MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

HOUSING IMPACT STATEMENT

1062, 1074 Cooke Boulevard

City of Burlington

Date:

September 2022

Prepared for:

Camarro Group

Prepared by:

MacNaughton Hermsen Britton Clarkson

Planning Limited (MHBC)

442 Brant Street, Suite 204

Burlington ON L7R 2G4

Our File 20329

EXECUTIVE SUMMARY

This Housing Impact Statement (the "Statement") has been prepared in support of a proposed Official Plan and Zoning By-law Amendment to facilitate the redevelopment of 1062 and 1074 Cooke Boulevard in the City of Burlington (the "Subject Lands").

1074 Cooke Boulevard is currently occupied by a one-storey building that contains PV Labs. 1062 Cooke Boulevard is currently occupied by a one-storey building that contains Category 5 Imaging Inc. The proposed redevelopment includes two high-rise residential towers with heights of 30 storeys to the south and 32 storeys to the north connected via a shared podium with a height of 6 storeys fronting Cooke Boulevard and 3 storeys to the rear. Overall, the development includes a total of 809 residential units and 581 square metres of retail/commercial space on the ground floor.

As per the policies of the Halton Region Official Plan, the Subject Lands are designated Urban Area and are within the Aldershot GO Major Transit Station Area ("MTSA").

In the City of Burlington's in-force Official Plan, the Subject Lands are designated designated 'Mixed Use Activity Area', specifically 'Mixed Use Corridor - Employment', and within the Aldershot GO MTSA. In the City's New Official Plan (2020), which is currently under appeal, the Subject Lands are designated "Urban Corridor – Employment". The Subject Lands are zoned 'Mixed Use Corridor' (MXE) under the City of Burlington Zoning By-law.

All of the current and evolving applicable land use policies support the intensification of the Subject Lands. The proposed residential units will contribute towards meeting the City and Region's intensification targets and will supply housing for the City of Burlington in conformity with the housing intensification policies of the Regional Official Plan and the City of Burlington New Official Plan. A full assessment of the proposed development against the Regional and City housing objectives and policies including the Region's State of Housing Report is included under Section 7.0 of this Statement.

TABLE OF CONTENTS

Contents

1.0 INTRODUCTION 1
1.1 Purpose and Approach 1
2.0 Existing Site & Planning Context 3
2.1 Site Description 3
2.2 Surrounding Land Uses & Neighbourhood Context 5
2.3 Planning Context 7
2.4 Proposed Development 8
3.0 Provincial Housing Context 11
3.1 Provincial Policy Statement 12
3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) 13
4.0 Halton Region Housing Context 17
4.1 Halton Region Official Plan 17
4.2 Halton Region State of Housing Report (2021) 19
5.0 Burlington Housing Context 22
5.1 City of Burlington Official Plan (In-Force) 22
5.2 New City of Burlington Official Plan (Under Appeal) 23
6.0 Halton Region Housing Targets 25
6.1 Unit Mix Targets 25
6.2 Intensification Targets 25
6.3 Affordable Housing Targets 26
6.3.1 Current Opportunities to Provide Affordable Housing 26
6.3.2 Future Opportunities to Provide Affordable Housing 27
7.0 Conclusions 28

LIST OF FIGURES

Figure 1: Location Map of the Subject Lands
Figure 2: Surrounding Uses

LIST OF TABLES

Table 1: Proposed Unit Breakdown
Table 2: Proposed Site Statistics
Table 3: Regional Official Plan Intensification and Density Targets
Table 4: Regional Official Plan Strategic Growth Area Targets
Table 5: Regional Official Plan Summary of New Housing in the City of Burlington
Table 6: Addressing Criteria of Burlington Official Plan Section 3.1.1(2)

1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") has been retained by Camarro Group (the "Owner") to prepare a Housing Impact Statement for the proposed redevelopment of the properties located at 1062 and 1074 Cooke Boulevard in the City of Burlington (the "Subject Lands").

This Housing Impact Statement has been prepared in support of proposed amendments to the in-force City of Burlington Official Plan ("In-force OP") and Zoning By-law to facilitate the redevelopment of the Subject Lands with two high-rise residential towers with heights of 30 storeys to the south and 32 storeys to the north connected via a shared podium with a height of 6 storeys facing Cooke Boulevard and 3 storeys to the rear. The development will be constructed in two phases with the 30 storey portion to the south representing phase one and the 32 storey portion to the north representing phase two. Overall, the development includes a total of 809 residential units and 581 square metres of retail/commercial space on the ground floor.

1.1 Purpose and Approach

The City of Burlington's New Official Plan (2020 – Under Appeal) requires that a Housing Impact Statement (the "Statement") be prepared when more than 100 units are included in a development proposal. While not required under the current Official Plan, a Housing Impact Statement has been prepared and conforms to the Terms of Reference ("TOR") provided by the City of Burlington to guide its preparation. The TOR for Housing Impact Statements require the following to be addressed:

- Demonstration of how the development addresses Section 3.1.1(2) h) and other applicable policies of the City's New Official Plan (2020);
- Comprehensive review of the proposal from an existing use and a proposed use perspective with a focus on affordability, unit/bedroom count;
- Identification and discussion of the proposed development in the context of Halton Region's Housing policies, and the Region's most recent State of Housing Report; and,
- Identification and discussion of other relevant and current housing information available.

Section 3.1.1(2) h) of the City of Burlington's New Official Plan (2020), under appeal, provides additional clarification on the components that must be addressed as part of a Housing Impact Statement. This includes the following policies:

(i) *how the proposal contributes to achieving the Region of Halton housing targets, including identification of any proposed new affordable or assisted housing units;*
(ii) *how the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type;*

(iii) *where construction of the units is expected to occur in phases, information regarding the number of affordable housing units to be provided per phase, where applicable; and*

(iv) *the proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long term affordability of units, where applicable.*

This Statement has been prepared in the context of the City's New Official Plan (2020) ("New OP") as per the TOR noted above. Noting again that the New OP is currently under appeal and thus not in-force and therefore while not determinative it is informative.

2.0 Existing Site & Planning Context

2.1 Site Description

The Subject Lands are located within the Aldershot community of Burlington. The Subject Lands are approximately 0.70 hectares (1.73 acres) in size. 1074 Cooke Boulevard is approximately 0.40 hectares (0.99 acres) with a frontage of approximately 50 metres and a depth of approximately 76 metres. 1062 Cooke Boulevard is approximately 0.30 hectares (0.74 acres) with a frontage of approximately 45 metres and a depth of approximately 67 metres.

The Subject Lands are located on the southwest corner of the intersection of Cooke Boulevard and Masonry Court. 1074 Cooke Boulevard is directly on the southwest corner of the intersection of Cooke Boulevard and Masonry Court and 1062 Cooke Boulevard is approximately 100 metres south from the intersection of Cooke Boulevard and Masonry Court.

1074 Cooke Boulevard is currently occupied by a one-story building that contains PV Labs. 1062 Cooke Boulevard is currently occupied by a one-story building that contains Category 5 Imaging Inc. As described in further detail below, these building will be demolished to accommodate the proposed development which will be conducted in two phases.

A location map which identifies the Subject Lands within the context of the City of Burlington is included in this report as **Figure 1.**



Figure 1
Location Map

LEGEND
Subject Lands

SCALE: N.T.S

1062 & 1074 Cooke Boulevard
Burlington, Ontario

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
442 Brant Street, Suite 204 | Burlington | ON | L7R 2G4
T 905 639 8686 | F 905 761 5589 | www.mhbcplan.com

2.2 Surrounding Land Uses & Neighbourhood Context

An aerial image showing the Subject Lands and the surrounding land uses is included in this report as **Figure 2**. The general surrounding context is described further in this section. The surrounding uses are also described as follows:

NORTH: North of the Subject Lands is mid-rise residential development at 101 Masonry Court. Further north of the Subject lands is Canadian National Railway, the Aldershot GO Station and associated parking and Highway 403.

EAST: Directly east of the Subject Lands, on the east side of Cooke Blvd. is Gentherm (1047 Cooke Boulevard) which is an existing employment use. Further east of the Subject Lands is a low density residential area. Northeast of the site is parking for the Aldershot Go Station.

SOUTH: Immediately south-east of the Subject Lands is Primary Fluid Systems Inc. (1050 Cooke Boulevard) which is an existing employment use. Further south of the Subject Lands is a mixed use corridor along Waterdown Road and Plains Road East. Burlington Fire Station 3 (1044 Waterdown Road) is located on the west side of Waterdown Road to the south

WEST: Directly south-west of, and abutting, the subject lands is Cougar Shoes Inc. (2 Masonry Court) which is an existing employment use. Further south-west of the Subject Lands is a general employment area consisting of Hampton Terrace Care Centre, Auto Services, and Jaggard's Garden Centre.



Figure 2

Context Map and Surrounding Uses

1062 & 1074 Cooke Boulevard
Burlington, Ontario

LEGEND

- Subject Lands
- HWY 403
- Waterdown Road
- Canadian National Railway

SCALE: N.T.S

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
442 Brant Street, Suite 204 | Burlington | ON | L7R 2G4
T 905 639.8686 | F 905 761 5589 | www.mhbcplan.com

The Subject Lands are located within the mixed use corridor associated with the lands at the intersection of Waterdown Road and Plains Road East and in the vicinity of the Aldershot GO Station where mixed-use intensification is planned as this area has been identified as a Major Transportation Station Area by the Province and Region of Halton. Cooke Boulevard, including the Subject Lands, is included in the Major Transit Station Area ("MTSA") boundary. Since the proposed development is located within the Aldershot GO MTSA, the site can take advantage of the opportunities afforded by the proximity of a major transit facility.

The area has historically consisted of a mix of uses including commercial and employment uses. The Subject Lands are located in close proximity to a number of community facilities, parks and recreation facilities which include Glenview Public School, LaSalle Park, Aldershot School and Pool, Hidden Valley Park, Burlington Public Library Aldershot Branch, Aldershot Arena, and Burlington Golf and Country Club.

Based on the above physical context and surrounding neighbourhood, the Subject Lands are in a location that is in close proximity to future residents' daily needs, including commercial, employment and community uses as well as existing and planned transit services. As part of the Aldershot GO MTSA, the site is an optimal location for intensification and the provision of additional residential units to support the growth of this area as a complete urban community.

2.3 Planning Context

As per the policies of the Halton Region Official Plan, as amended by ROPA 48, the Subject Lands are designated Urban Area and are within the Aldershot GO MTSA as identified on Map 1 - Regional Structure, Map 1H – Regional Urban Structure and Map 6D – Aldershot GO MTSA. The Region is expected to grow by 324,000 and reach a population of 780,000 by 2031. Of the regional total, it is intended that the City of Burlington will grow by 22,000 and reach a population of 193,000 by 2031 (Halton ROP, Table 1).

The proposed redevelopment contributes to the Region's growth targets, and specifically provides new housing units in a multiple dwelling form while also providing for at-grade retail/commercial space. This form of development conforms to the policy direction of the Regional Official Plan related to housing supply. The population forecasts for 2031 will require continued intensification in Burlington.

The Draft Halton Region Official Plan Amendment 49 (ROPA 49) is the second amendment to be considered by Regional Council as part of the Regional Official Plan Review and builds on the Regional Urban Structure defined by ROPA 48. ROPA 49 helps define how and where Halton Region will grow by implementing Integrated Growth Management Strategies. The Subject Lands are designated as 'Regional Intensification Corridor' in ROPA 49.

The objectives of the Regional Corridor, which is considered a Strategic Growth Area, is to accommodate a significant amount of growth in alignment with the delivery of frequent transit and

to support future transit projects. The proposed redevelopment contributes to the growth through the provision of compact residential intensification.

In the City of Burlington's in-force Official Plan, the Subject Lands are designated "Mixed Use Activity Area" per Schedule A: Settlement Pattern of the City's in-force Official Plan. The Subject Lands are further designated "Mixed Use Corridor – Employment" per Schedule B: Urban System of the City's in-force Official Plan. In the City's New Official Plan (2020), which is currently under appeal, the Subject Lands are designated "Urban Corridor – Employment" per Schedule C – Land Use - Urban Area. The Subject Lands are also designated as Mixed Use Nodes and Intensification Corridors and within the Aldershot Go MTSA Special Planning Area on Schedule B: Urban Structure. Schedule B-1: Growth Framework designates the Subject Lands as within a 'Primary Growth Area'.

The proposed development conforms to the land use planning policy context for the Subject Lands, pending the approval of the Official Plan Amendment and Zoning By-law Amendment applications. The Subject Lands are in a prime location for intensification and growth from a Provincial and Regional policy perspective, located within the Aldershot MTSA. The focus for development in this area is to accommodate intensification and higher-density mixed uses that are transit-supportive in a compact built form. Specific housing policies from the Provincial, Regional, and municipal level will be explored in detail in the further sections.

2.4 Proposed Development

Overview

The redevelopment proposal is the result of careful planning and design work undertaken by the design team in collaboration with technical experts and input from City staff and the community. In preparing the redevelopment proposal, consideration of provincial and regional policies for managing and directing growth have been taken into account as well as the local land use policy context and the City's emerging built form and physical context.

The proposed redevelopment represents an intensification of the Subject Lands that will act as a transition from the future development and activity associated with the Aldershot GO Station to the existing low density residential neighbourhood to the east and south.

The Subject Lands have an area of approximately 0.70 ha, and currently contains two commercial buildings.

The proposal is to facilitate the redevelopment of the Subject Lands with two high-rise residential towers with heights of 30 storeys to the south and 32 storeys to the north, connected via a shared podium with a height of 6 storeys fronting Cooke Boulevard and Masonry Court and 3 storeys at the rear. The buildings have been designed to frame the street at the southwest intersection of Masonry Court and Cooke Boulevard. The development will be constructed in two phases with the 30 storey portion to the south representing phase

one and the 32 storey portion to the north representing phase two. Overall, the development includes a total of 809 residential units and 2 retail units. A total gross floor area of 48,674 square metres is proposed with a residential FAR of 9.51. The gross floor area of the ground floor retail is 581 square metres.

Land Use

The proposed development provides both residential and commercial uses. There are two retail units proposed at grade within the ground floor of the podium fronting onto Cooke Boulevard and Masonry Court with a total area of 581 square metres between the two units. Both retail units will have direct at-grade access to the street for pedestrian access.

The main pedestrian access is provided for residents from Cooke Boulevard to the residential lobby with a second residential lobby and pedestrian access provided on Masonry Court.

The residential units are located on floors 2 to 32 and include a total of 809 units with a breakdown of 7% studio units, 37% 1 bedroom units, 31% 1 bedroom plus den units, 22% 2 bedroom units and 2% 3 bedroom units as demonstrated in **Table 1**. A summary of the site statistics for the proposed development is provided in **Table 2.**

Table 1: Proposed Unit Breakdown

Description	**Units**	**%**
Studio	61	8%
Residential – 1 Bedroom	300	37%
Residential – 1 Bedroom + Den	255	31%
Residential – 2 Bedroom	176	22%
Residential – 3 Bedroom	17	2%
Total	809	100%

Table 2: Proposed Site Statistics

Site Area	0.70 ha
Total Residential GCA	65,634 sq. m.
Retail GCA	581 sq. m.
Total GCA	79,249 sq. m.
Indoor Amenity Space	1,469 sq. m.
Outdoor Amenity Space	3,133 sq. m.
Residential Balconies	9,355 sq. m.
Total Amenity Space	13,957 sq. m. (17.2 sq. m./unit)
Total FAR	9.51
Resident Parking	523 (0.65 spaces/unit)
Visitor/Retail Parking	118 (0.14 spaces/unit)

Total Parking	641 (0.79 spaces/unit)
Long-Term Bicycle Parking	414
Short-Term Bicycle Parking	40
Total Bicycle Parking	454

Public Realm, Design and Massing

The proposed development has been designed as a comprehensive redevelopment of the two parcels to integrate high quality public realm improvements across the site, specifically fronting the public boulevards along Masonry Court and Cooke Boulevard.

The proposed development has been thoughtfully designed to ensure appropriate setbacks and stepbacks in the built form in order to provide an attractive pedestrian environment along Masonry Court and Cooke Boulevard.

The transition between the proposed development and existing and interim development in the surrounding context will be achieved through the strategic placement of the towers, adequate setbacks between the podiums and lot lines, fencing and landscaping along the site boundaries to mitigate any overlook issues. The Shadow Impact Study prepared by RAW design provides further analysis on anticipated impacts of the proposed development and shows that minimal shadow impacts are expected on adjacent properties. This is the result of the towers exceeding the 25 metre separation distance and providing floor plates sized at 750 sq. m. in accordance with the City's Tall Building Design Guidelines.

The rectangular shape of the proposed development results in a longer frontage along Cooke Boulevard. Facade articulation measures such as a combination of vertical and horizontal emphasis, projections, balconies, fenestration details, and material changes are proposed to reduce the visual impacts related to the scale of the proposal and appropriate massing. This also helps to create visual interest and avoid the creation of blank façades. Furthermore, the height of the podium in relation to the adjacent right-of-way width maintain a human scale development, creating a pleasant and comfortable pedestrian experience on the ground floor, and ensure a positive transition to the neighbouring properties.

The proposal has been designed to include at-grade residential entrances on the primary façades along Cooke Boulevard and Masonry Court that will be directly accessible from the new public sidewalk and will help to activate the streetscape. The ground floor retail units will incorporate a high level of transparency to create "eyes on the street" and contribute to a more pedestrian-friendly streetscape. The development will frame Cooke Boulevard and Masonry Court intersection through appropriate setbacks that bring the building close to the street and defined building massing through a clear articulation of the base, middle and top. There will be a distinction in architectural treatment between the podium and tower, creating a vertical transition in the massing as it relates to the street, and helping to break up the height.

The heights of the towers, spacing, location and orientation on the base podium will maximize privacy and

skyview. The towers will be set back 3 metres from the podium and will be articulated using material such as pre-framed metal and vision glass to incorporate a light appearance.

Balconies will be designed using light transparent material to not excessively add to the massing of the tower. The podium will use heavier materials such as brick and precast concrete to ground the development. The podium will be broken up into smaller perceivable pockets using window fenestration and architectural treatment.

Amenity

The proposed development incorporates both indoor and outdoor amenity areas. Outdoor amenity area is provided on the fourth, fifth and seventh floors in outdoor terrace areas which will include barbeque areas, outdoor seating and landscaping. Private balconies are also proposed for the majority of units. Indoor amenity space is provided on the fourth and fifth floors. A total of 13,957 sq. m. of amenity space is provided for future residents with 1,469 sq. m. of indoor amenity space and 12,488 sq. m. of outdoor amenity space. Amenity space is provided at a total rate of 17.2 sq. m. per unit.

Servicing, Vehicular Parking and Circulation

Vehicle access is proposed via two private driveways to the adjacent street; one driveway is proposed to Masonry Court at the northwest corner of the site and one driveway is proposed from Cooke Boulevard at the southeast corner of the site.

The Cooke Boulevard entrance provides access to the underground ramp, loading area to the south, drop-off area as well as the garbage room for phase 1. The Masonry Court entrances provides access to the underground ramp, loading area to the north, drop-off area as well as the garbage room for phase 2.

With regards to site parking, a total of 118 visitor spaces will be provided with 523 residential parking spaces, for a site total of 641 parking spaces. Parking is provided at a rate of 0.65 spaces per unit for residents and 0.15 spaces per unit for visitors and retail uses for an overall rate of 0.79 spaces per unit. Parking will be provided in two levels of underground parking and on the ground floor, with access provided to the garage on the east side of the site.

A total of 454 bicycle parking spots will be provided on-site, including 414 spaces in long-term secure storage for residents and 40 spaces at-grade for short term storage for visitors.

Garbage storage is provided on the ground floor with two separate garbage rooms for each phase of the development.

3.0 Provincial Housing Context

The following is a review of the Provincial land use policies applicable to the proposal, and a summary of how the proposal meets these policies. The policies identified below are focused on housing, as per the City of Burlington's TOR.

3.1 Provincial Policy Statement

The Provincial Policy Statement (2020) (the "PPS") was issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. The PPS establishes the policy foundation for regulating the development and use of land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health and social well-being. These directives depend on the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and facilitate economic growth.

Section 1.0 - Building Strong Healthy Communities

"1.1.1 Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;"

The Subject Lands are located within a settlement area, as defined by the PPS. The proposed redevelopment consists of a mix of unit sizes in order to improve the range of residential housing types and sizes available within the City of Burlington. The proposed development will intensify a currently underutilized site within the existing built-up area, and provide for 809 new residential units with a mix of 1, 2, and 3 bedroom units. The location of the proposed redevelopment within the Aldershot GO MTSA on a Regional Intensification Corridor will also support continued economic investment by providing additional population density supportive of public transit. The proposed development will also provide for commercial/retail uses on the ground floor that will continue to serve the area.

Section 1.4 - Housing

"1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b) permitting and facilitating:
  i. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  ii. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and,
f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."

The proposal will add 809 new residential units within walking distance of the Aldershot GO Station, employment and commercial uses in addition to a number of parks and community facilities located in the area. The proposal also diversifies the range of housing forms in the area by adding apartment units of varying sizes to the local housing stock, while efficiently utilizing the land and servicing infrastructure that already exists. The proposal consists of a compact built form and has been designed to not create adverse impacts and achieve compatibility using a number of design measures which recognizes its critical location within the Aldershot GO MTSA. The proposed development will assist with achieving a transit-supportive density within the area and support the use of active transportation due to the proximity to trails, parks, walking paths, and continent access to local and regional public transit. The development has been designed to integrate with the surrounding community and will contribute to a mix of housing types to meet current and future needs of residents and achieve a complete community.

3.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the 'Growth Plan') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. The Growth Plan establishes a long-term framework for growth and development in the Greater Golden Horseshoe ('GGH') region which encourages the efficient use of land through the development of complete communities that are compact,

transit supportive, and provide a range of housing and employment opportunities. The Growth Plan utilizes a land use planning horizon to 2051.

Guiding principles of the Growth Plan are established to support the achievement of complete communities; prioritize intensification and higher densities to make efficient use of land and infrastructure; provide flexibility to capitalize on economic and employment opportunities; support a mix of housing options; improve the integration of land use planning with planning and investment in infrastructure; protect and enhance the natural environment; conserve and promote cultural heritage; and, integrate climate change considerations into planning and growth management.

The Built-Up Area is where growth is to be directed and accommodated through intensification. The Growth Plan promotes intensification in strategic growth areas (including MTSAs) transit-supportive densities, a diverse mix of land uses, a range and mix of employment and housing types, affordable housing, high quality public open space and easy access to local stores and services.

Section 1.2.1 sets out a vision for the development of the Greater Golden Horseshoe. That vision is grounded in several principles that provide the basis for guiding decisions on how land is developed, resources are managed, and public dollars invested, including:

- Support the achievement of complete communities;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

The proposal satisfies this vision for growth in the Greater Golden Horseshoe by contributing to a compact, vibrant and complete community in the Aldershot GO MTSA. In addition, the proposal optimizes the use of existing water, wastewater and stormwater infrastructure to support growth in a compact and efficient form. The proposal will also provide for a mix of housing options, which will provide residents with additional housing choice and convenient access to the existing public transportation network.

<u>Managing Growth</u>

"2.2.1.2 Forecasted growth to the horizon of the Plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:
i. have a delineated built boundary;
ii. have existing or planned municipal water and wastewater; and
iii. can support the achievement of complete communities;

c) within settlement areas, growth will be focused in:

i. *delineated built-up areas;*
ii. *strategic growth areas;*
iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
iv. *areas with existing or planned public service facilities."*

The proposal constitutes an intensification project within the built boundary of a settlement area on existing municipal services. The site is also within a strategic growth area associated with the Aldershot GO Station, defined as a Major Transit Station Area located on a higher order transit corridor. There are a number of shopping and employment uses existing on Plains Road East, Cooke Boulevard and Howard Road which future residents will be able to utilize, contributing to a mixed use environment and the achievement of a complete community. The Subject Lands are also in proximity to a number of parks and community facilities.

"2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*

e) provide for a more compact built form and a vibrant public realm, including public open spaces"

The proposal diversifies the housing options available in the immediate vicinity by providing apartment units of various sizes ranging from studios to larger three bedroom units to accommodate the needs of a variety of household types and sizes including families. The added density is intended to contribute to transit ridership and support existing public transit as well as future service improvements. Retail/commercial space will be provided at-grade, which will contribute to a vibrant public realm and provide a mix of uses on the site for future residents and the broader community. Overall, the proposed development will contribute to the provision of a high quality built form by making efficient use of space through the provision of new residential units and retail/commercial space in a compact high-density urban form.

Section 2.2.6 contains policies related to housing and the achievement of complete communities by considering the range and mix of housing options, the densities of the existing housing stock, and policies to diversify the overall housing stock across the Province.

> *2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.*

The proposal conforms to these policies by diversifying the range and mix of housing options in Burlington through intensification that provides a range of unit types and sizes that will contribute to achieving forecasted growth and increasing housing supply and choice. It is intended that the proposed development will have a variety of unit sizes ranging from studios to 3-bedroom units which can accommodate different household sizes and incomes including families with children.

4.0 Halton Region Housing Context

This section of the Statement describes the applicable housing policies within the Region of Halton Official Plan and the Halton Region 2021 State of Housing Report, endorsed by Regional Council in July 2022.

4.1 Halton Region Official Plan

The Region of Halton Regional Official Plan (the "ROP") serves as Halton's guiding document for land use planning and is intended to manage growth across the Region's four municipalities and was originally adopted in 1994. Since that time the ROP has undergone numerous amendments. In 2021, the Region adopted Region Official Plan Amendment No. 48 ("ROPA 48") regarding Urban Structure, as the first phase of the Region's Official Plan Review. ROPA 48 has established Strategic Growth Areas throughout the lower-tier municipalities, which are areas targeted for residential intensification and population growth to 2051.

The Regional Official Plan outlines intensification and density targets in Part II, Table 2 of the Regional Official Plan.

Table 3: Regional Official Plan Intensification and Density Targets

Municipality	Minimum Number of New Housing Units to Be Added To the Built-Up Area Between 2015 and 2031
Burlington	8,300
Halton Region	32,200

77. It is the policy of the Region to:

(2.1) Direct, through Table 2 and Table 2a, to the Built-Up Area a minimum of 40 per cent of new residential development occurring annually within Halton in 2015 and every year thereafter.

The Regional Official Plan projects that 8,300 new housing units will be added to the built-up area of Burlington between 2015 and 2031. The proposal supports this projection by providing 809 residential units within an area identified for intensification as part of the Aldershot GO MTSA on a Regional Intensification Corridor. The development proposal will provide for a range of unit types, including units appropriate for various age ranges and affordability ranges.

Table 2B of the Regional Official Plan sets the Strategic Growth Area Targets for the Strategic Growth Areas in Halton Region:

Table 4: Regional Official Plan Strategic Growth Area Targets

Strategic Growth Area	Minimum Density Target (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs	
		Residents	Jobs
Aldershot GO	150	~80%	~20%

The proposed development will meet the minimum density target for the Aldershot GO Strategic Growth Area. Through the provision of 809 residential units, in addition to commercial/retail space on the ground floor, the proposed development will help achieve the general target proportion of residents & jobs for the Aldershot GO area.

Housing

Part III – Land Stewardship Policies of the Halton Region Official Plan contains the Housing policy section for Halton Region. The overall goal for housing in Halton Region is to "supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs." This goal will be accomplished through making more efficient use of underutilized lands to increase the supply of housing. **The proposed development is an appropriate location to increase the supply of housing within the Aldershot GO MTSA Strategic Growth Area. The proposal will increase the diversity of housing in an area that is well-connected to transit and daily needs.**

The ROP contains the following objectives and policies with respect to housing:

> *"85. The objectives for housing are:*
>
> *(2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of Affordable Housing.*
>
> *(3) To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing.*
>
> *(4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.*
>
> *(5) To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton.*
>
> *(13) To promote residential intensification through the development or redevelopment of brownfield and greyfield sites."*
>
> *86(6a) At least 50 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings.*

86(6b) *At least 30 per cent of new housing units produced annually in Halton be Affordable or Assisted Housing.*

86(11) *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.*

86(21) *Require local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and project demands reflecting socio-economic and demographic trends."*

The proposal is for two high-rise residential towers with heights of 30 storeys to the south and 32 storeys to the north connected via a shared podium in the Aldershot GO MTSA on a Regional Intensification Corridor. The Region has indicated that MTSAs are primary areas for growth and intensification within the Region, where increased unit densities are to occur to accommodate population growth, employment growth, and a mix of housing. The proposed development increases the housing supply by providing 809 residential units, and making the MTSA area more affordable based on the market costs for apartment units at the sizes proposed for current and future residents by providing a unit mix that will increase the range of housing options in the area. These 809 residential units will contribute to Halton Region's 50 per cent housing form target for multi-storey buildings.

Through Draft Regional Official Plan Amendment 49 ("ROPA 49"), Halton Region will accommodate population and employment growth with Halton's existing Regional Urban Boundary to 2041. In order to accommodate this growth, ROPA 49 proposes to significantly increase the applicable intensification and regional phasing targets for Halton Region. **Therefore, it will be increasingly important to accommodate additional units through intensification, including on the Subject Lands.**

4.2 Halton Region State of Housing Report (2021)

Policy 86(7) of the Halton Region Official Plan states that the Region will provide a State of Housing Report that contains the following:

(i) *an update of the definitions of Assisted Housing and Affordable Housing;*
(ii) *a review of housing supply, demand and need in Halton during the past year, covering the various housing segments of Assisted Housing, Affordable Housing, Market Housing, Special Needs Housing and housing with universal physical access;*
(iii) *identification of the gaps between supply and demand of Assisted Housing and Affordable Housing;*
(iv) *state of homelessness* in *Halton; and*
(v) *performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).*

Halton Region has prepared the State of Housing Report annually since 2006. The Report provides a review of the Region's housing supply and demand and how the Region is implementing its vision for growth. The latest available report for the Region was completed in 2021 and endorsed by Regional Council in July 2022.

Through their State of Housing Report, Halton Region has a prepared a Housing Model which gathers information including household income, spending, costs, and average rents to generate thresholds based on household income and housing costs. The maximum purchase price generated by the Housing Model represents what a household with that income could afford. In 2021, the maximum affordable purchase price for ownership housing across all households was $480,700 with a maximum monthly ownership cost of $3,030 and an income threshold of $121,400. This threshold is used as the index to measure the Regional Official Plan target that 30 per cent of new housing units produced annually are affordable or assisted.

The State of Housing Report also includes affordable purchase price for small and large households. For small households, consisting of 1 to 2 persons, the maximum purchase price was $320,600 with a maximum monthly ownership cost of $2,010 and an income threshold of $80,400. For large households, consisting of 3+ persons, the maximum purchase price was $660,200 with a maximum monthly ownership cost of $4,190 and an income threshold of $167,500. While these figures are not the current purchase prices for 1, 2, and/or 3-bedroom units across Halton Region, they are provided for the purpose of acting as a threshold to determine when a proposed unit may be under the affordable threshold. At this time, the State of Housing Report does not include information on affordable purchase prices by specific unit types. However, they can still be utilized as a comparison tool.

The Owner has determined that the proposed units will be developed as condominium apartment units and the ultimate sales price for the units will be based on the market demand with the goal of providing units within the market price ranges for such units.

The following table shows the new housing completions, new housing under construction, and new housing starts in the City of Burlington based on unit type:

Table 5: Regional Official Plan Summary of New Housing in the City of Burlington

Unit Types	New Housing Completions	New Housing Under Construction	New Housing Starts
Apartment	503	907	404
Townhouse	104	96	70
Semi-detached	50	12	0
Single	90	73	73

The State of Housing Report shows that in 2020, 62.7 per cent of housing completions in Burlington were higher density units (townhouse and apartments). Canada Housing Mortgage Corporation ("CMHC") data shows that dwellings built from 2011 to 2016 make up only 5.2% of the total occupied private dwellings in

the City of Burlington. The City of Burlington continues to shift from a suburban community to community with a mix of suburban areas with urban centres and corridors. Therefore, the City of Burlington needs additional housing supply in order to meet the demand of a growing population. However, the data shows that new housing occupation has slowed significantly since 2011.

The Subject Lands are located within the Aldershot GO MTSA and will continue to support the shift in built form within the City of Burlington as the highest priority for strategic growth in Halton Region.

Halton Region's Housing Affordability Target calls for at least 30 per cent of new housing units produced annually to be at or below the affordable threshold, as noted above. In 2020, 30.5 per cent of new housing unit sales were under the Affordable Maximum Purchase Price of $480,700 in 2021. However, the Affordable Purchase Price has increased significantly from 2020, even making affordable purchases out of reach. In addition, CMHC data shows that in the City of Burlington, median household income before taxes is $93,733, despite the region-wide income threshold set at $121,400 for affordable housing. Therefore, a majority of current City of Burlington residents do not reach the minimum income threshold for affordable housing.

To make housing more affordable for new and current residents, the City of Burlington should increase housing supply, especially in areas that can support an increased population, like the Aldershot GO MTSA and which can provide unit types and size within the market affordability range to provide attainable housing for a range of household sizes and incomes.

In 2020, new sales in Burlington accounted for 15.3 per cent of total new sales in Halton Region.

The proposed residential condominium units will increase the supply of apartment-style units ranging from studio to 3-bedroom in size and will ensure that available units keep up with market demand and are provided in an appropriate location to support residential intensification. Higher density units, such as condominium units, were associated with an increased supply of affordable housing and were a significant portion of new housing completions in the City of Burlington. This clearly shows the link between higher density and affordability in the Region, especially along sites with access to local and regional transit services, such as the Aldershot GO MTSA.

5.0 Burlington Housing Context

This section of the Statement describes the applicable housing policies within the City of Burlington in-force OP and the City of Burlington New OP. Significant portions of the City of Burlington New OP were appealed and remain under appeal, including policies that would apply to the Subject Lands.

5.1 City of Burlington Official Plan (In-Force)

The City of Burlington Official Plan (the "current Official Plan") was approved by the Ontario Municipal Board on October 24, 2008. The Official Plan text and maps were updated in the October 2017 office consolidation. Official Plan Amendment (OPA) 55 was adopted in order to bring the current Official Plan into conformity to the 2006 Growth Plan. The current Official Plan is in force and, for the purposes of this review, forms the majority of the policy review with respect to the local land use policy framework.

Section 2.3 contains policies related to housing supply.

> *"2.3.1 Objectives*
>
> *a) To ensure that a sufficient supply of suitably designated and serviced residential land is maintained to meet existing and future housing needs.*

The proposal represents an efficient use of serviced land that will add new housing opportunities in the Aldershot neighbourhood. The increased density will support local businesses and public transit while future residents will be able to take advantage of a number of recreational and community facilities located in the area

Section 2.7 of Part II of the OP provides applicable policies on Sustainable Design and Compatibility as follows:

> *"2.7.3 Policies*
>
> *e) The City will encourage development that provides choices in housing, shopping, employment, and transportation."*

The proposal provides for a range of units types in an area that promotes the notion of complete communities.

Section 3.0 contains the Guiding Principles of the plan:

"The urban and rural environment that is desired for the City of Burlington is summarized as follows:

a) *Provide a community plan and growth strategy aimed at creating an attractive, liveable community that offers a wide range of housing, employment, transportation, and leisure opportunities for all its citizens.*
g) *Promote safety and health in the community as well as fair access to housing, municipal services, community facilities, education facilities and economic opportunity."*

The proposal has carefully considered these guiding principles in its design. The development provides for intensification at an appropriate location in the City. It advances the Province's growth objectives while balancing other objectives of the current Plan. It will contribute to the achievement of an attractive and livable community providing access to housing within close proximity to parks, shopping, professional services, medical services, and community facilities.

Section 4.3, The Future Built Form and Natural Environment, identifies key changes encouraged by the Plan, which are: the development of a greater diversity of housing types to meet the changing needs of the population. With respect to population growth, the Plan directs it toward underutilized or vacant parcels in existing communities where new residential growth will be mainly in the form of more compact housing that is served by various modes of transportation and in closer proximity to jobs, shopping and leisure areas.

The proposal is consistent with the City's land use vision. It will provide for intensification on a site that is in close proximity of a GO Station and on the periphery of an existing low density neighbourhood. The proposed compact built form will diversify housing opportunities while maintaining the existing character of the area. It reflects the changing needs of smaller households and an aging population who are seeking smaller and more affordable housing options close to transit. The height, form, and density of the development is consistent and compatible with other approved developments in the area.

5.2 New City of Burlington Official Plan (Under Appeal)

Over the past several years, the City has been working towards a new Official Plan. The City of Burlington's new Official Plan was originally adopted by City Council on April 26, 2018. The Region of Halton identified a number of areas of non-conformity through its review and the City undertook a re-examination of the Official Plan with a focus on Downtown Burlington. The updated new Official plan was approved, with modifications, by Halton Region on November 30, 2020. Significant portions of the Official Plan were appealed and remain under appeal including the policies that would apply to the Subject Lands. While these policies remain under appeal, they are assessed for the purposes of being informative of Council's direction but are not determinative.

Section 3.1 of the City of Burlington New Official Plan (2020) provides the Housing policies for the City of Burlington. Specifically, the Official Plan states that the City of Burlington will promote an appropriate and adequate range of housing choices by type, tenure and affordability level in order to accommodate the

needs of city residents. The following is the applicable policies that describe how the City of Burlington's housing objectives will be achieved.

"3.1.1(2) Policies

a) *To the extent to which land is available in the Urban Area, 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.*
d) *In consultation with the Region of Halton, the City will ensure an adequate level of local municipal infrastructure to meet the demands of residential development.*
e) *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."*

In order for the City of Burlington to reach its minimum dwelling unit requirements per density type, the proposed development will be helpful. By offering a variety of unit sizes and types, the development will diversify the current housing supply and accommodate all residents. Additionally, the Subject Lands can be serviced through existing municipal infrastructure.

g) *"The City will develop a city-wide housing strategy that will support the Region of Halton's Housing Strategy and will:*
    (i) *Describe the current range and mix of housing in the city;*
    (ii) *Establish city-wide housing objectives, including, among other objectives special reference to a seniors housing strategy and long term care facilities;*
    (iii) *Consider the housing policies and strategies from this Plan and area-specific plans;"*

Burlington's City-Wide Housing Strategy was presented by City of Burlington staff to the Community, Planning, Regulation, and Mobility Committee on Tuesday June 7, 2022. Staff recommended the approval of the strategy. Currently, the report has yet to be submitted to City Council for final approval. The report aims to address the community needs pertaining to housing by setting forth various initiatives to be undertaken over a five year period. In total, the report consists of 12 initiatives that support Burlington's overall housing vision. Of particular relevance to the Subject Lands is Action #7, in which the City of Burlington "shall support, permit, and encourage the building of alternative types of housing, including higher density types, where feasible and appropriate".

The proposed development will be at a height and density that the existing surrounding neighbourhood can handle in order to help facilitate the creation of a complete community.

6.0 Halton Region Housing Targets

6.1 Unit Mix Targets

As previously noted, Policy 86(6)a) of the Halton Region Official Plan states that at least 50 percent of new housing units produced annually will be in the form of townhouses or multi-storey buildings. The 2021 State of Housing Report shows that the target was exceeded with 62.7% of new completed units within the Region existing as townhouse or multi-storey buildings. In Burlington, the report shows that 81.3 per cent of housing completions in 2021 were higher density units (townhouse and apartments). This demonstrates a continued trend and focus on the construction of higher density units.

The proposed development will provide for 809 residential units, which will assist the Region in achieving this target.

Based on data provided by the State of Housing Report, the number of new housing completions in the City of Burlington has remained stagnant year-over-year since 2016 despite the population of Burlington continuing to grow.

The 809 proposed residential units will increase housing supply indirectly support housing accessibility City-wide. It is important to note that the current apartment stock is still a minor component of overall housing stock compared to the existing low density housing in the City of Burlington. Therefore, it should be expected that a high percentage of new apartment units will be needed to achieve planning policy goals and objectives.

The 2020 State of Housing Report shows that in Halton Region, vacancy rates by unit types differ. For 1-bedroom units, the vacancy rate is 1.6%. For 2-bedroom units, the vacancy rate is 1.4%. For 3+ bedroom units, the vacancy rate is 1.2%.

This proposed development will provide a total of 61 studio units (8%), 300 1 bedroom units (37%), 255 1 bedroom plus den units (31%), 176 2 bedroom units (22%) and 17 3 bedroom units (2%). Therefore, the proposed units will make a significant contribution to the City of Burlington's existing housing stock and potentially increase vacancy rates to above the 3 per cent threshold as discussed above.

6.2 Intensification Targets

Table 2 of the Halton Region Official Plan shows that the City of Burlington must add a minimum of 8,300 new housing units in the City of Burlington's built-up area between 2015 and 2031. This represents nearly 26% of the minimum new housing units required in the Region of Halton over this same period.

The proposal for the Subject Lands will support the City and Region's ability to meet their minimum intensification targets through to 2031.

Further, as part of ROPA 49, the Region of Halton has submitted a preferred growth concept that would result in no urban boundary expansion. Through ROPA 49, the Region of Halton is proposing the following intensification target for population and employment growth between 2022 and 2041:

Target[1]	Halton Region	Burlington
Intensification Target		
Housing Units in Built-Up Area	53,300	20,500

1. Target for the number of new housing units occurring with the Built-Up Area as shown on Map 1H between 2022 and 2041 and representing 45% of all new units during this period."

ROPA 49 has approximately doubled the intensification target for the City of Burlington. Therefore, significant growth, intensification and density within the existing Built-Up Area is necessary. The proposed development remains consistent with ROPA 49's updated intensification target.

6.3 Affordable Housing Targets

The potential price of the units have not yet been determined and will depend on market demand when the units are made available for purchase. Therefore, no specific number of affordable units are currently being proposed, but the proposed development will increase the availability of housing likely within the market affordability range in the Region, helping to accommodate anticipated growth.

6.3.1 Current Opportunities to Provide Affordable Housing

Halton Region utilizes various programs to support affordable housing opportunity and delivery. This includes programs that convert market-rate units to assisted housing units. For example, Halton Region's Assisted Housing Program reduces the cost of housing for individuals and families who cannot afford their rent. The program relies on landlords contributing units to the program. Following that, Halton Region, based on individual or household eligibility, places applicants in these units. A housing subsidy is then paid directly to the landlord. The 2020 Halton State of Housing Report shows that there were 887 households using these rent supports.

Halton Region also offers the Halton In-Situ Program ("HIP") that offers an ongoing housing allowance to residents who qualify for assisted housing. This program provides residents with a monthly rental allowance with the goal of keeping people in the communities where they live.

Social housing development is also supported through Halton Region's Development Charges. Based on the current Social Housing Development Charge rate, the 809 units proposed will contribute significant funds for the provision of social housing.

6.3.2 Future Opportunities to Provide Affordable Housing

The City of Burlington continues to explore new opportunities to increase the supply of affordable units. This includes inclusionary zoning and community benefits charges.

On April 14, 2022, the City of Burlington released their draft Housing Strategy. Action Item No. 12 is to undertake a formal assessment of the potential to introduce inclusionary zoning. The time-frame for this action item is short-term. Inclusionary Zoning is a provincial planning tool that enables municipalities to secure affordable housing units in new developments of 10 units or more. Current Provincial legislation allows for the implementation of Inclusionary Zoning in Protected Major Transit Station Areas ("PMTSAs"). In accordance with Ontario Regulation 232/18, the City of Burlington is required to prepare a peer-reviewed Municipal Assessment Report that contains recommendations related to the feasibility of Inclusionary Zoning in each of the PMTSAs.

Community Benefits Charges or "CBCs" are paid to lower and single-tier municipalities for high-density developments with 5 or more storeys and 10 or more units. Municipalities will need to adopt CBC by-laws as of September 2022. CBCs are capped at 4% of land value and are based on the value of land the day before building permits are issued. Funds collected through CBCs can be used to fund a variety of programs, including affordable and assisted housing initiatives. The Community Benefits Charge Study and By-law were presented at a public meeting on July 11, 2022; the Study and Bylaw will be presented to Council for approval on September14, 2022.

7.0 Conclusions

As outlined in this Housing Impact Statement, together with the supporting technical reports including the Planning Justification Report, the proposed development and associated Official Plan and Zoning By-law Amendments represent an appropriate intensification of the Subject Lands and the supply of much needed new housing units.

The proposal introduces a mixed-use development on the site, providing 809 residential units. The proposed development will make efficient use of underutilized lands by proposing residential intensification on site that is well-connected to public transit and makes efficient use of existing municipal servicing and infrastructure.

The table below summarizes how the Subject Lands address each of the criteria identified in Section 3.1.1(2) h) of the City of Burlington Official Plan:

Table 6: Addressing Criteria of Burlington Official Plan Section 3.1.1(2)

Policy	Analysis
5) Completed in accordance with Section 3.1.1(2)(h) and other applicable policies of the City's New Official Plan (2020);	
(i) How the proposal contributes to achieving the Region of Halton housing targets, including identification of any proposed new affordable or assisted housing units.	The proposed development meets the applicable goals, objectives and policies of the Region of Halton Official Plan, and represents an intensification opportunity that supports sustainable, cost-effective and transit-supportive growth. The proposal will provide for a total of 809 units and conform to applicable housing policies of the Halton Region Official Plan. This increased supply of housing supports overall housing affordability by increasing the range of housing options in the area to accommodate anticipated demand. The proposed unit mix will appeal to a range of residents in the City of Burlington.
(ii) How the estimated rents and/or initial sales prices of the development are at or below the affordable housing thresholds by type;	The estimated potential sale price for units in the proposed development have not been determined. It is expected that the proposed units will be offered at market rates.
(iii) Where construction of the units is expected to occur in phases, information regarding the	The development will proceed in two phases, with the 30 storey portion to the south

number of affordable housing units to be provided per phase, where applicable.	representing phase one and the 32 storey portion to the north representing phase two. It is not expected that the development will provide affordable units.
(iv) The proposed legal and/or financial mechanisms to ensure the delivery of any proposed new affordable housing commitments, and mechanisms to retain the long term affordability of units, where applicable.	It is expected that the units will be offered at market rate.
1) Comprehensive review of the proposal from an existing use and a proposed use perspective with a focus on affordability, unit/bedroom count, etc.	1074 Cooke Boulevard is currently occupied by a one-story building that contains PV Labs. 1062 Cooke Boulevard is currently occupied by a one-story building that contains Category 5 Imaging Inc. The 809 proposed units will result in an increased density for the site, which support the City and Region in meeting their housing needs. A mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units in a range of unit sizes will be offered.
2) Identify and discuss the proposed development in the context of Halton Region's Housing policies, and the Region's most recent State of Housing Report; and	The proposed development would increase the overall supply of new housing units in the City of Burlington and in Halton Region. The proposed development also contributes to the shift away from primary single detached built form in Burlington by proposing condominium apartments in a range of sizes at a location that can support this growth, the Aldershot GO MTSA.
3) Identify and discuss other relevant and current housing information available.	The City of Burlington is currently preparing its City-wide Housing Strategy. Action #7 states that the City of Burlington will support, permit and encourage the development of alternate forms of housing, including higher density types of housing, where feasible and appropriate. The proposed development is at a density and height that the surrounding area can support and will support the fulfillment of a complete community with needed new housing supply in the Aldershot GO MTSA.

Respectfully submitted,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Melinda MacRory, M.Pl., MCIP, RPP
Associate