BOUSFIELDS INC.

Planning & Urban Design Rationale



5164, 5366, 5470 & 5900 Upper Middle Road and 5201 Mainway

City of Burlington

Prepared For

Alinea Group Holdings Inc.

February 2026

BOUSFIELDS INC.

Job Number
23121

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Appendix A Provincial Planning Statement, 2024

Appendix B Detailed Halton Regional Official Plan, 2024

Appendix C DetailedBurlington Official Plan, 2020

Appendix D Detailed Area Specific Plan – Official Plan Amendment 4 2025 Analysis

This Planning and Urban Design Rationale report has been prepared in support of the Tertiary Plan and applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval for Phase 1 of Bronte Creek Meadows, and an Official Plan Amendment for the entirety of the lands municipally known as 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in the City of Burlington (“Bronte Creek Meadows”).



1 Introduction

This Planning and Urban Design Rationale report has been prepared in support of the Tertiary Plan and applications for Zoning By-law Amendment and Draft Plan of Subdivision Approval for Phase 1 of Bronte Creek Meadows, and an Official Plan Amendment for the entirety of the lands municipally known as 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in the City of Burlington ("**Bronte Creek Meadows**"). The "**Phase 1**" lands are illustrated in **Figure 1** and will be referred to as the "**site**" or "**subject site**" throughout this report.

Bronte Creek Meadows is a vacant and undeveloped parcel of land located at the north-west corner of Mainway and Burloak Drive in the City of Burlington and is bounded by Upper Middle Road to the north and Sheldon Creek to the west. It is located at the eastern boundary of the City of Burlington, immediately adjacent to the Town of Oakville, and is approximately 123.7 hectares in area. Phase 1 is approximately 49.35 hectares in area.

Through the Minister's approval of Regional Official Plan Amendment no. 49, and subsequently maintained through Bill 162, *Get It Done Act, 2024*, the Regional Employment Area overlay was removed from the subject site. According to policies of the Halton Region Official Plan and City of Burlington Official Plan, the City of Burlington was required to prepare an Area Specific Plan ("**ASP**") that includes policies for the development of a new community within the Bronte Creek Meadows lands. The Area Specific Plan for Bronte Creek Meadows was approved by City Council on May 20, 2025 and enacted as an amendment to the City of Burlington Official Plan (2020) as Official Plan Amendment no. 4 ("**OPA 4**") via by-law 031-2025. OPA 4 lays out a process for the next steps moving forward in order to obtain all necessary approvals to develop the site (see **Figure 2**).

To date, a Subwatershed Study/Master Environmental Servicing Study, Area Servicing Plan and Land Use and Built Form Strategy have been submitted and reviewed by the City, Conservation Halton, Halton Region and other agencies. These documents have been revised in accordance with feedback received and are being submitted for the City's review along with an application to amend OPA 4 to permit the concurrent review of applications for Draft Plan of Subdivision and Zoning By-law Amendment. The Tertiary Plan is another accompanying document that will be referred to in this report.

This Planning Rationale provides an assessment of the Provincial, Regional, and municipal policy that applies to the development of the subject site and provides analysis of these policies in relation to the proposed Tertiary Plan and development applications. From a land use planning perspective, this Report will address the distribution of land uses across Phase 1, as well as the integration of the natural heritage system with the planned layout of the new community, providing the detailed analysis of the site that is required by the overarching policies of OPA 4.

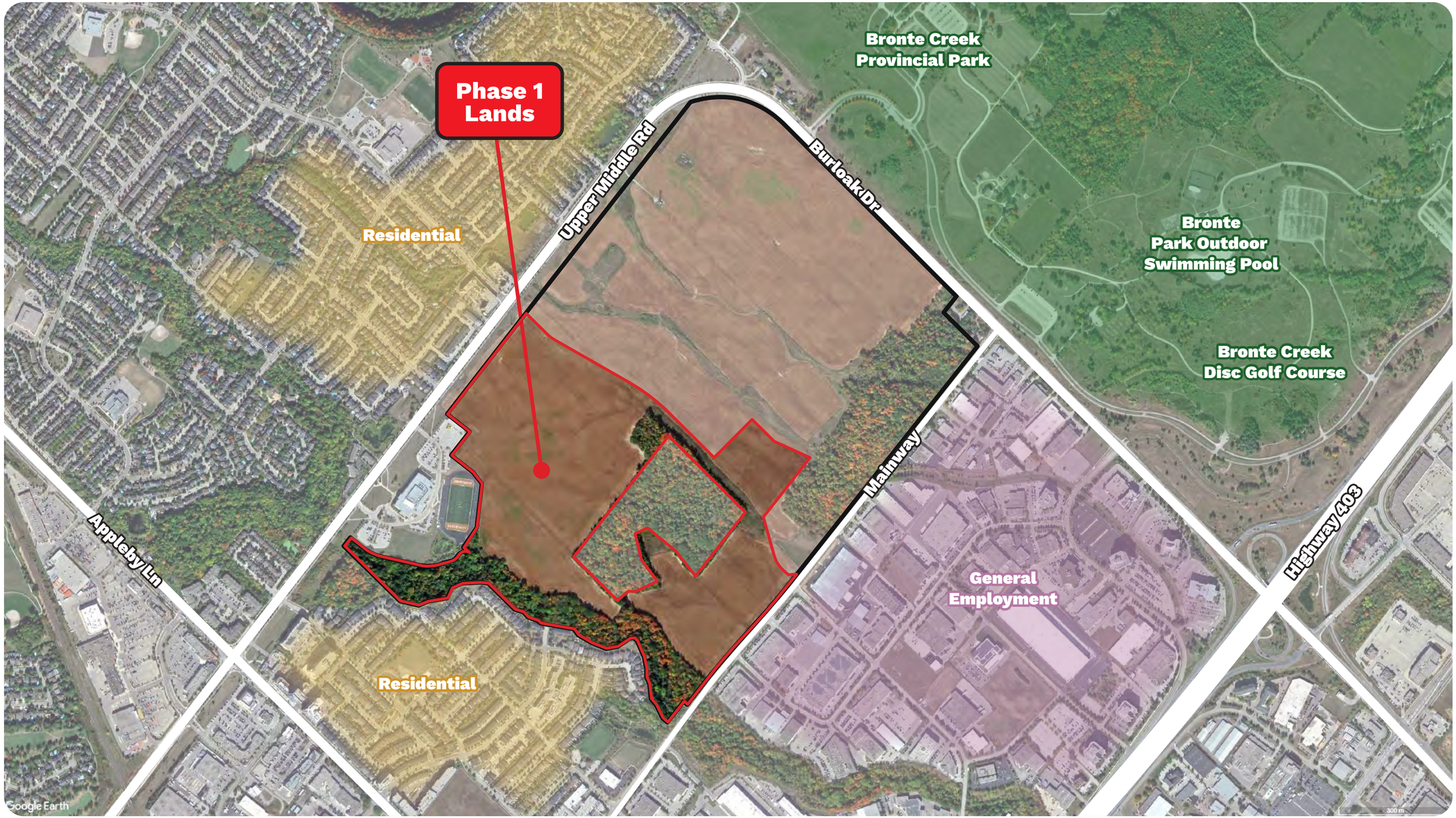


Figure 1 - Aerial Photo

Appendix G to DGM-32-25: Bronte Creek Meadows Community – Key Next Steps			
Less Certainty Less Detail Limited Technical Studies			More Certainty More Detail Completed Technical Studies
Official Plan Policies (Official Plan Amendment 4) →	Land Use & Built Form Strategy →	Tertiary Plan →	Development Applications
Policies for entire site and for specific districts	Applies to entire Bronte Creek Meadows Community	Applies to one district	Applies to development site

• Informed by existing policy, public and Council feedback and key preliminary technical work.
• Provides a new neighbourhood vision, establishes community structure, sets out natural heritage, land use, infrastructure, and phasing policies among other things.
• Outlines requirements for further study.
	• Directed by Official Plan (OP) policies and prepared for the entire Bronte Creek Meadows Community
	• Will direct work to be completed at future stages and will:
	  • Conform to the objectives and policies of the Official Plan
	  • Elaborate on community structure, land use patterns, and multi-modal transportation networks and infrastructure networks as well as general locations for public service facilities, including parks;
	  • Identify nodes and corridors, including where active uses at grade are appropriate
	  • Establish urban design, public realm guidance and identify appropriate locations for low-rise, mid-rise, and tall buildings.
	  • Define the relationship of each District to existing and planned context.
		• Informed by OP policies implement LUBFS and community needs study findings to further articulate District policies.
		• Prepared for an entire District.
		• Each Tertiary Plan will be scoped to address a wide range of matters in proportion to the context, complexity and scale of the District being considered.
			• Assessed in accordance with OP policies, LUBFS and Tertiary Planning.
			• Highest level of detail, implementing all relevant guidance on the scale of a specific development site or block within the Bronte Creek Meadows Community.
			• Subject to Complete Application requirements.
			• Supported by a wide range of required technical studies and analysis.

*All subject to consistency with Provincial Planning Statement (2024)			

Figure 2 - Timing Chart from ASP Report

1.1 Supporting Technical Studies

In accordance with the Implementation Section of OPA 4 (Section 12.3), the following table **(Table 1)** provide a comprehensive list of the reports, studies, and plans prepared in support of the site development:

Table 1 - List of Supporting Documents

Site Wide Documents	
Document Name	**Consultant**
Master Environmental Servicing Plan	MTE Consultants
Subwatershed Study Inclusive of: • Natural Channel Design Report • Meander Belt Assessment • Hydrologic modeling/analysis • Hydraulic modeling/analysis • Geotechnical slope stability assessment • Hydrogeological assessment • Wetland water balance Assessment	MTE Consultants
Area Servicing Plan	MTE Consultants
Land Use and Built Form Strategy Inclusive of: • Phasing Plan	NAK Design Strategies

Phase 1 OPA / DPOS / ZBA Application	
Document Name	**Consultant**
Draft Zoning By-law Amendment	Bousfields Inc.
Planning Justification Report	Bousfields Inc.
Housing Impact Statement	KPEC Planning & Economic Consulting
Noise and Vibration Assessment	Valcoustics
Land Use Compatibility Study Inclusive of: • Air Quality Impact Assessment	RWDI Consulting Engineers and Scientists
Phase One & Two Environmental Site Assessment	Cambium Inc.
Fluvial geomorphological assessment	WatersEdge Environmental Solutions
Environmental Impact Assessment	Colucent Environmental
Existing Conditions Report	Terrastory Environmental Consulting Inc.
Arborist Report with TIPP	Terrastory Environmental Consulting Inc.
Tree Inventory and Preservation Plan and Edge Management Report Inclusive of: • Tree Canopy Statement • Forest and Forest Edge Management Plan	Kuntz Forestry Consulting Inc.
Transportation and Mobility Impact Study Inclusive of: • Conceptual Transit Routes Plan • Active Transportation Network Plan including Conceptual Trails Plan	Paradigm Transportation Solutions Limited
Public Consultation Strategy	Bousfields Inc.
Draft Plan of Subdivision	Bousfields Inc.
Archaeological Assessment – Stage 1 & 2	ASI
Topographic Survey	MacKay, MacKay & Peters Limited
Fiscal Impact Study	KPEC Planning and Economic Consulting
Functional Servicing Report	MTE Consultants
Stormwater Management Report	MTE Consultants

Phase 1 OPA / DPOS / ZBA Application	
Utility Co-ordination Plan	MTE Consultants
Grading and Drainage Plan	MTE Consultants
Sustainability Study	MTE Consultants
Tertiary Plan Inclusive of: • Urban Design Briefs • Conceptual Massing Plan • Landscape Concept Plan • Parks Concept Plan • Streetscape Plan	NAK Design Strategies

Not Provided	
Angular Plane Study Qualitative Wind Analysis Height Survey	No buildings above 5 storeys are proposed as part of the Phase 1 Development. The draft instruments provide for heights of up to 5 storeys for Blocks 237 and 238, these submission items can be addressed as part of a required future site plan applications for these blocks.
Hydro Corridor Land Use Application	To be coordinated at detailed design stage as a condition of draft plan approval.
Community Infrastructure Strategy	The City Initiated Community Needs Memo covers everything the Community Infrastructure Strategy would have. Staff have confirmed submission of this item is not necessary.



2 Site & Surroundings

2.1 Subject Site

Bronte Creek Meadows is located at the northwest corner of Mainway and Burloak Drive, bounded by Upper Middle Road to the north and Sheldon Creek to the west. This report applies to Phase 1, which is located on the western half of the subject site.

The subject site is broken down into districts that were established through the Area Specific Plan. In this regard, the Phase 1 lands fall within the Meadows Neighbourhood District, the Mainway Institution District, and a small portion of the Burloak Commons District. The Phase 1 lands are irregular in shape and are bound by Upper Middle Road to the north, Sheldon Creek to the west, Mainway to the south and the lands east of the future Sutton Drive extension and the Bronte and Sheldon Creek Tributaries to the east. It has an area of approximately 49.35 hectares. The Sheldon Creek Woodlot, a city-owned woodlot, is located in the south-west quadrant of the subject site and is not subject to this application.

The subject site is predominately flat and contains agricultural and vegetated areas, the main branch of Sheldon Creek and a portion of a tributary of Sheldon Creek. Vegetation is densest in the western part of the site along the Sheldon Creek corridor. A hydro corridor extends east-west along the northern portion of the site within a vegetative strip, separating it from the Upper Middle Road right-of-way.



Looking north-west at site from Mainway


Looking south-east at site from Upper Middle Road

2.2 Area Context

The subject site is located on the east end of Burlington's urban area boundary. The subject site is bound by the Orchard community to the north and west, by employment lands to the south, and the remainder of the Bronte Creek Meadows land immediately to the east, with Bronte Creek Provincial Park and the Town of Oakville beyond. The surrounding area contains a variety of uses including residential, mixed-use, institutional and employment uses, as well as parks, open spaces and areas of the natural heritage system.

The Orchard neighbourhood is a predominantly residential community with some commercial uses and public service facilities. The neighbourhood was recently developed, with most low-density dwellings having emerged between the late 1990s to the early 2000s, especially in areas north of Upper Middle Road. Development in this area has remained stable as the policy context guiding development of Residential Neighbourhood Areas has remained the same. Higher density residential development is emerging in the vicinity and is primarily contained to the mixed-use intersection between Appleby Line and Upper Middle Road, where the City of Burlington has identified the lands as an Urban Centre and Primary Growth Area in the City of Burlington Official Plan (2020).

In contrast, employment and other non-residential uses have traditionally existed south of the subject site, within the area south of the CN rail line and along the Queen Elizabeth Way ("**QEW**") highway with industrial buildings of 1- to 2-storeys in height. This area is identified as the Haltech and TechPlace Regional Innovation Centres as part of the greater Halton Business Parks. Some limited Industrial infill within this business park has occurred within the last decade where underutilized parcels in the block bounded by Mainway, Burloak Dr, the QEW, and Appleby Line have redeveloped.

2.3 Immediate Surroundings

To the immediate north of the subject site on the south side of Mainway is a hydro corridor that extends east-west along the extent of the site. Corpus Christi Catholic Secondary School is located on the south side of Upper Middle Road, immediately north-west of the subject site. On the north side of Mainway is the Orchard Neighbourhood, a relatively stable residential neighbourhood containing a mix of residential types including single-detached dwellings, back-to-back townhouses, and two midrise buildings, one of which is a mixed use building, flank the northeast and northwest corner of the Sutton Drive and Upper Middle Road intersection.



Corpus Christi High School



Mixed-use Condominium Buildings at intersection of Upper Middle Road and Sutton Drive

Within the Orchard Neighbourhood are many local parks (Irving Parkette, Brada Woods Park, Emerson Park, Trail Head Parkette, Orchard Community Park), and schools (Alexander's Public School, Halton Waldorf School, Halton Waldorf High School, Orchard Park Public School, St. Christopher Catholic Elementary School, and John William Boich Public School). Corpus Christi Catholic Secondary School is located on the south side of Upper Middle Road, north-west of the subject site.

To the east of the subject site, east of the remainder of the Bronte Creek Meadows lands, is Bronte Creek Provincial Park that borders the Town of Oakville and the City of Burlington's municipal boundary. Established in 1975, the park has an area of 682.23 hectares and features hiking and biking trails, and functions as a major destination for family camping and recreation experiences that attracts many visitors annually.

To the immediate south of the subject site is an employment area/business park that extends south of Mainway to the QEW, and from Burloak Drive in the east to the Canadian National (CN) railway to the west. Building typologies are typically 1 to 2-storeys in height, are surrounded by ample surface parking and landscape strips and are connected by local streets that form a network that makes up a portion of the City's employment lands. This area continues to develop its vacant parcels and redevelop existing employment uses.



Single Detached Dwellings within the Orchard Community



Employment Uses along Sutton Drive (5280 Sutton Drive looking east)



Bronte Creek Provincial Park entrance



Employment Uses along Sutton Drive (5280 Sutton Drive looking south)

To the immediate west of the subject site, buffered by a tributary of the Sheldon Creek, is the City's Uptown Neighbourhood, an area identified as an Urban Centre and Primary Growth Area by the City of Burlington Official Plan (2020). The Uptown Neighbourhood consists of a mix of residential uses, service commercial and retail uses, parks including Desjardines Park and Lapman Park, and institutional uses including the Creekway Village long-term care home and Glenn Arbour Academy. Lower intensity of development in the form of single detached dwellings, semi-detached dwellings and townhouses are located west of the subject site, between Appleby Line and Sheldon Creek. Greater intensity of development is focused around the intersection of Appleby Line and Upper Middle Road, where stacked townhouses, mid-rise and tall buildings of up to 16-storeys are located.



Desjardines Park



Intersection of Upper Middle Road and Appleby Line (North-east Corner)



Intersection of Upper Middle Road and Appleby Line (South-east Corner)

2.4 Transportation Context

2.4.1 Road Network

Schedule – O Classification of Facilities (Urban Area) of the City of Burlington Official Plan (2020) identifies Mainway as an Industrial Connector. Mainway accommodates two lanes of two-way traffic. Adjacent to the subject site, pedestrian sidewalks are provided on the south side of Mainway.

Both Upper Middle Road and Burloak Drive are identified as Major Arterial Roads by Schedule O. Upper Middle Road accommodates two lanes of traffic in each direction, separated by a lawned median along the centreline of the road. On-street bike lanes and pedestrian sidewalks are provided along the north and south side of Upper Middle Road.

Burloak Drive accommodates two lanes of traffic in each direction, separated by a raised median and bollards. On-street bike lanes are located along the east and west side of Burloak Drive, however, the pedestrian sidewalk on the east side of Burloak Drive does not extend south beyond the northern entrance to Bronte Creek Provincial Park.

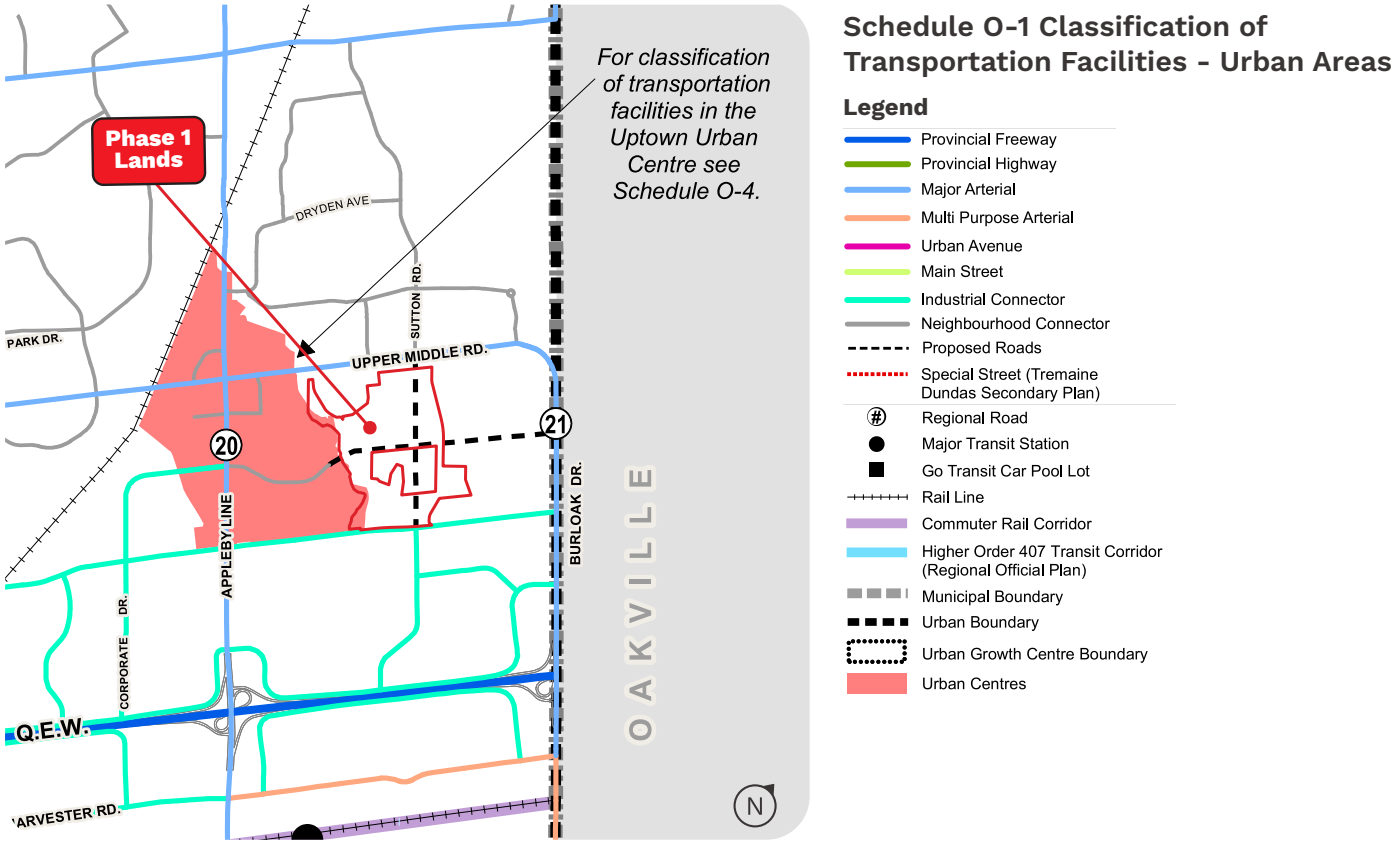


Figure 3 - Schedule O-1 – Classification of Transportation Facilities – Urban Area

Extensions of Corporate Drive and Sutton Drive on the subject site were delineated on the City of Burlington Official Plan (2020) as Proposed Roads, and within OPA 4 as Proposed Streets.

As identified in Table 2 – Public Right-of-Way Widths, Mainway has a Public Right-of-Way Width of 30m. Upper Middle Road and Burloak Drive are identified as Regional Roads in the City of Burlington Official Plan (2020) Map 4 – Right-of-Way Requirements of Arterial Road in the Halton Regional Official Plan 2022 identifies the section of Upper Middle Road directly abutting the subject site as a Major Arterial Road with a 40m ROW, and Burloak Drive with a 35m ROW.

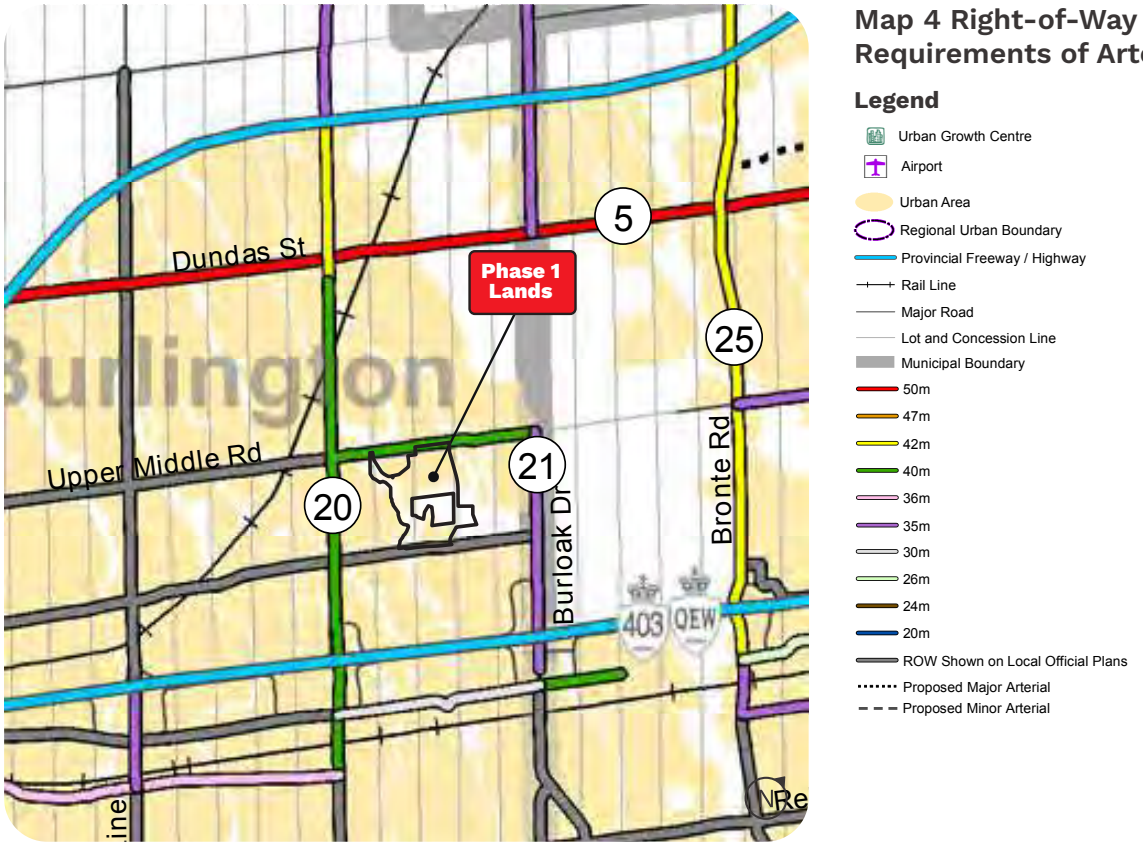


Figure 4 - Map 4 – Right-of-Way Requirements of Arterial Road in the Halton Regional Official Plan 2022

2.4.2 Transit Network

The subject site is serviced by existing Burlington Transit bus public transit stops along Upper Middle Road and Mainway, including:

- Bus Route 81: operates along Harvester, Mainway, and North Service Road from the Burlington GO station to Appleby GO station;
- Bus Route 11: operates between the Highway 407 Carpool station to the Appleby GO station, making stops along Dundas Street, Sutton Drive, and Appleby Line.
- Bus Route 48: operates between the Haber Community Centre and Corpus Christi Catholic Secondary School.

The Appleby GO station is approximately 2.5km south of the subject site (straight-line distance) and provides service along the Lakeshore West line that operates between Union Station GO and West Harbour GO/Hamilton Centre GO. The train makes connections to Niagara Falls GO station three times per day.

Schedule S-1 – Bronte Creek Meadows Long Term Transit Corridors of OPA 4 identifies Upper Middle Road as a 'Candidate Frequent Transit Corridor', extending from the west to Corporate Drive. Further, the extension of Sutton Drive is identified by as a Transit Support Corridor by Schedule S-1.

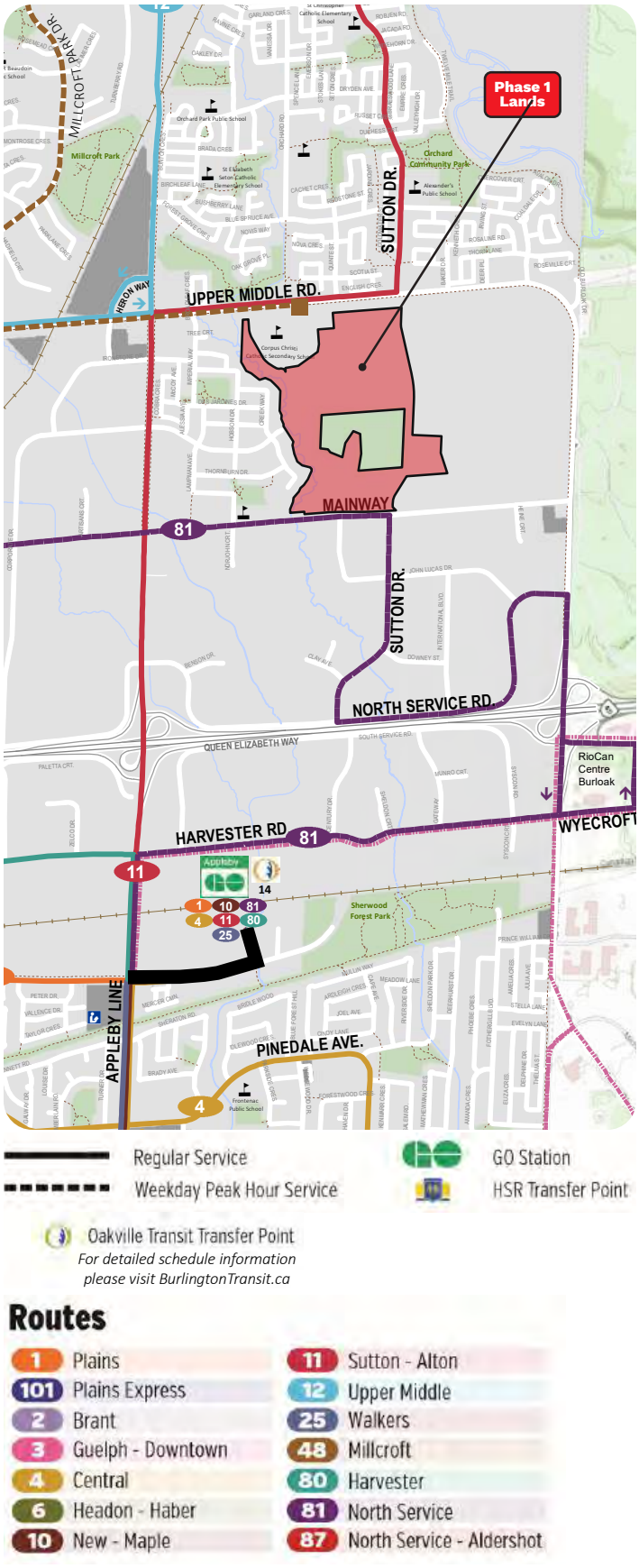


Figure 5 - Burlington Transit Map

2.4.3 Active Transportation

Schedule – P Long Term Cycling Master Plan of the City of Burlington Official Plan (2020) establishes long term locations for cycling infrastructure in the city's urban areas. A City Bike Lane has been planned for the entirety of Mainway in addition to an existing Multi-Use Path provided along the south side portion of Mainway that abuts the subject site. Schedule P identifies a Regional Bike Lane along Burloak Drive and Boulevard Multi-Trail along the east side of Burloak Drive. It further identifies a Regional Bike Lane and Boulevard Multi-Trail along Upper Middle Road, and a Boulevard Trail along its southern extent.



Figure 6 - City of Burlington Official Plan (2020), Schedule P – Long Term Cycling Master Plan



3 Development Proposal

Bronte Creek Meadows is planned to be a complete community that prioritizes a sustainable, liveable design that blends a variety of residential, retail, institutional, employment, and healthcare uses, as identified by the OPA 4 District Plan. Overall, it is envisioned to provide a variety of residential dwellings, which will add to the housing options within the City of Burlington, and will support the creation of jobs, with a variety of community supporting uses for future residents and employees. The community will feature an integrated and connected multi-modal transportation system and trail network that promotes transit, walking and cycling. Finally, building upon the area's abundant natural heritage features, a variety or parks and open spaces will provide residents with space for leisure, healthy living and recreation.

The proposed land use locations throughout Phase 1 are generally based off the direction of OPA 4. The proposed mix of land uses, heights, densities, and their distribution supports the creation of a sustainable complete community while being compatible with the surrounding existing and planned development and ensuring the appropriate protection of cultural and natural heritage resources.

3.1 Draft Plan/Proposed Development

The proposed draft plan for Phase 1 of the development is identified as "Meadows Neighbourhood District" and "Mainway Institutional District" within OPA 4. Additionally, a portion of land within "Burloak Commons District" is also included for the purposes of a stormwater management pond, which is located entirely outside of the floodplain associated with the Sheldon Creek tributary that extends north-south across the subject site. The development limits defined in the Phase 1 draft plan have been informed by the Scoped Subwatershed Study and Master Environmental Servicing Plan.

A City-owned woodlot, being the Sheldon Creek Woodlot, separates the north and south components of Phase 1. The northern area of Phase 1 is intended to develop with low-rise, compact residential neighbourhood that will include a school and park, as well as a medium density mixed-use block proposed along Upper Middle Road.

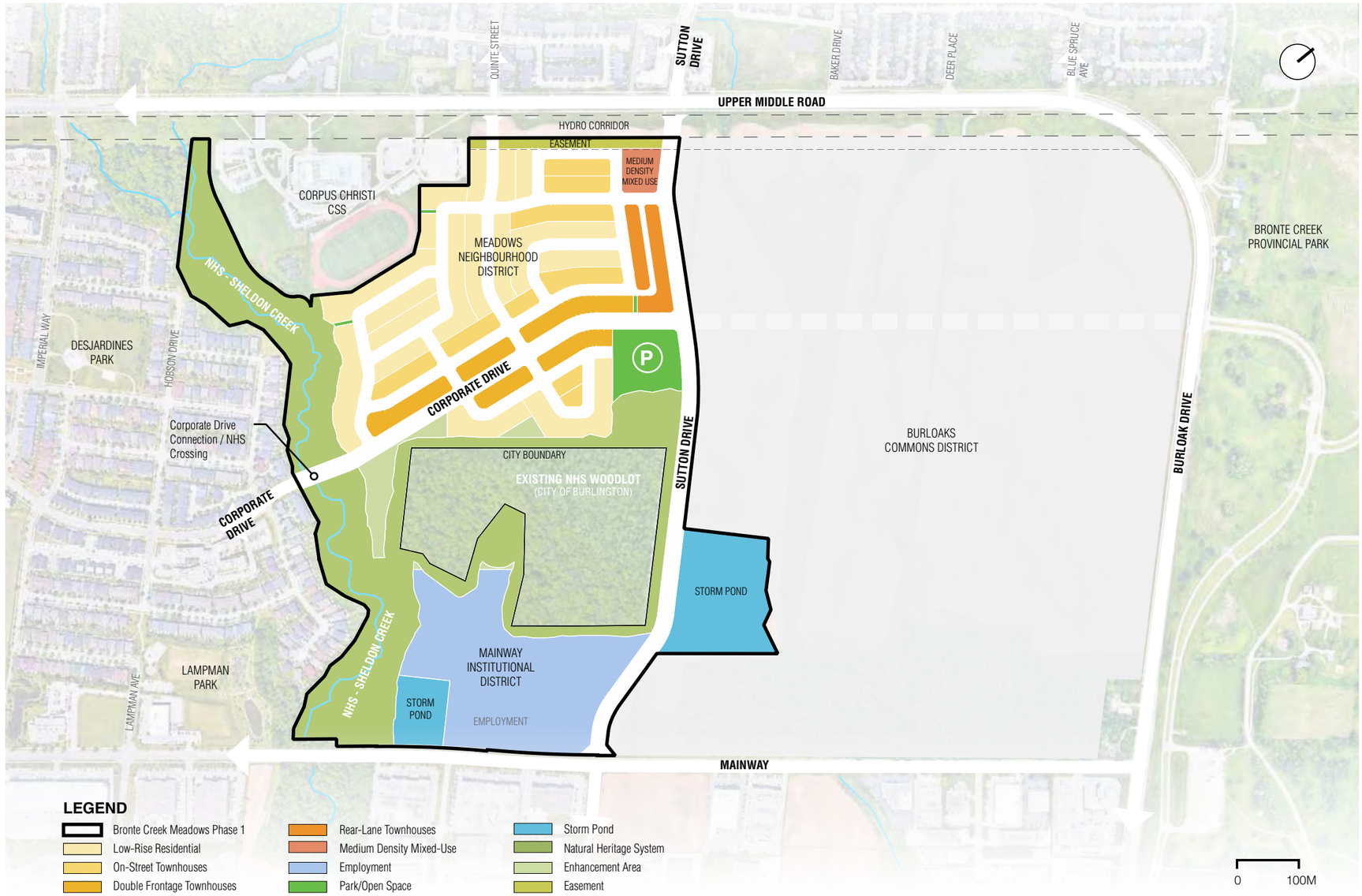


Figure 7 - Community Plan / Draft Plan overlay

The southern area of Phase 1 contains both areas of the natural heritage system and a future block that is intended to contain potential institutional, health care, educational and supporting uses, generally intended to support the creation of new jobs. This area also has the opportunity to provide much needed attainable housing in the City of Burlington. The ultimate layout of the southern area of Phase 1 will be determined through a future application for Site Plan Approval, as described below. Affordable/ attainable housing will be provided throughout the development. Some units will be provided within Phase 1, namely within the Mainway Institutional Block (Block 238), however additional units will be provided within later phases.

Phase 1 includes 242 lots and blocks (See **Figure 8** – Proposed Draft Plan of Subdivision), summarized as follows:

- 389 freehold units in 236 blocks, in a mix of single detached, semi-detached, street towns, rear lane and through lot townhouse forms (12.43 ha);
- One (1) medium density mixed use block (0.43 ha);
- One (1) public parkland block (1.102 ha);
- One (1) employment block known as the Mainway Institutional block (6.597 ha);
- Two (2) natural heritage blocks (13.49 ha);
- Three (3) open space blocks (0.053 ha);
- Four (4) potential enhancement blocks (0.920 ha);
- Two (2) stormwater management block (3.779 ha);
- Two (2) blocks for technical purposes including an easement block (0.0539ha), potential crossing block (0.252 ha) and a road widening block (0.090 ha); and,
- Two (2) collector street, eleven (9) local streets, and three (1) laneway (9.676 ha).

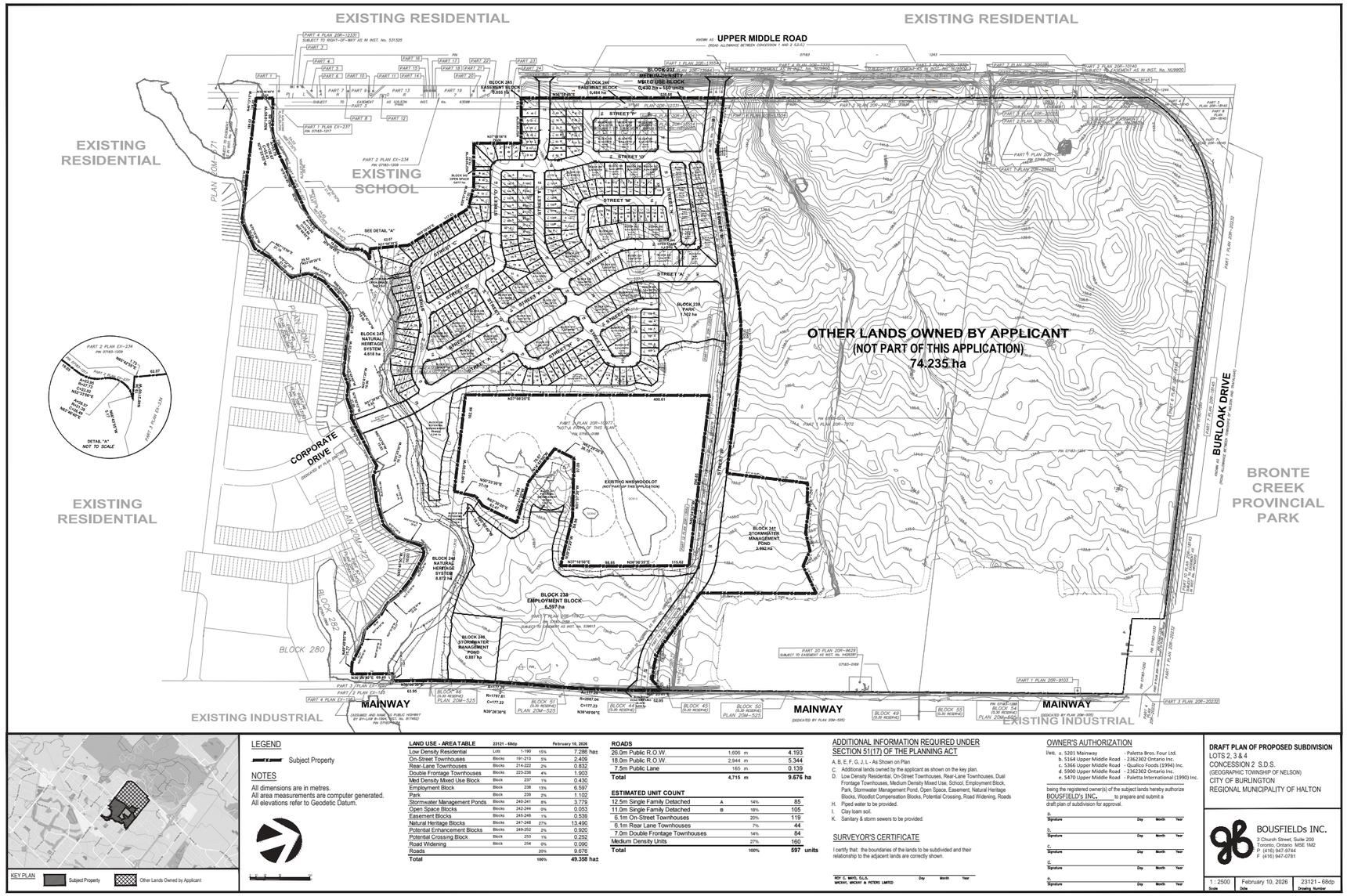
Lots 1 – 190 are proposed for a total of 190 single detached dwellings. The single detached lots have minimum frontages of 12.5 metres (Type A), and 11 metres (Type B). The single detached dwellings are located on the north and west sides of Phase 1, abutting the natural heritage area to the west, Corpus Christi Highschool and the medium density mixed-use block (Block 237) to the north, interfacing with the Orchard community to the north. Single detached dwellings front on to Streets C, D, H, I, J, M and P.

Blocks 191-213 are proposed for a total of 247 townhouse, 119 of which are street townhouses, 44 are rear lane townhouses, and 84 are through lot (double frontage) townhouses. A minimum lot frontage of 6.1 metres for the on-street and rear lane townhouses is proposed, and a minimum lot frontage of 7 metres is proposed for the through lot blocks. Building heights are proposed as 2-storeys and block depths are approximately 23.5 metres for the rear lane townhouses, and 28 metres for the on-street and through lot blocks.

Block 237 is a medium density mixed use block. The ultimate layout and configuration of this block will be established through a future Site Plan Approval application, however is anticipated to develop with a mixed use mid-rise building with local retail/ service commercial uses and residential units above (approximately 160 apartment units).

Block 238 is known as the Mainway Institutional District Block. This block is intended to be a campus for health and education related uses and represents a unique opportunity to introduce an innovative health care and education campus, focused on wellbeing and community amenities, that is strategically compatible with the existing employment lands south of Mainway and the existing residential west of the creek. The health care and education campus may also feature supporting uses such as private medical clinics, service commercial and retail uses, and offices ancillary to a health care campus, along with much-needed attainable housing (anticipated 100 units in Phase 1).

The ultimate function of this Block will be determined based on a future partnership with the health care and educational operators. In the event that this partnership does not materialize, this block may be utilized for employment uses, the appropriateness of which will be secured through a proposed Holding provision within the site-specific zoning by-law. The ultimate planned layout of this block will be determined through the future site plan application.



KEY PLAN — Subject Property; Other Lands Owned by Applicant

LEGEND

Subject Property

NOTES

All dimensions are in metres.
All area measurements are computer generated.
All elevations refer to Geodetic Datum.

LAND USE - AREA TABLE	23121 - 68dp		February 10, 2026	
Low Density Residential	Lots	1-190	15%	7.286 has
On-Street Townhouses	Blocks	191-213	5%	2.409
Rear-Lane Townhouses	Blocks	214-222	2%	0.832
Double Frontage Townhouses	Blocks	223-239	4%	1.903
Med Density Mixed Use Block	Block	237	1%	0.430
Employment Block	Block	238	13%	6.597
Park	Block	239	2%	1.102
Stormwater Management Ponds	Blocks	240-241	8%	3.779
Open Space Blocks	Blocks	242-244	0%	0.053
Easement Blocks	Blocks	245-246	1%	0.539
Natural Heritage Blocks	Blocks	247-248	27%	13.490
Potential Enhancement Blocks	Blocks	249-252	2%	0.920
Potential Crossing Block	Block	253	1%	0.252
Road Widening	Block	254	0%	0.090
Roads			20%	9.676
Total			100%	49.358 has

ROADS			
26.0m Public R.O.W.	1.606 m		4.193
18.0m Public R.O.W.	2.944 m		5.344
7.5m Public Lane	165 m		0.139
Total	4.715 m		9.676 ha

ESTIMATED UNIT COUNT			
12.5m Single Family Detached	A	14%	85
11.0m Single Family Detached	B	18%	105
6.1m On-Street Townhouses		20%	119
6.1m Rear Lane Townhouses		7%	44
7.0m Double Frontage Townhouses		14%	84
Medium Density Units		27%	160
Total		100%	597 units

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

A, B, E, F, G, J, L - As Shown on Plan
C. Additional lands owned by the applicant as shown on the key plan.
D. Low Density Residential, On-Street Townhouses, Rear-Lane Townhouses, Dual Frontage Townhouses, Medium Density Mixed Use, School, Employment Block, Park, Stormwater Management Pond, Open Space, Easement, Natural Heritage Blocks, Woodlot Compensation Blocks, Potential Crossing, Road Widening, Roads
H. Piped water to be provided.
I. Clay loam soil.
K. Sanitary & storm sewers to be provided.

SURVEYOR'S CERTIFICATE

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

ROY G. WHYS, O.L.S.
MACKAY, MACKAY & PETERS LIMITED
Day Month Year

OWNER'S AUTHORIZATION

I/We, a. 5201 Mainway - Paletta Bros. Four Ltd.
b. 5164 Upper Middle Road - 2362302 Ontario Inc.
c. 5366 Upper Middle Road - Qualico Foods (1994) Inc.
d. 5900 Upper Middle Road - 2362302 Ontario Inc.
e. 5470 Upper Middle Road - Paletta International (1990) Inc.

being the registered owner(s) of the subject lands hereby authorize BOUSFIELD'S INC. to prepare and submit a draft plan of subdivision for approval.

a. Signature Day Month Year
b. Signature Day Month Year
c. Signature Day Month Year
d. Signature Day Month Year
e. Signature Day Month Year

DRAFT PLAN OF PROPOSED SUBDIVISION
LOTS 2, 3 & 4
CONCESSION 2 S.D.S.
(GEOGRAPHIC TOWNSHIP OF NELSON)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

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1 : 2500 Scale | February 10, 2026 Date | 23121 - 68dp Drawing Number

Figure 8 - Proposed Draft Plan of Subdivision

3.2 Community Facilities

Phase 1 is intended to create a complete community that will be compact, vibrant, inclusive, healthy, sustainable, and diverse, with a mix of uses connected to one another through a network of pedestrian, cycling, and vehicle connections. The LUBFS and Tertiary Plan identifies locations for potential key community facilities, as determined through the City-initiated Community Needs Study. Within Phase 1 a park with a playground and workout equipment is required. A public park of 1.102 hectares has been provided and is co-located with the Sheldon Creek Woodlot. Further, it is anticipated that community gathering space will be provided within the Mainway Employment block.

Working with the Halton District School Board, The Halton Catholic District School Board, and the Conseil scolaire Viamonde (Viamonde), it has been determined that it is more appropriate for the introduction of a school within a future phase of development, in alignment with the anticipated majority of development occurring within the Burloak Commons District. The ultimate school site size and location will be determined in consultation with Halton District School Board.

3.3 Proposed Transportation Network

The Proposal introduces a new public street network, to be implemented through the plan of subdivision. The new public local streets will enhance pedestrian and vehicular connectivity to adjacent planned development in the Bronte Creek Meadows Community and the surrounding area and have been designed in accordance with the City's Standard Specifications. The collector street network has been determined through OPA 4.

The following provides a summary of the proposed streets:

- **Street A** is a collector/neighbourhood connector street generally travels west to east across the extent of Phase 1 from Street B (Sutton Drive) in the east, with the potential to connect to the existing Corporate Drive to the west, across the Sheldon Creek Valley, in accordance with OPA 4. Further study is required to establish the design of this connection.
- **Street B** is a collector/neighbourhood connecter street traveling north-south on the east side of Phase 1, being the extension of Sutton Drive. Street B is the eastern road extent of the Phase 1 lands, and transects the broader Bronte Creek Meadows community, providing access to Upper Middle Road to the north, and Mainway to the south.
- **Street C** is a local street that travels north from Street A, turning east to connect to Street D.
- **Street D** is a local street that travels east from Street C, then turns north to intersect with Street O.
- **Street E** is a local street that connects generally east-west between Street C and Street G.

- **Street F** is a local street that extends generally east-west between Street G to Street I.
- **Street G** is a local street that travels generally north-south from Street D to the north, and Street A to the south.
- **Street H** is a local street that extends south and east betond Street A, connecting to Street J.
- **Street I** is a primary local street that provides access to Upper Middle Road to the north, and travels south where it meets Street A
- **Street J** is a local street that loops south of Street A, connecting to Street K.
- **Street K** is a local street that extends east from Street J and terminates at the proposed public park (Block 239).
- **Lane A** is an 8m wide lane that provides rear access to townhouse units with frontage on Street A, Street B and Street N. The cross section for Lane A is outlined in the Land Use and Built Form Strategy, and intends to host a 6m wide drive aisl and 13m centreline turn radius to permit garbage collection and snow removal. , as well as access to the rear of the rear lane townhouses.

All collector roads are designed to have a right-of-way width of 26.0 metres. All local streets are designed to have a right-of-way width of 18.0 metres, and all laneways of 8 metres. The cross sections for each street classification are defined in the Land Use and Built Form Strategy, Tertiary Plan and Urban Design Concept.

3.4 Open Space and Natural Heritage Features

The Proposal includes 1.102 hectares of land to be dedicated as a public park. Central to the Phase 1 lands, the park block has been sited to provide parkland to future residents within an appropriate walking distance, and benefits from over 98 metres of frontage along Streets A, 76 metres of frontage along Street B, and is prominently sited as a feature that animates the intersection of Streets A and B.

The public parkland is collocated with an area of the natural heritage system located on the north side of the Sheldon Creek Woodlot, where it extends off of City-owned property and only the subject site. There is another area of the natural heritage system located along the west side of Phase 1, being Sheldon Creek and its associated valley lands. It wraps the Sheldon Creek woodlot, a City-owned woodlot, which is located between the Meadows Neighbourhood District and the Mainway Institutional District (although the woodlot itself is not subject to these applications). Buffers, enhancement and Open Space areas are located along the periphery of the woodlot.

A series of proposed open space blocs in some cases allow for permeability throughout the site, such as Block 244 which allows for crossing from Streets L to A, and allows for additional connectivity to adjacent land uses including Block 243, which connects to the Sheldon Creek Valley, and Block 242, which connects to Corpus Christi school, among others.

A trail network will be provided linking all parks, open space and natural areas within Phase 1 with future connections into future phases.

3.5 Land Use & Building Typology

The following provides a summary of the development lots and blocks:

Land Use	No. of Lots/Blocks	Area(ha)
Low Density Residential	Lots 1-190	7.286
On-Street Townhouses	Blocks 191-213	2.409
Rear-Lane Townhouses	Blocks 214-222	0.832
Double Frontage Townhouses	Blocks 1.903	1.903
Medium Density Mixed Use	Block 237	0.430
Mainway Institutional Block	Block 238	6.597
Park	Block 239	1.102
Stormwater Management Pond	Blocks 240-241	3.779
Open Space	Blocks 242-244	0.053
Easement Block	Blocks 245-246	0.539
Natural Heritage Blocks	Blocks 247-248	13.490
Woodlot Compensation Blocks	Blocks 249-252	0.920
Potential Crossing Block	Block 253	0.252
Road Widening	Block 254	0.090
Roads & Reserves	-	9.676
TOTAL		**49.358 ha ±**

3.6 Density and Job Targets

The policy framework that applies to this subject site includes different metrics for calculating minimum densities (see **Tables 2-4**).

Policy 2.3.1.5 of the 2024 Provincial Planning Statement encourages planning authorities to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas. The total gross area of the subject site is 49.358 hectares, which would result in a target of 2,468 people and jobs. The estimated 1,659 people and range of 747 – 2,030 jobs would exceed this target, yielding a density ranging from 48.7 – 75.7 people and jobs ("**ppj**") per gross hectare.

The Halton Region Official Plan has assigned the City of Burlington with a density target of 76 ppj per hectare in the designated greenfield area, exclusive of the Regional Natural Heritage System. The total area of the subject site excluding natural heritage and compensation areas is 34.948 hectares, which would result in a minimum requirement of 2,656 people and jobs. The estimated 1,659 people and a range of 747 – 2,030 jobs will result in a density ranging from 68.8 – 105.5 ppj / net developable hectare, generally anticipated to exceed the minimum requirements set out in the Halton Region Official Plan.

Table 2 - Summary of Residential Density Calculations

	Units	PPU*	Population
Singles	190	3.378	642
Townhouses	247	2.431	600
Medium-Density Mixed Use / Attainable	260	1.36 / 1,8**	417
TOTAL	**697**	**--**	**1,659**

**Based on the persons per unit estimates derived from City of Burlington Development Charges Background Study, 2024*

***Anticipated PPU is 1.36 for studio (0%) and 1-bedroom units (45%), and 1.8 for 2-bedroom (35%) and 3-bedroom units (20%).*

As such, **Tables 3** and **4** below establish a potential range of employment opportunities within the Phase 1 lands.

Table 3 - Summary of Non-Residential Density Calculations

	Gross Floor Area (m^2)	Square metre per employee*	Jobs
Institutional			
Institutional Uses	93	35	3
Commercial			
Commercial (Retail / Office) Uses	2,137	34	62
Employment			
Employment Uses	69,677	102	682
TOTAL	**71,907**	**--**	**747**

**Based on 2024 City of Burlington Development Charge Background Study, converted to square metre*

Table 4 - Summary of Non-Residential Density Calculations

	Gross Floor Area (m^2)	Square metre per employee*	Jobs
Healthcare Use			
Healthcare Campus	26,012	34	765
Institutional			
Institutional Uses	25,548	34	751
Office			
Office Uses	16,722	34	492
Commercial			
Commercial / Retail	743	34	22
TOTAL	**69,025**		**2,030**

**Based on Schedule 9b of the 2024 City of Burlington Development Charge Background Study, converted to square metre*

Overall, the population and number of jobs is anticipated to achieve the density targets established in the PPS and Regional Official Plan, particularly when it is considered that these targets apply across the entirety of the designated growth area (Provincial Planning Statement) and designated greenfield area (Regional Official Plan).

It should be noted that this is the first phase of a larger development block. The LUBFS has identified that future phases will include the majority of the density, which will contribute to meeting the minimum density requirements for the Bronte Creek Meadows according to the ROP.

3.7 Required Approvals

The Proposal conforms to the Halton Region Official Plan (2024) and the intent City of Burlington Official Plan (2020). In our opinion, the Proposal is consistent with and implements the intent of the Bronte Creek Meadows Area Specific Plan.

Notwithstanding, an Official Plan Amendment is required for the entirety of the Bronte Creek Meadows Lands to seek relief from Policy 8.8.2 (3) b) which permits the submission of applications for Draft Plan of Subdivision and zoning By-law Amendment concurrent with the City's review of the Subwatershed Study/Master Environmental Servicing Study, Land Use and Built Form Strategy and Area Servicing Plan, provided the City accept the conclusions.

Further, the Amendment to OPA 4 is also required to address Policy 8.8.2 (12.3) e) which speaks to an anticipated 9,000 units being constructed at full build out. In this regard, the proposed Official Plan Amendment seeks to modify this policy that requires that the Bronte Creek Meadows community shall plan to accommodate growth to 2051 and beyond by providing 3,600 jobs and by meeting the Regional Official Plan density target of 76 people and jobs combined per hectare for designated greenfield areas.

A Zoning By-law Amendment application is required to introduce appropriate zoning categories and development standards for the proposed lots and blocks within the proposed draft plan. In this regard, an amendment is required to the City of Burlington Zoning By-law 2020 to introduce lots and blocks into the MXC and MXE zones, subject to site-specific development standards, in addition to the P, O2, and O3 zones. A new residential zone is proposed to be created specific to Bronte Creek Meadows – the RBC1 Zone. Certain zones are also subject to a proposed holding provision in response to the need to undertake additional archaeological assessments for certain portions of the lands, and to ensure any resulting recommendations are considered.

The Draft Plan of Subdivision is required to subdivide the subject site into the proposed

residential, mixed-use, and the Mainway Institutional development lots and blocks, and park, stormwater management, natural area land and the elementary school blocks, as well as create the proposed street network.

Site Plan approval will be required at a later stage of the development approval process for the mixed-use and Mainway Institutional blocks.



4 Policy & Regulatory Framework

The following section provides the applicable planning policy framework that applies to Draft Plan of Subdivision and Zoning By-law Amendment applications:

4.1 Planning Act R.S.O 1990 c.P.13

Section 2 of the Planning Act, R.S.O. 1990, c. P.13 (the "Planning Act") outlines the matters of provincial interest for which the council of a municipality, a local board, a planning board and the Tribunal shall have regard to, in carrying out their responsibilities pursuant to the legislation.

Matters of provincial interest include, among others:

- the protection of ecological systems, including natural areas, features and functions (a);
- the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest (d);
- the supply, efficient use and conservation of energy and water (e);
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (f);
- the orderly development of safe and healthy communities (h);
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities (i);
- the adequate provision of a full range of housing, including affordable housing (j);
- the adequate provision of employment opportunities (k);
- the protection of public health and safety (o);
- the appropriate location of growth and development (p);
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (q);
- the promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant (r); and,
- the mitigation of greenhouse gas emissions and adaptation to a changing climate (s).

Response: *In our opinion, the Proposal has regard to matters of provincial interest, since it:*

- protects ecological systems including natural areas, features and functions in accordance with the MESP, SSWS and OPA 4.
- provides for the extension of and efficient use of existing communication, transportation, sewage and water services and waste management systems as per the MESP and OPA 4;
- supports the orderly development of safe and healthy communities that have been comprehensively planned and designed in a manner that mitigates greenhouse gas emissions and adaptation to a changing climate;
- provides adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- accommodates a full range of housing and employment opportunities;
- protects of public health and safety as demonstrated by the supporting studies;
- is an appropriate location for growth and development;
- promotes development that is designed to be sustainable, to support public transit and to be oriented to pedestrians as per OPA 4; and,
- promotes a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant in conformity with the urban design policies of OPA 4 & the LUBFS.

Section 51(24) forms criteria on which a Draft Plan of Subdivision is assessed. Section 51(24), specifies that, in considering draft plans of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare to the present and future inhabitants of the municipality and to a variety of criteria addressed in **Table 5** below:

Table 5 - Criteria for Considering Draft Plans of Subdivision

Criteria	Response
a. the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;	The DPOS has regard to matters of provincial interest as referred to in section 2. The DPOS will allow for the development of the subject site with low-rise residential building forms, mixed-use development, and a block dedicated for institutional and employment uses. The proposed density exceeds provincial regional, and local requirements. The DPOS will also contribute parkland consistent with OPA 4, and supports the orderly development of safe and healthy communities that have been comprehensively planned in a manner that supports minimization of greenhouse gas emissions. The Proposal has been supported by a variety of supporting studies which outline how natural heritage and features have been protected and integrated, the provision of sufficient servicing infrastructure and transportation infrastructure including a fine-grained road network to support the use of transit and active transportation.
b. whether the proposed subdivision is premature or in the public interest;	The DPOS is not premature and is in the public interest. The applications represent the next stage in the development of Bronte Creek Meadows following OPA 4 and the LUBFS. The Proposal conforms to the intent of OPA 4 and will provide new housing, parkland, commercial and institutional uses and infrastructure that implement the planned vision for Bronte Creek Meadows. It will also accommodate some of the City's projected population and employment growth at an appropriate and desirable location, which is in the public interest.

Criteria	Response
c. whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The DPOS conforms to the HROP, and the BOP 2020. An amendment to OPA 4 is required only to permit the submission of the Phase 1 Zoning By-law Amendment and Draft Plan of Subdivision applications and to insert a more appropriate population target for the full build out of the lands.
d. the suitability of the land for the purposes for which it is to be subdivided;	The subject site is suitable for the proposed uses, which include low-rise residential lots and blocks, one mixed-use block, parkland, a school block, an institutional block and required roads and infrastructure, as well as blocks delineating natural features. The subject site has been intended for these uses as a result of ROPA 49, ***Bill 162***, and contemplated through the Council-approval of OPA 4.
e. the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The network of public roads have been designed in accordance with the City of Burlington engineering standards, as outlined in the Transportation Impact Study prepared by Paradigm Consulting. Site grading information has been provided in the Functional Servicing Report prepared by MTE Consultants.
f. the dimensions and shapes of the proposed lots;	The DPOS proposes an efficiently designed subdivision with a mixture of rectangular lots and blocks that generally comply with the Zoning By-law 2020.
g. the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	There are no restrictions or proposed restrictions applicable to the subject site that would preclude the approval of the proposed DPOS.
h. conservation of natural resources and flood control;	The natural heritage system boundaries and buffers have been delineated through the MESP/SSWS as well as the Environmental Impact Assessment, and those boundaries and buffers are reflected in the DPOS.
i. the adequacy of utilities and municipal services	Section 1.1 of this report includes a list of studies submitted with the application. With respect to servicing, the Functional Servicing Report prepared by MTE concludes that Phase 1 can be adequately serviced and stormwater management appropriately managed on site.

Criteria	Response
j. the adequacy of school sites;	Through discussions with Halton District School Board, there is no need for any school blocks s part of Phase 1 of the full build out of Bronte Creek Meadows; rather, a school block is intended to be provided in future phases to satisfy the bulk of the planned density for these lands.
k. the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	In addition to the network of collector and local roads, the DPOS will also create other blocks that will be conveyed or dedicated for public purposes. This includes parkland as well as stormwater pond blocks, enhancement and natural heritage blocks.
l. the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	The design of the DPOS has used an efficient grid-like street pattern and a compact low-rise built form. A Sustainability Analysis has been prepared and incorporated into the MESP completed by MTE Consultants in support of the applications, which concludes that the draft plan achieves several sustainable development goals as described in the report.
m. the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).	The low-rise residential lots and blocks are exempt from the site plan control process. Both the mixed-use block along Upper Middle Rd and the institutional/employment block along Mainway will be subject to the site plan control process.

For the reasons set out above, it is our opinion that the Proposal has appropriate regard to the matters of provincial interest in Section 2 and the criteria for considering draft plan applications in Section 51(24) of the *Planning Act*.

4.2 Provincial Planning Statement (2024)

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement 2024 ("**PPS**"), which came into effect on October 20, 2024. The PPS replaces the current Provincial Policy Statement (2020) as well as the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS provides policy direction on matters of Provincial interest related to land use planning and development and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the Planning Act, all decisions that affect a planning matter are required to be consistent with the PPS. In this regard, Policy 6.1 provides that the PPS "shall be read in its entirety and all relevant policies are to be applied to each situation".

As compared with the 2020 Provincial Policy Statement and 2019 Growth Plan, the 2024 PPS is intended to reduce and streamline planning rules, simplify approvals to build homes and eliminate duplication between planning documents. It emphasizes flexibility, with the intent of helping get more homes built faster across the province, while continuing to protect agricultural lands, cultural heritage resources and natural areas.

A full analysis of the applicable policies on the PPS is contained in Appendix A of this report, but in summary, the proposed development is consistent with the PPS for the following reasons:

- It will support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options, employment, public service facilities and other institutional uses, recreation, parks and open spaces, and other uses to meet long-term needs.
- It will accommodate additional residential units within the City of Burlington and increase the supply and mix of housing options, provide a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.
- It will exceed the recommended target of 50 residents and jobs per gross hectare in designated growth areas.
- An extensive network of public parks, multiuse recreational trails, and natural heritage features is proposed to serve the development, connected via a multi-modal transportation system that reduces reliance on automobiles.
- The proposed development implements an efficient and financially viable water, wastewater and stormwater management infrastructure, as demonstrated in the MESP and Area Servicing Plan.
- As supported by the MESP/SSWS and Environmental Impact Study ("**EIS**"), the proposed development supports diversity and connectivity of areas of the Natural Heritage System, maintains, restores, and, where possible, improves the long-term ecological function and biodiversity of the Natural Heritage System, and recognizes linkages between and among the natural heritage features and areas, surface water features, and groundwater features.

Accordingly, it is our opinion that the Proposal is consistent with the PPS, specifically the policies relating to the efficient use of land and infrastructure and the achievement of complete communities.

4.3 Bill 150 *Planning Statute Law* Adjustments Act, 2023

On October 23, 2023, the Ministry of Municipal Affairs and Housing announced its intention to reverse recent Ministerial official plan decisions for various municipalities through the enactment of legislation, which included the Ministers aforementioned modifications to ROPA 49. Subsequently on November 16, 2023, the Province introduced Bill 150, Planning Statute Law Adjustments Act, 2023 ("**Bill 150**"), which received royal assent and came into effect on December 6, 2023.

Prior to enactment, the Province requested input on the legislation through Environmental Registry of Ontario posting #019-7885. At its meeting of November 22, 2023, Halton Region Council received a Memorandum from the Region's CAO indicating that the Region would not be responding formally to the Minister's Request for Comments on Bill 150 and instead would offer their assistance to its local municipalities to respond directly.

On December 12, 2023 City of Burlington Council endorsed Report PL-75-23 that provided a response to the Minister's request for comments respecting Bill 150 and identified that Burlington City Council unanimously support the removal of the Employment Area overlay for Bronte Creek Meadows, as it may present a key opportunity to explore and potentially leverage servicing priority through discussions with Halton Region, and to maintain the 2051 planning horizon. The response was forwarded to the Province through the Environmental Registry of Ontario posting.

Bill 150 reversed all but three of the Ministers modifications to ROPA 49 through their 2022 decision and did not remove the Employment Area overlay from the subject site nor did it maintain the 2051 planning horizon, as suggested by the City.

4.4 Bill 162, Get It Done Act, 2024

On February 20, 2024, the Ministry of Municipal Affairs and Housing announced Bill 162 Get It Done Act, 2024 ("**Bill 162**"). Bill 162 proposed several changes to the Official Plan Adjustments Act, 2023, and was posted to the Environmental Registry of Ontario (ERO 019-7891) for input. As proposed Bill 162 would in effect reverse all modifications that were retained through Bill 162 with the exception of modification 44, which established site-specific exemptions from the preparation of an Area Specific Plan prior to the approval of development applications and is not relevant to the subject site.

At its meeting of March 19, 2024, the City of Burlington Council endorsed Report PL-27-24, indicating their support of the changes to the Official Plan Amendments Act, 2023 through Schedule 3 of Bill 162.

In effect, Bill 162 removed the Employment Area overlay from the subject site and, notably, modified the Region's growth strategy to 2051 and revised the population and employment forecasts for each of its local municipalities. As it relates to the City of Burlington, it has been assigned a target of 265,160 people and 124,390 jobs through the 2051 planning horizon.

We note that these targets have not included the Region and City of Burlington's Joint Best Planning Estimates for growth, nor the Municipal Housing Pledge Targets to 2031 (29,000 new houses for the City of Burlington by 2031). As described in Staff Report PL-29-24 with respect to the City's Targeted Realignment exercise, the City of Burlington must initiate its own population and employment growth analysis in light of the Region becoming a Region without Planning Responsibilities on July 1, 2024.

4.5 Halton Region Official Plan

The Halton Region Official Plan ("**ROP**") was adopted by Regional Council on March 30, 1994, and approved, with modifications, by the Minister of Municipal Affairs and Housing ("**MMAH**") on November 27, 1995. Between 2006 and 2009, the Region undertook a planning exercise called Sustainable Halton which resulted in the adoption of Regional Official Plan Amendment 38 on December 16, 2009. Further, Regional Council adopted Regional Official Plan Amendment 48 ("**ROPA 48**") on July 7, 2021, and was approved by the MMAH on November 10, 2021, further updating the plan to identify a hierarchy of strategic growth areas in the ROP to help accommodate population and job growth to 2051, as required by the 2019 Growth Plan.

An additional amendment, Regional Official Plan Amendment 49 ("**ROPA 49**"), which was brought into full force and effect with amendments on November 4, 2022 by the Ministry of Municipal Affairs and Housing, brought further changes to the ROP with regards to accommodating growth to 2051 and removing certain lands from the Regional Employment Area, including the subject site.

As noted above, *Bill 150 Planning Statute Law Adjustments Act, 2023,* and *Bill 162 Get It Done Act, 2024* reversed many of the Minister's modifications made of ROPA 49, however did not reverse the Minister's decision to remove the Employment Area overlay from the subject site.

Further, 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 ROP. Therefore, the ROP continues to apply to the subject site as it will be implemented by the City of Burlington.

The subject site is designated *Urban Area* and *Regional Natural Heritage* System on Map 1 – Regional Structure and outside of the Built Boundary on Map 1h – Regional Urban Structure in the ROP. In addition, the ROP identifies *Key Features* on the subject site on Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems.

A full analysis of the applicable policies of the ROP is contained in **Appendix B** of this report, but in summary, the proposed development conforms to the Regional Official Plan for the following reasons:

- The development builds a healthy community that is physically designed to minimize the stress of daily living and meet the life-long needs of its residents (Policy 31)
- The development permits a full mix and range of housing options to meet the needs to residents and a variety of dwelling types are permitted. (Policy 84)
- The development proposes a network of interconnected public sidewalks, multi-use trails, and on-road bicycle lanes to connect the residential areas to the mixed-use area and Mainway Institutional Block, helping to promote walkability through interconnected mobility systems (Policy 77(5))
- Is generally anticipated to achieve the minimum density requirements for the City of Burlington Greenfield Areas with a density ranging from 68.8 to 105.5 people and jobs per hectare (Policy 55)
- The proposed development has given consideration to the areas of the Regional Natural Heritage System, as defined in the SSWS, and further justified through the EIS in accordance with the relevant policies of the ROP.

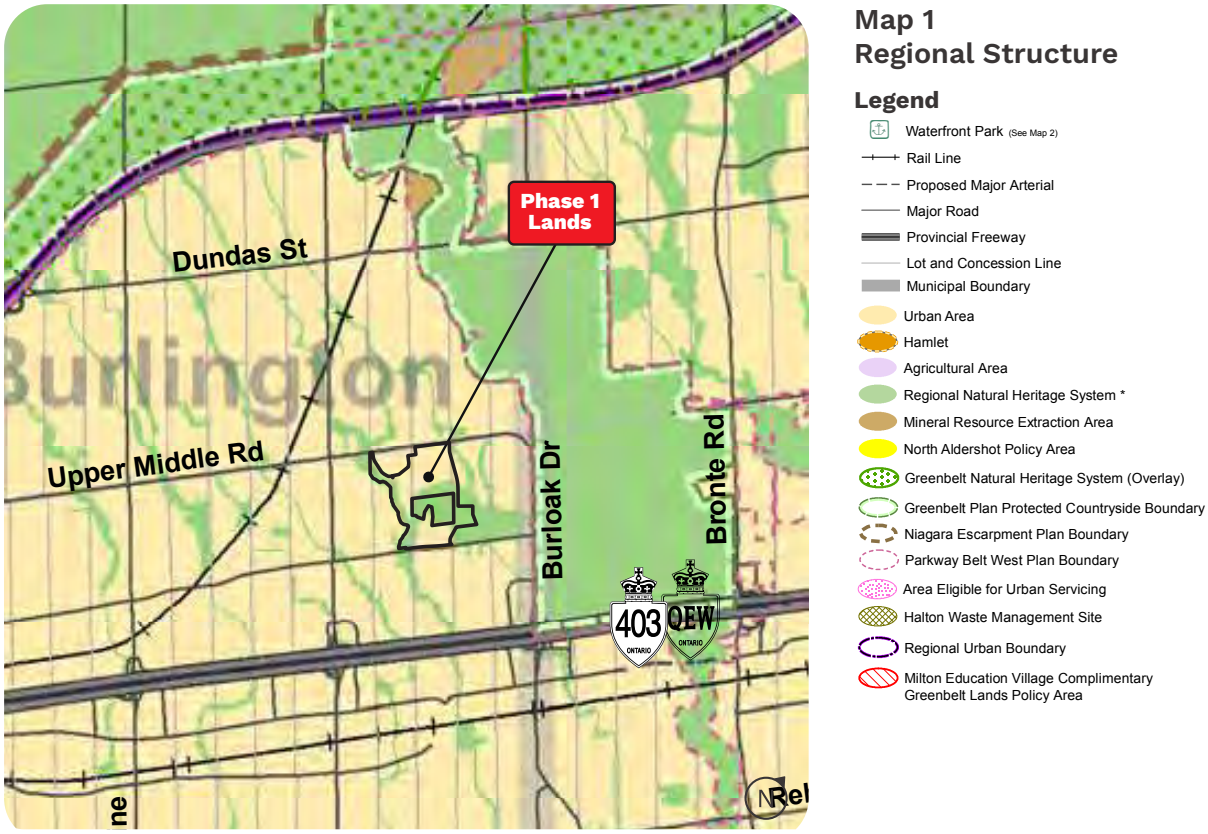


Figure 9 - Map 1 – ROPA 49

In our opinion, the Proposal conforms to the policies of the Halton Region Official Plan for the reasons listed above. Of particular importance, the Proposal will support the Region's growth management objectives by exceeding 76 people and jobs per hectare, as outlined in Section 3.6 above. The DPOS has delineated natural areas to protect and enhance environmental features on the subject site. The DPOS will create a system of grid-like streets and blocks to accommodate safe and efficient pedestrian, cyclist, and vehicular movements. Streets and trails will be designed to support a vibrant public realm. For the reasons set out in Section 5.0 and the appendices of this report, it is our opinion that the Proposal conforms to the ROP.

4.6 City of Burlington Official Plan (2020)

Consistent with the Planning Act's requirement to review the Official Plan every five years, the City of Burlington began their review of its Official Plan in 2011. Concurrent with this Official Plan Review, the City of Burlington prepared a Strategic Plan in 2016 which was adopted by City Council and brought forward new priorities and significant changes to Burlington's rural and urban areas. Through this process the City determined that a New Official Plan, rather than an amendment to the existing one, was required to guide the implementation of its civic priorities to 2031 as it transitions from a suburban to an urban community.

On November 30, 2020, Halton Region approved the New Official Plan (the "New OP"), and a twenty-day appeal period ran from November 30 to December 21, 2020. In total, 48 appeals to the new Burlington OP were received by the Region, of which, one was from the applicant. The Ontario Land Tribunal issued a decision on January 4, 2023 bringing in certain policies of the Plan, while confirming that no parts of the New OP are in effect as they relate to site-specific appeals, and an additional decision on January 5, 2026, brought into force the policies related to Residential Neighbourhood Areas, among other site specific matters.

Although we acknowledge that the entirety of the New OP is not in full force and effect, this Planning Rationale assesses only the New OP as this Area Specific Plan is being prepared in coordination with the City's Targeted Realignment exercise. This project will advance the policies of the City of Burlington Official Plan (2020) by identifying where changes to the Official Plan should be considered. These changes will make sure that the Official Plan:

- Responds with a Burlington approach to the recent changes to Legislation, Provincial and Regional Plans, and policies;
- Represents the community and Council's vision for growth; and
- Embeds policies that further the objectives of the City's Strategic Plan, Housing Strategy, Integrated Mobility Plan and other master plans.

The New OP applies the following designations to the subject site:

- *Urban Area* on Schedule A — City System
- *Designated Greenfield Area* on Schedule A-1 — City System
- *Bronte Creek Meadows* on Schedule B — Urban Structure
- *Undeveloped Area Outside Delineated Built Boundary* on Schedule B-1 — Growth Framework
- *General Employment and City's Natural Heritage System* on Schedule C — Land Use — Urban Area
- *Key Natural Features on* Schedule M — The Natural Heritage System

A full analysis of the applicable policies in the New OP is contained in **Appendix C** of this report, but in summary, the proposed development conforms to the New OP for the following reasons:

- The development maintains and enhances a healthy and sustainable natural environment for present and future generations (1.4.2)
- The development supports a compact built form, and increased housing stock, and encourages a mix of housing forms (3.1.1)
- The development acknowledges a system-based approach to the natural heritage system and protects its ecological and hydrologic functions (4.2.2)

4.7 Area Specific Plan (OPA 4)

The Area Specific Plan for Bronte Creek Meadows was adopted May 20th, 2025. The approved Area Specific Plan is an Official Plan Amendment (OPA 4) that forms part of the City of Burlington Official Plan (2020). The purpose of this Official Plan Amendment is to set out a planning framework and a guide for future study, to support development and growth of the area.

Phase 1 of Bronte Creek Meadows has been developed to align with the goals and vision of the ASP, and to specifically address the intent of its policies. An Amendment to OPA 4 is required to allow for the concurrent submission of the applications with the MESP/SSWS, Area Servicing Plan and Land Use and Built Form Strategy, and to establish that a total of 3,600 jobs and an anticipated population that achieves the density target of the ROP will provided at the full build-out of the broader Bronte Creek Meadows lands.

A full analysis of the policies in the Area Specific Plan is contained in Appendix D of this report, but in summary, the proposal meets the intent of the policies of the ASP as it supports the following overarching objectives of the ASP:

- To create a complete, compact and environmentally sustainable community, with a mix of uses in walking distance of transit;
- To provide a range of services and facilities that will satisfy health, education, social, religious, culture and recreation needs of the Bronte Creek Meadows Community;
- To include a mix of uses including employment, housing, public service facilities, parks, and commercial shops and services; and,

To provide a range of housing types and tenure to support affordable housing and meet a broad range of demographics and income levels.

4.8 City of Burlington Zoning By-law

Pursuant to City of Burlington Zoning By-law 2020, the subject site is subject to multiple zones, as listed below and identified on **Figure 10** below:

- H-GE2-354 – Holding- General Employment Special Exception Zone
- H-GE1-354 – Holding – General Employment Special Exception Zone
- GE1-354 – General Employment Special Exception Zone
- O2 – Open Space
- O3 – Open Space

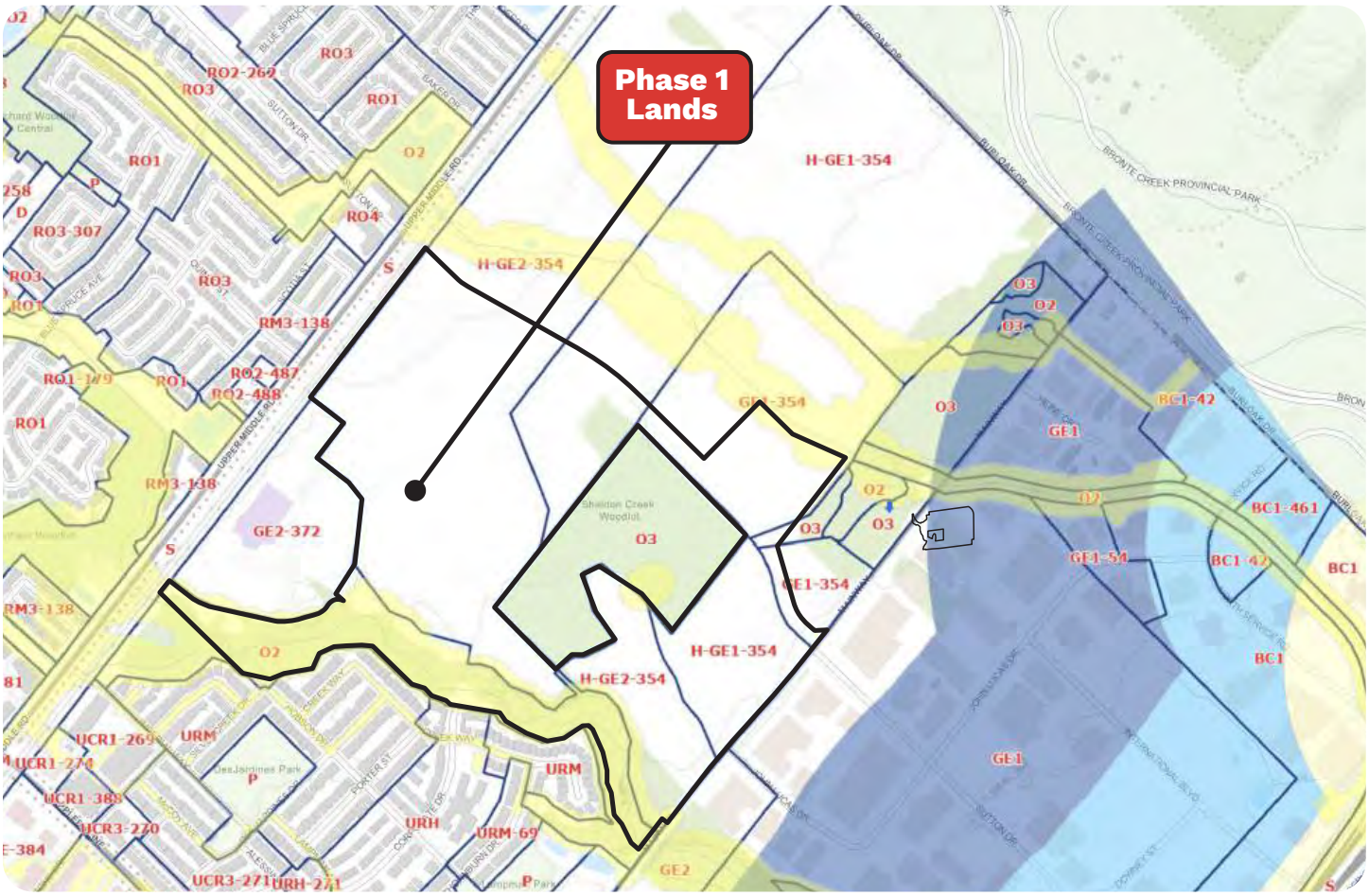


Figure 10 - Zoning By-law 2020 map

The Open Space Zones generally delineate Sheldon Creek and its associated tributaries on the subject site. The Employment Zones are remnant from when the subject site was designated in the City of Burlington Official Plan for Employment uses. Currently the Zoning does not match the New OP designations for the subject site. Further, the removal of the Holding Provision applied to the General Employment Zones has not been clearly identified within the Zoning By-law.

The Special Exception Zone that applies to the GE1 and GE2 zones prohibit the following uses:

- Bulk Propane Storage Depot
- Solid Fuel Supply Yard
- Oil Depot
- Waste Transfer Station
- Recycling Facility
- Truck Depot

The special exception zone allow requires a landscape area abutting the southerly boundary of the hydro corridor adjacent to Upper Middle Road of 15 metres, and prohibits Outdoor Storage.

The proposed Zoning By-law Amendment intends to establish a new zone framework that implements the land use designations as provided by OPA 4 as well as the proposed draft plan of subdivision. This is discussed in Section 5.3 of this Report.

4.9 Land Use and Built Form Strategy

The Land Use and Built Form Strategy ("**LUBFS**") is a requirement of the ASP to be a guiding document to dictate the land use and built form structure across Bronte Creek Meadows. The LUBFS was developed by NAK Design Strategies to provide a general framework for the land use and urban design principles that apply to the Bronte Creek Meadows Community as a whole. This document provides broad guidance with the intent that more detailed review of the development would be done through future Tertiary Plans and Urban Design Briefs required for the development applications. The LUBFS aligns with the objectives in Section 2 of the ASP, detailing integral elements that will help create a vibrant, mixed-use, transit supportive, complete community. The LUBFS provides community goals and objectives including:

- Walkable neighbourhoods, amenities within walking distance;
- Innovative and effective sustainability strategies and technologies within the public and private realm;
- A well-functioning, attractive public realm that encourages people to get outside;
- Connected through a comprehensive trail, path and bike lane network, and through linked park and open space features; and
- A mix of land uses, including residential, locally focused commercial and services within a community hub district, employment campus and institutional uses.

The proposed Phase 1 development has been designed in accordance with the goals and objectives of the LUBFS. The design is mindful of the relationships between the uses proposed within the Phase, as well of the interface between existing and proposed surrounding uses.

4.10 Tertiary Plan

As noted in OPA 4, a Tertiary Plan is required to be submitted for each District to provide further details regarding urban design and land use, but at a smaller scale. A Tertiary Plan has been submitted alongside the OPA and Phase 1 DPOS and ZBA submissions, to be reviewed in tandem with the development application. This Tertiary Plan includes the Meadows Neighbourhood District and Mainway Institutional District, and a small portion of the Burloak Commons District for a stormwater management pond.

The Tertiary Plan implements the vision of the ASP and LUBFS and has informed to design details of the Phase 1 development.

4.11 Parks Provisioning Master Plan

The City of Burlington's Park Provisioning Master Plan (the "**Master Plan**") provides an overview of Burlington's existing parkland service levels and creates parkland provision targets for individual planning policy areas in the City through a 20 and 30 year horizon. The Master Plan acknowledges that Halton Region, through the adoption of ROPA 49 and the Minister of Municipal Affairs and Housing approval with modifications determined that the City is anticipated to grow to 240,050 people by 2041, and to 265,160 people by 2051. The Master Plan is intended to address growth pressures over this planning horizon by provided a recommended target service level by the end of the growth horizon.

The Master Plan provides a new park classification system to provide direction on the role and function of different park assets across the City, as follows:

1. **Destination Parks:** designed to serve the leisure needs of all Burlington residents and draw users from outside the City. These parks usually offer unique features and receive higher level of maintenance.
2. **Community Parks:** large parks designed and located to serve the outdoor recreational needs of several neighbourhoods within a larger residential district.
3. **Neighbourhood Parks:** provide local level park access to residents.
4. **Urban Parks:** designed and located to serve the recreational and open space needs of urban intensification areas of higher density neighbourhoods, such as MTSAs.
5. **Linear Parks and Greenways:** manicured parks that function as active transportation corridors and connections between open spaces, community facilities, and/or neighbourhoods with potential bump out recreation / amenity opportunities. Greenways provide similar active transportation corridors but are more natural.
6. **Ecological Parks:** areas of parkland that are predominantly in a natural state and/or provide ecological services, as well as unprogrammed, passive recreation opportunities.

Section 2.5 of the Master Plan identifies future parkland target service levels for identified areas of the City. Despite ROPA 49 and Bill 162 removing the Employment Area overlay from the subject site, the Master Plan continues to define the subject site within 'Employment Areas' per Figure 42: Employment Area Existing Accessible Parkland Walkability Gaps.

Section 2.5.8 states that the lands within Employment Areas will be protected as employment lands in the future with no residential uses anticipated, and therefore the City will align parkland dedication with the non-residential parkland dedication rates of the park dedication by-law. Section 2.5.8 notes that virtually all of the Employment Area is not within a 400m walk to a park; however, the Master Plan does not provide any parkland acquisition targets for Employment Areas.

However, the Master Plan provides target service levels for many other areas of the City including the Uptown Urban Centre, located immediately to the west of the subject site, for other Designated Greenfield Areas, and for the Remaining Built-Up Areas, among other areas, at the following targeted service levels:

Table 6 - Parks Master Plan Target Service Levels

Policy Area	Existing Parkland (ha)	Service Level Target	Additional Parkland Required (ha)
Uptown Urban Centre	11.78	2 hectares per 1,000 people	1.64
Designated Greenfield Areas	13.31	1 hectare per 1,000 people	4.16
Remaining Built-Up Areas	433.46	2.8 hectares per 1,000 people	25.8

The parkland for Bronte Creek Meadows has been designed from a community level. Phase 1 includes 1.102 hectares of proposed parkland, within 50 hectares of lands to be developed. However, future phases are anticipated to accommodate over 5 hectares of parkland within 74 hectares of developable land. Cash-in-lieu may also be provided for the non-residential areas.

4.12 Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings (March 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). The Guidelines define a mid-rise building as between five (5) and eleven (11) storeys. Therefore, these guidelines apply to the medium density mixed use block fronting on the Upper Middle Road (Block 237).

These guidelines state that new mixed-use and residential mid-rise buildings within Bronte Creek Meadows shall support design excellence and the creation of a high-quality 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 15.0 metres 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.

Overall Phase 1 is generally consistent with the guidelines. A more thorough review of the guidelines has been completed as part of the Tertiary Plan and Urban Design Brief completed by NAK Architects and submitted as part of this submission. Furthermore, specific elements of these guidelines have been incorporated into the proposed zoning regulations that apply to the proposed mixed use block.

4.13 City Community Needs Study

Section 9 of the ASP "Public Service Facilities and Institutional Uses" requires that the City confirm the public service facility needs of the area through a community needs study. This study was completed September 8, 2025. The community facilities and services assessment included Parkland, Open Space and Natural Areas; Recreation, Community and Culture Facilities; Education Facilities; Human and Social Service agencies or groups; Licensed Child Care; and Emergency Services. The Community Needs Study generally found the following, which is applicable to Bronte Creek Meadows as a whole:

- 3.85 hectares of parkland is anticipated for the whole Bronte Creek Development over all phases.
- City preference is two large parks, with the smaller of the two being located in Phase 1.
    - Recommended outdoor park facilities are detailed within the study.
- There is a potential opportunity to shift the school block to later phases.
- Indoor facilities recommended include:
    - One (1) double gymnasium and two (2) multi-purpose rooms.
    - Library space may be required.

The findings of the study have been incorporated into the design of Phase 1 and its public areas. It is anticipated that all indoor facilities will be provided in later phases. The findings of this study also cover the requirements of the Regional Community Infrastructure Assessment that is typically required as part of the ASP process. The consultant team will be collaborating with City Staff and the school boards to determine the size, shape, and distribution of community services and facilities prior to the submission of the formal development applications. As noted above, through discussions with the Halton District School Board, it has been determined that it is more appropriate to establish a school block on a future phase of development in alignment with the timing of a greater proportion of the planned density for the Bronte Creek Meadows lands. Accordingly, a school block has not been contemplated within Phase 1, but is conceptually shown within the Land Use and Built Form Strategy.



5 Planning & Urban Design Analysis

5.1 Land Use

The Proposal is consistent with the PPS 2024, Halton Region Official Plan, City of Burlington Official Plan and the intent of OPA 4, all of which support the efficient use of lands within the City's urban area boundary, and more specifically direct the designated greenfield areas to develop as compact and mixed use communities with transit supportive densities. Development of the subject site will contribute to accommodating the projected Regional and City growth targets.

The Proposal will generate approximately 1,659 people and a range of 747 to 2,030 jobs, resulting in an estimated range of 68.8 to 105.5 ppj/ha which exceeds the minimum density target of 76 people and jobs per hectare ("pp/ha") in the designated greenfield area as required by the ROP (based on a developable area that excludes the Natural Heritage System). Further, the proposal results in an estimated range of 48.7 to 75.6 ppj/ha, which exceeds the 50 people and jobs per hectare in designated growth areas, as required by the PPS. Notwithstanding these calculations, it is anticipated that future phases of development of the Bronte Creek Meadows lands will be at higher densities, which will continue to maintain a higher overall density than required by Provincial and municipal policy across the entirety of the subject site.

The Proposal provides for a comprehensive planned development with appropriate uses that implement the vision established in OPA 4. In this regard, the proposed draft plan of subdivision has regard for the limits of the Natural Heritage System as established in the MESP/SSWS and described in further detail in the EIA, the collector and local road pattern, distribution of infrastructure elements including stormwater management ponds, and provides for the required public service facilities including parks and schools. The Proposal implements the high-level vision that OPA 4 provides, and as such, conforms to the applicable planning policy framework and represents good planning.

Regarding the Natural Heritage System boundaries, the technical work has been completed to assess the value of these areas and discussed in more detail in the Appendices below. Of note is the MESP/SSWS which has taken a systems-based approach to assessing Key Natural Features on the subject site, and making recommendations for their maintenance, protection and enhancement, as well as the provision of linkages between areas of the Natural Heritage System. These recommendations and the buffers required from each feature are further refined in the EIA.

The proposed development supports the achievement of complete communities by providing residential lots and blocks that accommodate a range of housing options including the ability to develop additional residential units through appropriate zoning standards, a block that accommodates a range of health and educations related institutional and commercial uses and other supportive uses, a mixed use block that is intended to accommodate future retail / commercial space, community services and facilities and public parkland, and a multi-modal transportation system to promote active transportation and reduce reliance on the personal automobile. These uses are compatible with existing and planned uses on surrounding lands and are reflective of the directives of OPA 4.

The Housing Impact Study completed by KPEC Planning and Economics supports the proposed housing mix and confirms that Phase 1 of Bronte Creek Meadows helps the City meet its housing targets from a local and provincial level, by providing a minimum of 437 units in ground-oriented dwellings, with potential for upwards of 160 units being provided through apartment units in the mixed-use area.

The Proposal includes a diverse mix of dwelling types and choices to accommodate a variety of households, including single detached dwellings, a variety of townhouses and mixed-use medium density buildings. In addition, the Proposal includes a variety of natural heritage components and their associated buffer areas. The draft plan of subdivision has been based on delineated natural area and enhancement blocks to support the long-term protection and enhance the environmental features on the subject site, in accordance with the recommendations of the MESP/SSWS and the submitted EIA.

Additionally, the draft plan proposes a Neighbourhood Park, stormwater management ponds and natural areas, providing residents with space for leisure, healthy living and recreation. The Proposal has also been designed upon a network of collector and local public roads, as well as provides for new trail connections to promote active forms of transportation.

While an amendment to the Official Plan is required, the proposed amendment is technical in nature to address the ability to submit the applications for official plan amendment, zoning by-law amendment and draft plan of subdivision concurrently with the City's continued processing of the MESP/SSWS, Area Servicing Plan and Land Use and Built Form Strategy. It also provides a minor correction to the ultimate anticipated number of units across the subject site, which has no impact to the proposed Phase 1 development which contemplates a range and mix of housing options and land uses that achieve the vision of the Meadows Neighbourhood and Mainway Institutional Districts.

From a technical perspective, the Proposal provides the details to implement the balance of OPA 4 including the supporting studies that demonstrate conformity with the applicable planning policy framework and rationalize the detailed draft plan of subdivision.

5.2 Official Plan Amendment Analysis

An amendment to OPA 4 is required to amend two policies. The first amendment would allow for the submission of the applications for Draft Plan of Subdivision and Zoning By-law Amendment concurrently with the submission and City review of the MESP/SSWS, Area Servicing Plan and Land Use and Built Form Strategy.

In this regard, the proposed amendment to Policy 8.8.2 (12.3) has been submitted out an abundance of caution, since the policy is ambiguous in terms of what is required prior to the submission of a formal application. For example, Policy 8.8.2 (12.3) b) does allow for the submission of a draft plan of subdivision application for a portion of the subject site, it does so with certain criteria. As such, the proposed amendment is technical in nature and would allow for the Phase 1 development applications to be submitted given the policy context. In our opinion, the proposed amendment is appropriate and desirable in land use planning terms for the following reasons:

- OPA 4 includes policies to allow for development applications to proceed ahead of final approval of the MESP, SSWS, ASP and LUBFS;
- The Applicant has filed an informal technical submission of the MESP, SSWS, ASP and LUBFS, which has been reviewed by the City and commenting agencies, including the Region and Halton Conservation Authority; and,
- City Council has endorsed a workplan and timeline to fast track the development of the subject site.

In our opinion, the intent of the policies in 8.8.2 (12.3) is to allow for development applications to be filed for, at least a portion of, the subject site prior to the final approval of the MESP, SSWS, ASP and LUBFS. Furthermore, the City and commenting agencies have reviewed these studies and provided comments, which have been addressed in a submission that accompanies the subject applications and includes updated MESP, SSWS,

ASP and LUBFS. Finally, City Council has endorsed an aggressive workplan to advance development of the subject site in order to deliver housing faster. Accordingly, it is our opinion that the proposed amendment maintains the intent of the Official Plan, has been reviewed and updated accordingly, and will help deliver new housing in the City faster.

The second amendment would establish that the broader Bronte Creek Meadows community policies shall plan to accommodate growth to 2051 and beyond by providing 3,600 new jobs, and meeting the ROP density target of 76 people and jobs combined per hectare.

The current estimation of population and the ultimate number of units was based on the collaborative approach of the City of Burlington and the applicant team to develop the policies of OPA 4. This collaboration including the preparation of a high level concept for the full build-out of the lands, which initially contemplated building heights of 30-storeys and estimated that approximately 9,000 units could be provided. Notwithstanding, through the further refinement of the policies of OPA 4, permitted maximum building heights of 20 storeys are permitted and therefore it will be challenging to achieve the aspirational target of 9,000 units. The amendment provides for the same number of jobs as originally conceives but now considered a more appropriate minimum density target that will ensure that this new community area develops to its full potential.

5.3 Zoning By-law Amendment Analysis

The proposed zoning by-law amendment utilizes parent zones from the 2020 Zoning By-law and creates new residential zones specific to the Bronte Creek Meadows Neighbourhood. These zones have been created with the intention of implementing the vision as described by OPA 4, the Land Use and Built Form Strategy, and the urban design details as set out by the applicable Tertiary Plan. Details of any Phase 1 specific zoning requirements as a result of the overarching guiding documents are justified below. The LUBFS and Tertiary Plan are clear in providing flexibility for uses within the district, and that approach is mirrored in the Draft Zoning By-law. The site-specific exceptions are provided below:

Proposed Residential Bronte Creek (RBC1) Zone:

- Permits Detached Dwellings:
  - Minimum lot width of 10 metres
  - Minimum lot area of 270 square metres
  - Minimum rear yard of 6 metres
  - Maximum lot coverage of 55%
- Permits Semi-Detached Dwellings:
  - Minimum lot width of 7.5 metres
  - Minimum lot area of 250 square metres per unit
  - Minimum rear yard of 6 metres
  - Maximum lot coverage of 55%
- Permits Townhouse dwellings
  - Minimum lot width of 45m per townhouse block
  - Minimum lot area of 0.4 ha
  - Minimum rear yard of 6m

- Permits Street Townhouse dwellings:
  - Minimum lot width of 5.5m per unit
  - Minimum lot area of 120 square metres per unit
  - Minimum rear yard of 6m
  - Maximum lot coverage of 60%
- Minimum landscape buffer width of 3m adjacent to a street with a 26m width
- Minimum front yard of 3m, 6m to garage for all dwelling types
- Minimum height of 2 storeys
- Maximum height of 3 storeys
- Additional Residential Units permitted in all ground-oriented dwellings.

Proposed Mixed Use Corridor (MXC-XXX) Zone:

- Permitted uses include townhouses, stacked townhouses and back-to-back townhouses without restriction
- Minimum setback of 12m from a residential zone, whereas 15m is required for floors 4 and 5, and 18m is required for floor 6.
- Minimum landscape buffer of 3m abutting a residential zone.
- Minimum height of office / apartment building or other use of 2 storeys.
- Maximum permitted height of office / apartment building or other use of 8 storeys.
- Maximum permitted height for ground oriented dwellings of 3 storeys.

Proposed Mixed Use Employment (H-MXE-XXX) Zone, with Holding Provision:

- No site-specific exceptions to regulations, only the addition of specific employment uses and residential and institutional uses, to ensure the block can be developed with diverse uses.

The general intent is to establish site-specific zone categories that are appropriate for the proposed development concept, and that establish certain site specific zoning regulations which are consistent with recent developments in the City of Burlington Area. Justification for the relief required is provided below.

As noted above, a series of holds are required for a portion of the subject site in order to require the implementation of the conclusions of the Stage 2 Archaeological Assessment, which recommended that Stage 3 and in some cases, Stage 4 Archaeological Assessments be completed, to the satisfaction and following clearance from the Ministry of Citizenship and Multiculturalism, in accordance with Part VI of the *Ontario Heritage Act*.

RBC1 Zone

The RBC1 zone is proposed for all single-detached and townhouse dwellings. This is a new zone that was created specifically for Phase 1 of the Bronte Creek Meadows development to ensure the vision for the neighbourhood, as provided by the Land Use and Built Form Strategy, and the Tertiary Plan, is implemented. The zoning regulations proposed are consistent with residential zone regulations that exist in other areas of Burlington. We have provided zoning regulations for each dwelling type within the draft ZBA.

Lot Width:

The proposed minimum lots widths are 10m for single detached dwellings; 7.5m for semi-detached dwellings; and 5.5m for street townhouses. The proposed lot widths are all adequate to provide enough space for a dwelling unit, and in the case of the singles and semis, 1.2m side yards.

The decrease in lot widths allows for a more compact neighbourhood in the form of ground-oriented housing. The proposed lot width maintains adequate spacing between single detached dwellings, and between semi-detached dwellings. Side yards of 1.2m are proposed which is adequate separation and would accommodate adequate access for future additional residential dwelling units.

The 5.5m lot width for townhouses is a standard width for street townhouses, with many examples in and around Burlington in particular within the Orchard Neighbourhood and associated zones. The 5.5m width provides enough room for a standard 3m driveway as well as 2.5m for landscaping, which exceeds typical landscaping requirements for townhouses in other zones of the City, which in some cases require only 1.5m. Many townhouses within the development are proposed as street townhouses, or rear lane townhouses meaning that the front yard can be used almost entirely for landscaping.

The proposed lot widths are adequate to provide the necessary spacing, landscaping and hard surfaces, while maintaining a well designed streetscape.

Lot Area:

The proposed minimum lot areas are 270 square metres for single detached dwellings; 250 square metres for semi-detached dwellings; and 120 square metres for street townhouses. This lot areas can be achieved through the provision of the proposed lot depths for each type of dwelling, described above.

Further, these minimum lot areas all allow for appropriate rear yard amenity space. The requirements for front yard and rear yards ensure that there will not be any overcrowding of the residential lots, and massing will be consistent throughout the neighbourhood.

Setbacks:

Front yards of 3 metres are proposed, which reduces the amount of land needed overall for the lot, while still providing adequate outdoor space to the rear of the dwellings. In the case of dwellings with parking within the front yard, a setback of 6m is set to the garage of detached dwellings, semi-detached dwellings and townhouses to permit adequate area for parking within a driveway in the front yard.

A rear yard setback of 6m is proposed for the detached dwellings. This setback provides an ample rear yard that is representative of a compact community, while permitted adequate outdoor space to the rear of all proposed dwellings. A rear yard setback of 6m is provided for the Townhouse and Street Townhouse dwellings. This reduced setback is appropriate as it allows sufficient space in the rear yard of the townhouses for parking, given that a large majority of the proposed townhouses are Street Townhouses and thus require parking in the rear yard, or rear lane townhouses. For those that do not require parking in the rear yard, this provides ample outdoor space to the rear of dwellings.

A rear setback of 7.5m to an abutting creek block is provided for all dwelling types to ensure appropriate separation to adjacent sensitive areas. A provision has been included in the draft ZBA which defines that, for through lots such as the rear lane townhouses, the front yard is deemed to be the yard adjacent to the street with the greater right of way width. This limits confusion in establishing front and rear yard setbacks through subsequent applications.

Building Height:

A minimum building height of 2-storeys and a maximum building height of 3-storeys is established to ensure that a range and mix of ground related housing types can be constructed on the subject site, and is consistent with building heights for such uses across the City of Burlington. Further, this aligns with the policies of OPA 4.

Additional Residential Units:

Additional Residential Units have been added as a permitted use within the RBC1 Zone. The associated general provisions within Zoning By-law 2020 apply, however a provision for a minimum interior side yard of 1.2m where access to the unit is from the side or rear yard is provided. This is to ensure there is adequate space for the daily use of this access, and there are no spacing constraints for functional operation of the units, including things such as moving, deliveries, etc.

RBC1-XXX Zone:

A site-specific exception has been proposed for a block of three townhouse units (Block 213 on the Draft Plan). These lots are irregular in depth due to an angled rear lot line. Because of this, the large corner lot will result in a square lot, with a reduced rear yard. Therefore a reduced rear yard of 1 metre has been requested. Minimum lot area and maximum lot coverage are still proposed to be consistent with other townhouse lots, and therefore there will be adequate outdoor amenity space.

MXC-XXX Zone

The MXC-XXX zone is proposed for the mixed-use block located along Upper Middle Road, to recognize its potential to provide a variety of service commercial and retail uses, as well as other uses in a mixed-use format to serve the existing and future community. The proposed yard abutting a residential zone is 12 metres. This provides adequate separation between the proposed residential and mixed-use zones to account for any compatibility concerns from the anticipated mixed-use development on the abutting low density residential. Twelve metres provides enough space to ensure that the impact of the permitted maximum height of the mixed-use building can be mitigated through separation as well as the addition of landscaping. With the addition of a 3 metre landscape buffer as per the draft ZBA, there is adequate space to provide landscaping to further address any concerns, including privacy, massing, light and overlook.

The floor area of the second storey or higher is required to be 50% of the floor area of the first storey or greater. This has been included in the by-law as it was specifically required through OPA 4, however it is already a requirement of the parent MXC zone.

Lastly, we note that the draft zoning by-law amendment proposes to permit townhouses, stacked townhouses and back-to-back townhouses within the mixed-use block without restriction that they cannot occur within 25 metres of a road with a deemed right-of-way width of 26 metres (the Sutton Drive extension), to permit flexibility in design of the MXC block through a future plan of subdivision.

MXE-XXX Zone

The uses proposed for the Mainway Institutional Block have not been finalized. While the intent is for the block to be developed as a healthcare and educational campus, partners have not been secured. While the detailed design has not been finalized for the block, the vision of the block as an area for institutional, commercial and other job-related uses is confirmed, and described through the Land Use and Built Form Strategy and Tertiary Plan.

The Draft ZBA has been crafted in a way that provides flexibility to allow for a variety of appropriate uses, should the intended institutional use not be realized. Prior to this occurring, a Holding Provision that is proposed to be applied to the block and must be lifted. The first means of lifting the holding would apply to the addition of employment uses subject to the completion of a Land Use Compatibility Study that demonstrates that the introduction of any permitted uses within the MXE zone is compatible with what is existing on site, to the satisfaction of the City.

The second reason for a holding provision is to ensure that a Land Use Compatibility Study be prepared to demonstrate that there are no anticipated negative impacts associated the introduction of Attainable / Affordable housing units or any other sensitive use on the site, as a result of the existing employment uses to the south of Mainway. In addition to this, the draft ZBA caps the maximum number of Attainable / Affordable housing units within the MXE-XXX zone to 400, in accordance with the minimum requirements of OPA 4.

Prior to the lifting of the hold, a variety of institutional uses are proposed to be permitted including long term care facilities, hospitals and schools, among others detailed in the draft ZBA. The intent of the large range of uses is to allow for flexibility in how this block develops in order to meet the needs of the community and the City as a whole. The uses have been selected to ensure that there will be no negative impacts to surrounding uses, as well as other uses within the block. This approach allows for time to be spent on the detailed design of the block specific to the uses that are intended to be located in this location. The site-specific requirements requested for the MXE Zone are use-related. The general provisions are proposed to remain the same.

The block will be subject to Site Plan Control so the City will have the chance to review the site concept at that time.

5.3 Supporting Studies

The ASP requires the completion of a Sub-watershed Study, Master Environmental Servicing Plan, LUBFS, Area Servicing Plan, and Tertiary Plan prior to or as part of a development application. These studies have been submitted, and the subject applications align with the conclusions of these reports.

In addition, the following supporting studies have also been prepared to support the subject development applications and address the applicable policies at the provincial, regional and City level.

5.3.1 Environmental Impact Study

An Environmental Impact Study ("EIS") has been prepared by Colucent Environmental, dated February 2026, to build on the conclusions and recommendations of the MESP/SSWS and provide information regarding:

- Natural areas and functions
- Interactions amongst ground, surface water and ecology
- Predicted environmental impacts associated with the proposed development
- Recommendations for mitigation, restoration and enhancement

The EIS has specifically considered the Phase 1 Bronte Creek Meadows lands, and notes that the detailed ecological surveys of the natural heritage system have identified certain features and areas that meet accepted definitions of Significant Woodlands, Significant Wildlife Habitat (confirmed for Special Concern and Rare Wildlife Species and probably for Bat Maternity Colonies), Habitat of Endangered and Threatened Species and Fish Habitat.

The EIS identified that the proposed Phase 1 development will result in an increase in natural vegetation and habitat cover of about 4 hectares over the existing conditions, through forest and wetland creation creating a wider, continuous and stable ecological linkage between the Sheldon Creek valley and the nearby Sheldon Creek Woodland. The EIS defines buffer widths and character in response to the sensitivity of features and functions, and the mitigation and enhancement measures have been carried forward into the proposed draft plan of subdivision and therefore will ensure there will be no negative impact on natural heritage features and functions from the development of the Phase 1 lands.

Ater the application of an avoidance process, and the implementation of impact minimization and enhancement measures, the Phase 1 development will result in conservation of 12.16 hectares of natural heritage areas, conservation of all existing wetlands within woodlands in Phase 1, creation of 1.55 hectares within two Enhancement Areas, establishment of naturalize buffers between natural features and development, net increase in natural vegetation cover, increased habitat connectivity between Sheldon Creek valley and Sheldon Creek woodland, and other outcomes that will enhance the protection and recovery of natural heritage features and functions within the Sheldon Creek watershed.

The EIA concludes that, should the conservation, mitigation and enhancement measures outlined in the report be implemented, the development will have no negative impact on the natural heritage features and their functions, consistent with the PPS and in conformity to the ROP and Current OP.

5.3.2 Environmental Noise Feasibility Study

An Environmental Noise Feasibility Study and Addendum letter has been prepared by Valcoustics Canada Ltd., dated February 2026 in support of the proposed Draft Plan of Subdivision and Official Plan Amendment and Zoning By-law Amendment applications, to determine appropriate mitigation measures required to meet all applicable Ministry of the Environment, Conservation and Parks noise guidelines as well as the requirements of the City of Burlington and Halton Region.

The Environmental Noise Feasibility Study has identified that the primary transportation noise sources with potential to impact the site are road traffic on Upper Middle Road, and the internal collector roads including the future Corporate Drive extension (Street A) and the future Sutton Drive extension (Street B). Furthermore, stationary noise sources in the vicinity of the site include the existing Corpus Christi Catholic Secondary School, north-east of the subject site.

The Noise Impact Study ultimately concludes that the incorporation of the recommended noise mitigation measures, including recommended and mandatory ventilation requirements, exterior wall and window construction, sound barriers and warning clauses, will ensure that the applicable guidelines are met.

5.3.3 Transportation Impact Study

A Transportation Impact Study (TIS) for the Phase 1 lands has been prepared by Paradigm Transportation Solutions Limited, dated February 2026. The TIS aims to assess current traffic and the additional traffic generated by Phase 1, analyze the traffic impact on the adjacent roadway network and provide the municipality and owner with any improvements required to mitigate the identified effects of the site-generated traffic.

This study focused on Phase 1 and examines long-term transportation network impacts and potential mitigation measures to support future background and site generated traffic, with the full build-out anticipated to be completed in the horizon beyond Year 2045, being approximately 10 years after the Phase 1 build-out. Notably, the TIS provides a high level long-range assessment of the potential road improvements required to accommodate the possible development and therefore a full build-out scenario is also assessed.

The Phase 1 development will generate approximately 934 new vehicle trips during the weekday AM peak hour, 960 new vehicle trips during the weekday PM peak hour, and 631 new vehicle trips during the Saturday peak hour. Detailed traffic analysis was conducted for each of the study area intersections under Base (2024), 2035, 2040 and 2045 traffic conditions. The capacity analysis showed that deficienices currently exist and are projected to occur at certain locations within the study area with anticipated growth in traffic, including the proposed development.

Recommendations from the TIS include:

- The road authority to implement the remedial measures summarized in the TIS
- The applicant be responsible for costs related to the new roadway connections to Upper Middle Road, Burloak Drive, and Mainway, which include potentially unwarranted traffic control signals
- The applicant will bear the cost of constructing left turn lanes into the development of the intersections outlined in the TIS
- The City will consider further promotion of TDM and alternative mode choice measures to support the reduction of single occupant vehicle trips
- Burlington Transit consider addint new transit routes and infrastructure to serve the proposed development.

5.3.4 Housing Impact Statement

A Housing Impact Statement has been prepared by Keleher Planning & Economic Consulting Inc. and dated February, 2026. The statement reviews matters related to the provision of housing in the City of Burlington that may arise from the proposed development of Phase 1 of the Bronte Creek Meadows development.

Accordingly, the Statement reviews provincial, regional and local policy related to housing and density targets and provides a breakdown of these policies in relation to Phase 1 of Bronte Creek Meadows. Overall, the statement provides that the residential units proposed within Phase 1 of Bronte Creek Meadows are necessary to help the City meet their housing targets, specifically related to ground-oriented housing.

5.3.5 Land Use Compatibility Study

A Land Use Compatibility Study has been prepared by RWDI, dated February 13, 2026 The Land Use Compatibility Study has been prepared to identify any existing and potential land use compatibility issues and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses and nearby employment area and/or major facilities. The study reviews applicable policy documents including the Provincial Planning Statement and Provincial Compatibility Guidelines.

The Land Use Compatibility Study has identified two facilities that have the potential to cause air quality impacts, including the Thermo Fisher Scientific facility located at 5250 Mainway, and IRCO Automation located at 5150 Mainway. Following investigation and modelling for the facilities of concern to confirm the level of impact, RWDI has concluded that the presence of the proposed development is not expected to restrict operations at these facilities.

Further, the Land Use Compatibility Study concludes that, provided the following mitigation measures are considered and implemented, the proposed development is compatible with the surrounding transportation corridors:

- Locating residential or sensitive use units and outdoor use areas as far as possible from the roadways and buffered by transitional uses;
- Vegetation is designed as a barrier, to complement other mitigation measures;
- Physical barriers such as sound barriers;
- Mechanical rather than passive building ventilation with air particle filtration;
- Location of ventilation air intakes away from known pollution sources and roads;
- Optimizing timing and quality of ventilation make-up air; and,
- Management of outdoor activities.

5.3.6 Archaeological Assessment

A Stage 1 and 2 Archaeologic Assessment has been prepared by Archaeological Services Inc., dated August 7, 2025 for the Bronte Creek Meadows lands. The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property. The research indicated that there was potential for encountering both Indigenous and Euro-Canadian archaeological resources within the study area.

Accordingly, a Stage 2 field assessment took place by means of a combined pedestrian and test pit survey in all areas of archaeological potential. During the Stage 2 assessment, 83 non-diagnostic Indigenous findspots, 54 Indigenous sites, one multi-component site and one Euro-Canadian historical site were identified.

The Stage 2 Archaeological Assessment concludes the following:

- Many sites may be cleared of archaeological concern as they do not exhibit cultural heritage value or interest and may be considered free of any further archaeological concern.
- Certain sites remain of interest to the Indigenous communities due to their proximity to permanent and seasonal water sources and to the estimated location of previously registered Indigenous sites, and as such, supplemental surveys in the form of controlled surface pick-up be conducted at each site to confirm the presence or absence of additional archaeological deposits.
- Five Indigenous non-diagnostic sites, ten Indigenous diagnostic sites, and one site with overlapping Indigenous and Euro-Canadian historical scatters are considered archaeological resources of cultural heritage value or interest and as such, should be subject to a comprehensive Stage 3 Archaeological Assessment to fully identify the character, extent, and significance of the archaeological deposits
- One Indigenous diagnostic site is considered to be an archaeological resource of cultural heritage value or interest for which a Stage 4 recommendation will be required.
- Robert Atkinson site is considered an archaeological resource where the level of cultural heritage value or interest will likely result in a recommendation to proceed to Stage 4 mitigation, and as such it is recommended that it first be subject to a comprehensive Stage 3 Archaeological Assessment to identify the character, extent and significance of the archaeological deposits.

The Stage 2 Archaeological Assessment also recommends that if during any future archaeological assessments, meaningful engagement with Indigenous Communities should be conducted.

The draft Zoning By-law Amendment includes holding provisions applicable to the entirety of the site which restrict development from occurring until such time that the required archaeological assessment and subsequent clearance is secured, therefore ensuring consistency with the PPS.

5.3.7 Fiscal Impact Study

A Fiscal Impact Study has been prepared by KPEC Planning + Economics, dated February 12, 2026, to review the fiscal impacts from the redevelopment of the lands on the City of Burlington and Halton Region's finances.

The Fiscal Impact Study estimates that the proposed development would general $22 million in Development Charges for the City of Burlington, $58 million in Development Charges for Halton Region, and $10 million in education Development Charges for local school boards.

Further, an annual fiscal surplus of $434 per capita/job for the City of Burlington and $484 per capita/job for Halton Region.

The Fiscal Impact Study caveats these figures, noting that the true annual fiscal impact can vary from the estimates presented, depending on numerous variables that may deviate from the assumptions made, including the actual timing of development, infrastructure costs, changes in property tax rates, assessment values and other input. Therefore, the Fiscal Impact Study is best used on a 'directional' basis to give an indication of the likely orientation of fiscal impact (positive vs. negative) as well as providing a rough indication to decision-makers regarding the potential scale of impact.

The Study concludes that should the proposed development generate an annual surplus as estimated, it could be used to mitigate future property tax increases, increase contributions to a tax rate stabilization reserve fund, expand municipal services, fund backlogged state of good repair works, or some combination thereof.

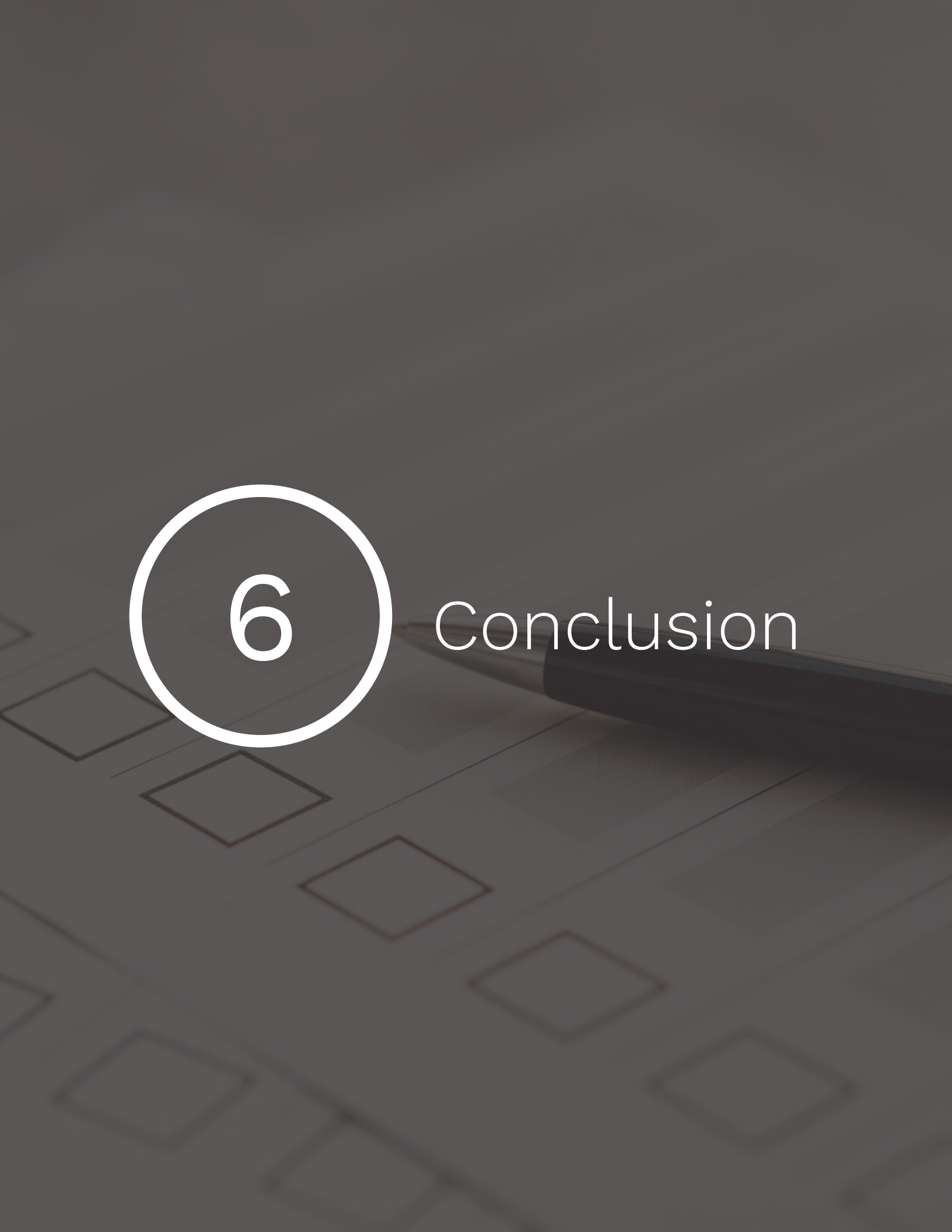
Respectfully Submitted,



David Falletta, MCIP, RPP

Partner

Bousfields Inc.



6 Conclusion

Bronte Creek Meadows is planned to be a complete community that prioritizes people, sustainability and livability and proposes a range of low to mid-rise buildings that blend a variety of residential, commercial and institutional uses. The community will also feature an integrated and connected multi-modal (on and off-road) transportation system that promotes transit, walking and cycling. Finally, building upon the area's abundant natural heritage features, a variety of parks and open spaces will provide residents with space for leisure, healthy living and recreation.

The proposed land uses and block locations throughout the Phase 1 lands and subject applications are generally based of what was approved through the Area Specific Plan process and supporting Sub-watershed Study, Master Environmental Servicing Plan, LUBFS, Area Servicing Plan, and Tertiary Plan. The proposed mix of land uses, heights, densities, and their distribution supports the creation of a sustainable complete community while being compatible with the surrounding existing and planned development and ensuring the appropriate protection of cultural and natural heritage resources.

In summary, from a policy perspective, the proposed development is consistent with the Provincial Planning Statement, 2024; conforms to the ROP and City of Burlington Official Plan; and conforms to the intent of the policies and land use structure contained within the Area Specific Plan (OPA 4). As such, the Proposal is appropriate and desirable for the subject site and represents good planning and urban design and we recommend approval.

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Appendix A

Provincial Planning Statement, 2024

On August 20, 2020, the Ministry of Municipal Affairs and Housing released the 2024 Provincial Planning Statement ("2024 PPS") which came into effect on October 20, 2024. The new 2024 PPS replaces both the 2020 Provincial Policy Statement (which was replaced with the Order in Council No. 1099/2024), as well as the 2019 Growth Plan for the Greater Golden Horseshoe, as amended in 2020 (which was revoked through Order in Council No. 1100/2024).

The 2024 PPS provides policy direction on matters of Provincial interest related to land use planning and development and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the 2024 PPS. In this regard, Policy 6.1.1 provides that the PPS "shall be read in its entirety and all relevant policies are to be applied to each situation".

As compared with the former Provincial Policy Statement (2020) and Growth Plan (2019, as amended), the 2024 PPS is intended to reduce and streamline planning rules, simplify approvals to build homes and eliminate duplication between planning documents. It emphasizes flexibility, with the intent of helping get more homes built across the province, while continuing to protect agricultural lands, cultural heritage and natural areas.

Chapter 1 of the 2024 PPS sets out the Province's current vision for Ontario, emphasizing the importance of building housing to serve a fast-growing province:

> *"More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031. Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come."*

Chapter 1 goes on to describe Ontario's land use planning framework, stating that:

> *"Ontario's land use planning framework and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and transit-supportive design, where locally appropriate, and optimizing investments in infrastructure and public service facilities will support convenient access to housing, quality employment, services and recreation for all Ontarians."*

One of the key policy directions that continues to be expressed in the 2024 PPS is the need to build complete communities with a mix of housing options by promoting efficient development and land use patterns.

Policy 2.1.6 provides that planning authorities should support the achievement of complete communities by, among other things, accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs.

- ***Response:*** *The proposed development of Phase 1 will accommodate an appropriate range and mix of residential, employment, institutional, retail/commercial, recreation, parks, and open space uses within a fine-grained, multi-modal transportation network to meet the long-term needs of future residents in coordination with the protection of existing natural heritage systems and functions.*

With respect to housing, Policy 2.2.1(b) requires planning authorities to permit all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and all types of residential intensification.

Further, Policy 2.2.1(c) and (d) direct that an appropriate range and mix of housing options and densities is provided by promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation, and by requiring transit-supportive development and prioritizing intensification in proximity to transit, including corridors and stations.

- ***Response:*** *A Housing Impact Study has been prepared by KPEC in support of the proposed development. The proposed development of Phase 1 provides for an appropriate range and mix of residential intensification and housing options, including single detached, semi-detached, and a variety of townhouse unit types. The DPOS has been designed to accommodate a variety of dwelling types at varying densities in order to meet both the projected market-based needs as well as anticipate the future needs of residents and support the existing and planned transit network. In accordance with OPA 4, the Phase 1 lands may accommodate a share of the planned 400 affordable housing units, to be determined through a future application for site plan approval for the Mainway Institutional Block.*

Section 2.3 of the 2024 PPS contains policies related to *settlement areas,* which the subject site is located within. Policy 2.3.1.1 provides that *settlement areas* shall be the focus of growth and development, while Policy 2.3.1.2 promotes land use patterns in settlement area which efficiently use lands and resources, optimize existing and planned infrastructure and public service facilities, and support active transportation and transit. Further to this, Policy 2.3.1.5 encourages planning authorities to establish density targets for designated growth areas based on local conditions. The PPS defines designated growth areas as "*lands within settlement areas designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses*". In this regard, Policy 2.3.1.6 encourages large and fast growing municipalities, such as Burlington, to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.

- ***Response:*** *The proposed development of Phase 1 will contribute to development within the identified settlement area of the City of Burlington, particularly on lands within the settlement area that are presently vacant and have been designated for future growth. Further, the proposed development has been designed to efficiently use lands, resources and existing and planned services and transit with a compact, mixed-use, and pedestrian friendly built form. The proposal will provide for a range of 48.7 to 75.6 people and jobs per hectare in Phase 1, the ultimate range of which is dependent on the full build-out of the Mainway Institutional Block, as further detailed in Section 3.6 of the Planning Rationale Report, and therefore is consistent with the PPS in this regard.*

With respect to Employment, Section 2.8.1.1 provides policies for promoting economic competitiveness, by encouraging planning authorities to provide for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses; and encourage intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.

- ***Response:*** *The proposed development of Phase 1 will include a mix of uses including the Mainway Institutional Block, which is intended to provide a significant number of employment opportunities as detailed in Section 3.6 of this PLR, through the provision of a variety of health-care and education-related uses, institutional uses, and supporting retail/ service commercial uses, which will contribute to the provisions for a complete community.*

With respect to energy conservation, air quality and climate change, Policy 2.9.1 directs planning authorities to plan to reduce greenhouse gas emissions and prepare for the impacts of climate change through approaches that support the achievement of compact, transit supportive and complete communities; incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems; and protect the environment and improve air quality.

- ***Response:*** *The proposed development achieves the minimum density targets outline in the PPS and ROP, and through the proposed multi-modal transportation network will help reduce the dependence on the automobile and encourage active transportation. Further in this regard, the proposed development has been designed to incorporate compact, transit-supportive development, where proximity of residential areas to mixed-use areas promote walking and the use of transit thereby further reducing the reliance on vehicles as the only mode of transportation. The proposed development has incorporated the delineation of development limits on site associated with areas of the natural heritage system in accordance with the MESP/SSWS, thus ensuring the protection existing natural heritage features and functions on the site.*

Generally, the infrastructure policies of Chapter 3 of the PPS place an emphasis on the need to integrate land use planning and investment in both infrastructure and transportation. The efficient use of infrastructure and planning for sewage, water and stormwater management are key elements of provincial policy (Sections 3.1 and 3.6).

Specifically, Policy 3.1.1 provides that infrastructure and public service facilities be provided in an efficient manner while accommodating projected needs, and Policy 3.1.2 requires that planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are financially viable over their life cycle, leverage the capacity of development proponents, where appropriate, and are available to meet current and projected needs.

Further, Policy 3.6.2 provides that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

- ***Response:*** *Through the MESP/SSWS and Functional Servicing and Stormwater Management Report prepared by MTE Consultants, it has been demonstrated that the infrastructure required to service the area, including water, sanitary sewage, and stormwater management, has been planned in an efficient manner and has utilized, where possible, existing infrastructure.*

With respect to stormwater management, Policy 3.6.8 requires planning for stormwater management to, among other things: be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; minimize, or, where possible, prevent or reduce increases in stormwater volumes and containment loads; minimize erosion and changes in water balance including through the use of green infrastructure; promote best practices including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

- ***Response:*** *The MESP/SSWS has informed the proposed stormwater management strategy, including the appropriate location and size of the proposed stormwater management blocks within the DPOS, in a manner that ensures efficient use of land, and the design of the Stormwater Management facilities to:*
  - Provide an enhanced level of water quality protection
  - First priority in design to avoid creating detrimental impacts to the natural hydrologic system as much is practical
  - Provide appropriate quality and quantity controls
  - Ensure water quality control is to an Enhanced Level
  - Ensure water quantity and erosion control utilizing extended detention to control all runoff from development to achieve pre-development flow targets
  - Prevent the increase of flood risk in upstream and downstream of the lands to the extent feasible
  - Maintain pre-development annual surface water recharge volumes to each of the regulated wetlands,
  - To provide water quality treatment, control and flood control for runoff from development lands through new municipal wet pond stormwater management facilities.

Regarding transportation systems, the 2024 PPS states that transportation systems should be provided which are safe, energy efficient, and facilitate the movement of people and goods; efficiently use existing and planned infrastructure, and connect within and among transportation system and modes as part of a multimodal transportation system (Policies 3.2.1 and 3.2.2). Further, Policy 3.2.3 provides that as part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

- ***Response:*** *The proposed development has been designed to introduce a fine-grain network of collector and local roads and public laneways to provide connectivity throughout the Phase 1 and greater Bronte Creek Meadows Area in accordance with the LUBFS. This multi-modal transportation network is well connected with the existing surrounding road network, including the proposed extension of Sutton Drive and potential Corporate Drive extension and includes sidewalks and bicycle lanes in support of an efficient and multimodal transportation system.*

In terms of land use compatibility, Policy 3.5.1 indicates that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. Further, Policy 3.5.2 provides that where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

- ***Response:*** *South of Mainway is an employment area with a number of employment, industrial and office uses. A Land Use Compatibility Study has been prepared by RWDI to assess adjacent employment uses, and a Noise and Vibration Study has been prepared by Valcoustics Canada Ltd., in support of the Phase 1 DPOS.*

With respect to public spaces, recreation, parks, trails and open space, Policy 3.9.1 encourages that healthy, active, and inclusive communities should be promoted by, among other things: planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; and recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

- ***Response:*** *The proposed development provides for a network of public parks, a school site, multi-use trails, and natural heritage features, which are connected via a multi-modal transportation system to help foster social interaction and promote a healthy, active and inclusive community for future residents of the area. The DPOS has been informed by work undertaken through the MESP/SSWS and identifies the Natural Heritage System and required buffers.*

Chapter 4 of the PPS includes policies with respect to the wise use and management of resources, including natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources and cultural heritage and archaeology.

With respect to Natural Heritage, Policy 4.1.1 provides that natural features and areas shall be protected for the long term, while Policy 4.1.2 encourages that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among features.

- ***Response**: The PPS emphasizes the protection of natural features and areas for the long term, including the maintenance, restoration or where possible, improvement of the long-term ecological function and biodiversity of natural heritage systems.*

In this regard, the MESP/SSWS and EIS have identified that the following Key Natural Features are located on the subject site:

- Significant Woodlands
- Identified Wetlands
- Candidate and Confirmed Significant Wildlife Habitats
- Endangered (bat species) and Threatened Species (Silver Shiner)
- Valleylands and Fisheries (confined drainage systems; Sheldon Creek West Branch)
- Watercourses and Fisheries (unconfined drainage systems; East Sheldon Creek and Bronte Creek Tributaries)
- Habitat of Endangered Species and Threatened Species

Further, other important natural features and areas occur on adjacent lands, including Permanent or intermittent Streams and Linkages, as described in the EIS.

The MESP/SSWS has considered the aforementioned Key Natural Features on the subject site and has recommended measures for protection and enhancement, including the provision of Enhancement Areas, linkages where appropriate, and buffers to Key Natural Features which range dependent on their level of sensitivity and their interface with future development, all of which are further refined through the EIS prepared in support of this development application.

The EIS provides further detail with regard to the Key Natural Features on site, discusses potential impacts of the proposed development on the ecological and hydrologic function of these features, and makes recommendations for a strategy consisting of mitigation measures, buffers, linkages and enhancements to ensure that the proposed development will result in no negative impact to the Natural Heritage System.

The EIA concludes that the proposed development, coupled with the recommended mitigation measures and enhancements will result in an increase in natural vegetation and habitat cover over existing conditions, by approximately, and ultimately results in no negative impact to the natural heritage system provided the proposed conservation, mitigation and enhancement measures are implemented as identified. The EIS recommends forest and wetland creation to create a continuous and stable linkage between the Sheldon Creek Valley and the nearby Sheldon Creek Woodland, which has been carried forward into the proposed draft plan of subdivision. The EIS concludes that the resulting natural heritage system will include viable and resilient natural features and associated functions.

This protection, maintenance and enhancement to the natural heritage system is consistent with the policies of the PPS.

Policy 4.1.5 provides that development and site alteration shall not be permitted in significant woodlands and significant wildlife habitat, among others, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- ***Response:*** *The PPS prohibits development or site alteration within significant woodlands and significant wildlife habitats, among other features, unless it has been demonstrated that there will be no negative impact on the features or their ecological functions.*

In this respect, the MESP/SSWS has considered the Key Natural Features on site including the significant woodlands and wildlife habitats. The EIA has taken a more detailed look at any impacts of the proposed development on areas of the Key Natural Heritage Features listed above. It provides detailed recommended actions to be implemented during pre-construction, construction, and post-construction stages of development, as well as recommended mitigation measures, buffers, linkages and enhancements to the natural heritage system that, if followed, will result in no negative impact to the Natural Heritage System.

With respect to Water, Policy 4.2.1 provides that planning authorities shall protect, improve or restore the quality and quantity of water using the watershed as the ecologically meaningful scale; minimizing potential negative impacts; identifying water resource systems; maintaining linkages and functions of water resource systems; implementing necessary restrictions on development to protect drinking water and vulnerable areas, to protect and impact vulnerable surface and ground water; planning for efficient and sustainable use of water resources; and ensuring consideration of environmental lake capacity. Further, Policies 4.2.3 and 4.2.4 identifies that municipalities are encouraged (or in the case of large and fast-growing municipalities such as Burlington, are required) to undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.

- ***Response:*** *The MESP/SSWS has assessed both the Bronte Creek and Sheldon creek watersheds that apply to the broader Bronte Creek Meadows lands, in consideration of establishing an appropriate water, wastewater and stormwater management system for the entirety of the Bronte Creek Meadows and Phase 1 lands.*

The MESP/SSWS addresses the realignment of the Sheldon Creek and Bronte Creek tributaries on site, work which is to occur as part of subsequent phases of development. The MESP concludes that the combination of the Sheldon Creek and Brone Creek tributaries into one centrally located channel block, connecting to the existing Sheldon Creek Tributary within the Mainway Woodlot within the Phase 2 lands, will satisfy the hydrologic, hydraulic and wetland water balance targets most efficiently.

With respect to wetlands, the MESP/SSWS and EIS identifies three significant wetlands within the Sheldon Creek Woodland, which is not located within the subject site. Notwithstanding, the proposed development may have impact on the function of the wetlands. The MESP/SSWS defines a management strategy for wetlands which includes setting development limits outside the limits of wetlands and their buffers to avoid disturbance, and by maintaining post- to pre-development annual water recharge balance to each wetland through the collection and discharge of clean roof water runoff to wetlands via third pipe storm sewer networks within the development plans.

Further, the MESP/SSWS has determined that various hydrologic, hydraulic and wetland water balance targets for the proposed development can be satisfied through implementation of certain development design measures, thus ensuring the function of the water resource system on a watershed level, in accordance with the policies of the PPS.

Regarding cultural heritage and archeology, Policy 4.6,5 provides that Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

- ***Response:*** *The applicant engaged early on with Indigenous Groups, and the archaeological assessment work completed has been circulated and reviewed by these groups. Further, a Stage 1 and 2 Archaeological Assessment has been completed for the Bronte Creek Meadows lands as a whole and submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries for clearance. The Stage 1 and 2 Archaeological Assessments recommend a Stage 3 Archaeological Assessment for certain locations scattered throughout the Phase 1 lands. A Stage 3 Archaeological Assessment is currently underway for these locations. The proposed Zoning By-law amendment includes a holding provision that requires the clearance of the recommended Stage 3 Archaeological Assessment.*

For the reasons set out above, it is our opinion that the proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the policies of the PPS.

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Appendix B

Detailed Halton Regional Official Plan, 2024

The ROP establishes policies to guide how the Region of Halton will grow and develop. In 2009, the Region of Halton concluded a Municipal Comprehensive Review ("**MCR**") process with the adoption of ROPA 38 (By-law 162-09). In November 2011, the Province modified and approved ROPA 38. This decision was subsequently appealed in its entirety to the then Ontario Municipal Board ("**OMB**"), now known as the Ontario Land Tribunal ("**OLT**"). On January 13, 2016, the OMB issued an Order confirming the approvals in principle it granted on May 7, 2015, May 19, 2015, June 15, 2015, and September 28, 2015. This is in addition to Orders dated March 17, 2015, October 2, 2014, and February 4, 2014.

Regional Official Plan Amendment 38 ("**ROPA 38**") was adopted by Council and approved by the Ministry of Municipal Affairs and Housing on December 16, 2009, and updated the ROP based on a preferred growth scenario for the Region that required lands be added to the urban boundary to accommodate population and employment growth to 2031.

Starting in 2014, the Region of Halton commenced another MCR to update the ROP to conform to Provincial plans and policies since the last MCR. The purposes of this MCR were to ensure that the ROP continues to meet the needs of the community and to develop a strategy to accommodate growth in Halton Region to the year 2051. The first amendment adopted by Regional Council as part of this review was Regional Official Plan Amendment 48 ("**ROPA 48**"), which defined a Regional Urban Structure in Halton, delineated several MTSAs including the Bronte GO MTSA, and removed a significant portion of the Bronte GO MTSA from the Employment Area overlay. ROPA 48 was approved by the Ministry of Municipal Affairs and Housing ("**MMAH**") on November 11, 2021, and is now in-effect.

Regional Council also adopted Regional Official Plan Amendment 49 ("**ROPA 49**") (By-law 35-22) on June 15, 2022, which implemented Regional Council's direction to accommodate population and employment growth within Halton's existing Regional Urban Boundary to 2041 and provides a framework for planning for growth within the Region from 2041 to 2051. ROPA 49 also includes other updates that support Halton's growth strategy, including updates to intensification and density targets, development phasing, the Regional Urban Structure, Strategic Growth Areas, Employment Areas, and corridor protection, among other things. ROPA 49 was brought into full force and effect with amendments on November 4, 2022 by the Ministry of Municipal Affairs and Housing, and notably removed the Employment Area overlay from the subject site.

Subsequently, *Bill 150 Planning Statute Law Adjustments Act*, 2023, and *Bill 162 Get It Done Act*, 2024 reversed many of the Minister's modifications made of ROPA 49, however did not reverse the Minister's decision to remove the Employment Area overlay from the subject site.

On Map 1 — Regional Structure of the ROP, the subject site is designated *Urban Area*, with some area towards the west and center of the site identified as *Regional Natural Heritage System*. On Map 1G - Key Features within the Greenbelt and Regional Natural Heritage System, the natural heritage areas are further identified as *Key Features*.

Further, 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.

Urban Structure

Map 1H – Regional Urban Structure further identifies the majority of the site as within the *Urban Area* and in close proximity to a Secondary Regional Node to the northwest. Notably, the subject site is not within the Built boundary of the ROP.

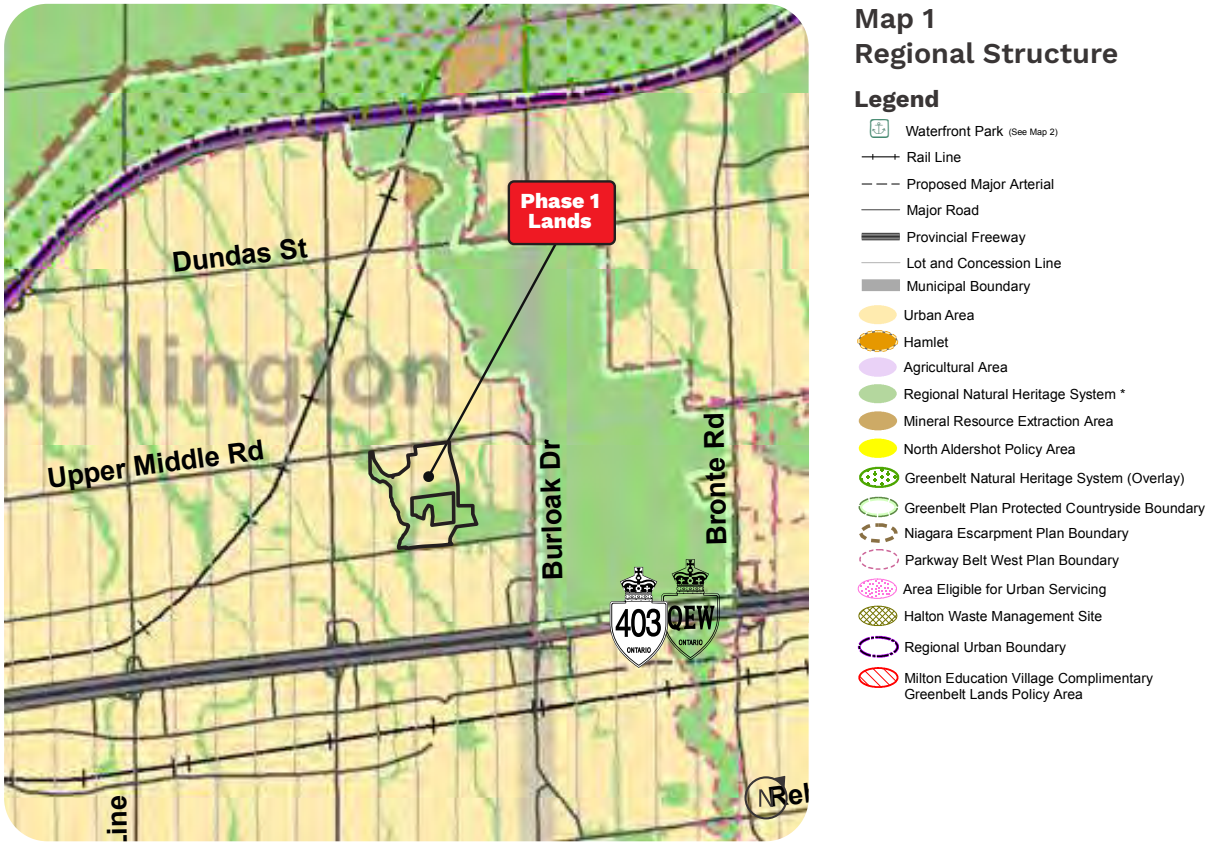
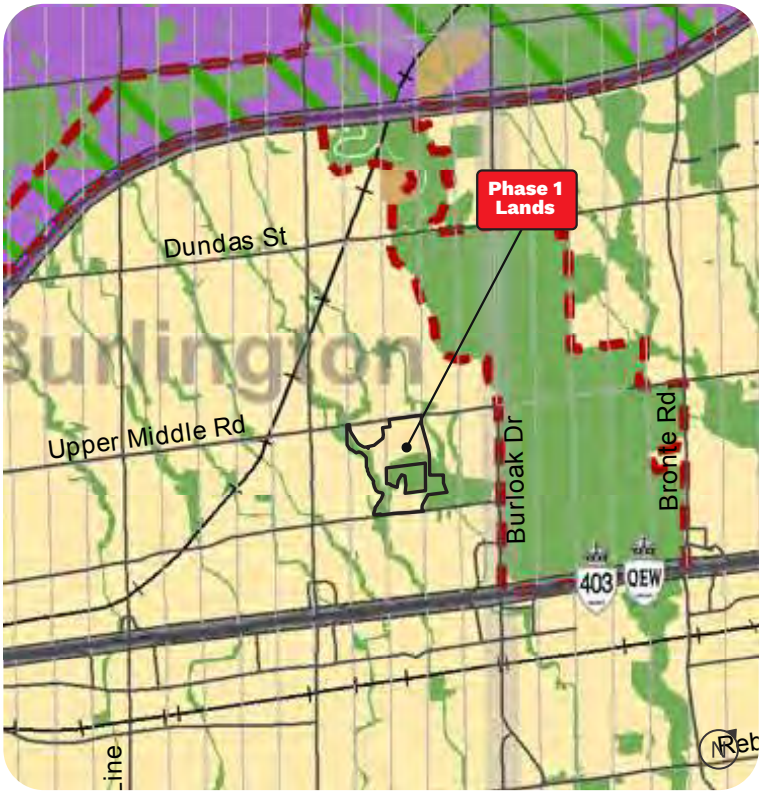


Figure 11 - ROP Map 1

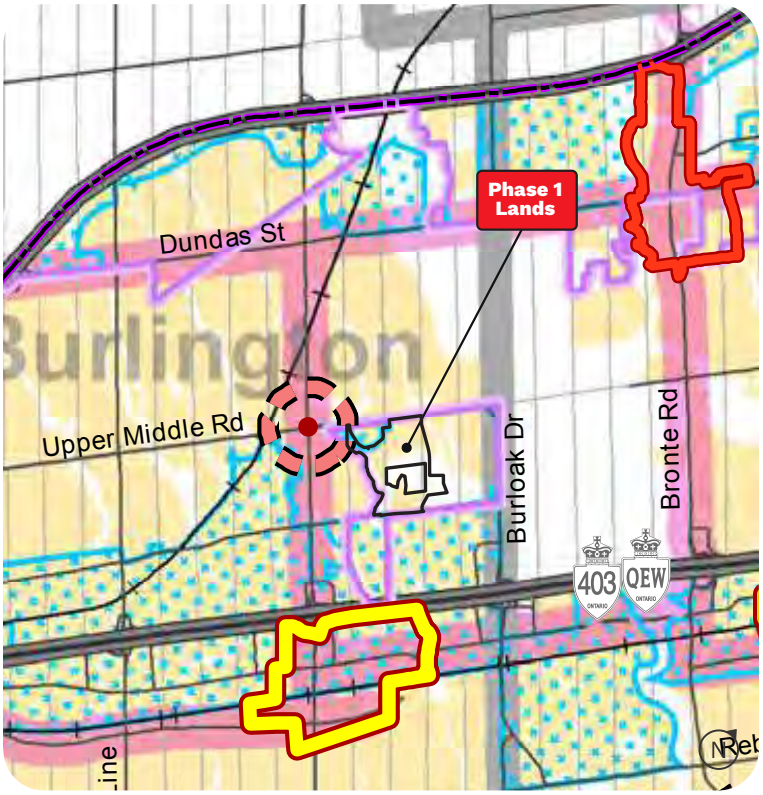


Map 1G Key Features within the Greenbelt and Regional Natural Heritage System

Legend

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Greenbelt Plan Boundary
- Urban Area
- Hamlet
- Key Features
- Enhancement Areas, Linkages and Buffers
- Prime Agricultural Areas in NHS Enhancements/Linkages/Buffers
- Greenbelt NHS
- Regional Urban Boundary
- Mineral Resource Extraction Area
- North Aldershot Policy Area

Figure 12 - ROP Map 1G



Map 1H
Regional Urban Structure

Legend

- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor

Strategic Growth Areas

- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary
- Regional Intensification Corridor outside of Regional Urban Boundary

Figure 13 - ROP Map 1H

Healthy Communities

Policy 31 of the ROP sets out a vision for planning Halton's future through establishment of "healthy communities", which are communities: that are physically designed to minimize the stress of daily living and meet the life-long needs of its residents; where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community; and where the mobility of healthy communities is provided primarily through an affordable, convenient, safe and efficient public transportation system and non-motorized travel modes, among others.

- ***Response:*** *The proposed development of Phase 1 has been designed as a healthy, complete community that provides a range of housing forms and densities, employment, retail and commercial uses, institutional uses, and parks and open spaces to serve existing and future residents. The proposed plan layout provides opportunities to access these various land uses via the proposed multi-modal transportation network that provides for a variety of transportation modes in a manner that supports active transportation and reduces the need for use of personal automobiles.*

Halton's Regional Structure

Halton's Regional Structure is organized into three broad land use categories, being:

1. Settlement Areas, consisting of Urban Areas within the Regional Urban Boundary as well as Hamlets and Rural Clusters;
2. Agricultural System, consisting of the Agricultural Area and parts of the Natural Heritage System outside of Key Features; and
3. Natural Heritage System, consisting of the Regional Natural Heritage System and Greenbelt Natural Heritage System (Policy 50.2)

As noted, the subject site is located within the Urban Area. Within the Urban Area, the ROP defines a Regional Urban Structure consisting of Strategic Growth Areas, Regional Employment Areas and the Built Up Area and the Designated Greenfield Area (Policy 51.3). The subject site is located within the Designated Greenfield Area.

Part III, Policy 72 states the goal of the *Urban Area* and Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility access across Halton, addresses climate change, and improved housing affordability, sustainability, and economic prosperity. As per Policy 71.2, the primary objectives of the *Urban Area* include:

- creating healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently (1);
- supporting a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy (2);
- providing a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure (3);
- establishing a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan (5);

- planning and investing for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation (7);
- facilitating and promoting intensification and increased densities (9); and,
- providing for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs (10).
- ***Response****: The proposal contributes to a healthy and complete community and promotes economic prosperity and a balance of jobs and housing in the community, by introducing a mix and range of uses, including blocks designated for employment uses, while also protecting certain areas of the natural environment. The development will be compact and make efficient use of surrounding existing transit and road networks, and will contribute to an appropriate rate of growth and intensification, representing the first phase of redevelopment in the lands.*

As noted, within the *Urban Area* designation of the Regional Structure the ROP defines a Regional Urban Structure that consists of Strategic Growth Areas, Regional Employment Areas, the Built-Up Area and Designated Greenfield Areas (Policy 51). The subject site is identified as *Designated Greenfield Areas*.

Policy 77(2.4) of the ROP states that new development in *Designated Greenfield Areas* must contribute to achieving the development density targets identified in the ROP (as described below); contribute to the creation of healthy communities; create street configurations, densities and an urban form that support walking, cycling and the early integration and sustained viability of transit services; provide a diverse mix of land uses; and create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.

- ***Response:*** *The proposal will achieve the objectives of the ROP related to the Urban Area and Designated Greenfield Areas through the creation of a new, healthy and complete community that achieves compact, transit supportive densities to reduce automobile reliance and supports viability of transit services in the area, that includes a diverse variety of land uses to support current and future residents, and that will ultimately ensure orderly progression of development across the subject site.*

Growth Framework

The Regional Structure is accompanied by a growth strategy for Halton based on the distribution of population and employment for the planning horizon year of 2051, as contained in Table 1 of the ROP (Policy 55). Further, Table 2 defines targets for density of *Designated Greenfield Areas* (Policy 55.1) and Table 2a defines Regional phasing to be achieved every five years from 2022 to 2051 between the Built-Up Area and Designated Greenfield Areas (Policy 55.2).

Table 1 identifies a 2021 population of 195,000 for the City of Burlington with an increase to 265,160 by the horizon year of 2051, representing a 35% increase. Similar to population forecasts, the Region anticipates that the City of Burlington will increase their employment forecasts from 98,340 in 2021 to 124,390 in the horizon year of 2051, representing a 26% increase.

According to Table 2 of the ROP, the Region anticipates that the City of Burlington will see a total of 76 people and jobs per hectare combined in the *Designated Greenfield Area* by 2041, measured in accordance with Section 227.1 of the ROP. These forecasts are further expanded in Table 2A – Regional Phasing with the City of Burlington expected to contribute 590 units in the *Designated Greenfield Area* in the 2022-2026 planning window, 620 units in the 2027-2031 planning window, 450 units in the 2032-2036 planning window and 460 units in the 2037-2041 planning window.

- ***Response:*** *The Phase 1 lands will contribute to the employment and density targets established in the ROP by introducing a significant increase in housing and employment options in the City of Burlington on lands within the Designated Greenfield Area. As detailed further in Section 3.6 of the PLR, the proposal will provide for 1,659 people and a range of 747 to 2,030 jobs in phase 1. This results in a preliminary density calculation of an estimated density range of 68.8 to 105.5 ppj/ha, exceeding the minimum target of 76 people and jobs per hectare described in the ROP.*

Phasing and Allocation

Policy 77(12) provides that it is the policy of the Region to prepare a Joint Infrastructure Staging Plan based on population and employment distributions and forecasts of the ROP, any community infrastructure plans required per the ROP, and local and regional development phasing strategies. The intention of this Policy is to ensure that infrastructure, public service facilities and human services to support development are planned and financing is secured in advance of need. Further, Policy 77(15) states that the development industry is required to absorb its share of the cost of the provision of infrastructure, public service facilities, and human services as permitted by applicable legislation and that any financial impact of new development or redevelopment on existing taxpayers be based on a financing plan approved by Council.

In this regard, the Region has implemented an Allocation Program to track and monitor the allocation of servicing of properties within the Designated Greenfield Area. The Region will monitor the servicing requirements of proposed and approved development in terms of allocation of water supply and wastewater treatment capacities to ensure that total system capacities, with an adequate reserve for operational flexibility and emergency situations, are not exceeded and to provide sufficient lead time for the planning, approvals and construction of new facilities (Policy 89(12)).

- ***Response:*** *Through the Area Specific Planning process, policies were established that address the need to secure regional servicing allocation for the subject site and development proposal, given its location within the Designated Greenfield Area, and which will further ensure that phasing will be aligned with local and Regional policies that relate to phasing through the various planning 'windows' or 'horizons' of the plan, and in accordance with timing of the required development applications.*

  It is important to note that following receipt by Halton Region of Report CA-19-24/FN-20-24/ PW19-24 (July 2024) confirming the launch of the 2023 Allocation Program, the landowner participated in the subsequent 'Expression of Interest' process. Ultimately, they entered into an allocation agreement for the subject site that secured 1000 Single Detached Equivalents and 695 Infrastructure Dependent Units for the subject site, in an effort to ensure servicing allocation for early phases of development.

Housing

Policy 84 of the ROP establishes the importance of housing for the people of Halton as it is a goal of the Region to supply an adequate mix and variety of housing to satisfy differing physical, social and economic needs. Among others, the ROP establishes the objectives for housing in the Region as follows (Policy 85):

- Establish housing targets by type and appropriate density for local municipalities and the Region;
- To explore and implement new approaches to reduce residential land construction costs and to result in an adequate supply of affordable housing;
- To coordinate, improve upon and expedite the development approval process to reduce the overall cost of housing;
- To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing;

According to the ROP, the Region will follow housing targets to achieve a target of at least 65 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings through 2031, and at least 75 percent each year thereafter (Policy 86(6)(a)). The Region will permit intensification of land use for residential purposes such as infill, redevelopment and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained (Policy 86(11)). Further, the ROP requires that local municipalities provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends (Policy 86(20)).

- ***Response:*** *The subject site, being vacant, represents a blank slate that offers the opportunity to create a new community that achieves the housing-related policies of the ROP. The proposal for Phase 1 provides for a mix of housing options to achieve the projected demands and contribute to the development of a healthy and complete community. Further, the zoning by-law amendment establishes zoning standards that would allow for the creation of additional residential units within the proposed single detached dwellings, which further contributes to the proposed housing mix and inherently, affordability.*

Natural Heritage System

Regarding the natural heritage system, Policy 114 states that goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations. Amongst others, the ROP establishes the objectives for the Natural Heritage System as follows:

- maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources;
- to direct developments to locations outside hazard lands;
- to protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton;
- to protect or enhance Key Features, without limiting the ability of existing agricultural uses to continue;
- to preserve and enhance the quality and quantity of ground and surface water;
- to contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the Key Features and their ecological functions;
- to preserve and enhance air quality; and,
- to provide opportunities, where appropriate, for passive outdoor recreational activities.

Policy 115.3 states that the Regional Natural Heritage System is a systems-based approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of its various components. Policy 118(2) also requires that a system-based approach is used to implement the Regional Natural Heritage System, by: prohibiting development and site alteration within significant wetlands, coastal wetlands, habitats of endangered and threatened species and fish habitats except in accordance with Provincial and Federal legislation or regulations.

- ***Response:*** *Through the Area Specific Planning process, the key natural heritage features and functions on the site have been reviewed in detail and played a key role in defining the developable limits of the plan area. The proposal has been based around these studies and protection of key natural heritage blocks and linkages.*

  In accordance with the objectives of the Regional Natural Heritage System, the MESP/SSWS provides recommendations for the protection, maintenance and enhancement of natural heritage features and water features, through the retention of existing features, provision of Enhancement Areas, recommendations for buffering between natural heritage features and different land uses, and the provision of linkages, contributing to the achievement of the Region's direction to take a systems-based approach to protection of the Regional Natural Heritage System. Further, the EIA concludes that the proposed draft plan of subdivision and the implemented development limits take into account all natural hazards, such as flood plains, riverine erosion hazards, unstable slopes, wetlands and areas of unstable soil.

  The MESP/SSWS and EIS have identified that the following Key Natural Features are located on the subject site:

  - Significant Woodlands
  - Identified Wetlands
  - Candidate and Confirmed Significant Wildlife Habitats
  - Endangered (bat species) and Threatened Species (Silver Shiner)
  - Valleylands and Fisheries (confined drainage systems; Sheldon Creek West Branch)
  - Watercourses and Fisheries (unconfined drainage systems; East Sheldon Creek and Bronte Creek Tributaries)
  - Habitat of Endangered Species and Threatened Species

  Further, other important natural features and areas occur on adjacent lands, including Permanent or intermittent Streams and Linkages, as described in the EIS.

  As noted above, the MESP/SSWS has considered the Key Natural Features on site including the significant woodlands and wildlife habitats. The EIA has taken a more detailed look at any impacts of the proposed development on areas of the Key Natural Heritage Features listed above. It provides detailed recommended actions to be implemented during pre-construction, construction, and post-construction stages of development, as well as recommended enhancements to the natural heritage system that, if followed, will result in no negative impact to the Natural Heritage System.

  Overall, the MESP/SSWS and accompanying studies have taken a systems-based approach to assessing the Regional Natural Heritage Features on the subject site, including through recommendations for their retention, protection, enhancements, and linkages between, in accordance with the objectives and policies of the ROP.

The ROP allows that the boundaries of the Region's Natural Heritage System can be refined with deletions and/or boundary adjustments through an individual Environmental Impact Assessment accepted by the Region or a sub-watershed study in the context of an area specific plan (Policy 116.1), and that a proposed development or site alteration located wholly or partially inside or within 120 metres of the Regional Natural Heritage System must complete an Environmental Impact Assessment (Policy 118). In addition to the above, Policy 118(2) requires a system-based approach to implement the Regional Natural Heritage System, by: not permitting the alteration of any component of the Regional Natural Heritage unless it has been demonstrated that there will be no negative impacts on the natural features and area or their ecological functions; refining the boundaries of the Regional Natural Heritage System in accordance with Section 116.1; and introducing the refinements at an early stage of the development process so that there is greater flexibility to enhance ecological functions of all components of the system.

- ***Response:*** *Minor refinements to the boundaries of the Regional Natural Heritage System has been proposed as permitted by Policy 118(2)c), and as justified within the MESP/SWSS and EIS. As noted above, the MESP/SSWS has taken a systems based approach to considering the Natural Heritage System existing on the subject site, and where refinements of boundaries of the Natural Heritage System are proposed, the MESP/SSWS and EIS collectively demonstrate that there are no negative impacts on the natural heritage features or their ecological functions.*

All alterations proposed have been analyzed against the Regional policy context and are considered appropriate as there are no negative impacts subject to implementation of the recommended mitigation measures, buffers, linkages, and enhancement areas. As concluded by the EIA, the proposed development will result in minor removals of significant woodlands and significant wildlife habitat, most notably the proposed crossing of Sheldon creek by the municipally required extension of Corporate Drive, however the result will be a broadened natural heritage system that includes viable and resilient natural features and associated functions.

Furthermore, it is our opinion that the MESP/SSWS and Draft Plan of Subdivision stage is appropriate to begin considering refinements to the Natural Heritage System in order to ensure greater flexibility to enhance ecological functions of all components of the system. Defining the Natural Heritage System at this stage would allow for the specific NHS blocks to be established and conveyed to the municipality prior to more detailed design through individual site plan applications for larger blocks, which will occur in the future.

Policy 147 deals with trees and states that trees are to be recognized and protected as a renewable natural resource, and all development proposals preserve existing trees and plant additional trees to the maximum degree possible, as well as requiring all development proposals submit a tree inventory, and tree saving and planting plan (147.5). Policy 147.5 goes on to state that Halton's Regional Forests be maintained in their natural state as much as possible and in accordance with good forestry management practices.

The requirements of policy 147.5 are met through the Tree Inventory, Saving and Planting plan completed by Kuntz Forestry and Terrastory, and submitted as part of this application. Trees will be replaced as per the Region's Tree Canopy Replacement Policy.

Cultural Heritage Resources

Policy 167 deals with cultural heritage resources and states the goal of the Region is to protect the material, cultural and built heritage for present and future generations. This includes keeping indigenous groups informed of archaeological sites, and require assessment of areas with archaeological potential where development is proposed.

- ***Response:*** *A Stage 1 & 2 Archaeological Assessment has been completed and circulated to the pertinent indigenous groups. Stage 3 work has been identified in some locations, which is ongoing. In addition, the proposed Zoning By-law amendment includes a holding provision that requires the clearance of the recommended Stage 3 Archaeological Assessment.*

Transportation

In terms of transportation, Policy 171 provides that the goal for transportation is to provide a safe, convenient, accessible, affordable and efficient transportation system in Halton, while minimizing the impact on the environment and promoting energy efficiency.

Policy 172 provides the Regional goals for the transportation systems, including, amongst others:

- to develop a transportation system that will encourage Regional unity and satisfy inter-regional transportation demand;
- to develop a balanced transportation system that:
  - reduces dependency on automobile use;
  - includes a safe, convenient, accessible, affordable and efficient public transit system that is competitive with the private automobile; and,
  - promotes active transportation;
- to increase accessibility to major areas of employment, shopping, government services, culture and recreation;
- to ensure development is designed to support active transportation and public transit;
- to integrate transportation planning, land use planning and investment in infrastructure; and,
- to promote land use patterns and densities that foster strong live-work relationships and can be easily and effectively served by public transit and active transportation.

Further, it is the policy of the Region to, in conjunction with the Local Municipalities, restrict access of land uses to Arterial Roads in accordance with Council-adopted access management policies that balance providing access to land uses (Policy 173(8)).

- ***Response****: The proposal includes a carefully designed multi-modal road network which connects to the existing surrounding road network and ensures safe and convenient access to surrounding areas and public transit. The proposal has been designed to establish a network of interconnected public sidewalks, multi-use trails, and on-road bicycle lanes to connect the residential areas to the mixed-use area and Mainway Institutional Block, helping to promote walkability through interconnected mobility systems.*

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Appendix C

Detailed Burlington Official Plan, 2020

Consistent with the *Planning Act's* requirement to review the Official Plan every five years, the City of Burlington began their review of its Official Plan in 2011. Concurrent with this Official Plan Review, the City of Burlington prepared a Strategic Plan in 2016, which was adopted by Council and brought forward new priorities and significant changes to Burlington's rural and urban areas. Through this process the City determined that a New Official Plan, rather than an amendment to the existing one, was required to guide the implementation of its civic priorities to 2031 as it transitions from a suburban to an urban community.

On November 30, 2020, Halton Region approved the new City of Burlington Official Plan ("**New OP**"), and a twenty-day appeal period ran from November 30 to December 21, 2020. In total, 48 appeals to the New OP were received, of which one was by the applicant. Following the Appeals of the New OP, the Ontario Land Tribunal approved certain sections and policies of the New OP and brought them into full force and effect, including on January 2023 and again on January 2026, as described in Section 4.6 above.

Although we acknowledge that the entirety of the New OP is not in full force and effect, this Planning Rationale assesses only the New OP as this application is being prepared in coordination with the City's Targeted Realignment exercise, which intends to update the New OP in conformity with applicable Provincial policy.

The New OP identifies the subject site as *Lands Designated for Employment Uses* and *Region of Halton Employment Areas*, with some areas identified as *Natural Heritage System, Major Parks and Open Space* on Schedule B – Urban Structure. The majority of the site also has on overlay identifying the lands as *Bronte Creek Meadows* (subject to Chapter 5 of the New OP).

On Map Schedule B-1 – Growth Framework, the lands are further identified as *Undeveloped Area Outside the Delineated Bult Boundary*, within the *Designated Greenfield Area*.

Schedule C – Land Use – Urban Area further identifies the site as *General Employment* and *City's Natural Heritage System*.

Through the OPA 4 process, the lands have been redesignated from *Lands Designated for Employment Uses* to new designations within the City's Urban Structure to reflect the overarching changes as part of the ROP, discussed above. The Area Specific Plan establishes 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.

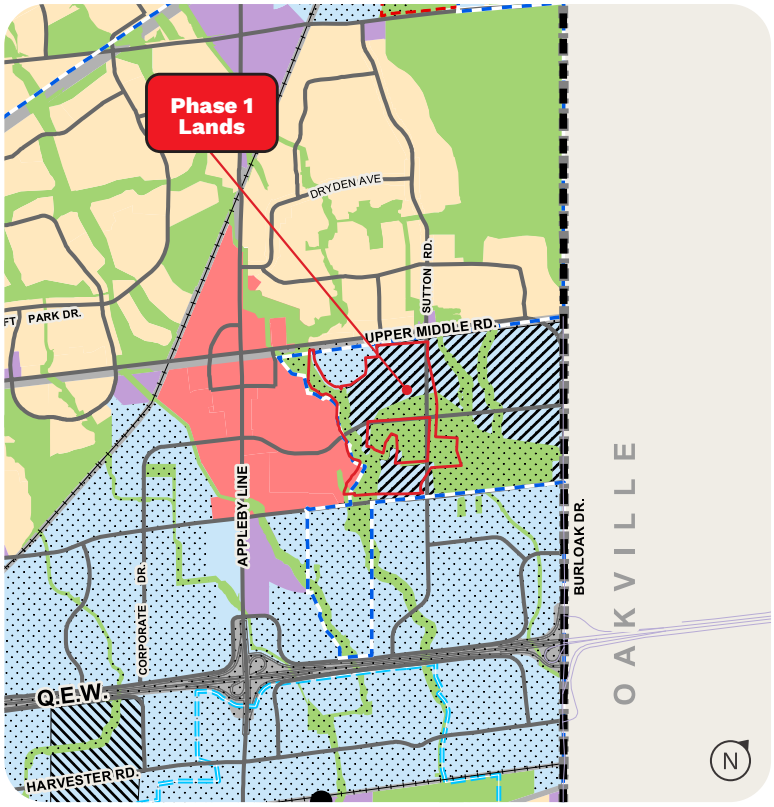


Figure 14 - New OP Schedule B

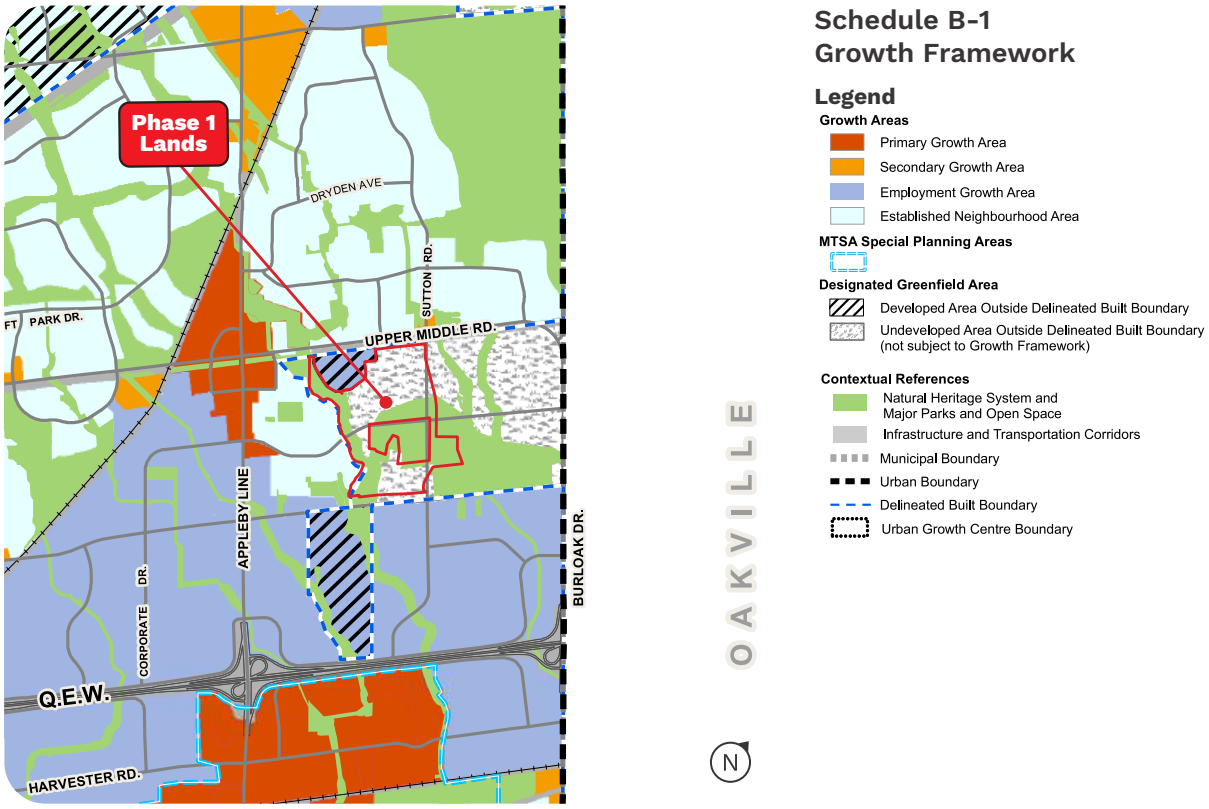


Figure 15 - New OP Schedule B-1

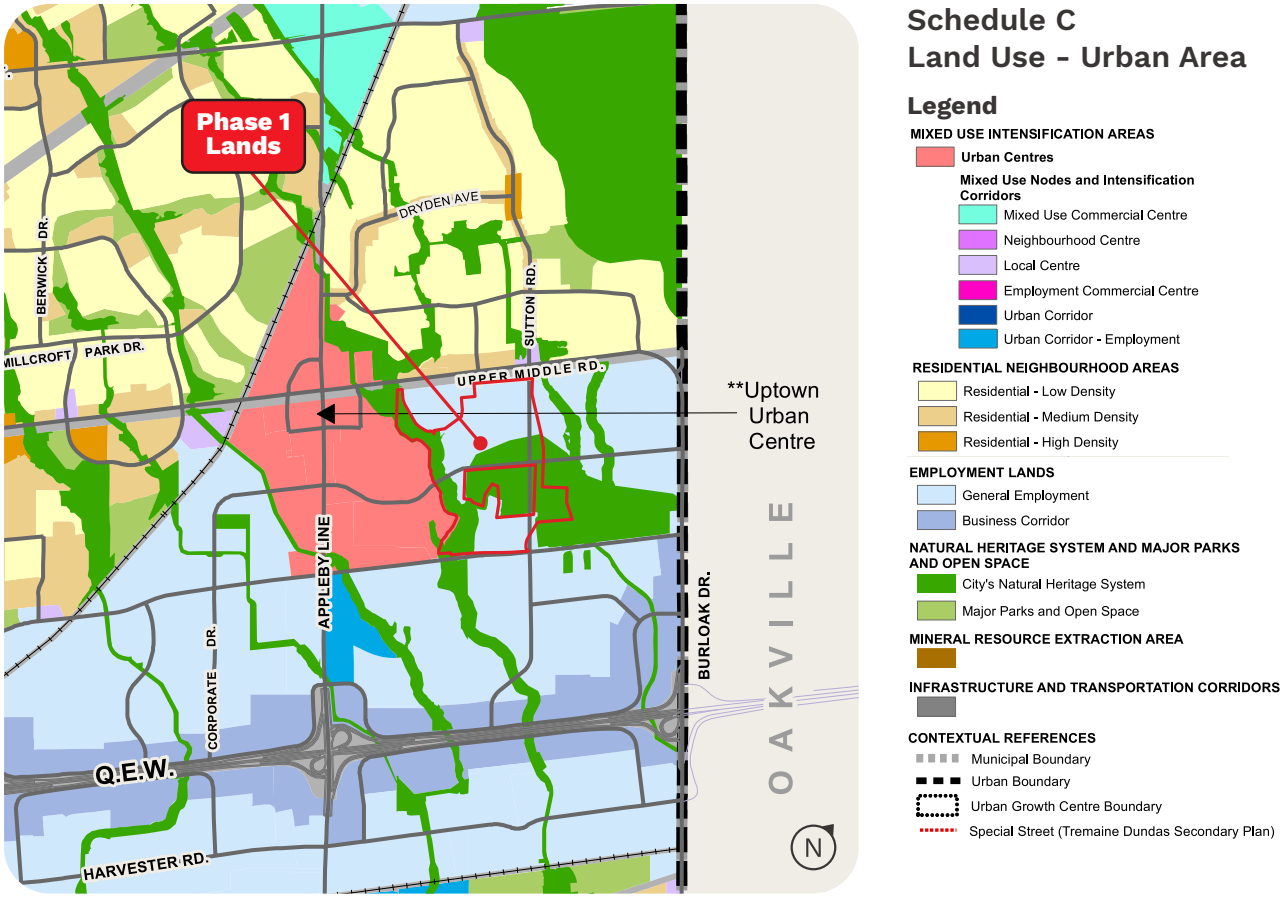


Figure 16 - New OP Schedule C

Strategic Direction

Section 1.4 of the New OP provides the City's Strategic Directions in the context of a statutory land use plan with a planning horizon of 2031, including the following:

- **A City That Grows:** The City of Burlington attracts talent, good jobs and economic opportunity while having achieved intensification and balanced, targeted population growth for youth, families, newcomers and seniors.
- **A City That Moves:** People and goods move throughout the city more efficiently and safely. A variety of convenient, affordable and green forms of transportation that align with regional patterns are the norm. Walkability within new/transitioning neighbourhoods and the downtown are a reality.
- **A Healthy And Greener City:** The City of Burlington is a leader in the stewardship of the environment while encouraging healthy lifestyles.
- **An Engaging City:** Community members are engaged, empowered, welcomed and well-served by their City. Culture and community activities thrive, creating a positive sense of place, inclusivity and community.

- ***Response:*** *The proposal responds to the strategic directions of the New OP by providing a complete, diverse and adaptive community that accommodates population and employment growth within the City's Urban Area, while supporting the long-term financial sustainability and prosperity of the City through the mix of proposed uses (Policy 1.4.2); provides for a well-integrated, sustainable, and multi-modal transportation network that achieves appropriate land use patterns and densities (Policy 1.4.3); maintains and enhances a healthy and sustainable natural environment, while protecting long-term ecological function through the provision of protected natural heritage blocks (1.4.4); and fosters the evolving urban nature and community identity of key areas of the city by contributing to the community identity in the Bronte Creek Meadows Area.*

Targeted Growth

Policy 2.2.4 of the New OP provides population and employment targets to the year 2031. This distribution of population and employment shall be in accordance with Table 2: Intensification and Density Targets, and Table 2A: Regional Phasing, of the ROP (as detailed above). The New OP plans for a population of 193,000 people, and 106,000 jobs in Burlington to the year 2051.

Further to the above, Section 2.2.3 provides that *Designated Greenfield Areas* in the City of Burlington are expected to achieve a minimum density target of 45 residents and jobs per hectare across the entire *Designated Greenfield Area*, and this development should contribute the City's overall vision for building healthy and complete communities. It is acknowledged that these targets are outdated and are to be updated further through the City's Targeted Realignment process, including the minimum density target of 45 residents and jobs per hectare, which does not meet the minimum target prescribed by the PPS.

- ***Response:*** *As detailed above, the proposal will contribute to the population and employment forecasts in the City, by providing for 1,659 people and a range of 747 – 2,030 jobs in the area, exceeding the minimum density target of the ROP and PPS.*

Housing

Chapter 3 of the New OP Plan speaks to the policy framework regarding housing and the importance of creating complete communities that meet people's needs for daily living by providing an appropriate mix of jobs, services, full range of housing, and convenient access to public transportation and options for active transportation. The New OP indicates that it is the City's goal to promote an appropriate and adequate range of housing choices by type, tenure, and affordability (Section 3.1).

Section 3.1.1(2) provides a set of policies to guide housing in the City. Policies relevant to the proposal include the following:

- The City shall maintain the ability to accommodate its share of residential growth within the regional market area. The City will assist the Region of Halton in the establishment and monitoring of annual minimum targets for the production of housing units by density type, and for the production of assisted and affordable housing, based on targets established in the Regional Official Plan (a);
- The City will work with the Region of Halton to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs and household compositions, using all available planning mechanisms and tools (b);

- The City will support housing initiatives that facilitate revitalization, particularly the identification and remediation of brownfield, greyfield and bluefield lands, compact built form, flexibility and adaptability in the design and function of the housing stock, and an increased variety of housing alternatives (e); and,
- The City will encourage a mix of housing forms. However, the city's existing areas of Residential Low-Density shall be considered sufficient to contribute towards that component of the mix (k).
- ***Response:*** *The proposal will contribute to residential growth in the City which will assist with achieving the minimum targets for housing units and densities established by the Region, as detailed above. The proposal will provide a variety of housing forms in a compact form on suitable, undeveloped lands within the urban boundary in order to meet current and future needs. Based on the proposed draft plan of subdivision, Phase 1 of the proposal could accommodate approximately 697 units, including a mix of single-detached and various townhouse forms as well as much needed attainable housing units. Further, the zoning regulations proposed for the subject site have been drafted to enable the construction of additional residential units, further contributing to housing options in the City. The proposed unit mix represents a range of dwelling types that contribute to the City's overall housing mix*

Public Service Facilities

The New OP describes the City's direction to ensure that a broad range of public service facilities, such as parks, community centres, and schools are planned for at a neighbourhood and city-wide scale (Section 3.2). This further includes institutional uses that, according to the New OP, provide a service to the public but that service is provided by other partners in the community, such as private schools, trade schools and others.

The New OP provides a number of objectives and policies to guide the development of public service facilities which includes ensuring that current and future neighbourhood and city-wide needs for such uses are considered and planned for as part of future growth, while recognizing the role of public service facilities in contributing to more complete communities that support recreation, sports and active living (Section 3.2).

- ***Response:*** *The proposal will provide for public service facilities for the community in order to serve the current and future surrounding neighbourhoods, in a manner that implements the City's Community Needs Assessment for the Bronte Creek Meadows lands as it relates to Phase 1. In this regard, the proposal includes a park and open space blocks throughout, as well as a mixed-use block that may further contribute to public service facilities in the area. Subsequent phases of the development will further contribute to achieving the needs identified by the City's Community Needs Assessment, including a potential school block within a future phase of development, as determined through discussions with the Halton District School Board. Overall, these facilities will contribute to the achievement of a complete community by making efficient use of existing public service facilities while providing ease of access to a number of existing and planned parks and community facilities adjacent to new housing and employment uses.*

Cultural Heritage Resources

The New OP provides objectives and policies for Cultural Heritage Resources, which generally promote the protection and conservation of Cultural Heritage Resources, including archaeological resources (Section 3.5.1). Section 3.5.2(5.2) provides detailed direction for archaeological resources, including that development or site alteration is not permitted where archaeological resources are located, unless they have been conserved; archaeological assessments and mitigation shall be done in consultation with provincial ministry; and that the City engage with Indigenous communities.

- ***Response**: A Phase 1 and 2 Archaeological Assessment has been completed for the entirety of the Bronte Creek Meadows site. Certain areas have been identified for Stage 3 work, which is ongoing. The proposed Zoning By-law amendment includes a holding provision that requires the clearance of the recommended Stage 3 Archaeological Assessment.*

  Indigenous consultation has been ongoing since the ASP process.

Natural Heritage System

The New OP provides objectives and policies for the Natural Heritage System and establishes that the Natural Heritage System ("**NHS**") makes a valuable contribution to the environmental, economic, social and cultural well-being of the city and to the health of the City's residents (Section 4.2). The NHS is made up of natural heritage features and areas such as woodlands, wetlands, enhancements and buffers, and the linkages and inter-relationships among them.

A number of objectives are established for the NHS by the New OP, which include maintaining, restoring and enhancing: the long-term ecological integrity and biodiversity of the NHS and its ecological and hydrologic functions; the continuity of linkages and functional inter-relationships among Natural heritage features and areas, surface water and groundwater features and hydrologic functions; Key Natural Features; the quality and quantity of ground and surface water and their related hydrologic functions; enhancing air quality; and providing opportunities for non-intensive recreation uses within the NHS, where appropriate (Section 4.2.1).

Policy 4.2.2 provides the policy framework for NHS lands, which defines a systems-based approach to protecting and enhancing natural heritage features and areas as well as their ecological and hydrologic functions. This includes allowing for refinements to the boundaries of the City's NHS and of Key Natural Features through the provision of an individual Environmental Impact Assessment, prepared in accordance with the requirements of the New OP.

- ***Response:** The NHS-related policies of the New OP largely mirror the policies of the ROP. As discussed above, the key natural heritage features and functions on the site have been reviewed in detail and played a key role in defining the developable limits of the plan area. The proposal has been based around these studies and protection of key natural heritage blocks and linkages.*

  In accordance with the objectives of the New OP as it relates to the NHS, the MESP/SSWS and EIS provide recommendations for the protection, maintenance and enhancement of natural heritage features and water features, the continuity between areas of the NHS, and ensuring the quality and quantity of ground and surface water and their related hydrologic function, among others, through the retention of existing features, provision of Enhancement Areas, recommendations for buffering between natural heritage features and different land uses, and the provision of linkages. Further, the MESP/SSWS concludes that its recommendations, when implemented through the development applications contributes to the achievement of the City's direction to take a systems-based approach to protection of the Regional Natural Heritage System.

The MESP/SSWS and EIS have identified a number of Key Natural Features on and adjacent to the subject site, as described above. As further noted in Appendix B above, the MESP/SSWS has considered the Key Natural Features on site including the significant woodlands and wildlife habitats, and make minor proposed refinements to the limits of the Natural Heritage System based on detailed consideration of the landscape. The EIS has taken a more detailed look at any impacts of the proposed development on areas of the Key Natural Heritage Features listed above. It provides detailed recommended actions to be implemented during pre-construction, construction, and post-construction stages of development, as well as recommended enhancements to the natural heritage system that, if followed, will result in no negative impact to the Natural Heritage System.

Overall, the MESP/SSWS and EIS have taken a systems-based approach to assessing the NHS Features on the subject site, including through recommendations for their retention, protection, enhancements, and linkages between, in accordance with the objectives and policies of the New OP and ROP. These recommendations are carried forward into the proposed draft plan of subdivision and supporting studies.

The New OP permits the boundaries of the City's Natural Heritage System to be refined through a sub-watershed study and/or an Environmental Impact Assessment and should be determined at an early stage in the planning process. Policy 4.2.2.m. states the City shall apply a systems-based approach to development and only permits development within or adjacent to the City's Natural Heritage System where it has been demonstrated through an EIA there will be no negative impacts.

- ***Response:*** As noted above, the MESP/SSWS and EIS have taken a systems based approach to considering the NHS existing on the subject site, and where minor refinements of boundaries of the NHS are proposed, the MESP/SSWS and EIS collectively demonstrate that there are no negative impacts on the natural heritage features or their ecological functions, as discussed above. These refinements have been carried forward into the proposed draft plan of subdivision and supporting plans, reports and studies.

Further in this respect and to reiterate Appendix B, it is our opinion that the MESP/SSWS and Draft Plan of Subdivision stage is appropriate to begin considering refinements to the Natural Heritage System in order to ensure greater flexibility to enhance ecological functions of all components of the system.

Policy 4.3.2 states that in order of priority all development proposals should preserve existing health trees, relocate health trees where feasible; plant replacement trees where trees are removed, and incorporate the planting of additional trees where appropriate.

- ***Response:*** *The requirements of policy 147.5 are met through the Tree Inventory, Saving and Planting plan completed by Kuntz Forestry and Terrastory, and submitted as part of this application. Trees are proposed to be replaced as per the Region's Tree Canopy Replacement Policy.*

Policy 4.4.2(1) provides policies related to watershed management, and specifically what shall be incorporated into a sub-watershed study. This includes an inventory of existing features, a determination of existing flows and targets, a refinement of the boundaries of the Natural Heritage System, criteria and/or recommended ranges for buffers or setbacks for development, among others.

- ***Response:*** *Through the Area Specific Planning exercise, and now through the development application, a number of key documents have been prepared, in particular a Scoped Subwatershed Study, which has been supported by an Existing Conditions Report which highlighted the current natural heritage features and functions on the subject site, as well as an Environmental Impact Assessment, and Development Limits report with detailed mapping, which outlined the existing natural heritage features and function on the site and where development could be appropriately accommodated given consideration for the objectives and policies summarized above.*

  The proposal for Phase 1 has been developed based on the conclusions of these documents, which helped to refine to the limits of natural features and their buffers for long term protection. Where trees are impacted by the proposed development, they are proposed to be relocated, if possible, as well as new trees planted. This is described in the Arborist Report completed by Terrastory. The MESP/SSWS that has been completed and submitted to the City details all the requirements as listed in Section 4.4.2(1). This section is clear in that refinements to the natural heritage system are acceptable as long as there is justification included in the MESP/ SWSS, completed by MTE Consultants. This has been included in the MESP/ SWSS, as discussed above in more detail, as well as the EIA submitted by Colucent.

Economic Activity

With regards to employment and economic activity, Policy 5.1.1 provides an objective to promote economic development and competitiveness and the development of complete communities. In this regard, Policy 5.1.2 requires the City to provide for an appropriate mix of employment uses including industrial, commercial, public service facilities and institutional uses throughout the city to meet long-term needs and provide for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, amongst other things.

- ***Response:*** *the proposal will contribute to the mix of employment uses in the area by providing designated, suitable lands for employment and institutional uses to meet the long-term needs of the surrounding area. As described above, the Mainway Institutional Block is intended to provide for a range of approximately 747 to 2,030 jobs, dependent on its ultimate design which will be determined through a future application for Site Plan Approval.*

Transportation

With regards to Transportation, Schedule O-1 – Classification of Transportation Facilities, Urban Area, identifies an existing road network around the subject site, as well as a proposed road network through the lands providing connectivity to the surrounding road network.

In addition, Schedule P provides the Long-Term Cycling Plan for the City, which shows a network of bicycle lanes surrounding the lands, including a bike route that ends at the western boundary of the subject site.

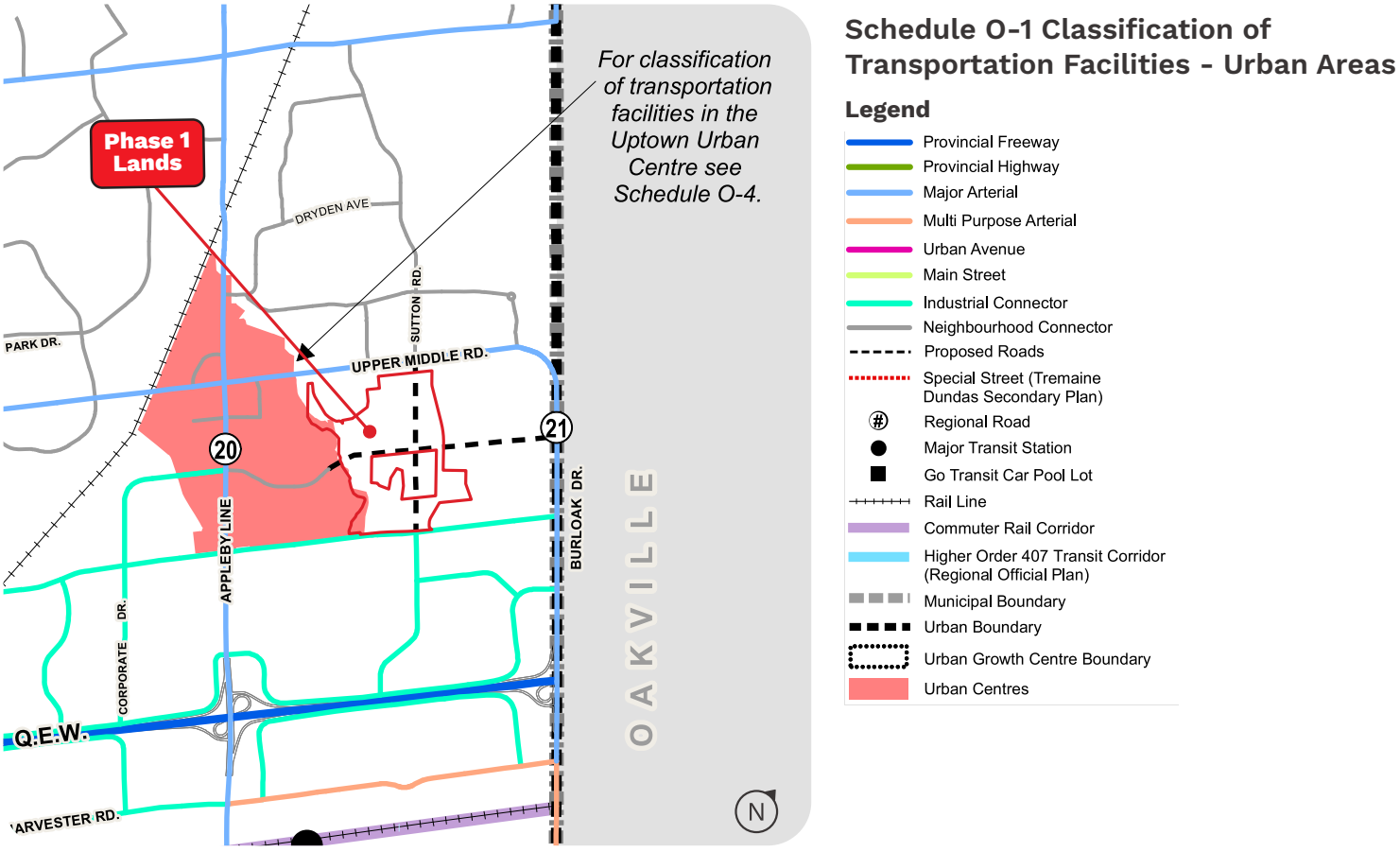


Figure 17 - New OP Schedule O-1

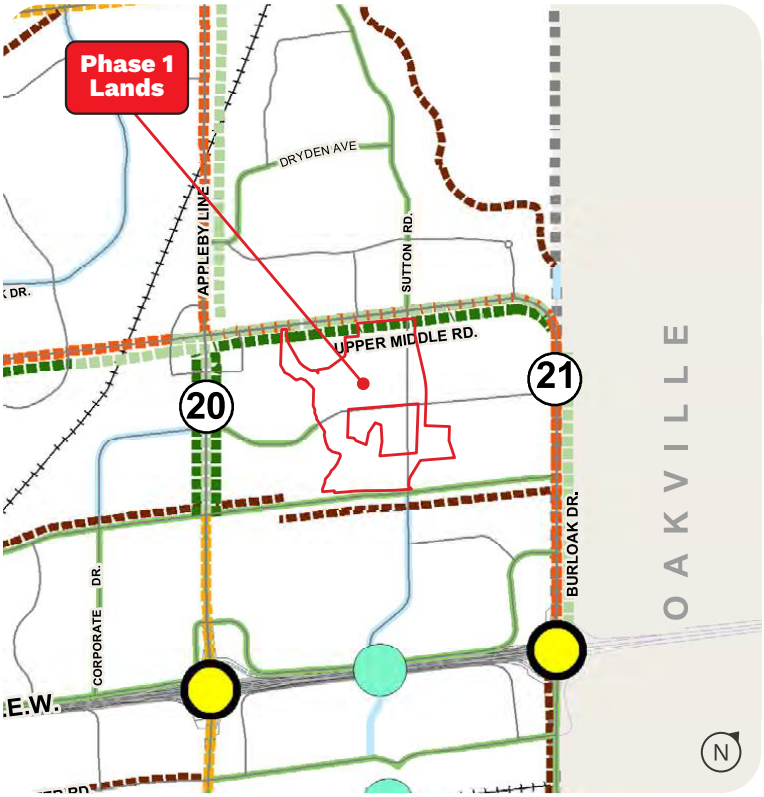


Figure 18 - New OP Schedule P

Section 6.2 of the New OP provides policies for the City's multimodal transportation network, which includes choices for walking, cycling, taking transit or rail, and using vehicles. A number of objectives for the transportation system are provided in Section 6.2.1(1) which includes developing an integrated multi-modal transportation system that offers safe, convenient and efficient movement of people and goods within the city; To develop a transportation system that supports and complements the City's community vision and provides a range of mode choices; to support the creation of urban environments that support multi-modal transportation with an emphasis on pedestrians, cyclists and public transit, connecting people and places; and to establish a complete streets strategy in the city.

Section 6.2.1(2) goes on to detail the policies in achieving these objectives, which requires that the location of streets and roads shall comply with Schedule O-1: Classification of Transportation Facilities – Urban Area, and that transportation facilities shall be designed to provide seamless integration between all modes of local and regional transportation, including walking, cycling, transit and private vehicles.

- ***Response:*** *the proposal includes a new road network that generally complies with the proposed road network identified on Schedule O-1 above, connecting with the existing and surrounding road network in a safe, convenient and efficient manner. The roads have been designed to support a multi-modal system including a network of interconnected public sidewalks, multi-use trails, and on-road bicycle lanes to connect the residential areas to the mixed-use area and Mainway Institutional Block, helping to promote walkability through interconnected mobility systems. Detailed design elements can be found in the accompanying Tertiary Plan and Urban Design Brief document, completed by NAK Design Strategies.*

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Appendix D

Detailed Area Specific Plan – Official Plan Amendment 4 2025 Analysis

The Area Specific Plan for Bronte Creek Meadows was adopted by City Council on May 20th, 2025. The approved Area Specific Plan is an Official Plan Amendment ("OPA 4") that forms part of the City of Burlington Official Plan (2020). The purpose of this Official Plan Amendment is to set out a planning framework and a guide for future study, to support development and growth of the area.

The Vision of OPA 4 is for Bronte Creek Meadows to develop as a vibrant mixed-use, transit-supportive, complete community inclusive of social, environmental and economic benefits. The natural environment is intended to the protected and enhanced. There is a mix of land uses and public facilities to realize the goal of this being a vibrant complete community.

In this regard, OPA 4 sets out a list of objectives for the redevelopment of the area, which generally encourage the creation of a complete, compact and environmentally sustainable community, with a mix of uses in walking distance of transit. Specific objectives are listed below:

a. To create a complete, compact and environmentally *sustainable* community, with a mix of uses in walking distance of transit;

b. To provide a range of services and facilities that will satisfy health, education, social, religious, culture and recreation needs of the Bronte Creek Meadows Community;

c. To include a mix of uses including *employment*, housing, *public service facilities*, parks, and commercial shops and services;

d. To plan for population and employment densities to support existing and planned local and regional transit;

e. To provide a range of housing types and tenure to support *affordable housing* and meet a broad range of demographics and income levels;

f. To create a balanced community with a variety of local jobs and live/work opportunities for residents;

g. To create a built environment that achieves walkability, high-quality public spaces and design excellence;

h. To establish a safe, balanced and connected fine grain *multi-modal* transportation network;

i. To plan for land uses and building forms which are *compatible* with the surrounding area and achieve sensitive integration with existing areas;

j. To create new parks, trails, *public realm* and open spaces;

k. To ensure the protection and enhancement of the Natural Heritage System;

l. To ensure the conservation of *cultural heritage* and *archaeological resources*;

m. To phase development in a manner that optimizes the use of existing and new *infrastructure* to support growth in a compact, efficient form; and,

n. To recognize and promote opportunities for the abutting utility corridor, located parallel to Upper Middle Road, to serve as a functional public non-intensive recreational amenity and a linkage between the Uptown Urban Centre and surrounding neighbourhoods.

o. To *encourage* innovation in Bronte Creek Meadows to support the City's plans and strategies, to establish:

    i. a public service destination including parks, recreation and health care services;

    ii. opportunities for sustainable features including sustainable mobility; and

    iii. innovative approaches for housing.

- ***Response:*** *the proposal has been completed with the intent of creating a complete, transit supportive community in line with the objectives above through the inclusion of a variety of housing forms and options, areas of parkland, community service facilities, a commercial/retail area, and an employment/institutional block which will provide opportunities for employment in the area. In addition, a variety of parks, open spaces and services are intended to be provided within the development, as detailed in Sections 4.10 and 4.12 of the PLR. The proposed road network has been established based on the direction for the extensions of Corporate Drive and Sutton Drive in accordance with OPA 4, as well as a fine-grained network of local streets and laneways in a manner that optimizes use of land. The proposal has been designed to be walkable and support a multi-modal transportation network, while protecting natural heritage features and functions.*

General Policies

Section 8.8.2(3) of OPA 4 provides a number General Polices for the ASP Area. In terms of growth, Policy 8.8.2(3) provides that the Bronte Creek Meadows Community 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 (b), while accommodating a minimum of approximately 400 new *affordable* units (c).

- ***Response:*** *As detailed above, the proposal will provide for 697 new residential units, including potential affordable units within the Mainway Institutional Block, resulting in an anticipated population increase of 1,659, as well as a range of 747 – 2,030 new jobs.*

Further, Policy 8.8.2(3) requires that development shall conform to the overall vision for the Bronte Creek Meadows Community and support the achievement of the objectives and policies of the applicable district (as detailed below)(d).

In terms of public service facilities, public service facilities and institutional uses shall be permitted in all districts identified on Schedule S: Bronte Creek Meadows Community, of this Plan (e); Public/private partnerships for the purpose of providing public service facilities are encouraged (f); and, the City shall work in partnership with the landowner and other community partners to implement innovative approaches to delivering public services including healthcare, sustainable development and mobility options, and approaches to innovative housing options (o).

- ***Response:*** *the proposal has been designed to achieve the objectives of the ASP as listed above, while providing permitted uses within each district identified on Schedule S, including lands for public service facilities and institutional uses. The inclusion of certain elements, including the proposed park block was informed by the Community Needs Study completed by the City for the Bronte Creek Meadows Area.*

In terms of housing, Policy 8.8.2(3) provides that Affordable Housing shall be permitted and encouraged to locate in all districts (g); Additional needs housing is encouraged where residential uses are permitted (h); and development of ground-oriented dwellings shall require a minimum of 20% of new units to contain an additional residential unit and/or be built to accommodate future additional residential unit, including side or rear secondary entrance/exit and other requirements (l). In order to facilitate additional residential units, the Zoning By-law shall identify minimum side-yard setbacks for ground-oriented residential lots that allow sufficient space for the provision of side entrance doors through initial construction or potential future renovation of ground-oriented dwellings (m).

- ***Response**: As noted above, the Mainway Institutional Block is intended to develop with a mix of uses including healthcare uses, medical offices, education uses and supporting retail/ commercial uses. Notwithstanding, should these uses not be realized in the future, the block may be developed with employment uses in accordance with the direction of the ASP to provide approximately 3,600 new jobs. Accordingly, it is intended that there be an affordable housing component to the Phase 1 development, ultimately to be determined through a future application for Site Plan Approval. The full build-out of Bronte Creek Meadows will ensure that the minimum 400 affordable housing units will be realized.*

With respect to additional residential units, the proposed zoning standards would allow for additional residential units to be constructed within all single detached dwellings, in order to achieve the minimum 20% of new units containing an additional residential unit or be built to accommodate future additional residential units.

Policy 8.8.2(3)(n) requires that in advance or as part of required Tertiary Planning, an overall Land Use and Built Form Strategy shall be prepared for the entirety of the Bronte Creek Meadows Community as shown on Schedule S: Bronte Creek Meadows Community, of this Plan, in accordance with Section 8.8.2 (12.1) a) of this Plan. The preparation of this strategy will include consultation with the City's Urban Design Advisory Panel and shall be completed in conformity with the objectives and policies of this Plan, to the satisfaction of the City.

- ***Response:** A Tertiary Plan Terms of Reference was submitted to the City on July 24, 2025, with comments received August 29, 2025. The Land Use and Built Form Strategy have been included with this submission in order to address the objectives and policies of the ASP, and a Tertiary Plan has been provided to ensure a more detailed assessment and guidance for the proposed development in alignment with the policies of OPA 4.*

Community Structure

The Community Structure outlined in the ASP is made up of both natural and planned systems which divide the area into Districts, and ultimately the policies related to Community Structure lay the foundation for a future complete community.

***Response:** The Community Structure has been carried out through the Phase 1 development concept, through the design of the Meadows Neighbourhood District as a residential-focused district that incorporates components of a complete community such as the proposed community services and facilities and mixed use blocks, and the Mainway Institutional Block intending to accommodate institutional-focused development in the institutional/employment block. The manner in which it addresses the policies related to the relevant Districts is described below.*

Districts

The Bronte Creek Meadows Community is made up of three districts. Each district has its own vision and will evolve into neighbourhood areas with their own distinct attributes and character. A new infrastructure and mobility network will connect the three districts to support a complete community that allows people to easily move around the neighbourhood and access a wide range of amenities, services, housing, jobs and transit.

Schedule S: Bronte Creek Meadows Community, of this Plan, identifies the districts and their boundaries. The boundaries of each district are conceptual in nature and will be confirmed through future development applications.

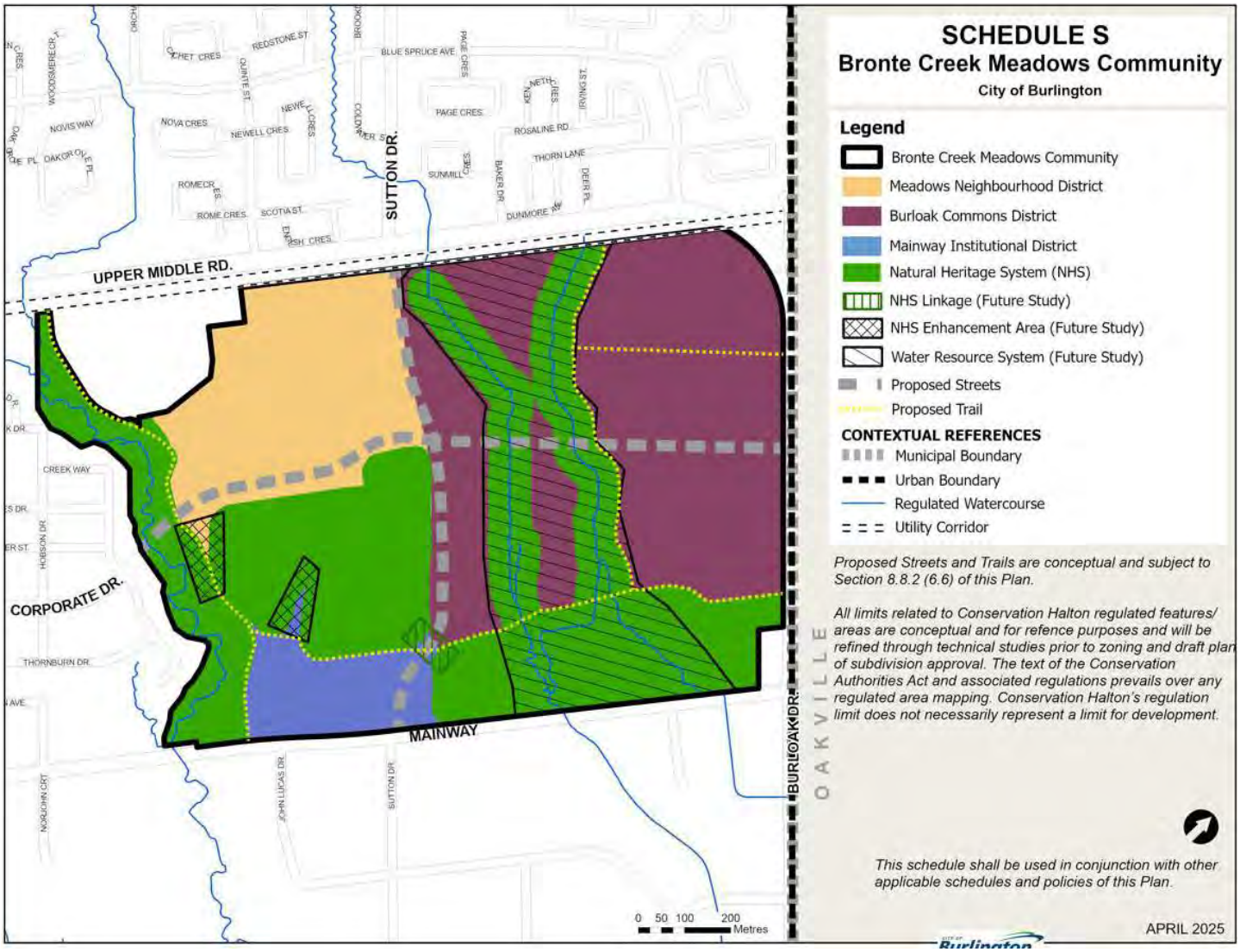


Figure 19 - Schedule S

Meadows Neighbourhood District

The Meadows Neighbourhood District is located in the northwest corner of the Bronte Creek Meadows area. The Meadows Neighbourhood District is intended to be primarily low-rise, with mid-rise, shops and services provided along Upper Middle Road. Single detached and semi-detached dwellings are proposed, as well as on-street, rear-lane, and double-frontage townhouses. All units are intended to have permissions for additional residential units through the Zoning By-law Amendment. A park and school block are both proposed within the neighbourhood, as well as a trail network connecting the natural heritage areas, open space and woodlots.

Section 8.8.2(5.1.1) of the ASP provides the objectives for the Bronte Creek Meadows Area, including the following:

- To require a wide range of housing types, including single detached, semi-detached, townhouses with Additional Residential Units incorporated, as well as non-ground oriented dwellings.
- To ensure that the future neighbourhood needs for public service facilities, parks and institutional uses are considered and planned for to contribute to a complete community for Bronte Creek Meadows Community.
- To establish new trails and complete streets to support walking and cycling connections to existing schools and adjacent neighbourhoods.
- To require space for active uses at key locations and frontages in the neighborhood to create a vibrant pedestrian environment and provide uses that will serve the general needs of the community. The key neighbourhood locations and frontages will be defined through the required Land Use and Built Form Strategy.
- ***Response:*** *the proposal has been designed to incorporate a range of housing types including single-detached and a variety of townhouse dwelling typologies, as well as a mix of other uses to serve the community including public services, parks, and an institutional/employment block. A new street and trail network has been incorporated into the design of Phase 1 providing connections to the surrounding adjacent neighbourhoods. A Land Use and Built Form Strategy has been included with the submission addressing the overarching vision for neighbourhood.*

Section 8.8.2(5.1.2) of the ASP provides a number of policies for achieving the objectives listed above. Policy 8.8.2(5.1.2)(a) requires the completion of a tertiary plan, including an Urban Design Concept Plan in accordance with the land use strategies outlined above. Policy 8.8.2(5.1.2)(b) provides a list of permitted uses in the Meadows Neighbourhood District, which includes the following:

- Ground-oriented dwellings including: single-detached dwellings; semi-detached dwellings; duplexes, multiplexes and townhouses;
- non-ground oriented dwellings including low and mid-rise apartments;
- additional residential units, subject to the policies of Subsection 8.7.2 of this Plan;
- day care centers;
- public service facilities; and
- institutional uses,
- office; and;
- retail and service commercial uses.

In addition, Policy 8.8.2(5.1.2)(c) requires that The Land Use and Built Form Strategy identify locations and frontages in the Meadows Neighbourhood District which will require mixed uses and continuous active uses at grade. Adjacent to these identified locations and frontages development shall contain a minimum of two permitted uses. Institutional uses, public service facilities and day care centers are permitted as standalone uses.

- ***Response:*** *The Land Use and Built Form Strategy included with this submission addresses the objectives and policies of the ASP, and has taken into consideration comments received through the commenting process. The uses proposed in the Meadows Neighbourhood District include a mix of ground-oriented residential forms, as well as a future school block, and a mixed-use block for future retail, commercial, and public service facilities.*

Policy 8.8.2(5.1.2)(d) pertains to height and permits a minimum building height of 2-storeys, and a maximum building height of 3-storeys for ground-oriented dwellings, and 5-storeys for non-ground-oriented dwellings. Policy 8.8.2(5.1.2)(e) allows for height increases on lands adjacent to Sutton Drive and Upper Middle Road, while Policy 8.8.2(5.1.2)(f) provides that the Zoning By-law shall establish a minimum floor area for uses above the first storey, except for standalone residential development.

- ***Response:*** *The proposed zoning by-law amendment includes standards for development that secure their maximum and minimum heights, as well as the minimum required floor area for uses above the first storey for the proposed mixed-use block along Sutton Drive.*

Burloak Commons District

The Burloak Commons District is located on the eastern portion of the Bronte Creek Meadows lands. The current submission for Phase 1 does not include the land within this district, and this will be explored with a future application for Phase 2.

Mainway Institutional District

The Mainway Institutional District is located on the south-west quadrant of the Bronte Creek Meadows Community, and its boundaries are defined by the Natural Heritage System and existing woodlots. This district is envisioned to be a focus for employment, institutional and healthcare uses to support the creation of jobs, with shops and services for employees and visitors.

- The objectives for the Mainway Institutional District are provided below (Policy 8.8.2(5.3.1)):
- To accommodate mixed use development in a compact built form, where employment, institutional and/or healthcare uses are established to support the creation of jobs.
- To accommodate, subject to meeting criteria, a wide range of small-scale retail and service commercial uses at grade, which are intended to serve employees located in the district and surrounding areas.
- To establish a vibrant public realm with places for employees and visitors to gather and enjoy.
- ***Response:*** *At this point in the process, the details of this portion of the proposal has not been finalized, and the intent is to keep it flexible, with a focus on health and education based job creation. Uses will be determined and enforced through the Zoning. This is reflected in the accompanying Draft Zoning By-law Amendment. More specific details will be provided within the formal submission of a Site Plan Application.*

Water, Wastewater, Transportation and Utilities Infrastructure

Section 6 of the ASP deals with Water, Wastewater, Transportation and Utilities Infrastructure, which requires that Planning for infrastructure is undertaken by the Region of Halton and various partner agencies and organizations with information provided by the City. Collaboration is necessary to ensure that there are services in place to support new population, and employment uses as growth occurs.

Accommodating growth in this new community will require investment in the multi-modal transportation network to ensure that people of all ages and abilities have a variety of travel options. Transportation facilities will be planned and designed as a multi-modal transportation network to be safe, accessible, and balanced to prioritize active transportation and transit. The multi-modal network of complete streets will be designed based on the safe integration of all modes of travel.

- ***Response:*** *In support of planning for future infrastructure, a number of supporting studies including the MESP, SWSS, Functional Servicing and Stormwater Management Report and Transportation Impact Study have been included with this submission to support the planned development of the area. In addition, the proposal will include a complete, multi-modal transportation network, which is designed to be safe and integrate with adjacent existing transportation networks and facilities.*

In terms of Water and Wastewater infrastructure, Policy 8.8.2(6.2) requires that development shall be connected to municipal sewage and water services in accordance with the Region of Halton's Water and Wastewater Master Plan (a), and that an area servicing plan (c), and functional servicing report (d) shall be provided with a future development application.

- ***Response:*** *The MESP prepared in support of the proposed development demonstrates that it will be connected to municipal sewage and water services, including the design of new services that are to be connected to existing Regional infrastructure.*

Stormwater Management

Regarding stormwater management, Policy 8.8.2(6.4) requires that the City shall require the approval of a stormwater management plan prior to the approval of any development application (a), and that development shall comply with applicable recommendations, standards or targets within a Sub-watershed plan or equivalent and water budgets (b), including an integrated treatment approach to minimize stormwater flows and simulate, natural hydrology through lot level controls, low impact development and other conveyance techniques (c). Further, Policy 8.8.2(6.4) (h) and (i) require the submission of a Sub-watershed Study or Master Environmental Servicing Plan to support proposed realignment of watercourses and future developments.

- **Response:** *The MESP/SSWS has assessed both the Bronte Creek and Sheldon Creek watersheds that apply to the broader Bronte Creek Meadows lands, in consideration of establishing an appropriate water, wastewater and stormwater management system for the entirety of the Bronte Creek Meadows and Phase 1 lands. The Phase 1 lands have been assessed in more detail and the proposed servicing and stormwater strategy are outlined in the enclosed Functional Servicing and Stormwater Management Reports.*

Multi-Modal Transportation Network

With respect to the multi-modal transportation network, Policy 8.8.2(6.6)(a) requires that street design shall comply with Table 1: Classification of Transportation Facilities and Table 2: Public Right-of-way Widths, of this Plan, and that the location of streets and trail connections are conceptual and shall generally be provided, as conceptually identified on Schedule S: Bronte Creek Meadows Community, of this Plan. Policy 8.8.2(6.6)(c) requires the submission of a Transportation and Mobility Impact Study with development applications. Further, Policy 8.8.2(6.6)(f) requires that new public local streets, not identified on Schedule S: Bronte Creek Meadows Community, of this Plan, shall have a minimum right of way width of 18 metres.

- ***Response:*** *The design and location of streets within Phase 1 generally comply with the requirements outline in Table 1 and 2 of the Burlington Official Plan and with Schedule S of the ASP. A TIS has been submitted in support of the proposed road network and provides further details on the policies outline in Section 8.8.2(6.6). All proposed public local roads in the DPOS are 18.0 metres in width to support the requirements for a multi-modal street network, and the proposed public laneway is 8.0 metres in width with a 13 metre centreline turn radius in order to accommodate a 6 metre wide paved drive aisle with sufficient space for waste pickup and snow storage. The intended cross section for the public local roads and laneways are included in the MESP/SSWS and detailed in the LUBFS.*

Natural Heritage System

With respect to the natural heritage system, Section 8.8.2(7.1) provides a list of objectives which includes:

a. To maintain, restore and enhance the long-term ecological integrity and biodiversity of the Natural Heritage System and its *ecological* and *hydrologic functions*.

b. To protect or enhance *Key Natural Features* of the Natural Heritage System and demonstrate that there will be no *negative impacts* on the natural features and areas or their *ecological functions* as a result of *development*.

c. To support the establishment of a continuous natural open space system that maintains visual separation between communities and provide interconnected corridors between *Key Natural Features* and their *ecological functions*, where appropriate.

d. To apply a systems-based approach to the implementation of the Natural Heritage System in accordance with Section 118 (2) of the Halton Region Official Plan.

This section goes on to list a number of policies in achieving the above objectives, which requires that the Natural Heritage System is to be integrated into the Bronte Creek Meadows Community to preserve and enhance biological diversity and ecological functions (a), and that refinements to the Natural Heritage System may be supported by either a Sub-watershed Study, Master Environmental Servicing Plan, Environmental Impact Assessment or equivalent study and approved by the City (b). Further, permitted uses within the Natural Heritage System shall be in accordance with Section 117.1 of the Halton Region Official Plan (as detailed above) (d), and the design of the Bronte Creek Meadows Community is encouraged to enhance the function of the Natural Heritage System by locating parks and open space adjacent or in proximity to components of the Natural Heritage System (e).

Policy 8.8.2 (7.2) Acknowledges further refinements, additions and removals may occur to the natural heritage systems, if justified through a subwatershed study or Environmental Impact Assessment

- ***Response:*** *As described in Appendices B and C above, the MESP/SSWS and EIS have been prepared to, among other things, assess the existing Natural Heritage Features and areas on the subject site, and provide a variety of recommendations that collectively intend to achieve the objectives and policies of the PPS, ROP, New OP, and OPA 4. Specifically, the MESP/SSWS provides direction to maintain, restore and enhance the long-term e ecological integrity and biodiversity of the Natural Heritage System, and to protect and enhance Key Natural Features, through the recommendation for Enhancement Areas, buffers, linkages, and overall protection, maintenance and enhancement of features. Where refinements to the NHS are proposed, the MESP/SSWS and EIS provide justification that no negative impact to the features is proposed.*

  These recommendations and the limits of the NHS have been included within the proposed draft plan of subdivision.

Policies 8.8.2 (7.3) through (7.5) provide further policies for linkages, buffers and enhancement areas adjacent to the natural heritage system in order to allow plants and animals to move and support their ecological functions, to mitigate impacts of surrounding development, and to support key natural features and functions. These policies allow for buffer widths to be determined through an Environmental Impact Assessment. These elements should be explored through the completion of Sub-watershed studies and Environmental Impact Assessments.

- **Response:** *The MESP/SSWS and EIS provide recommendations for linkages, buffers and enhancement areas adjacent to the Natural Heritage System to allow for movement of plants and animals and to support their ecological functions, mitigate impacts of surrounding development, and support key natural features and areas.*

  As described above, two primary Enhancements to Key Natural Features are recommended to improve connectivity, increase woodland core size and provide opportunities to create new, more viable wetlands with longer hydro-periods for viable and sustainable amphibian populations. The MESP/SSWS makes recommendations for proposed enhancement measures within the Enhancement Areas to achieve the objectives described above. These enhancement areas are further detailed in the EIS, which describes that the Enhancement Areas are suitable for forest habitat creation, wetland feature creation (water detention, polishing and resilient amphibian breeding areas, invertebrate breeding and foraging area is), meadow and thicket habitat creation, and wildlife habitat installations. The design and function of these Enhancement Areas can evolve through discussion with the City, Conservation Halton and First Nations.

  Furthermore, the MESP/SSWS has considered the policies that encourages connectivity between natural heritage features. In respect of the Phase 1 lands, the supporting studies prepared in support of the MESP/SSWS have identified localized existing ecological linkages associated with Sheldon Creek and the Sheldon Creek Woodland, principally represented by the Sheldon Creek Valley Woodland corridor. The MESP/SSWS and EIS suggest through the proposed Enhancement Areas, the Shelon Creek corridor will be substantially widened, and biodiversity and ecological functions will be increased. Further, OPA 4 has identified an NHS linkage between the Sheldon Creek Woodlot and Valley, which the MESP/SSWS confirms to be an important functional linkage that can be enhanced to optimize permeability of the developed landscape and to optimize connectivity for the movement of genetic materials, species and habitat interactions. The EIA concludes that these Enhancement Areas contribute to the creation of a continuous and stable linkage between the Sheldon Creek Valley Woodland and Sheldon Creek Woodland.

  Lastly, the MESP/SSWS make recommendations for buffer widths at the subwatershed level that reflect the natural functions and processes and sensitivities of the natural areas and to potential impacts (direct, indirect and cumulative). The EIS provides further refinement for these buffers in consideration of the sensitivity of the feature and proposed adjacent land use.

  Overall, the MESP/SSWS and EIS have taken a systems-based approach to assessing the Natural Heritage Features on the subject site, including through recommendations for their retention, protection, enhancements, and linkages between, in accordance with the objectives and policies of OPA 4.

Urban Design and Built Form

Section 8.8.2(8.0) of the ASP is related to Urban Design and Built Form. This section requires that development address considerations such as compatible site design with surrounding area, appropriate transitions in scale, appropriate screening of visual impacts, appropriate human scale, safe, convenient and barrier-free travel, articulation of facades, limiting adverse impacts related to shadowing and wind, safety, accessibility, appropriate framing of streets and parks, and incorporation of outdoor amenity spaces, amongst others (d). Additionally, development should locate and organize parking, access and service areas to minimize their impact on surrounding properties and the public realm.

- ***Response:*** *These policies have been reviewed in the context of the LUBFS, and forthcoming Tertiary Plans and Urban Design Report. The proposal is intended to provide a well-designed development that has a comfortable and accessible environment for all people and encourages pedestrian-oriented design and enhanced public spaces.*

Public Service Facilities

Policies related to Public Service Facilities and Institutional Uses are provided in Section 8.8.2(9), which provides that these uses are encouraged to be located in any District in the Plan outside of Natural Heritage Systems and are encouraged close to transit.

The ASP specifically notes that community amenities to be included at a minimum include one full size double gym; two multipurpose community rooms; public washrooms accessible to park users; and a park maintenance facility. These uses need to be accommodate within Bronte Creek Meadows but not necessarily Phase 1.

- ***Response:*** *The proposed draft plan of subdivision has given consideration to the community service and facilities needs identified in the City's Community Needs Assessment, including the provision of a park and intention to provide a community centre as part of a future application for Site Plan Approval for the institutional/ employment block south of the Mainway woodlot. Through discussions with Halton District School Board, it has been agreed that the provision of a new school will be secured through a future phase of development, at a time when the majority of the planned growth for the community is realized.*

Parks and Open Space

With respect to parks and open space, Policy 8.8.2(10) requires that the location, size and function of new parks in the Bronte Creek Meadows Community shall be established through a Tertiary Plan, and that new parks within the Bronte Creek Meadows Community shall be provided as part of the future development of a property, with preference given for the conveyance of such lands versus cash-in-lieu of land by the City through the development process.

- ***Response:*** *The LUBFS and Tertiary Plan was submitted as part of this application, which included provisions for future parks in the Bronte Creek Meadows area. The proposal includes on 1.102-hectare park block central to Phase 1 in accordance with the Community Needs Assessment, as well as a number of open space blocks throughout the subdivision, totalling 0.053 ha.*

Housing

With respect to housing, Policy 8.8.2(11) a) through c) list policies which encourage collaboration to deliver affordable and assisted housing and subsidized non-market housing units within the Bronte Creek Meadows area. Further, Policy 8.8.2(11)(d) provides that, to achieve a mix of unit types and to support the creation of a range of household types, development shall achieve the following proportion of total number of units as three (3) bedroom or larger units in each of the following Districts:

- minimum 50% in the Meadows Neighbourhood District; and,
- minimum 20% in the Burloak Commons District.

Additionally, Policy 8.8.2(11)(e) requires that a housing impact statement be provided with development proposals for more than 100 housing units, which should identify how the proposal contributes to achieving the City's Council approved housing targets.

- ***Response:*** *The proposal provides for approximately 697 residential units, representing a contribution to the City's housing targets to deliver residential housing units within the OP planning horizon. While the number of bedrooms within the proposed ground-related produces is unknown at this time, it is intended to achieve a minimum of 50% three (3) bedroom or larger units, based on the zoning envelopes established through the proposed zoning by-law amendment. The unit mix within the Burloak Commons District will be established at a future phase of this project.*

Land Use and Built Form Strategy

Section 8.8.2(12.1) provides the requirements for a Land Use and Built Form Strategy, which requires that the strategy shall address the following, to the satisfaction of the City:

a. Include a site analysis and establish goals and principles;

b. Explore form, massing and character on the site;

c. Provide guidance on the appropriate distribution of land uses and built form throughout the Bronte Creek Meadows Community and each District, to be implemented through the Zoning By-law and the approval of plans of subdivision;

d. Provide urban design guidance for the Bronte Creek Meadows Community as a whole and its component parts, to be implemented at a district level through tertiary planning, and to be implemented at a site-specific level through the review of development applications;

e. Identify a system of nodes, including size and community function, and corridors to support vibrant pedestrian-focused streets, achieve *complete community* objectives and contribute to providing for the daily needs of residents within walking distance. The strategy will, among other things, assess the multi-modal transportation network to:

    i. establish the locations for mixed uses and identify frontages where continuous active uses at grade are appropriate and required. Active uses include retail, *service commercial*, *office*, *primary public entrance*, hotel; *entertainment* uses; *public service facilities* including parks, *institutional uses*, day care centres and a limited amount of communal amenities in association with another permitted use; and,

    ii. identify locations and frontages where an enhanced *public realm* will be required.

f. Provide urban design guidance for nodes, corridors and other parts of the community, to be implemented in greater detail through Tertiary Planning;

g. Identify appropriate locations for *low-rise*, *mid-rise* and *tall building* development within the Bronte Creek Meadows Community in conformity with the objectives and policies of each district and based on a comprehensive assessment of the community as a whole,

h. Establish appropriate built form transitions from *tall building* and *mid-rise building development,* to the Natural Heritage System, parks, existing and planned low-rise neighbourhoods and Bronte Creek Provincial Park; and,

i. Define the relationship between each district to existing and planned context, as well as to Bronte Creek Provincial Park, the Natural Heritage System and surrounding neighborhoods outside Bronte Creek Meadows Community.

j. Provide a network of new *public service facilities*, *public realm* and parks that will serve new residents and employees, as well as surrounding neighbourhoods to be connected and planned adjacent to each other, where possible, to create synergies of uses to serve the public, enhance accessibility and create vibrancy; and,

k. Identify a network of streets in accordance with a hierarchy of street types informed by a required Transportation and Mobility Impact Study to ensure the development of fine-grained and highly connected mobility network;

l. Develop a plan of street classifications including complete street right-of-way designs;

m. Establish an enhanced *public realm* and built form approach to apply to the entrances to the Bronte Creek Meadows Community;

n. Establish public art and placemaking strategies that enhance community identity, including lighting and safety that enhance public spaces;

o. Develop a sustainable design and environmental considerations approach, including integration with the natural environment;

p. Demonstrate consideration of Council approved urban design guidelines;

q. Include a master urban design plan to:

   i. demonstrate buildings in their basic forms;

   ii. further define the *public realm* with streets, sidewalks, trails and other pedestrian connections;

   iii. support a *multi-modal* transportation system;

   iv. include the Natural Heritage System with enhancement areas; and,

   v. Include phasing considerations.

r. Other urban design and built form considerations, as required.

- ***Response:*** *A Land Use and Built form strategy has been prepared by NAK Design Strategies, dated February 2026, in order to assess the above requirements. The strategy provides a detailed outline of the community design plan, including an assessment of the community goals and objectives, the proposed development framework and community structure, an assessment of built form guidelines, and an assessment of community-wide considerations. The strategy 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 in accordance with the above noted policies.*



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