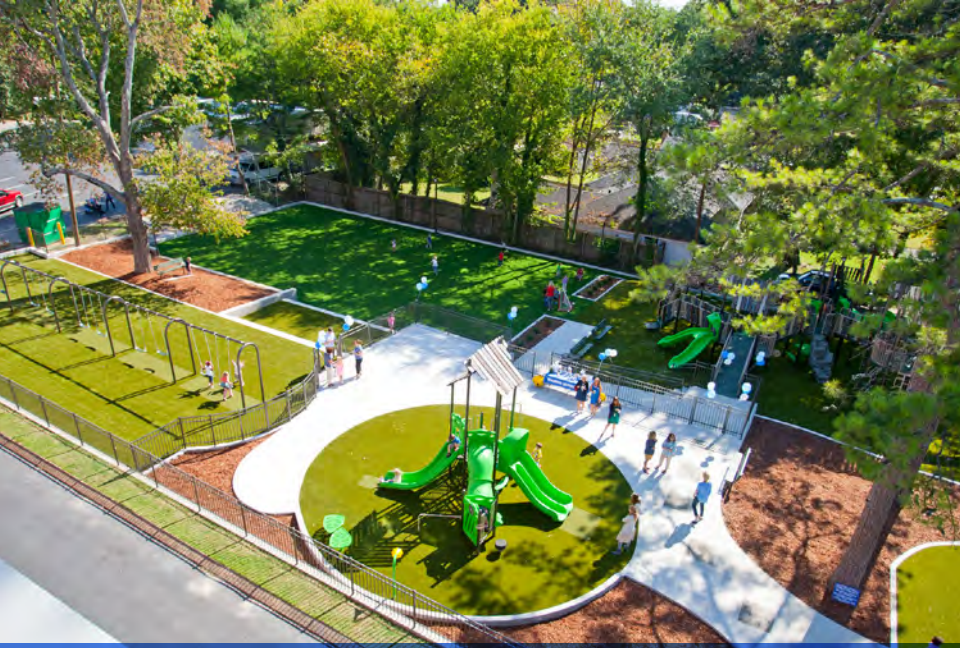


Figure 3.3aa: A neighbourhood park with active and passive play opportunities.



Figure 3.3ab: A neighbourhood park with a shade structure and seating.

3.3.5.2 Neighbourhood Park

The proposed Neighbourhood Park is a 1.0 ha. / 2.5 ac. open space feature that will serve as a local gathering area in the Meadows Neighbourhood District. Prominently located at the south west corner of Corporate Drive and Sutton Drive, the Neighbourhood Park will contribute a strong visual identity to the surrounding neighbourhood, and supplement the features and facilities found within the Burloak Commons District Urban Park, with the potential for active play.

General Design Guidelines:

- Integrate surrounding elements to ensure a cohesive public realm system.
- Integrate surrounding elements to ensure a cohesive public realm system.
- Incorporate seating opportunities within Neighbourhood Parks to promote and facilitate social interactions and community engagement.
- Provide shade structures with seating and decorative paving as a primary focus for gathering.
- Prioritize the planting of trees to maximize shade within Neighbourhood Parks.
- Incorporate native plants and diverse habitats, where appropriate, to support ecological health.
- Consider art installations to add unique place-making elements to the development.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Meadows Neighbourhood District.

3.3.5.3 Urban Park

The 2.9 ha. / 7.0 ac. Urban Park is the central hub of the Burloak Commons District, serving as a dynamic, multifaceted open space for active and passive community recreation. Designed to be highly accessible via pedestrian and cycling linkages, this park will prioritize community gathering and interaction, offering amenities for diverse age groups and interests throughout the day and evening. Co-located adjacent to the community centre, the park design will establish a strong, unique community character, creating a vibrant and interactive public realm.

General Design Guidelines:

- Design a flexible central gathering space that fosters social interaction and accommodates a wide range of activities, from passive recreation to large-scale events with necessary logistical support.
- Ensure universal accessibility and inclusive play by providing well-connected pathways for all users and designing age-appropriate areas that promote engagement for individuals of all abilities.
- Provide climate comfort and essential amenities, including ample shade (trees and structures), diverse seating options, and conveniently located washrooms and service buildings.
- Implement energy-efficient lighting to ensure safety, visibility, and a welcoming ambiance during evening hours.
- Integrate natural elements and sustainable practices, utilizing tree clusters, pollinator gardens, and rain gardens to enhance biodiversity while prioritizing eco-friendly materials.
- Incorporate clear and intuitive signage to provide seamless wayfinding and guidance for all park visitors.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Burloak Commons District.



Figure 3.3ac: Flexible open space for a range of active and passive activities.



Figure 3.3ad: An Urban Park with an age-appropriate and inclusive play area.



Figure 3.3af: A community centre with building edges that actively engage and animate the surrounding public realm.



Figure 3.3ae: A building design that maximizes opportunities for community centre uses within the podium.

3.3.5.4 Community Centre

Anchoring the hub of activity in the major mixed-use node, a community centre and is proposed on the south side of the Urban Park. Together with the park, these public service facilities aim to serve as a focal point for social interaction, recreation, and learning, catering to the diverse needs and interests of residents. The strategic co-location will also provide opportunities for sharing of facilities and programmed spaces. From potential fitness classes to cultural events, the centre will be designed to enhance the quality of life for individuals and families in Bronte Creek Meadows and beyond, fostering a strong sense of community and belonging.

General Design Guidelines:

- Design building edges to actively engage and animate the Urban Park to the north, and the public streets to the east, south, and west.
- Main building entries shall be emphasized by strong design elements, such as oversized doors, large windows and/or other architectural elements.
- The building design should maximize opportunities for community centre uses within the podium, complemented by other uses in the upper floors, such as residential and/or office.
- Underground parking entrance, loading, service and garbage areas shall be integrated into the building design or located away from prominent public view and screened to minimize negative impacts.
- Design elements shall be well-articulated to express a legible rhythm and scale, consistent with the architectural style.
- Rooftop mechanical equipment shall be screened from ground level view by integration into the roof or a parapet.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Burloak Commons District.

3.3.5.5 School

A school has been strategically situated within the Burloak Commons District, serving the highest residential density in Bronte Creek Meadows. To achieve maximum visibility and access, it is sited at a prominent location on Corporate Drive, adjacent to the Urban Park, providing safe and logical accessibility by pedestrians, cyclists, and motorists. Its location may also provide convenient access to potential future transit service along this neighbourhood connector.

General Design Guidelines:

- Locate the building to ensure good sight lines for all vehicular access points and to create coherent on-site traffic circulation.
- Limit vehicle circulation at the front of the school to drop-off zones.
- Avoid conflicts between pedestrian and vehicular routes.
- Locate the parking adjacent to the NHS channel to provide a buffer from the play areas and promote safety.
- Provide adequate setback between building entrances and on-site traffic routes.
- Define pedestrian routes well and provide easy, direct, and barrier-free access to building entrances.
- Provide paved surfaces in accordance with the applicable school board and AODA requirements for parking and barrier-free play areas.
- Ensure main entrances are directly visible from the street and given design emphasis.
- Create a strong built form relationship to the surrounding streets through minimum building setbacks and direct access to the main entry from adjacent sidewalks.
- Provide 2 to 3-storey building massing for the school, typically, subject to review and approval by the City and school board.
- Relate architectural styles, materials, and colours to the character envisioned for the surrounding community.
- Use high-quality building materials, including brick, stone, or glass as the main wall materials.
- Incorporate prominent building features into the design of the building, which will help to reinforce their landmark function within the community.
- Incorporate signage into the building architecture.
- Design ground-level signage as a landscape feature, integrating other components such as planting, lighting, etc.
- Direct lighting downward and inward to avoid light spill-over onto adjacent properties.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Burloak Commons District.



Figure 3.3ag: Prominent building features incorporated into the design of an elementary school.



Figure 3.3aj: The Sheldon Creek corridor on the west side of the community.



Figure 3.3ai: The existing Sheldon Creek woodlot trail.

3.3.5.6 Natural Heritage System and Stormwater Management Ponds

The existing preserved natural heritage features and creek corridor are essential components of the broader community character and regional ecological system. One of the primary goals of Bronte Creek Meadows is to preserve this natural environment and achieve environmental objectives and targets related to wildlife habitat, plant community diversity, and water management. Doing so will help to ensure an ecologically diverse, healthy, and sustainable open space system within an increasingly urbanized setting.

The addition of two (2) stormwater management ponds situated on either side of the channel will contribute to a native, naturalized open space network. Although functioning as stormwater quality and control systems, the ponds should incorporate amenity features such as trails, lookouts, and adjacent promenade features that will integrate these open spaces into the development fabric, contributing to the community's character and public realm.

Similarly, the Sheldon Creek corridor, Sheldon and Bronte Creek tributaries flowing within one naturalized channel block, woodlots, and other naturalized areas, should link with the ponds and parks, providing a comprehensive, interlinked open space system that will reinforce a healthy, sustainable, and active approach to community living.

General Design Guidelines:

- Create, maintain, and enhance public views and vistas of significant natural features.
- Provide opportunities for public access through direct street frontage and multi-use pathways. These pathways should also offer convenient connections between the mixed-use, retail, and residential areas, promoting seamless movement within the community.
- Incorporate transitional planting within naturalized areas, utilizing a planting palette consisting of native species.
- Preserve existing diverse habitat elements that meet policy criteria, prioritizing the preservation of natural features and enhancing the ecological value of the area.
- Design the open space system to offer both active and passive spaces that foster social interaction.
- Accommodate various activities, such as walking, jogging, and biking along the trail network, to foster a stronger sense of connection and belonging within the community.
- Integrate amenity features such as trails, lookouts, and adjacent promenade features into the stormwater management ponds, weaving these open spaces into the development fabric.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Meadows Neighbourhood District.



Figure 3.3ak: A stormwater management pond with naturalized planting and native species.



Figure 3.3al: Opportunities for public access through lookout features.

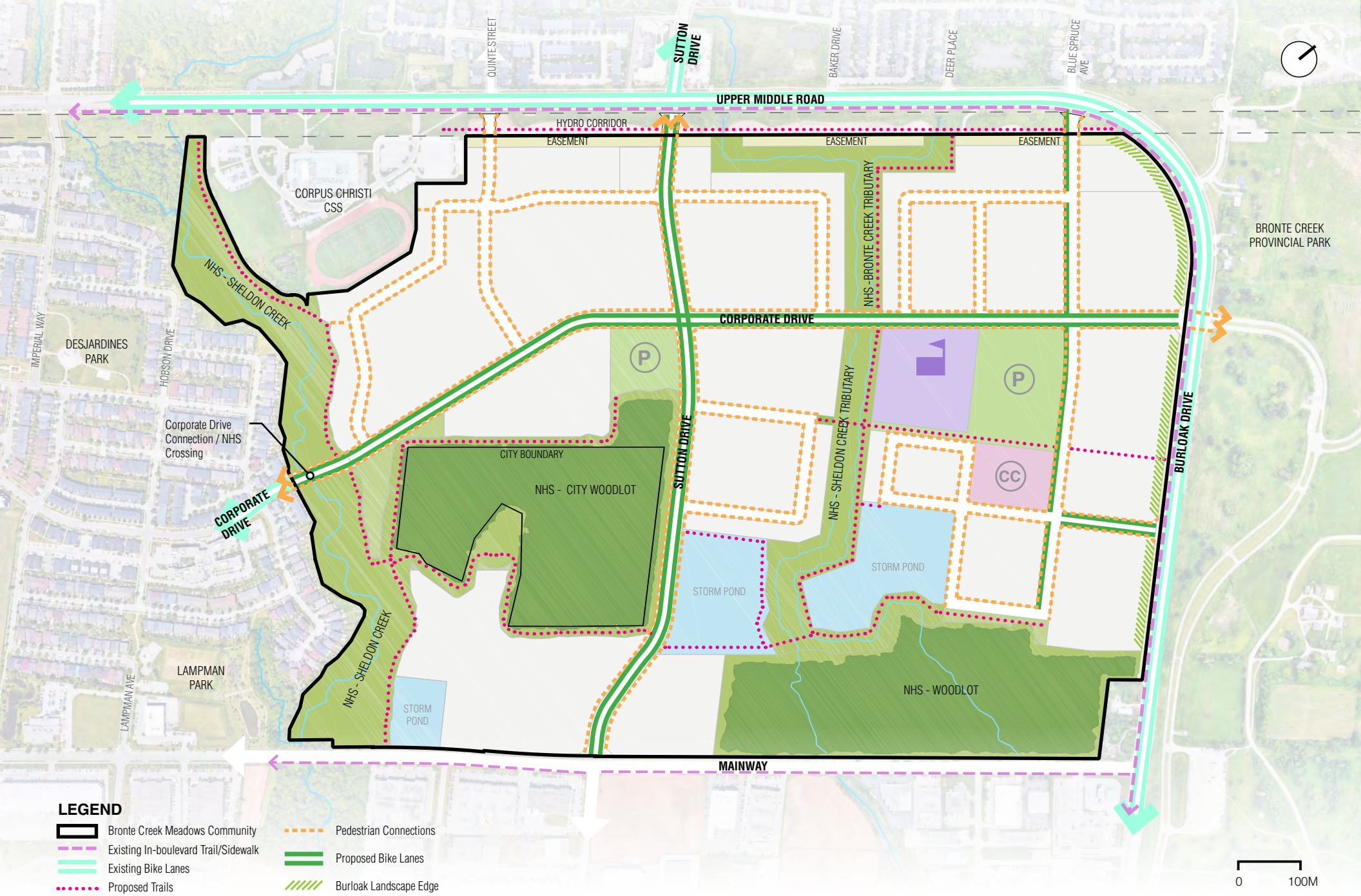


Figure 3.3am: Bronte Creek Meadows active mobility network.

3.3.6 Proposed Active Transportation Network

An integrated active transportation network is a key component in establishing Bronte Creek Meadows as a healthy, accessible, and sustainable community. This approach offers residents the opportunity to walk or bike to local services and amenities, such as parks, community and education uses, commercial and retail, while conveniently connecting to the nearby Appleby GO station or bus stops for transit trips to work and beyond. Offering these transportation options as convenient and viable daily use alternatives will encourage residents to make healthier lifestyle choices and reinforce a decrease in car use and emissions.

General Design Guidelines:

- Promote pedestrian scale, public safety, and the perception of safety through CPTED principles.
- Provide safe, convenient, and barrier-free pedestrian and cyclist travel within the community and to adjacent areas.
- Implement design measures in accordance with the Accessibility for Ontarians with Disabilities Act.
- Design pedestrian crossings that consider the needs of persons of all ages and abilities, through the application of the principles of Universal Design.
- Connect pedestrian pathways and trails within Bronte Creek Meadows to existing cycling routes along Upper Middle Road and Burloak Drive.
- Incorporate elements in the street design that create terminating views and focal points associated with surrounding open spaces and the trail system. This will enhance the visual appeal and create a sense of place within the community.

For more detailed and site specific guidelines, refer to the Tertiary Plan for the Meadows Neighbourhood District.

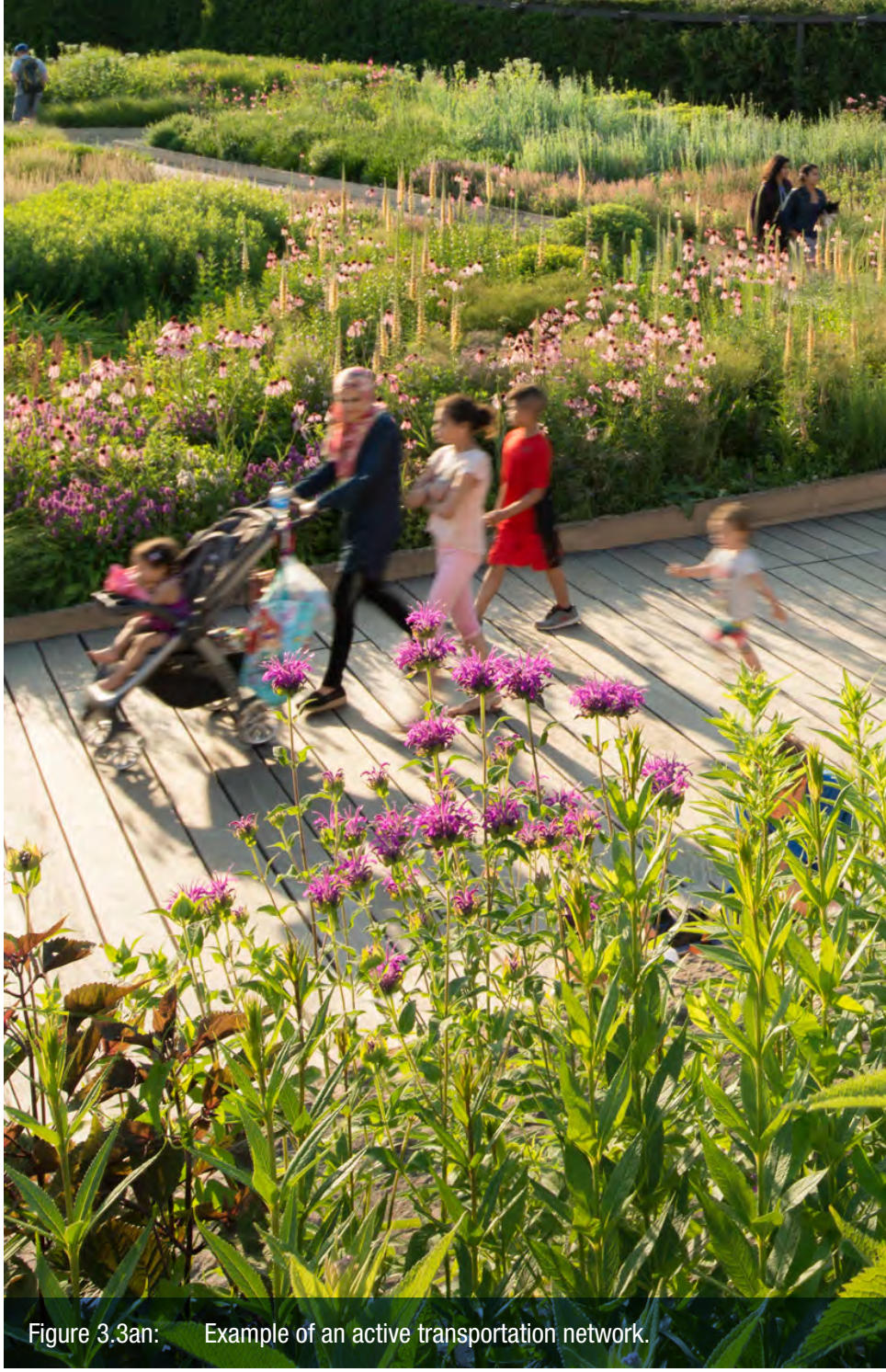


Figure 3.3an: Example of an active transportation network.

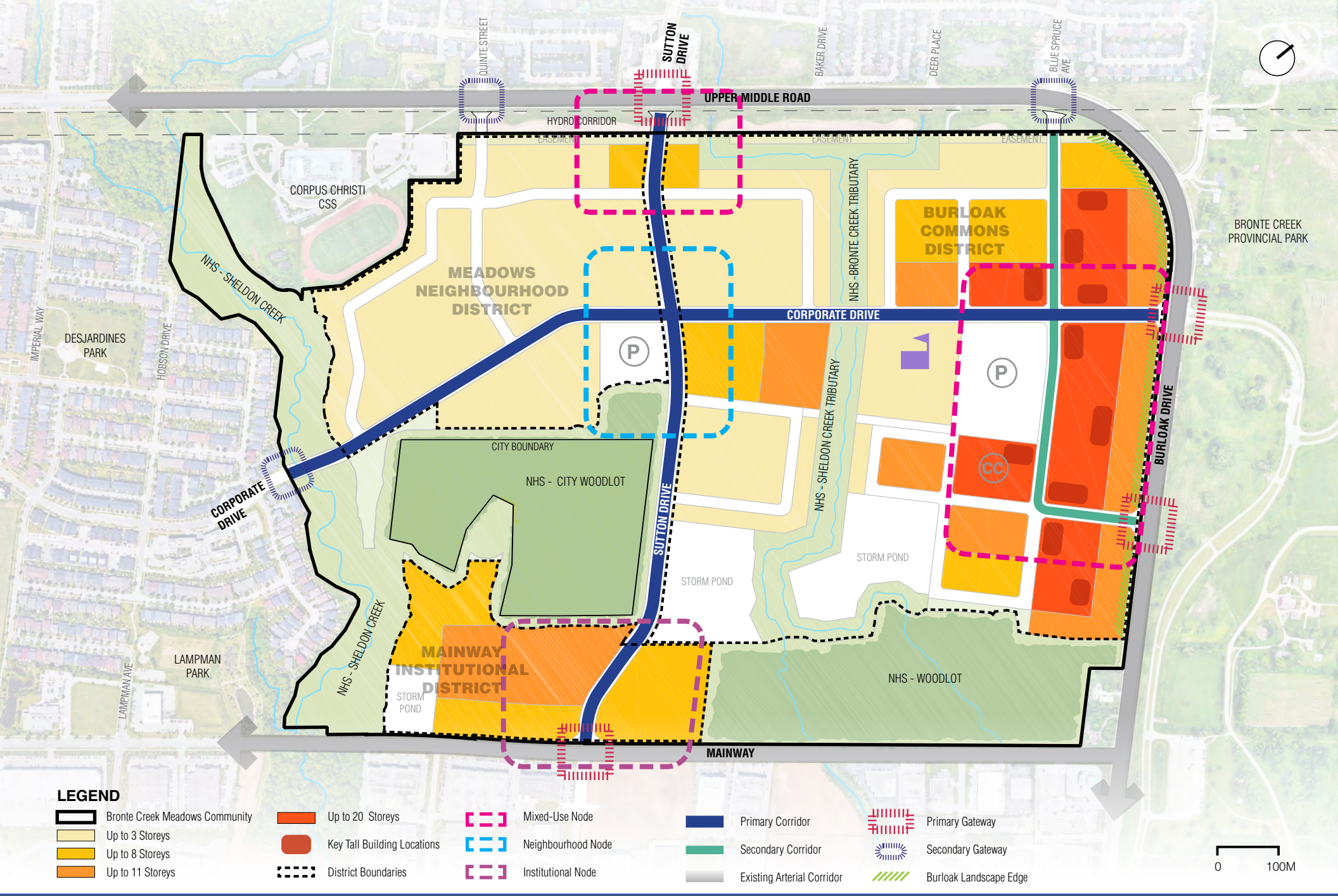


Figure 3.3ao: Bronte Creek Meadows height structure.

3.3.7 Proposed Height Structure

A well-defined height strategy is essential for creating a balanced urban environment and shaping the overall character of a community. By carefully considering the interplay between building heights and their surroundings, a harmonious development that responds appropriately to its existing context can be achieved.

3.3.7.1 Height Guiding Principles and Objectives

The Bronte Creek Meadows height strategy is guided by OPA 4, which mandates a diverse built form of low, mid-rise, and tall buildings. The location of these varying heights is not arbitrary, and is based on the following key guiding principles:

- Low-rise built form will be located adjacent to existing low-rise areas in the communities to the north and west, providing sensitive transitions to these established neighbourhoods.
- Mid-rise buildings will be strategically placed at the mixed-use and institutional nodes, transitioning in height and density from the primary gateways of Bronte Creek Meadows. In alignment with the nodes and corridors strategy outlined in Section 3.1.1, these identified locations support increased density and mixed-uses.
- Tall buildings, up to 20 storeys, will be reserved for the Burloak Commons District with the major mixed-use node and the minor connector road anchoring the height and density. Within this district, key tall buildings will frame the intersections and the Urban Park, providing a built form interface that gradually transitions in height. As per the City of Burlington's Tall Building Guidelines, the buildings will be positioned at a minimum separation distance of 25m.



Figure 3.3ap: Mid-rise buildings strategically located along community corridors with podium designs that maintain a human scale.



Figure 3.3ar: Centralized density with high-rise built form and streetscapes designed to activate the public realm.

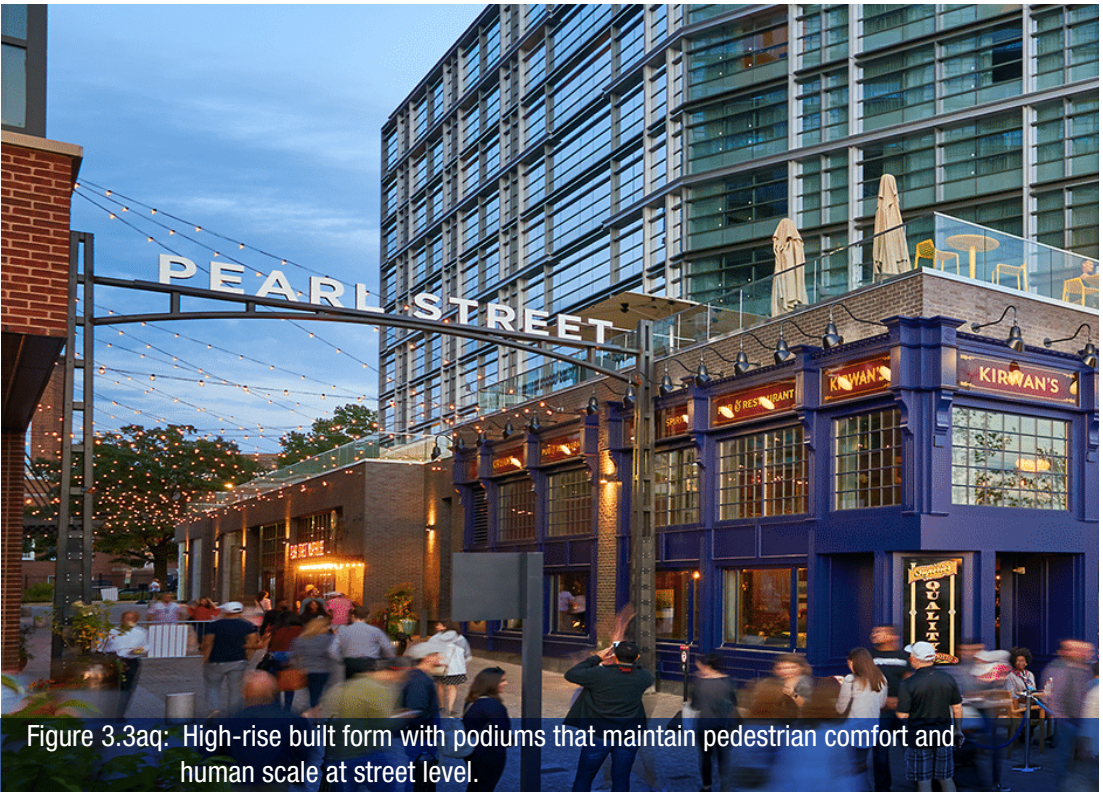


Figure 3.3aq: High-rise built form with podiums that maintain pedestrian comfort and human scale at street level.

3.3.7.2 Strategic Location of Tall Buildings

The location of tall buildings and higher density has been carefully considered for compatibility with adjacent land uses and separation from planned and existing low-density neighbourhoods. The primary concentration of density is located within the major mixed-use node, transitioning outwards to the low-rise neighbourhoods and Bronte Creek Provincial Park. This approach minimizes the impact on established lower-density residential areas while still leveraging the public visibility of this prominent location adjacent to Burloak Drive, a minor arterial road with city-wide connections. The increased density in the node, concentrated along the minor connector, will establish the urban hub of the community with buildings and streetscapes designed to activate the public realm.

The basis for proposed building heights stems from the OPA 4 design principles. Beyond simply identifying maximums, heights are justified by demonstrating appropriate transitions to surrounding contexts, including the NHS, Bronte Creek Provincial Park, and existing low-rise neighbourhoods. This will be achieved through design methods such as angular planes, stepping heights, and strategic setbacks and stepbacks of building mass, which reduce perceived bulk and minimize shadow and wind impacts. Furthermore, the strategy emphasizes maintaining pedestrian comfort and human scale at street level, even with taller buildings, through features like podiums that define the public realm and ensure compatibility with the planned streetscape.



Figure 3.3as: Rendering concept of high-rise buildings up to 20 storeys in the centre of the Burloak Commons District that will provide a height transition to the surrounding community.



Figure 3.3at: Bronte Creek Meadows massing demonstration.

3.3.7.3 Proposed Height and Massing Demonstration Plan

The height strategy focuses on ensuring context-sensitive development and appropriate transitions between building heights that will not be felt at grade. This includes careful consideration of transitional height from the existing context, which ensures new structures step down respectfully to their neighbours. While heights will vary across the community, the ground-level experience will remain consistent and pedestrian-friendly by carefully graduating building heights, implementing generous setbacks and stepbacks, and utilizing podium designs that maintain a human scale at the street. The overall goal is to integrate new development respectfully within the existing and planned context, ensuring that varied building heights contribute to a cohesive and high-quality urban environment. To achieve a cohesive and contextually appropriate built form, the following height structure is proposed:

- **Up to 3 Storeys:** Low density residential, reflective of the neighbourhoods to the north and west, makes up the majority of the north west quadrant of the Bronte Creek Meadows community, with particular concentration west of the NHS channel. With heights gradually increasing toward the Burloak Commons District, it is intended that low-rise residential will transition to lower mid-rise built form.

- **Up to 8 Storeys:** Mid-rise built form, up to 8 storeys, is strategically located to reinforce the nodes and corridors and also provide an appropriate height transition to proposed higher density built form. These building heights are proposed at Sutton Drive's primary gateways in the mixed-use / institutional nodes, within the central neighbourhood node, and along the edges of the Mainway Institutional District and Burloak Commons District.

- **Up to 11 Storeys:** With increasing heights toward the centre of the Burloak Commons District, buildings up to 11 storeys provide a transition to the highest densities. These mid-rise heights are primarily proposed along Burloak Drive, surrounding the major mixed-use node. For the Mainway Institutional District, the height strategy is intended to provide a gentle transition from the established 1-2 storey employment area south of Mainway. Buildings up to 11 storeys are set back from Mainway to create a transition from this existing low-rise area. The highest buildings in this district may be associated with education or healthcare uses, such as residences, long-term care homes or attainable housing.

- **Up to 20 Storeys:** High-rise buildings up to 20 storeys may be proposed in the Burloak Commons District major mixed-use node, focused along the minor connector that supports the activity hub in the neighbourhood centre. Increased building heights are proposed to frame the centrally located Urban Park, reinforcing this landmark destination in the community. The design features a deliberate transitioning of heights from this central concentration of density outward towards Bronte Creek Provincial Park, inwards towards the proposed lower density areas in Burloak Commons, and to the existing low density development to the north and south. Key tall buildings are strategically placed to frame intersections in the major mixed-use node and along the minor connector, establishing a landmark location and a sense of arrival through built form.

Details relating to specific design measures such as setbacks, stepbacks, and heights may be refined through the Tertiary Planning process and development applications as more details emerge and technical work is completed.

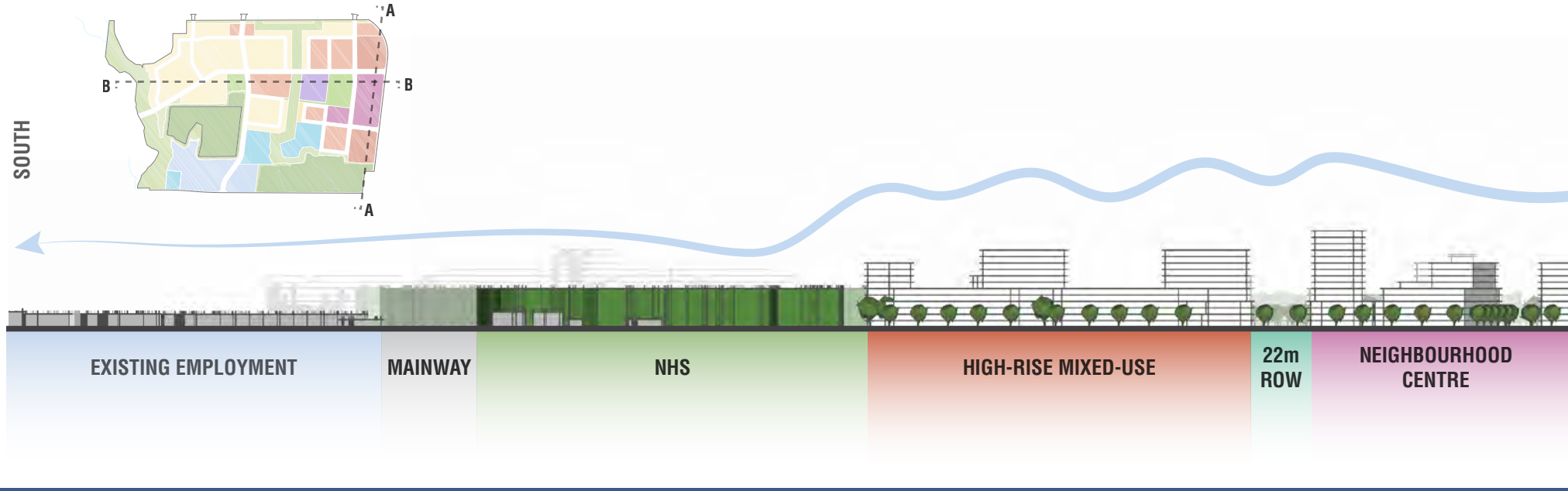


Figure 3.3au: Cross-section A-A - View looking west from Burloak Drive

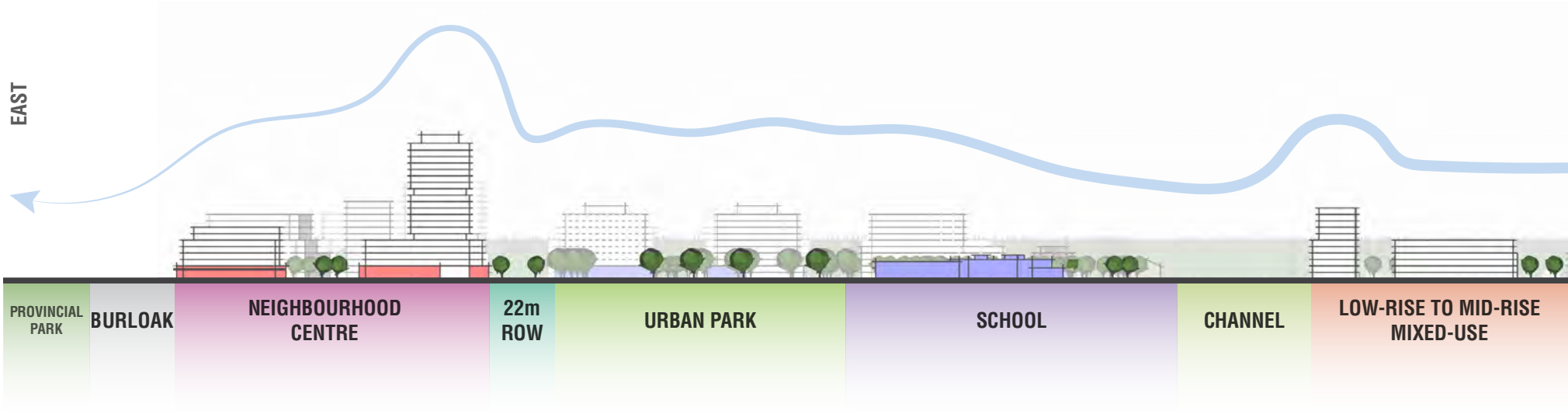
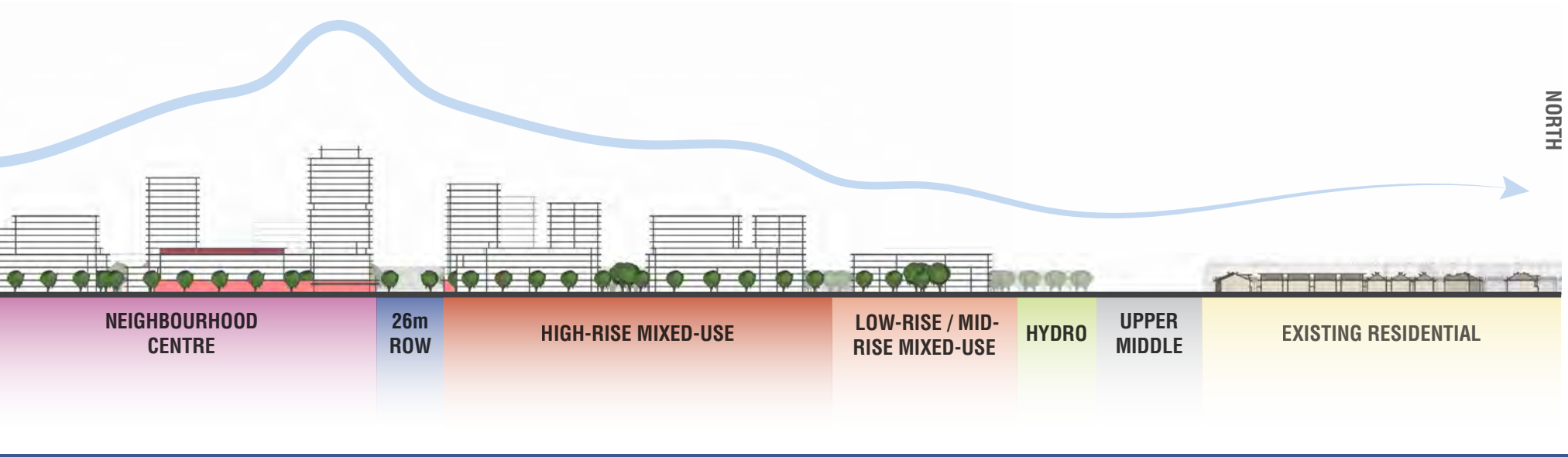
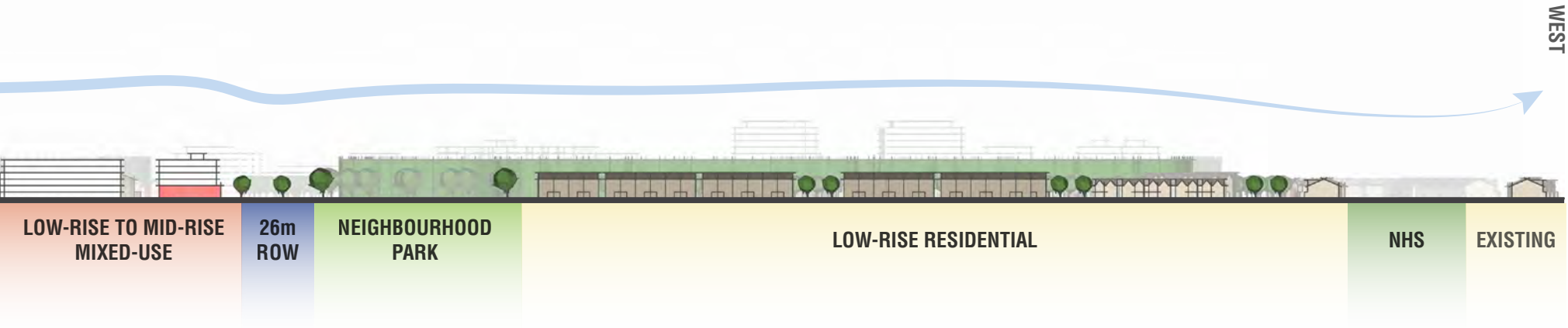


Figure 3.3av: Cross-section B-B - View looking south from Corporate Drive


NORTH
NEIGHBOURHOOD CENTRE
26m ROW
HIGH-RISE MIXED-USE
LOW-RISE / MID-RISE MIXED-USE
HYDRO
UPPER MIDDLE
EXISTING RESIDENTIAL


WEST
LOW-RISE TO MID-RISE MIXED-USE
26m ROW
NEIGHBOURHOOD PARK
LOW-RISE RESIDENTIAL
NHS
EXISTING

3.3.7.3 Burloak Landscape Edge

With building heights up to 11 storeys along Burloak Drive, the proposed residential density in proximity to open space is intended to activate the public realm and reinforce the Provincial Park as a City-wide destination. All buildings along Burloak Drive will be set back and stepped-back from the street edge to soften the transition to Bronte Creek Provincial Park to the east, providing a unique opportunity to enhance the connection between the urban and natural environments. In response to the adjacent open space, the design intent for this frontage is to create a wide landscape buffer with a more naturalized character than a typical urban boulevard condition, mirroring the existing Bronte Creek Provincial Park interface. Incorporating native plantings and meandering pedestrian pathways, this soft landscape edge will be designed to provide a sensitive transition between the built form edge and the Provincial Park.

Appropriately scaled podiums will establish a human-scale street wall along the arterial road's western edge, creating a comfortable pedestrian environment with a sense of enclosure. In addition to the landscape buffer, built form massing above the podiums is intended to have varying stepbacks, creating an angular plane that provides a gentle transition to the open space.

Additional guidelines for Building Heights and Forms are provided in Section 3.3.7.4.

The following pages provide more clarity on the future implementation of the Burloak Landscape edge, including design objectives and opportunities.





Figure 3.3aw: Rendering concept of the Burloak Drive landscape edge with a wide planted buffer that provides a sensitive transition to Bronte Creek Provincial Park to the east.

General Design Objectives & Guidelines:

- Establish a 20-metre curb-face setback to provide a soft transition zone reflective of Bronte Creek Provincial Park.
- Design mid-block connections to enhance pedestrian and cyclist flow.
- Incorporate private landscaping elements that contribute to the overall streetscape aesthetic.
- Ensure all landscape design conforms to Regional Road Landscaping Guidelines and Specifications.
- Anticipate future road widening by designing setbacks that accommodate future bike lanes.
- Implement a context-sensitive design approach that is responsive to the surrounding environment.
- Provide adequate space for off-street pedestrian circulation.
- Include dedicated space for tree planting to maximize canopy growth.
- Integrate features that provide ecological services (e.g., habitat, biodiversity support).
- Incorporate LID features for effective stormwater management.
- Establish designated gathering spaces with bicycle parking.
- Design landscape buffers to provide noise and wind buffering for adjacent development.
- Allocate areas for private residential amenity areas and/or commercial patios.
- Provide space for essential public and private utility features.



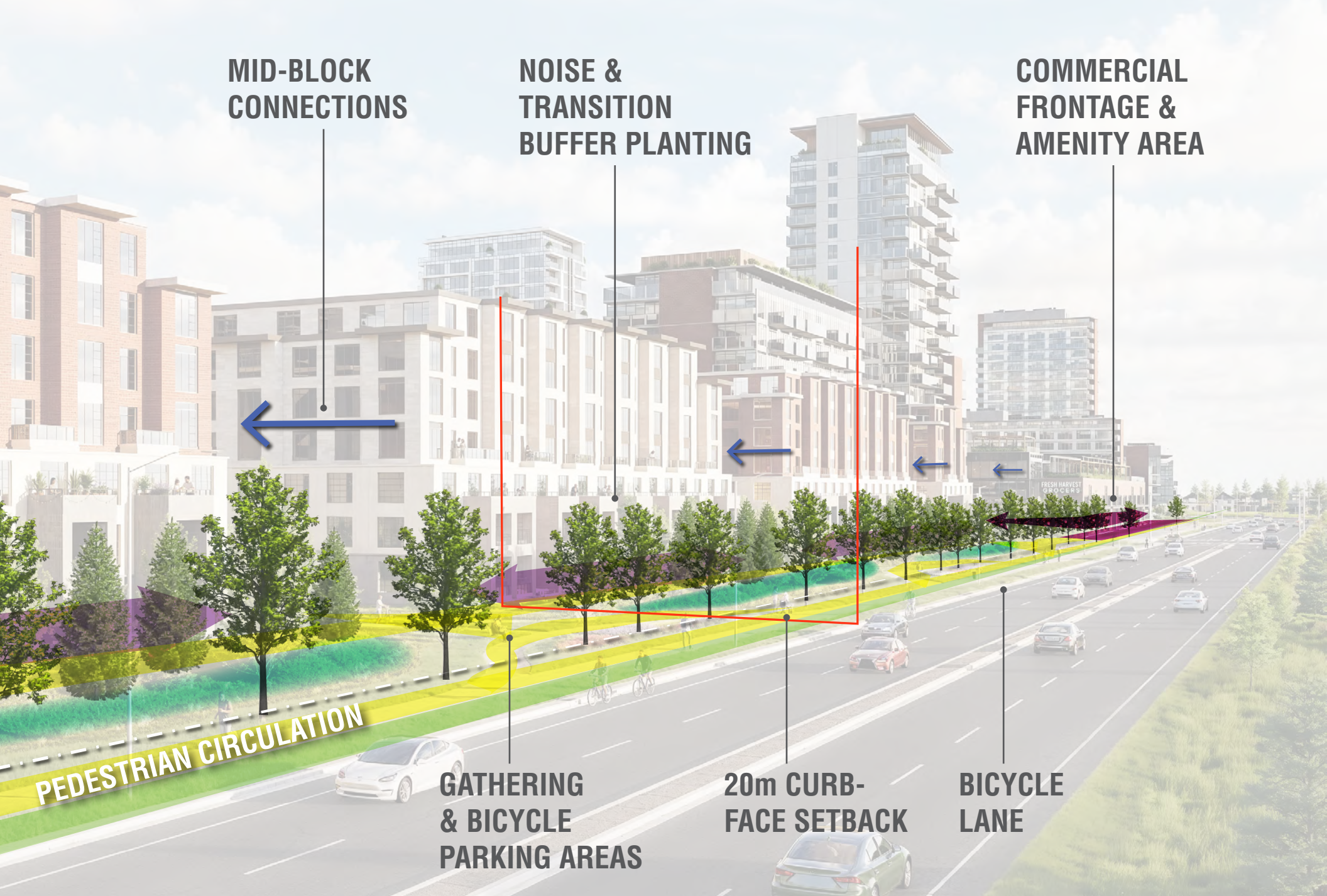


Figure 3.3ax: Demonstration concept illustrating the Burloak Landscape Edge treatment, featuring a wide planted buffer to create a sensitive transition zone between new mid-rise residential development and Bronte Creek Provincial Park.

3.3.7.4 Guidelines for Building Heights and Forms

The following guidelines aim to implement the Bronte Creek Meadows height strategy by providing clear design principles for building heights and forms, ensuring a balanced urban environment that integrates harmoniously with existing contexts, promotes pedestrian comfort, and mitigates environmental impacts.

General Design Guidelines:

- Establish an enhanced public realm and built form approach, especially at the nodes and gateways of the Bronte Creek Meadows community. This includes, but is not limited to, utilizing varied building heights and strategically massed built forms to create distinctive architectural markers, alongside high-quality landscaping, public art, distinctive paving materials, legible wayfinding, and appropriate lighting, to define and create a welcoming and comfortable public realm.
- Ensure appropriate built form transition in scale between buildings, the public realm, abutting development, and adjacent land uses. This transition may be achieved through various design methods:
  - **Angular planes:** Shaping building edges to create a gradual transition.
  - **Stepping height limits:** Progressively reducing building heights from key intensification areas or towards lower-density areas.
  - **Location and building orientation:** Positioning buildings to minimize abrupt changes in scale.
  - **Setbacks and stepbacks of building mass:** Creating tiered building forms by setting back upper levels.
- Ensure site and building design are compatible with the surrounding area.
- Provide pedestrian comfort and human scale at the street level, especially in mid-rise and tall buildings, potentially through the use of a podium.
- Provide façade articulation that achieves a scale attractive to pedestrians, avoiding blank facades facing public streets or public open spaces.
- Design and orient building massing and heights to appropriately define the public realm and pedestrian environment at key locations such as corner lots, view terminus lots, and properties facing public open spaces, creating visual interest and contributing to wayfinding.
- Take into account the visual effect of varying topography, and existing and proposed vegetation, ensuring building heights and forms complement the natural landscape and contribute to harmonious visual integration.
- 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.



Figure 3.3ay: Stepping height limits minimizes the visual impact of tall buildings on surrounding lower density neighbourhoods.

- Implement measures that adequately limit any resulting shadowing on the streetscape, neighbouring properties, parks, open spaces, and natural areas. Refer to Section 3.4.3 Mid-Rise Residential and Mixed-Use Buildings and Section 3.4.4 High-Rise Residential and Mixed-Use Buildings for specific guidelines.
- Implement measures that adequately limit uncomfortable wind conditions on the streetscape, neighbouring properties, parks, open spaces, and natural areas.
- Consider the impact of building heights and massing on public views and vistas, aiming to maintain or enhance views of significant natural and built features where appropriate.

For detailed guidance on implementing these principles, consult Sections 3.4.3 and 3.4.4, which address mid-rise and high-rise buildings, respectively. Further refined and detailed guidelines will be provided in the Tertiary Plans for each district.



Figure 3.5az: Rendering example of built form that contributes to a compact urban village environment.

3.4 GENERAL BUILT FORM GUIDELINES

The built form proposed for Bronte Creek Meadows aims to create a forward-thinking mixed-use community, combining residential, commercial, institutional, and recreational uses within an attractive, compact urban village environment. This diverse mix of functions presents an exciting opportunity for buildings to establish both physical and visual connections between the private and public realms. Such connections contribute to the overall liveliness and activity the community.

Built form proposed within Bronte Creek Meadows comprises four general land use categories, low-rise residential, mid-rise residential / mixed-use, high-rise residential / mixed-use, and institutional. A high quality built form character should be achieved for all designations, delivering architecture that is rich and varied in its form and treatments, creating a distinctive community with visually appealing streetscapes.

The following built form guidelines establish the overarching vision for Bronte Creek Meadows. Further detailed guidance and specific design parameters for built form, including architectural character, massing, and materiality, will be provided at the next step through the development of Tertiary Plans for each district, ensuring the cohesive implementation of the LUBFS across the community.

General Design Guidelines:

Contextual Integration

- Consider the existing context in the design of the built form, including neighbouring buildings, historical elements, and natural surroundings.
- Incorporate elements such as appropriate setbacks, street-level amenities, and landscaping to create an engaging and visually appealing environment.

Site Organization & Design

- Provide pedestrian comfort and human scale at the street level, ensuring streets and public spaces feel welcoming and comfortable.
- Provide prominent building massing and architectural treatment at the street edge to create street animation and enable access to buildings from adjacent sidewalks.
- Locate building primary public entrances for uses located at grade towards a public ROW, visible and accessible from the public sidewalk.
- Create a continuous streetscape with emphasis on maintaining the continuity of grade-related activity areas.
- Encourage ground-level uses, such as retail and commercial spaces, to animate the streetscape and provide opportunities for social interaction.
- Provide façade articulation that achieves a scale of development attractive to pedestrians.

Architectural Design & Built Form

- Ensure built form has a strong orientation to the street with minimal setbacks to provide an appropriately scaled street edge along all public and condominium roads.
- Provide building scale and architectural styles that reinforce an attractive, active, human-scaled street environment, promoting a vibrant and engaging public realm.
- Design buildings to be visually attractive with articulated façades, ample fenestration, interesting roof lines, and prominent entrances, avoiding blank façades.
- Provide ample fenestration along building sides fronting onto the streets to visually connect with the streetscape.
- Incorporate cornice/parapet treatments into the design of flat-roofed buildings.
- Enhance the architecture of built form located adjacent to open spaces, street intersections, and/or exposed to important view termini to create visual interest.
- Specify the use of high-quality, durable, low-maintenance building materials to achieve the desired architectural theme and contribute to sustainable design.
- Strive for architectural excellence by incorporating innovative and aesthetically pleasing design elements, with attention to detail.
- Mitigate the visual impact of utility functions through architectural design, including integration into building massing, recessed niches, landscape screening, or strategic side wall placement.

3.4.1 Low-Rise Residential Buildings

Low-rise residential blocks will feature a range of typologies, including single detached and various forms of townhomes. These buildings are proposed to be located in areas where a compact, human-scaled residential form is desired. A diversity of architectural expressions and elevations is necessary to provide visual interest and a cohesive look along the streetscape.



Figure 3.4a: Single detached dwellings with 2-storey massing and prominent entries.

3.4.1.1 Single Detached and Townhouse Dwellings

Key Design Guidelines:

- Encourage dwelling designs with covered front porches or porticos, where appropriate to the architectural style, to enhance street interaction.
- Incorporate attached street-facing garages into the main massing of the building to ensure they do not become a dominant element within the streetscape.
- For rear lane access, design garages to be complementary to the main dwelling in material, massing, character, and quality.
- Incorporate appropriate massing, proportions, wall openings, and plane variation into building elevations visible from public areas to avoid large, uninteresting façades. Ensure façade detailing, materials, and colours appear authentic and are consistent with the architectural style, utilizing high-quality materials.
- Orient the main front entry towards the front or flanking public realm, ensuring a direct link to the public sidewalk with a walkway.

Detailed guidelines for each typology will be provided in the Tertiary Plan for each District / Phase.

3.4.1.2 Additional Residential Units

Additional Residential Units (ARUs) are a necessary component in achieving both density and attainable housing objectives for the Bronte Creek Meadows Community. OPA 4 requires that 20% of ground-oriented dwellings contain, and/or be built to accommodate, ARUs either within the main dwelling or in a separate structure on the same lot. The intent is to ensure the majority of ground-oriented dwellings within the Meadows Neighbourhood District and Burloak Commons District are capable of accommodating an ARU, in order to support diverse and attainable housing options. These self-contained units offer an opportunity for homeowners to create additional living space while adhering to planning and environmental considerations.

Key Design Guidelines:

- Ensure that any permitted ARU is subordinate in size to the primary residential dwelling unit.
- In addition to the parking required for a single detached, semi-detached, or townhouse dwelling, provide one additional parking space for each ARU on the lot.
- Design ARUs that complement the principal dwelling's architectural character through the use of similar materials, colours, and proportions.
- Ensure ARUs meet all applicable code requirements for multi-unit dwellings, including access, fire, and emergency conditions.

The Tertiary Plan for each phase will provide further design guidance for the implementation of these policies. Additionally, the implementation of the required lot dimensions and building design will be completed through the draft Zoning By-law Amendments submitted with development applications, and through detailed design stage.



Figure 3.4b: A garage suite with a balanced softscape and hardscape treatment.

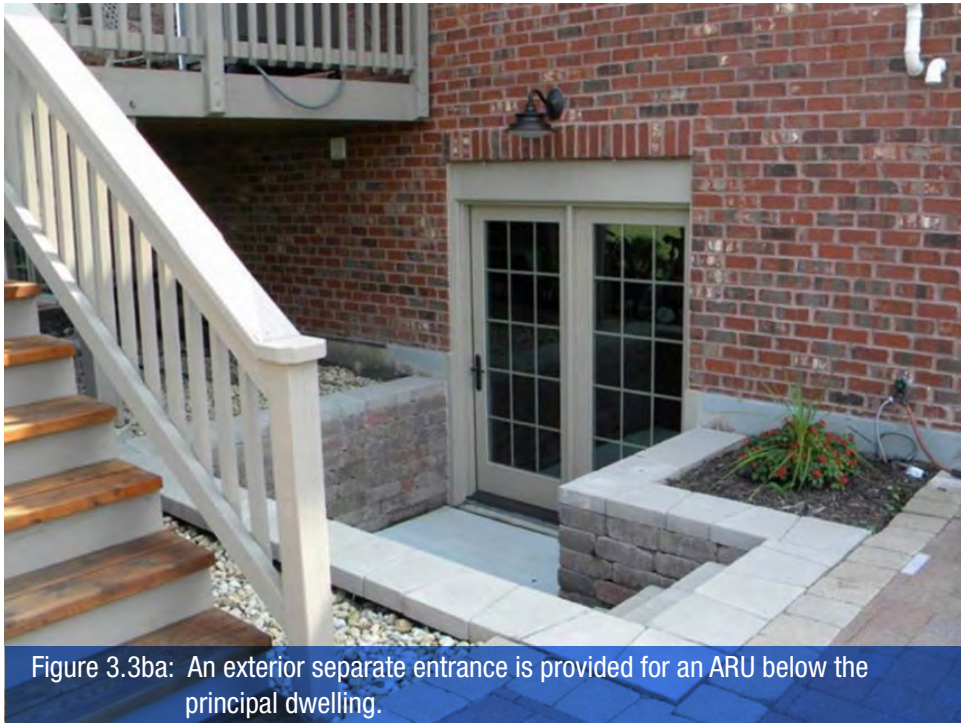


Figure 3.3ba: An exterior separate entrance is provided for an ARU below the principal dwelling.



Figure 3.4c: Mid-rise corner building with façades that appropriately address both street frontages.

3.4.2 Mid-Rise Residential and Mixed-Use Buildings

In Burlington, a 'mid-rise building' is defined as any building between five (5) and eleven (11) storeys in height. With a mix of densities being offered in the community, the mid-rise residential buildings will include a range of configurations that can be attached to or share the block with high-rise buildings resulting in the juxtaposition of heights and punctuation of roofscape profiles that avoid monotony of massing along the streetscape. Blocks containing mid-rise buildings have been configured in a variety of forms to aid in stepping-down the height and scale of taller buildings, transitioning between building types and establishing the appropriate height to proportionately frame larger-scale open spaces to create a sense of enclosure.

Mid-rise building forms may include mixed-use, residential, and health care/institutional land uses. In addition to the City of Burlington's ***Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings***, the following key mid-rise building guidelines should be considered.

Key Design Guidelines:

Contextual Integration

- Conduct a shadow impact study, which may be required, depending on building height, location and orientation relative to adjacent land uses.
- Direct lighting inward and downward to mitigate negative impacts on neighbouring uses.

Site Organization & Design

- Enable a greater proportion of the site area to be utilized as outdoor amenity space for residents by providing underground parking.
- Integrate a tot lot play facility within the site to complement amenities in the parks, where a common open space or internal courtyard area occurs.
- Incorporate garbage facilities into the overall design of the building and hide them from areas of high visibility.

Architectural Design & Built Form

- Design main entrances as a focal point of the building.
- Recess or cover main entrances and provide visibility to interior lobbies to allow for safe and convenient arrival and departure from the building.
- Provide a strong cornice line where flat-roofed buildings are contemplated.
- Design balconies to suit the architectural style of the building and size them appropriately to comfortably accommodate seating.



Figure 3.4d: Underground parking entrance integrated into building design.

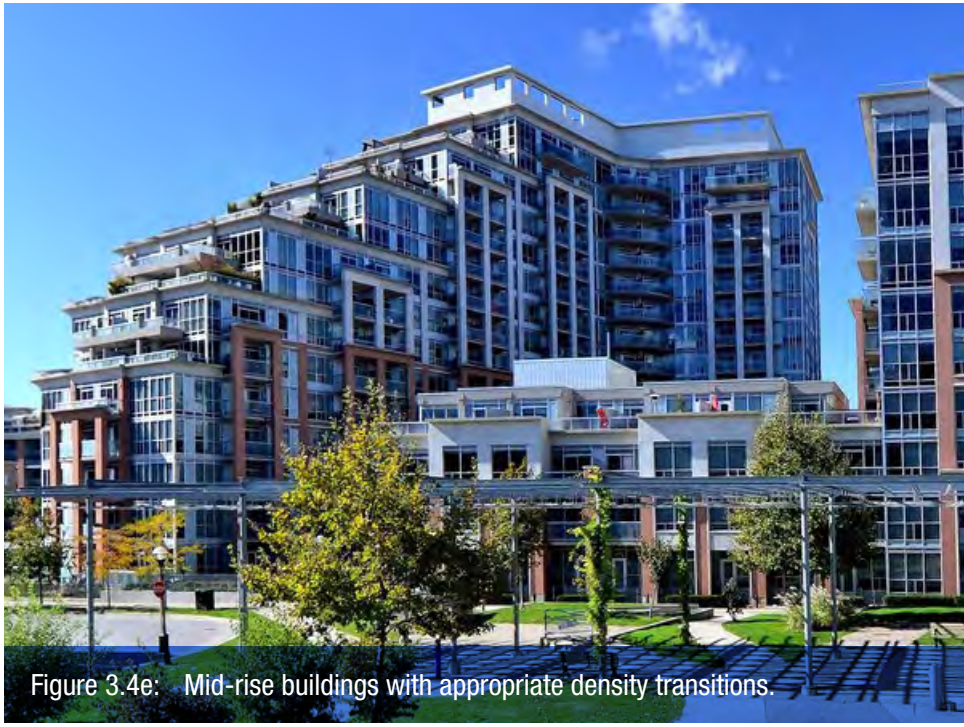


Figure 3.4e: Mid-rise buildings with appropriate density transitions.



Figure 3.4f: High-rise buildings on podiums enhance the character of active urban streets.

3.4.3 High-Rise Residential and Mixed-Use Buildings

High-rise buildings, defined as 12 storeys and above, will strategically anchor the major mixed-use node in the Burloak Commons District. These structures are envisioned to be architecturally distinct, contributing to placemaking, wayfinding, and landmarking within the public realm. Each building's design will undergo rigorous review and approval by the City of Burlington through the Site Plan Approval process, ensuring compatibility with neighboring buildings and the overall neighborhood context.

Final building heights will be determined in consultation with the City. To achieve a visually appealing and contextually appropriate built form, the high-rise designs will incorporate varied configurations, aiding in transitions between building types and establishing appropriate massing and proportions relative to street and open space views.

In addition to the City of Burlington's ***Tall Building Guidelines***, the following key high-rise building guidelines should also be considered.

Key Design Guidelines:

Contextual Integration

- Maximum daylight access into each residential unit should be ensured, promoting a healthy and sustainable living environment.
- The height and massing of the building podium, excluding the tower, should be designed to provide a minimum of five consecutive hours of sunlight on the opposite side of the street during the equinoxes on March 21 and September 21.

Site Organization & Design

- Create visual connections between public and private areas through clear glazing and strategic arrangement of internal building uses, fostering openness and transparency.
- Where no street wall exists, set back ground-level elements to create wide boulevards accommodating pedestrians, landscaping, and active uses.
- Incorporate rooftop amenity spaces whenever feasible, to promote activity and engagement in the upper levels of buildings.

Architectural Design & Built Form

- Apply heavier facade treatments closer to the building base to avoid making the tower appear too heavy. The massing of tower elements and their relationship to the building base should not result in adverse wind effects at the street level. Design measures should be implemented to mitigate wind impacts and enhance pedestrian comfort.
- Design tower caps visible at terminating views as distinctive landmarks, incorporating signature features.
- Mechanical penthouse will step back appropriately from the edge of the floor below, ensuring seamless integration into the built form and providing adequate screening.



Figure 3.4g: Image example of podium design where the use of well articulated architectural elements such as ample fenestration, canopies, sensitively placed signage and emphasized entrances combine to achieve a positive streetscape presence.

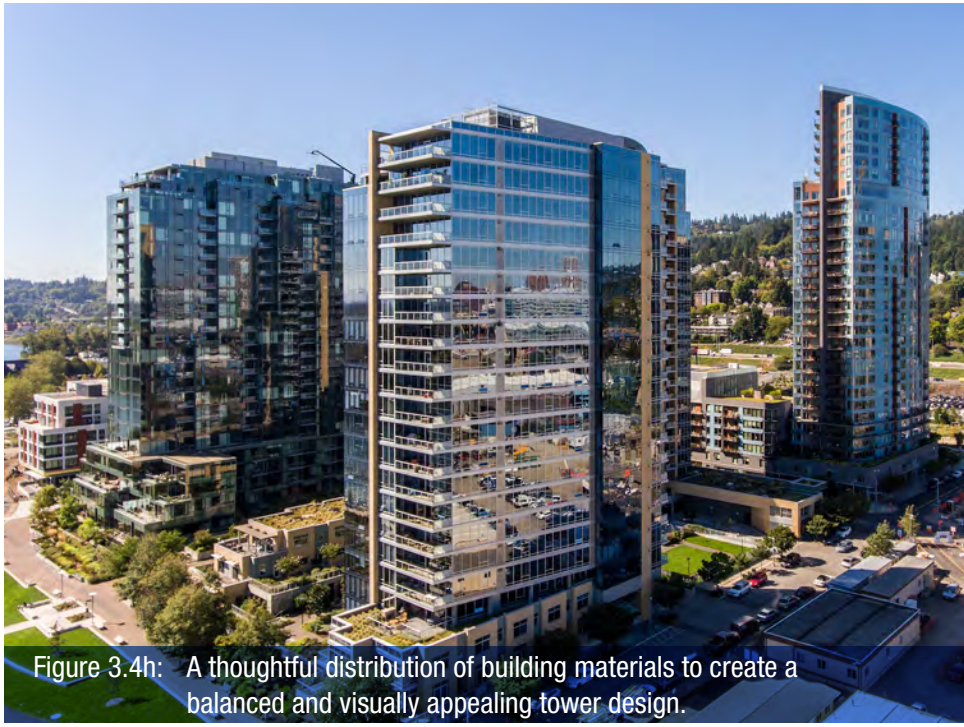


Figure 3.4h: A thoughtful distribution of building materials to create a balanced and visually appealing tower design.



Figure 3.4i: An institutional building designed with high quality materials and prominent building features, embedded in nature.

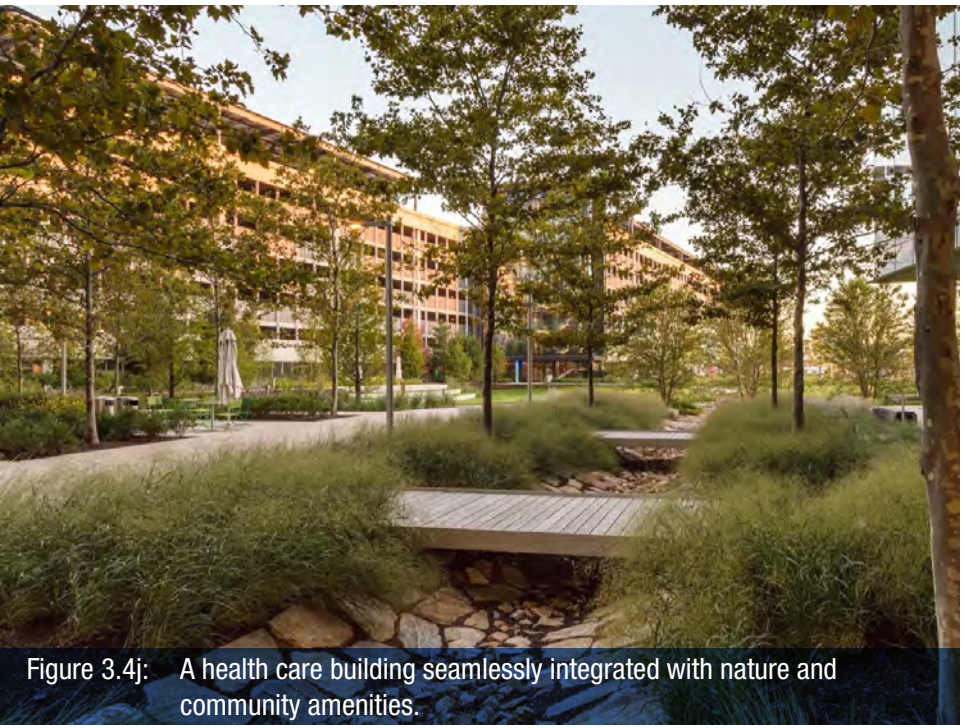


Figure 3.4j: A health care building seamlessly integrated with nature and community amenities.

3.4.4 Institutional District

The proposed Mainway Institutional District presents a unique opportunity to integrate various health and social service providers, educational institutions, and commercial entities to create a cohesive campus environment within a well-planned community. Its current designation as a large single-block is intended to acknowledge and facilitate a broad range of potential development patterns and configurations. The conceptual layout presented in this LUBFS serves only as demonstrative concept. More detailed guidelines for the development of this area will be provided in the forthcoming Tertiary Plan, and implemented through the review and approval of the Draft Plan of Subdivision, Zoning By-law Amendment(s), and subsequent Site Plan application(s).

The following high-level guidelines emphasize the importance of creating an inviting and inclusive district that enhances overall quality of life and addresses the vast needs of patients, families, students, and the broader Burlington community.

Key Design Guidelines:

Contextual Integration

- Integrate institutional, employment, and healthcare uses within a compact, mixed-use framework to support job creation and complement surrounding urban fabric, including the employment lands to the south.
- Incorporate affordable housing and compatible residential uses (long-term care, retirement homes, boarding schools) where they support the district's employment and institutional focus and meet land use compatibility requirements, ensuring seamless integration with the surrounding built environment.

Site Organization & Design

- Activate ground-level frontages with small-scale retail and service commercial uses that serve employees and the community, ensuring they are accessible, visible, and located within buildings that primarily house employment, institutional, office, public service, or residential uses.
- Prioritize pedestrian-friendly connections between buildings and ground-level retail to create a dynamic and engaging streetscape.
- Design inviting public spaces, including plazas, courtyards, and green spaces, that encourage gathering and interaction, featuring seating, shading, landscaping, and public art.
- Connect public spaces with pedestrian pathways and bicycle lanes to promote active transportation and accessibility.
- Program public spaces with events and activities to foster community engagement and create a sense of place.
- Illuminate all public spaces to ensure safety and visibility during evening hours.

Architectural Design & Built Form

- Integrate a diversity of uses, including institutional, employment, healthcare, office (including research and development and information processing), and public service facilities, within compact, multi-story buildings that are accessible and welcoming.
- Design residential units that integrate seamlessly with the surrounding built environment and provide access to essential amenities and services.
- Address building height, massing, setbacks, and materials in the design concept, ensuring they contribute to a cohesive architectural character.



Figure 3.4k: Architectural design solutions that complement the health care district and surrounding open space.

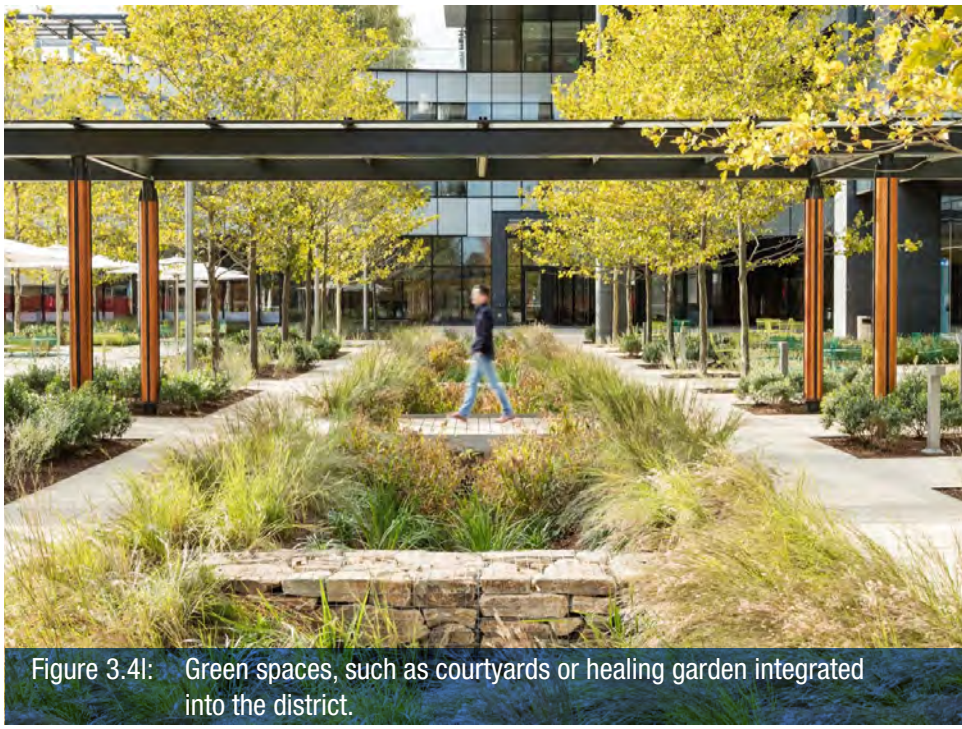


Figure 3.4l: Green spaces, such as courtyards or healing garden integrated into the district.



Figure 3.5a: High quality pedestrian environments reinforce character areas.

3.5 COMMUNITY-WIDE CONSIDERATIONS

3.5.1 Placemaking in the Public Realm

The treatment of the Bronte Creek Meadows public realm should reflect high quality pedestrian environments, with coordinated landscape features, built form, infrastructure, and utilities. These details shall be further explored through each district's Tertiary Plan, and implemented through the review and approval of the Draft Plan of Subdivision, Zoning By-law Amendment(s), and subsequent Site Plan application(s).

Streetscape elements such as site furniture, street lighting, and public art will collectively contribute to the community's unique sense of place.

Site Furniture

A cohesive design palette for Bronte Creek Meadows may be explored in collaboration with the City, establishing an aesthetic that would be reflected in the site furniture, lighting, and potentially the parks and open space features.

Site furniture will be provided in high pedestrian traffic areas and in key open space areas such as the major and minor mixed-use nodes, the Urban Park, the neighbourhood node, and the institutional node. Street furniture may be integrated into the boulevard as an extension of open spaces, including seating, waste receptacles, and signage, and will complementary to the selected street lighting design. The placement and layout of furnishings shall encourage safe use, maintain all accessibility requirements and be appropriate to the adjacent built form type and function.

Lighting

The current City of Burlington standard lighting palette provides options reflecting traditional, contemporary, and modern design influences. Therefore, opportunities exist to select lighting design that is compatible with the architectural design and street furnishings to promote a consistent and definable character for Bronte Creek Meadows. When selecting light fixtures, consideration should be given to aesthetics, maintenance, cost effectiveness and energy efficiency.

Locations unique to the community such as the Burloak Commons District may be distinguished by a special lighting treatment to reinforce its role as a key character area for Bronte Creek Meadows. This may include considerations for pedestrian scale light standards that further reinforce character areas and their intended use throughout the day and evening.

Public Art

Public art will also contribute to and reinforce a sense of place in Bronte Creek Meadows, reflecting the public art strategy in Burlington's *Community Initiated Public Art Policy*, approved by City Council in July 2018.

The policy applies to municipally owned areas available and frequently used by the public that can include, but are not limited to parks, open space, trail systems, road allowances, boulevards, streets, courtyards, squares, bridges, building exteriors, foyers, and publicly accessible interior areas.

It is envisioned that appropriate locations to feature public art may include prominent sites with high levels of pedestrian activity, such as the Primary Gateways into the community from Burloak Drive, or a highly visible location within the Urban Park.

Further exploration of public art opportunities will be in coordinated with City staff during the Tertiary Plan and site plan process.









Figure 3.5b: Public art installations prominently located within a community.



Figure 3.5c: Lighting designed to relate to the pedestrian scale enhances the public realm and contributes to community safety.



Figure 3.5d: Functional front porches promote casual surveillance and create a transitional area between the street and the home.

Community Safety

A 'Sense of Community' motivates residents to work together to improve neighbourhood appearance and deter criminals. In order to promote a safe, pedestrian-friendly community, the design of all new buildings should incorporate the principles of CPTED (Crime Prevention through Environmental Design). Detailed plans shall ensure:

- A clear distinction between public and private space.
- Lighting design that relates to pedestrian scale, directed downward and inward.
- Ample fenestration facing public areas to promote casual surveillance.
- Implementation of 'territorial reinforcement' concepts, including functional front porches.
- All building entries are well lit, visible from the street, and clearly defined.
- Pedestrian networks meet the City's accessibility standards with minimal slopes, curb ramps, sufficient width, markings, tactile warning strips, and guards.

3.5.2 Proposed Sustainability Strategy

Sustainable development practices balance the health and well-being of the environment with the pressure of urbanization, increased population densities, resource and energy consumption, and vehicular traffic volumes. The community's context and its close proximity to the Bronte Creek Provincial Park makes sustainability and low-impact design one of the key priorities in the design of the site. Bronte Creek Meadows has been designed as a pedestrian-friendly, transit-supportive community that emphasizes cycling and walking.

The principles and objectives of sustainability have applications in all areas of the development. The community design and built form will encourage energy efficiency to achieve sustainable living practices, and the site plan addresses the preservation of natural features, minimizing of hard surfaces, addition of extensive landscape open space, and the integration of sustainable stormwater management and low impact design strategies.

The following elements form the basis of the sustainability strategy for Bronte Creek Meadows:

3.5.2.1 Compact Development

The design of Bronte Creek Meadows focuses on achieving an optimal mix of land uses, aiming to reduce infrastructure costs, minimize greenhouse gas emissions, and conserve energy resources. Bronte Creek Meadows contributes to a sustainable, connected, and livable urban environment with emphasis on pedestrian friendly design, the provision of essential amenities, and an integrated active transportation network.



Figure 3.5e: Inter-connectivity between transit, cycling, and walking networks which is essential to an integrated active transportation system.



Figure 3.5f: Rear lane built form along key community corridors maximizes street tree planting opportunities in the public boulevard.



Figure 3.5g: Street trees with raised planter beds in an urban streetscape condition.

3.5.2.2 Tree Canopy Strategy

A successful, healthy street tree planting strategy helps establish the character of Bronte Creek Meadows while maximizing the benefits of air pollution reduction, shade and cooling, wildlife habitat potential, increased property values, and safer and more attractive streets that encourage walking and cycling trips.

To achieve the City's canopy targets, tree planting in the public boulevard is an element on all collector streets and arterial roads. Locating built form product such as mid-rise, rear-lane, and dual-front typologies along these key community corridors provides an urban streetscape condition and maximizes soil volume for street tree planting along the extent of these boulevards.

Within the Burloak Commons District or Mainway Institutional District, opportunities exist to elevate the urban street experience through tree planting, which includes:

- Urban street tree treatments that utilize soil cells to provide ample soil volume below paved and walkable boulevards.
- Ornamental planting opportunities, including raised beds and/or pots.

3.5.2.3 Integrated Active Transportation and Bus Transit

The interconnectivity between walking, cycling, and transit is essential to achieving a well-integrated active transportation network. Opportunities to reduce car dependence are supported through the coordination of multiple linkage systems in Bronte Creek Meadows, including potential future bus routes, sidewalks, bike lanes, and multi-use paths. The cycling and transit infrastructure includes the following elements:

- *Cycling Network:* Bike lanes (Upper Middle Road and Burloak Drive) and Dual cycle tracks (Corporate Drive and Sutton Drive).
- *Bicycle Parking:* Bicycle parking provisions are in place, proposing a variety of forms including bike racks, stand alone bike shelters, stand alone enclosed bike shelters, and building integrated bike rooms.
- *Transit Stops:* Connections between transit, cycling, and walking networks are essential. Bus transit provides connections to Appleby GO Station, with future bus stop locations to be determined and coordinated with Burlington Transit.



Figure 3.5h: Designated bike lane with pavement markings on arterial roads may accommodate both motorists and cyclists safely.



Figure 3.5i: A contemporary bicycle rack as feature of the streetscape design.



Figure 3.5j: Planting on a roof top amenity contributes to comfortable micro-climate conditions.

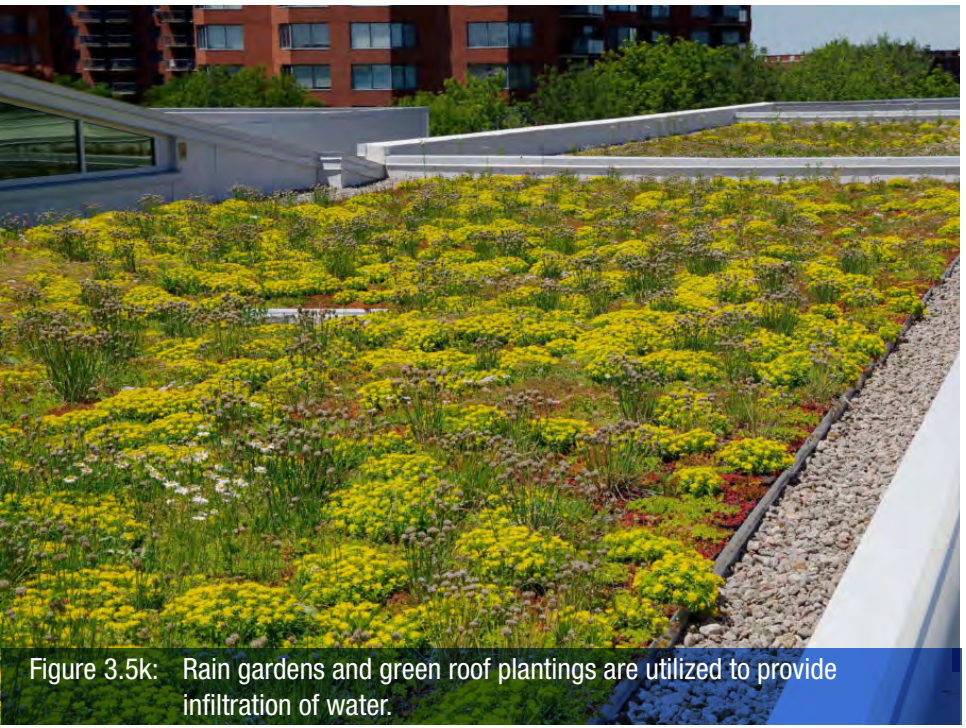


Figure 3.5k: Rain gardens and green roof plantings are utilized to provide infiltration of water.

3.5.2.4 Low Impact Development (LID)

Low-impact design or low-impact development (LID) strategies help maintain and restore the natural water balance of environments. These practices promote increased evapotranspiration, infiltration, groundwater recharge, thermal pollution reduction, water quality enhancements, erosion control, and lower surface runoff volumes and flow rates.

Several techniques are considered for Bronte Creek Meadows that will help mitigate the impacts of development and reduce the reliance on 'end of pipe' solutions. These strategies include, but are not limited to the following:

- *Water Conservation and Management:* Features include Green roofs, Infiltration galleries and trenches, Bioretention cells and rain gardens, and Stormwater planters.
- *Hardscaping:* Involves the selection of paving materials that allow for increased permeability and infiltration, as well as high albedo capabilities.
- *Softscaping:* Refers to the selection of plant and vegetation material that improves quality of living in regards to urban beautification, air purification and establishment of areas intended for passive and active recreation.

Site characteristics, such as soil type, may affect the feasibility of certain LID strategies. The Tertiary Plan will address how technical analysis has informed the feasibility of LID features, and how subsequent development applications will implement those features.

3.5.2.5 Sustainable Building Practices

Reflecting Burlington's Sustainable Building and Development Guidelines (2021), advanced technologies and practices should be incorporated into the building process. In order to achieve well-functioning, sustainably built and maintained buildings, several initiatives may be considered for all building types through the Tertiary Planning process, Draft Plan of Subdivision, Zoning By-law Amendment(s), and subsequent Site Plan application(s).

Initiatives may focus on passive solar design, energy efficiency, high efficiency mechanical systems, water conservation measures, sustainable material sourcing (including local and recycled content), and health-conscious material selection.



Figure 3.5l: A 3-storey apartment building that achieved LEED Gold certification for sustainable site development.



Figure 3.5m: An institutional building with a high-performance building envelope.



Figure 4.1: Bronte Creek Meadows Master Urban Design Plan

4.0 MASTER URBAN DESIGN PLAN

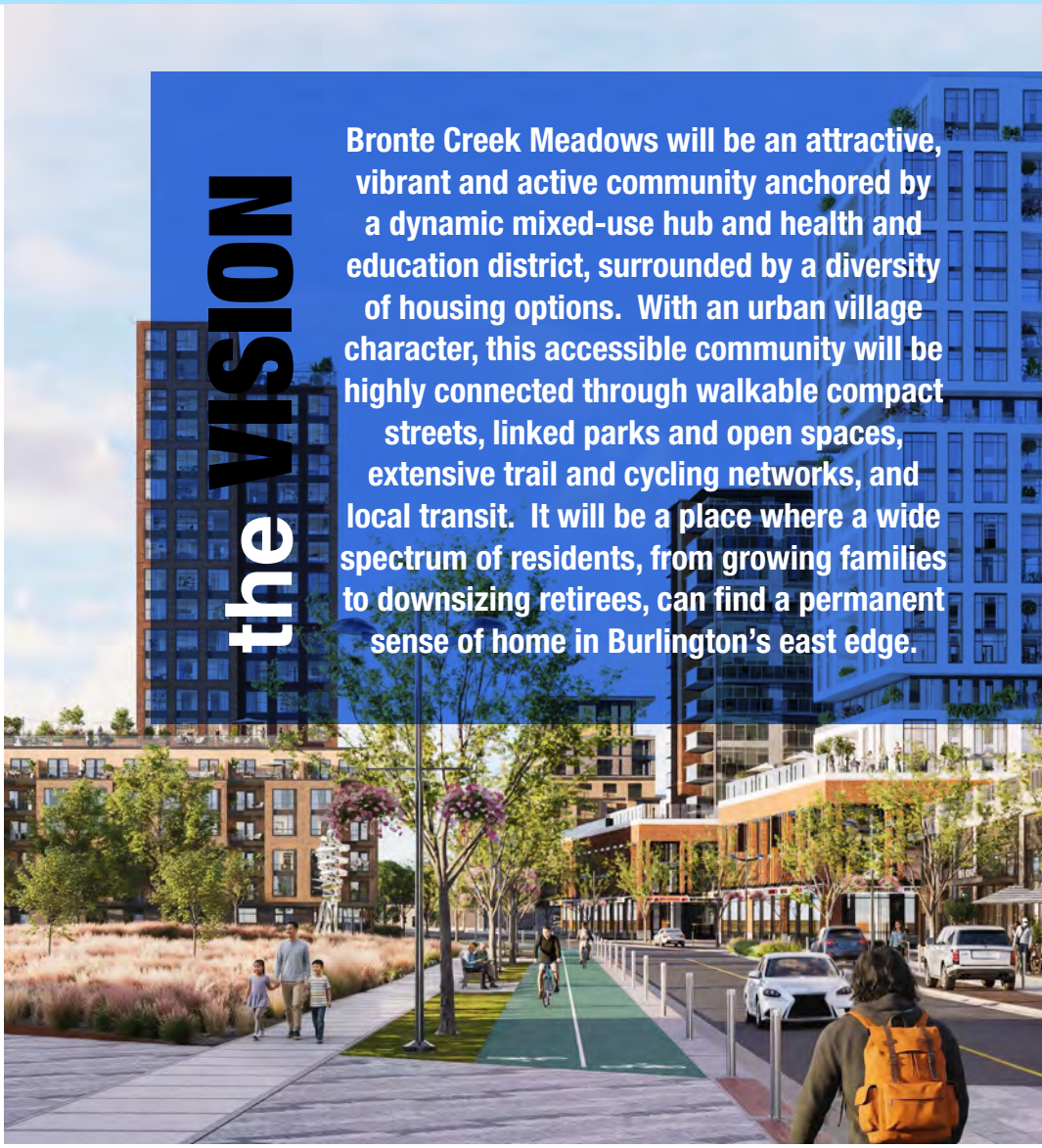
4.1 DEVELOPMENT VISION

The Bronte Creek Meadows community is envisioned to be a forward-thinking mixed-use community that will complete Burlington's east edge, seamlessly integrating with the preserved natural heritage features, complementing the adjacent residential and employment land uses, and tying it all together through a comprehensive linkage network, all at the gateway to Bronte Creek Provincial Park.

Aligning with the requirements outlined in OPA Section 8.8.2 (12.1) a) q., the Master Urban Design Plan presented in Figure 4.1 demonstrates the following elements:

- Conceptual buildings in their basic forms;
- The public realm with streets, sidewalks, trails and other pedestrian connections;
- A street network and open spaces with integrated active transportation linkages that support multi-modal transportation systems; and
- A preserved Natural Heritage System with enhancement areas.

Refer to Figure 5.0 Bronte Creek Meadows Phasing Plan for phasing considerations.



4.2 MEADOWS NEIGHBOURHOOD DISTRICT

The Meadows Neighbourhood District is intended to provide low-rise, ground-oriented built form, such as single detached homes and townhouses, compatible with the neighbourhoods to the north and west. Designed as its own complete community, the district provides public service facilities, including a Neighbourhood Park, as well as a minor mixed-use node at Sutton Drive and Upper Middle Road. Refer to the Tertiary Plan for the Meadows Neighbourhood District (Phase 1) for more detailed design direction.



Mixed-use node serving residents of the Meadows Neighbourhood District


Mix of townhouse typologies within a compact community


Single detached dwellings with garages integrated into the overall design of the house and façade


School with prominent architecture


Neighbourhood park

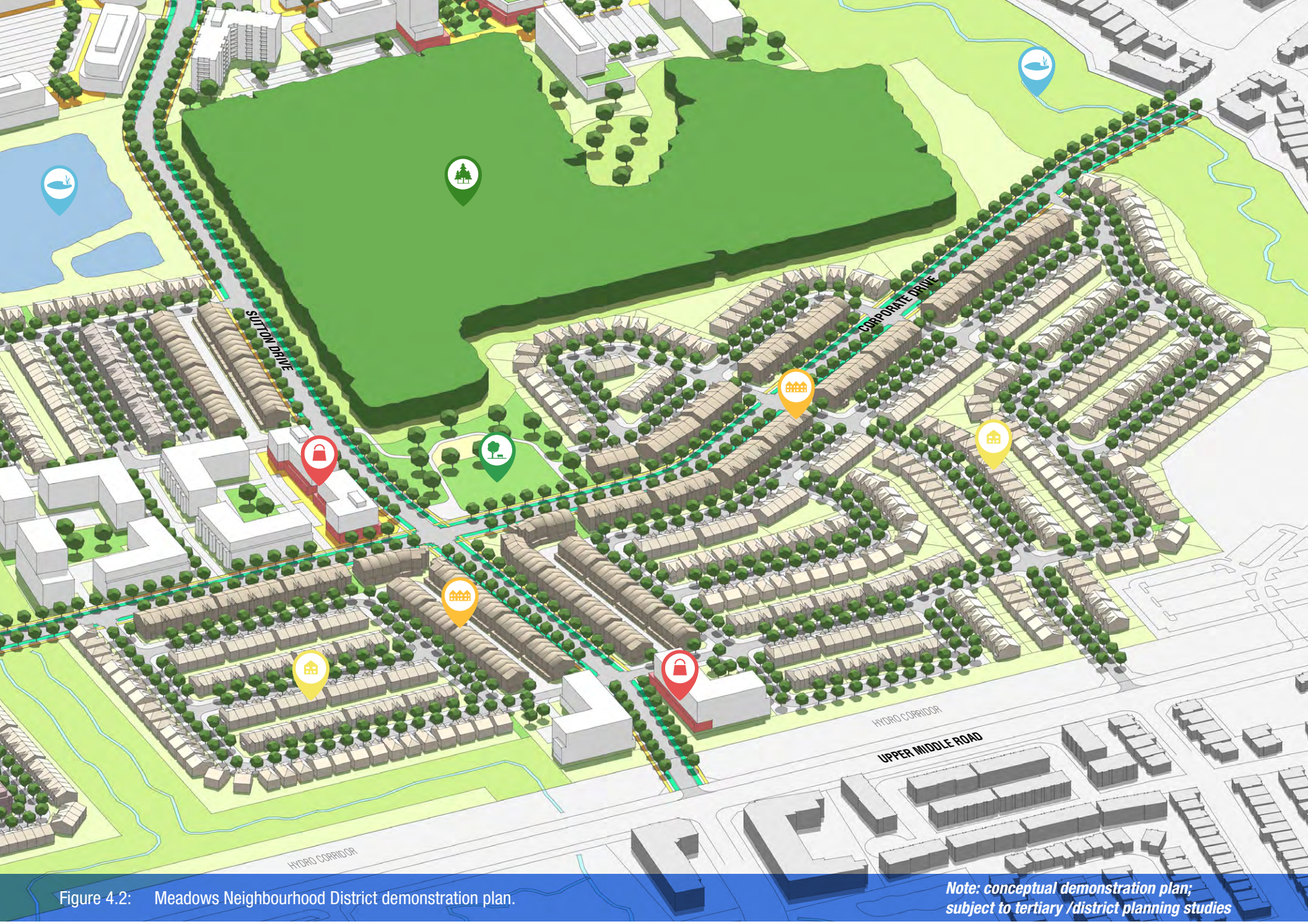


Figure 4.2: Meadows Neighbourhood District demonstration plan.

Note: conceptual demonstration plan; subject to tertiary /district planning studies

4.3 BURLOAK COMMONS DISTRICT

The Burloak Commons District is designed to be a vibrant, animated urban village centre for community gathering, where retail and service amenities are seamlessly integrated into the fabric of the neighbourhood. This includes a major mixed-use node, featuring a concentration of higher density mixed-use buildings with high-quality architecture, contributing significantly to the character of the area. Outdoor amenity features, such as an Urban Park and compact streets, encourage walking and social interaction. Refer to the Tertiary Plan for the Burloak Commons District for more detailed design direction.


Mix of mid to high-rise residential buildings



Mix of residential and ground floor commercial uses



Compact urban format grocer


Seasonal attractions and events in the urban park


Community gathering and programming in the urban park


Compact flexible street character

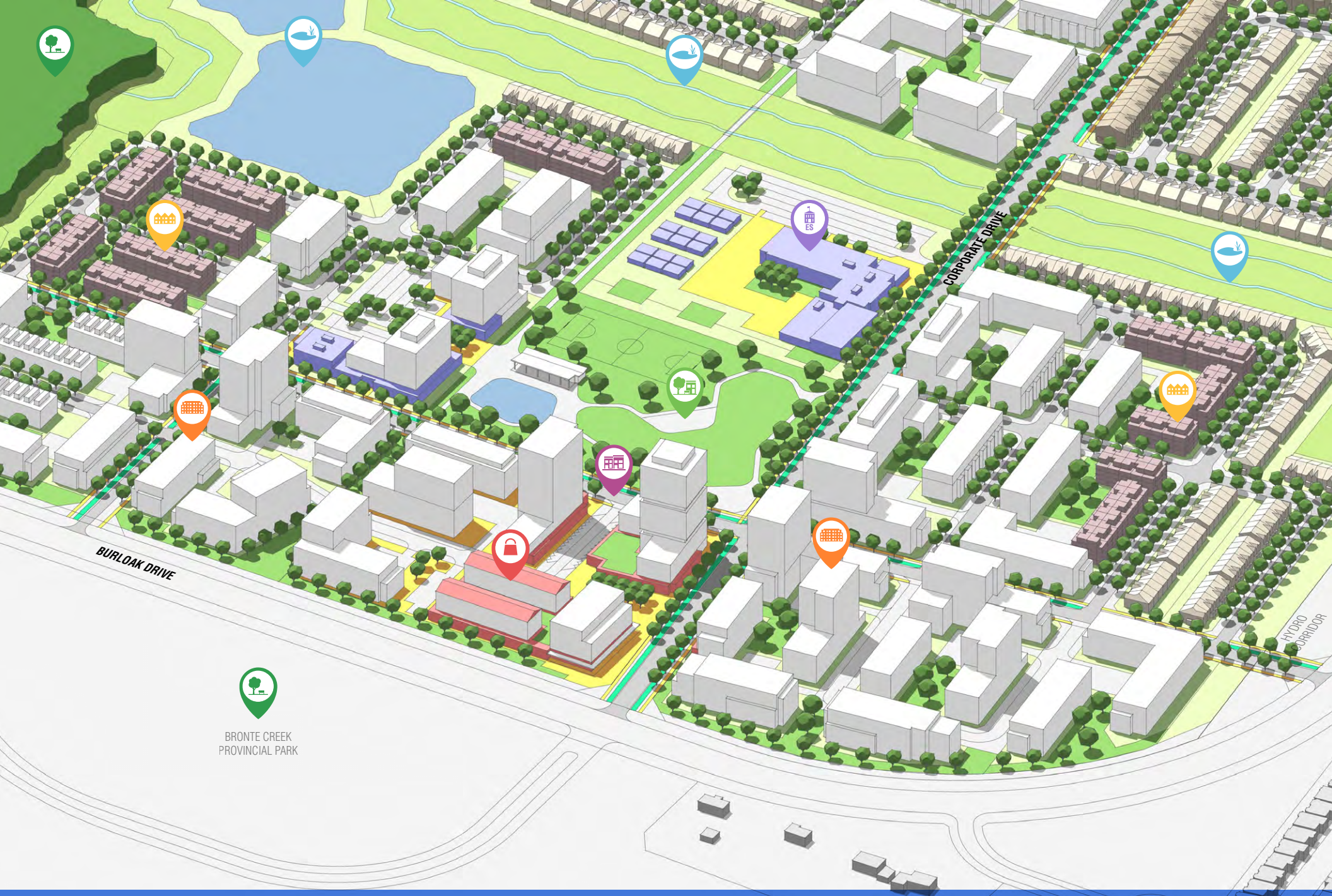


Figure 4.3: Burloak Commons District demonstration plan.

Note: conceptual demonstration plan; subject to tertiary /district planning studies



Healthcare campus with supportive open space amenities



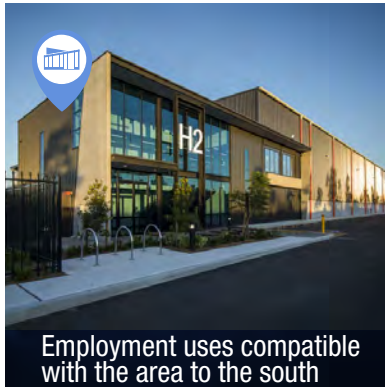
Campus areas for quiet relaxation and respite



Healthcare employment opportunities



Attainable housing integrated within the district



Employment uses compatible with the area to the south

4.4 MAINWAY INSTITUTIONAL DISTRICT

The Mainway Institutional District is intended to create an innovative health and education hub, focused on wellbeing and community amenities. Its development will be guided by a collaborative approach, working in partnership with the landowner, healthcare providers, educational institutions, and other community stakeholders. The district will be strategically compatible with the existing employment lands south of Mainway and the existing residential areas west of the creek.

This district may offer an integrated continuum of innovative healthcare and ancillary services to support aging in place. It will also feature innovative housing options that are integrated with the health hub, such as assisted living or multi-generational housing. To promote sustainable development and mobility, the district will prioritize public transit, active transportation, and green infrastructure, while also creating general employment opportunities and enhancing the broader economic base of the surrounding area.

Refer to the Tertiary Plan for the Mainway Institutional District (Phase 1), as well as implementing Site Plan applications, for more detailed design direction.



Figure 4.4: Burloak Commons District demonstration plan.

Note: conceptual demonstration plan; subject to tertiary /district planning studies


FRESH HARVEST
GROCERS

5.0 IMPLEMENTATION

5.1 IMPLEMENTATION OF THE LUBFS

This Land Use and Built Form Strategy (LUBFS) is required as part of the planning process as identified by the Area Specific Plan for Bronte Creek Meadows. It will align with the objectives outlined in section 8.8.2(2) of the Plan, detailing the integral elements that will help create a vibrant mixed-use, transit-supportive, complete community. Based on the established goals and objectives, the study addresses the community design plan, prescribes high-level open space and built form guidelines for key elements of the plan, and provides an overarching demonstration plan and vision for the community. As a foundational document, the LUBFS sets the overarching vision and high-level guidelines, but serves to inform the subsequent District-specific Tertiary planning process where remaining questions will be resolved and findings from the city-led Community Needs Study will be incorporated.

As outlined in OPA 4, a Tertiary Plan shall be required for each district identified in Schedule S: Bronte Creek Meadows Community prior to development occurring. A Tertiary Plan further articulates the policies of OPA 4 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 each 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.

By considering these LUBFS guidelines, the design and architectural decisions made for Bronte Creek Meadows will promote design excellence and contribute to the creation of a forward-thinking mixed-use community that will complete Burlington's east edge.

The demonstration plan has also been utilized to determine if the minimum density targets established in the Regional Official Plan (the "ROP") and growth target in OPA 4 can be achieved. In this regard, Table 2 of the ROP establishes a minimum density requirement of 76 people and jobs per hectare in Bronte Creek Meadows and Policy 8.8.2(3) of OPA 4 states that 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. The demonstration plan confirms that these densities are achievable, however, the required development applications will provide regulations to ensure these density targets are achieved.

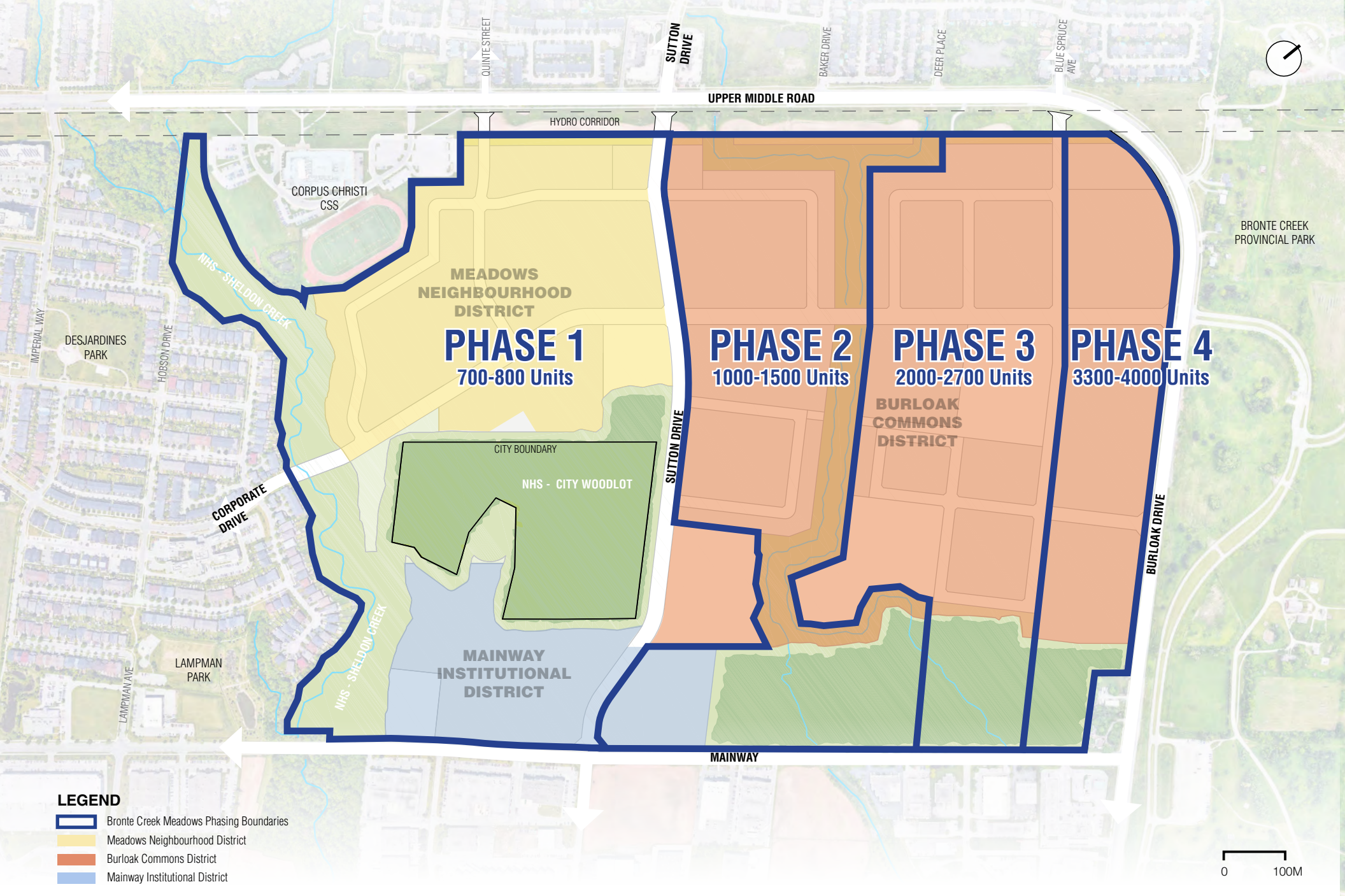


Figure 5.0: Bronte Creek Meadows phasing plan.

5.2 PHASING PLAN

The project phases are generally defined by the proposed alignment of Sutton Drive:

- **Phase 1:** This initial phase includes the construction of the proposed Sutton Drive alignment, development of all lands situated to the west of the new road (Meadows Neighbourhood District and Mainway Institutional District), and the creation of a stormwater management pond to the east. This phase is critical for meeting the job requirements of OPA 4. The Mainway Institutional District within this area is expected to generate most of the jobs (approx. 2400 jobs). The housing component of Phase 1 is primarily ground-oriented and is a minor contributor to the total housing targets (700 to 800 units), but it successfully meets the density requirements of both the Region and the City.
- **Phases 2-4:** These subsequent phases focus on the development of all lands east of Sutton Drive (Burloak Commons District and a small portion of Mainway Institutional District), excluding the stormwater pond. The primary goal of these phases is to provide the higher-density residential development needed to accommodate the majority of the residents required by OPA 4 (6300 to 8200 units total). While a portion of the total jobs (approx. 1200) may still be phased into these areas (office, mixed-use, and home-based employment), their contribution is secondary to the Phase 1 employment focus, as the primary objective of Phases 2 through 4 is meeting the population target.

It is important to note that these unit and job numbers are based on a conceptual plan and are therefore subject to revision as the detailed design for Phases 2 through 4 progresses. Any future changes in development plans will maintain consistency with the overarching goals and objectives set forth in the ASP, LUBFS, and Tertiary Plan.

5.3 APPROVAL PROCESS

The regulatory agencies that have jurisdiction over Bronte Creek Meadows are the Region of Halton, City of Burlington, and the Ontario Ministry of the Environment, Conservation and Parks (MECP). This LUBFS provides design direction for development of the Bronte Creek Meadows lands for both the private and public realms and will be implemented through the following planning approvals:

- Zoning By-law Amendment;
- Site Plan Approval;
- Draft Plan of Condominium; and
- Part Lot Control and Building Permits.

Approval of any development applications in Bronte Creek Meadows should consider the recommendations of this document, including the implementation of the minimum density targets discussed in Section 5.1.

BRONTE CREEK MEADOWS

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