# Employment and Residential Assessment
# Evergreen Property

## Tremaine Rd. and Dundas St., City of Burlington



*Prepared By:*

MALONE GIVEN PARSONS LTD.

*Prepared For:*

**Evergreen Community (Burlington) Ltd.**

**July 2015**

# Employment and Residential Assessment

# Evergreen Property

## Tremaine Rd. and Dundas St., City of Burlington

*Prepared By:*

**Malone Given Parsons Ltd.**
140 Renfrew Drive, Suite 201
Markham, Ontario
L3R 6B3
*mward@mgp.ca*

*Prepared For:*

**Evergreen Community (Burlington) Ltd.**
2173 Turnberry Road
Burlington, Ontario
L7M 4P8

July, 2015
14-2316

# TABLE OF CONTENTS


## EXECUTIVE SUMMARY

## 1.0 INTRODUCTION....1

1.1 Regional Staff Letter January 24, 2013 ....3

1.2 Study Purpose....4

1.3 Methodology....4

## 2.0 EVERGREEN PROPERTY LOCATION & DEVELOPMENT CONCEPT ....5

2.1 Evergreen Property Location ....5

2.2 Evergreen Property Development Concept....7

## 3.0 BEST PLANNING ESTIMATES....9

3.1 The BPEs Report ....9

## 4.0 EMPLOYMENT ASSESSMENT ....13

4.1 Employment Forecasts to 2031....13

4.2 Forecast of Employment on Employment Land Demand ....15

4.3 Employment Land Supply ....20

4.4 Implications of the Evergreen Property Providing Additional Lands for Employment....23

4.5 Implications of the Proposed Employment Development on the Evergreen Property Exceeding the BPEs ....25

## 5.0 RESIDENTIAL ASSESSMENT....27

5.1 Population and Housing Forecasts to 2031....27

5.2 Housing Forecasts and Trends ....31

5.3 Housing Supply ....35

5.4 Implications of the Proposed Residential Development on the Evergreen Property Exceeding the BPEs ....43

## 6.0 CONCLUSIONS ....45

## APPENDIX

Appendix A: City of Burlington Staff Report September 12, 2011 and Council Resolution November 26, 2012

[THIS PAGE IS INTENTIONALLY LEFT BLANK]

# EXECUTIVE SUMMARY

***Malone Given Parsons Ltd. ("MGP") was retained by Evergreen Community (Burlington) Ltd. to carry out a residential and employment assessment of the Region of Halton Best Planning Estimates within the context of the Evergreen Property.***

## Development Proposal

Evergreen Community (Burlington) Ltd. ("Evergreen") proposes to develop a mix of residential and employment uses on 67 gross hectares (166 acres) of land known as the Evergreen Property. The Evergreen Property is located in the northeast Urban Area of the City of Burlington ("the City") bounded by Highway 407 to the north, Tremaine Road and the Burlington-Oakville municipal boundary to the east, Dundas Street to the south, and Bronte Creek to the west.

The Evergreen Property is designated *"Land Use Designation to be Determined"* in the City's Official Plan and it forms part of the future Tremaine and Dundas Secondary Plan Area ("SPA"). Although specific land uses are not yet designated, the Evergreen Property has been considered by the City and the Region of Halton ("the Region") as being part of the supply of residential and employment lands.

In September, 2011 City Council supported a mixed use development on the Evergreen Property and in November, 2012 City Council directed the City prepare a secondary plan for the Evergreen Property based on a mixed use development concept provided that the land use policies can achieve between 816 and 980 jobs.

## The Best Planning Estimates Report

The Region identified a mix of residential and employment on land corresponding to the Evergreen Property in a report titled *"Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031"* dated June, 2011 (the "BPEs Report").

The BPEs Report provides an estimate of 374 residential units and 814 jobs in 2031 on land corresponding to the Evergreen Property (traffic zone #399). The BPEs Report provides *"estimates"*, *"working numbers"*, is a *"planning tool"*, and is intended to be *"updated from time to time"*.

Evergreen currently proposes a modified development concept plan based on the Council supported mixed-use development concept. The current concept plan provides for 907 residential units and 1,326 jobs. This compares with the BPEs Report estimate of 374 residential units and 814 jobs on land corresponding to the Evergreen Property.

### Regional Staff Letter January 24, 2013

Although City Council supported a conceptual mixed use development on the Evergreen Property and directed staff to prepare a secondary plan for a mixed use development, the Region expressed concern with the City's approach.

In a letter to the City dated January 24, 2013, Regional Staff expressed the opinion that it was premature to advance the secondary plan process for the Evergreen Property prior to the resolution of three outstanding issues. One of the issues, and the subject of this report, is the distribution of population and employment. The Region's letter identifies the following.

> *The Regional best planning estimates (BPEs), which were supported by the City of Burlington and approved by Regional Council in July 2011, include certain provisions for a distribution of population and employment to the Evergreen lands. The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region.*
>
> *The City must provide to the Region a comprehensive rationale, including analysis and appropriate studies to demonstrate the BPEs are being maintained and that the population and employment distribution to 2031 are also maintained. Additional consultation with the Town of Oakville, Town of Milton, and Town of Halton Hills may be necessary. This must be resolved prior to the advancement of the secondary plan process.*

### Study Purpose

This report tests the Regional Staff assertion that *"The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region."*

This report also provides an assessment of the implications of a greater number of residential units and jobs proposed on the Evergreen Property than that estimated by the Region and whether or not it is appropriate to require that the estimates be maintained.

The following provides a summary of findings and conclusions based on assessments of the proposed employment and residential components of the Evergreen Property within the context of the BPEs Report and within the context of the amount and distribution of employment and population within the Region.

### Employment Assessment

As detailed in Section 4 of this report, the findings of the employment assessment include the following.

- Burlington is forecast to have a surplus of approximately 115 net hectares of employment land in 2031.
- The Evergreen Property provides a source of land to accommodate commercial/population related employment growth in Burlington.
- The additional number of jobs proposed on the Evergreen Property represents only 0.5% of the jobs estimated by the BPEs Report for Burlington and only 0.1% of the jobs for the Region.
- The Evergreen Property does not represent a significant shift in the BPEs Report distribution of jobs in Burlington or Halton by 2031.

In response to the Region's letter, since the employment proposed on the Evergreen Property does not represent a significant departure from the employment estimates for Burlington or Halton in the BPEs Report, it would not impact the distribution of employment in Burlington or Halton by 2031 in a meaningful manner.

Since the proposed employment on the Evergreen Property does not impact the distribution of employment in Burlington or Halton in a meaningful manner, it is therefore unnecessary that the employment estimates of the BPEs Report be maintained for the Evergreen Property.

### Residential Assessment

As detailed in Section 5 of this report, the findings of the residential assessment include the following.

- The Evergreen Property provides an opportunity to accommodate additional population growth forecast by the City, Region, and the Province for Burlington and Halton compared with that estimated in the BPEs Report.

- The Evergreen Property provides a source of new single family dwellings and an opportunity to increase the mix of housing in Burlington and help achieve density targets in the short term.

- The additional residential units proposed on the Evergreen Property represent only 0.7% of the BPEs Report estimated number of residential units in Burlington and only 0.2% of the estimated residential units in Halton by 2031.

- The Evergreen Property does not represent a significant departure in the BPEs Report distribution of residential units in Burlington or Halton by 2031.

In response to the Region's letter, taken in the context of the amount of estimated future residential development in Burlington, the residential development proposed for the Evergreen Property does not result in a significant departure from the residential population for Burlington or Halton implied in the BPEs Report and therefore does not impact the distribution of population in Burlington or Halton by 2031 in a meaningful manner.

Since the residential development proposed for the Evergreen Property does not impact the distribution of population in Burlington or Halton in a meaningfully manner, it is therefore unnecessary that the residential unit estimates provided in the BPEs Report be maintained for the Evergreen Property.

In the context of the recent increases in residential population targets in the Growth Plan for Halton Region, it is likely that the BPEs Report estimate of residential population for Burlington will be increased in any event. It is logical that the Evergreen Property would be a prime candidate for an increase in residential units in an update of the BPEs.

### Conclusion

In summary, since the employment and residential development proposed for the Evergreen Property does not impact the distribution of employment or population in Burlington or Halton in a meaningfully manner, it is therefore not necessary that the employment and residential unit estimates provided in the BPEs Report be maintained for the Evergreen Property.

As well, the Evergreen Property can provide a mix of employment and a range of housing which we can help accommodate future growth and which is consistent with municipal and Provincial direction for complete communities.

# 1.0
# INTRODUCTION

***Malone Given Parsons Ltd. ("MGP") was retained by Evergreen Community (Burlington) Ltd. to carry out a residential and employment assessment of the Region of Halton Best Planning Estimates within the context of the Evergreen Property.***

Evergreen Community (Burlington) Ltd. ("Evergreen") proposes to develop a mix of residential and employment uses on 67 gross hectares (166 acres) of land known as the Evergreen Property. The Evergreen Property is located in the northeast Urban Area of the City of Burlington ("the City"). The Evergreen Property is bounded by Highway 407 to the north, Tremaine Road and the Burlington-Oakville municipal boundary to the east, Dundas Street to the south, and Bronte Creek to the west.

The Evergreen Property is designated *"Land Use Designation to be Determined"* in the City's Official Plan and it forms part of the future Tremaine and Dundas Secondary Plan Area ("SPA"). Although specific land uses are not yet designated, the Evergreen Property has been considered by the City and the Region of Halton ("the Region") as being part of the supply of residential and employment lands.

Macaulay Shiomi Howson Ltd. ("MSH") was retained by the Region on behalf of Halton Region, the City of Burlington, and the Town of Oakville to undertake a study as per Part V Section 8.5 b) of the 1997 Burlington Official Plan. MSH prepared a report entitled *"Tremaine and Dundas Secondary Plan, Background and Options Report"* dated September 2009 ("the MSH Options Report"). The MSH Options Report identified an employment option, a residential option, and a mixed use option for the Evergreen Property.

In September 2011, City Council received the MSH Options Report and supported a mixed use development on the Evergreen Property (Community Development Committee Report No. 12-11 attached in Appendix A to this report).

In September 2012, Evergreen presented two development concepts to the City. Concept A (based on an innovative storm water management approach) provides for 910 residential units and 1,123 office jobs. Concept B (based on a conventional storm water management approach) provides for 1,004 residential units and 816 office jobs.

In November 2012, City Council directed the Director of Planning and Building to prepare a secondary plan for the Evergreen Property based on a mixed use development Concept A or Concept B or a hybrid provided that the land use policies can achieve between 816 and 980 jobs (Council Meeting No. 24-12 attached in Appendix A). The 816 jobs reflect Concept B which was presented to the City by Evergreen. The 980 jobs reflect the MSH Options Report, employment only option.

The Region identified a mix of residential and employment on land corresponding to the Evergreen Property in a report titled *"Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031"* dated June, 2011 (the "BPEs Report"). The BPEs Report provides an estimate of 374 residential units and 814 jobs in 2031 on land corresponding to the Evergreen Property (traffic zone #399). As detailed in Section 3 of this report, the BPEs Report provides *"estimates"*, *"working numbers"*, is a *"planning tool"*, and is intended to be *"updated from time to time"*.

Evergreen currently proposes a modified development concept plan based on the Council supported Concept A. The modified concept accounts for and addresses urban design and planning principles, refinements in the natural heritage system, and compatibility with employment lands in Oakville. The current concept plan provides for 907 residential units and 1,326 jobs. As illustrated on Table 1, this compares with the BPEs Report estimate of 374 residential units and 814 jobs on land corresponding to the Evergreen Property.

***Table 1: Evergreen Property Residential Units and Jobs as per the BPEs Report and Proposed***

| | # Residential Units | # Jobs |
|---|---|---|
| **Region BPEs Traffic Zone #399 (in 2031)** [1)] | 374 | 814 |
| **Evergreen Property Proposal** | | |
| Presented to the City September 2012 [2)] | | |
| Concept A: Innovative Storm Water Management | 910 | 1,123 |
| Concept B: Conventional Storm Water Management | 1,004 | 816 |
| Current Proposal[3)] | 907 | 1,326 |

1) *BPEs Report June 2011. The Evergreen Property corresponds to Traffic Zone #399.*
2) *Urban Strategies Inc. September 2012 - residential units and office jobs at build out.*
3) *Urban Strategies Inc. July 2015 - residential units and all jobs at build out.*

## 1.1 Regional Staff Letter January 24, 2013

Although City Council supported a conceptual mixed use development on the Evergreen Property and directed staff to prepare a secondary plan for a mixed use development, the Region expressed concern with the City's approach.

In a letter to the City dated January 24, 2013, Regional Staff expressed the opinion that it was premature to advance the secondary plan process for the Evergreen Property prior to the resolution of three outstanding issues. One of the issues, and the subject of this report, is the distribution of population and employment. The Region's letter identifies the following.

> *The Regional best planning estimates (BPEs), which were supported by the City of Burlington and approved by Regional Council in July 2011, include certain provisions for a distribution of population and employment to the Evergreen lands. The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region.*
>
> *The City must provide to the Region a comprehensive rationale, including analysis and appropriate studies to demonstrate the BPEs are being maintained and that the population and employment distribution to 2031 are also maintained. Additional consultation with the Town of Oakville, Town of Milton, and Town of Halton Hills may be necessary. This must be resolved prior to the advancement of the secondary plan process.*

## 1.2 Study Purpose

This report tests the Regional Staff assertion that *"The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region."*

This report also provides an assessment of the implications of a greater number of residential units and jobs proposed on the Evergreen Property than that estimated by the Region and whether or not it is appropriate to require that the estimates be maintained.

Although the Evergreen concept plans at the date of the Region's letter differ from the current concept plan in terms of the number of residential units and jobs (among other items), this report addresses the Region's letter within the context of the current concept plan.

## 1.3 Methodology

As input to our research and this study, relevant reports, documents, data, and information were reviewed and referenced. In the course of our research for this study, the following was conducted.

- A review of relevant background reports and documents, information and data regarding the Evergreen Property including; the updated development plan and statistics, the City's and Region's population and employment studies, etc.;
- An assessment of employment and population forecasts provided by the City and Region;
- An assessment of the implications of a greater number of residential units and amount of employment proposed on the Evergreen Property than that estimated by the BPEs Report and the implications with respect to the distribution of population and employment throughout the Region; and,
- An assessment as to whether or not the Region's BPEs Report estimates should be maintained for the Evergreen Property.

The research analysis, findings and conclusions are summarized in this report.

# 2.0

# EVERGREEN PROPERTY LOCATION & DEVELOPMENT CONCEPT

***This section provides a description of the location and physical characteristics of the Evergreen Property, the surrounding context and land uses, and provides a summary of the development concept.***

## 2.1 Evergreen Property Location

***The Evergreen Property is located in the northeast urban area of Burlington, between Bronte Creek and the Burlington-Oakville municipal boundary.***

The Evergreen Property is generally bounded by Highway 407 to the north, Tremaine Road to the east and the Burlington-Oakville municipal boundary, Dundas Street to the south, and Bronte Creek to the west as illustrated on Figure 2.1 on the following page.

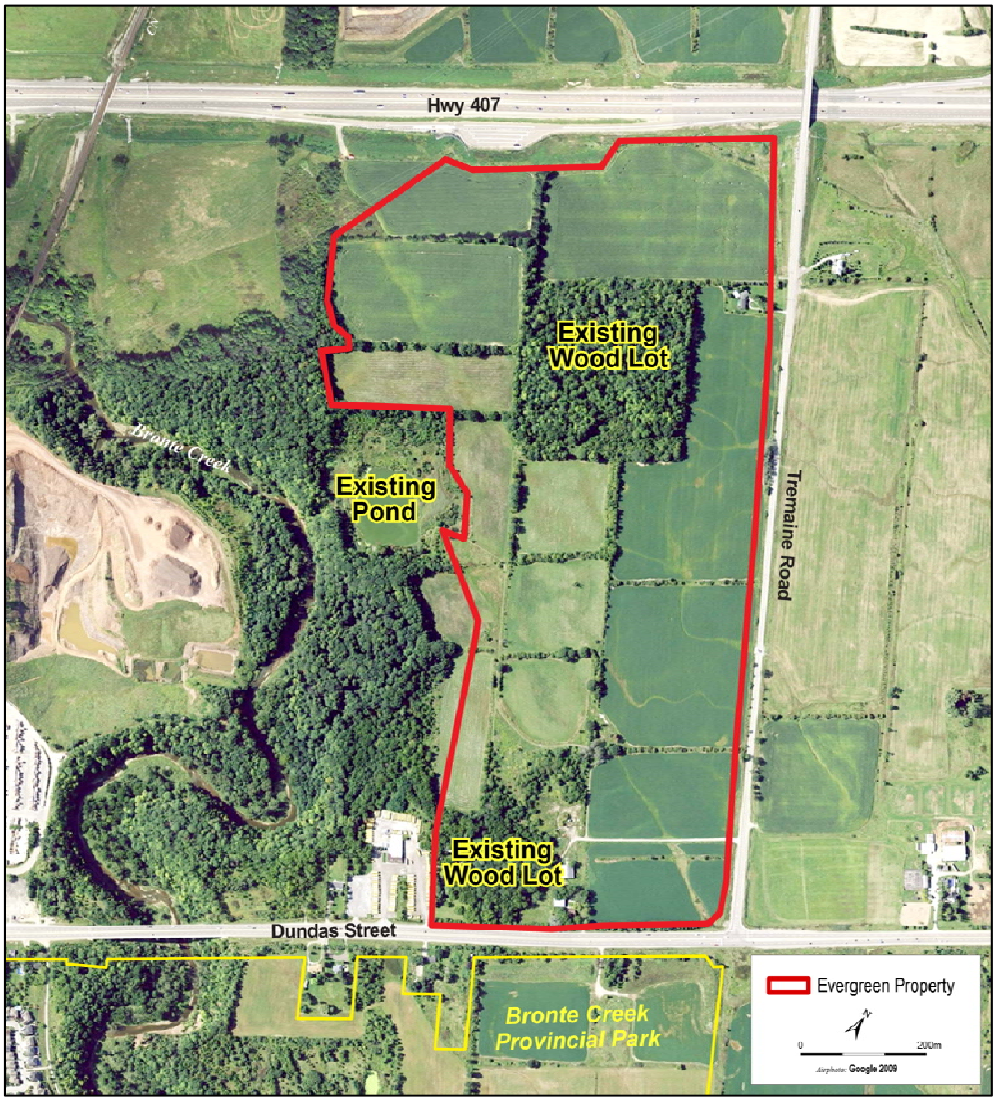
There are various natural features within and surrounding the Evergreen Property. The Evergreen Property is bounded on the west by the provincially owned Parkway Belt Plan Area lands which include Bronte Creek, the Bronte Creek valley lands, and an existing pond as illustrated on Figures 2.1 and 2.2.

The land area totals approximately 67 gross hectares. Excluding natural features, the net developable area totals approximately 47.8 hectares.

***Figure 2.1: Location of the Evergreen Property***



***Figure 2.2: The Evergreen Property On-Site and Surrounding Natural Features***




## 2.2 Evergreen Property Development Concept

***The Evergreen Property is proposed to include 907 residential units for approximately 2,162 residents and employment opportunities for 1,326 jobs. The development would achieve 73 people and jobs per hectare.***

The Evergreen Property is proposed to include a mix of residential and employment uses. Evergreen proposes to accommodate 907 residential units and approximately 1,326 jobs. The estimated yields of the development are approximately 2,162 residents and 1,326 jobs for a development density of approximately 73 people and jobs per hectare.

The residential component is proposed to include a mix of single detached, townhouse, and mid-rise condominium apartments. It is expected that the mid rise condominium buildings will provide ground floor commercial opportunities. The employment component is proposed to accommodate low rise prestige office space. Figure 2.3 illustrates the development concept plan.

***Figure 2.3: Evergreen Concept Plan***




*Evergreen Concept Source: Urban Strategies Inc. July, 2015*

# 3.0
# BEST PLANNING ESTIMATES

***The following provides a summary description of the BPEs Report, the purpose and the application of the estimates.***

## 3.1 The BPEs Report

As summarized in this report section, the BPEs Report provides *"estimates"*, *"working numbers"*, is a *"planning tool"*, and it is intended to be *"updated from time to time"*.

Page 1 of the BPEs Report identifies that it is:

> *"...a planning tool used to identify where and when development is expected to take place across the Region."*

The BPEs Report provides *"estimates"* of the number of residential units and the number of jobs by traffic zone in Halton. The BPEs Report also informs that the application of the estimates *"...should be at the discretion of the user..."*

Page 2 of the BPEs Report informs that:

> *By definition, they are estimates, not policy numbers committed to by Regional or Local Municipal Councils. The application of these estimates by any user in an undertaking, private or public, should be at the discretion of the user, guided by the nature, purpose and scope of that particular undertaking.*

Page 2 of the BPEs Report also identifies of the following.

> *Attempts have been made to achieve as high a degree of consistency as possible between Official Plan or policy numbers and the Best Planning Estimates. As the purpose of the Best Planning Estimates is to reflect the latest trends and information sources, they will be updated from time to time and should not be construed as replacing Official Plan or policy numbers.*

The Region informs that the BPEs Report is subject to future reviews and updates so that the estimates can account for other sources of forecasts or relevant information (BPEs Report page 6). The estimates provided in the BPEs Report therefore are subject to change.

The BPEs Report was updated to account for and correspond with population and employment identified in the 2006 Places to Grow Growth Plan for the Greater Golden Horseshoe. It is expected that the BPEs Report will be reviewed and updated to account for the 2013 Growth Plan and the updated population and employment forecasts.

The BPEs Report was endorsed by Halton Region Council in June, 2011 and approved by Council in July, 2011. The Region Staff Report No. LPS54-11 dated June 22, 2011 page 4 identifies that the *"...BPE is a planning tool"* as follows.

> *The BPE is a planning tool used to identify where and when development is expected to take place across the Region and represents good planning.*

The Region's web site page regarding "Regional Development Phasing to 2031" identifies that the BPEs Report provides *"...estimates of population, jobs and dwelling units"* and the estimates *"...are based on targets set by the Province in the Places to Grow."* The web site informs that the:

> *Best Planning Estimates are estimates of population, jobs and dwelling units to the year 2031 for the Region as a whole and for the City of Burlington, Town of Halton Hills, Town of Milton and the Town of Oakville.*
>
> *The estimates are produced by the Planning Services Division and are prepared by Regional and Local Municipal staff based on their knowledge and understanding of demographic and economic trends in Halton Region and based on the targets set by the Province in the Places to Grow Plan.*

The City of Burlington Staff Report PB-86-13 dated November 18, 2013 identifies that the BPEs Report is a *"planning tool"* and provides *"working numbers"* and that the data are to be used as *"estimates rather than policy numbers"*.

The City also identifies that the BPEs Report is to *be "updated from time to time."* Page 3 of the Staff Report identifies that:

> *The Best Planning Estimates were prepared on a best efforts basis by Regional and Local Municipal staff based on their collective knowledge and understanding of demographic and economic trends in Halton Region. The Best Planning Estimates document is a planning tool used to identify where and when development is expected to occur across the Region and is aimed at helping municipalities in addressing provincial growth objectives. The BPEs are intended to be:*
>
> - *used where working numbers of future population, occupied dwelling units or employment within Halton are needed for planning purposes;*
> - *a consistent set of land use data and forecasts;*
> - *used by both public and private agencies, or individuals interested in such data for business or personal purposes;*
> - *updated from time to time; and*
> - *used as estimates rather than "policy numbers" such as growth numbers contained in an Official Plan.*

As identified in Section 1 of this report and with respect to the Evergreen Property, Regional staff have required that:

> *The City must provide to the Region a comprehensive rationale, including analysis and appropriate studies to demonstrate the BPEs are being maintained and that the population and employment distribution to 2031 are also maintained.*

This requirement appears to give the BPEs more weight than is suggested and informed by the references as quoted in this section.

Regardless, the following sections of this report provide a comprehensive assessment of the proposed residential and employment components of the Evergreen Property within the context of the BPEs Report.

Also included is an assessment of the implications of the proposed population and employment on the Evergreen Property in the context of the amount and distribution of population and employment within the Region.

[THIS PAGE IS INTENTIONALLY LEFT BLANK]

# 4.0
# EMPLOYMENT ASSESSMENT

***This section provides a comprehensive assessment of the proposed employment component of the Evergreen Property within the context of the BPEs Report.***

***This section also includes an assessment of the implications of the proposed employment on the Evergreen Property in the context of the amount and distribution of employment within the Region.***

## 4.1 Employment Forecasts to 2031

The following provides a forecast of employment land requirements in Burlington to 2031 and an assessment of the implications of more employment on the Evergreen Property than is estimated in the BPEs Report.

Various employment data, forecasts, and estimates were referenced as listed below and summarized on the following table.

- City of Burlington *"Official Plan of the Burlington Planning Area"* As Approved by the Region of Halton, March 5, 1997, Last Update December 2013. ("the Burlington Official Plan").
- Ontario Ministry of Public Infrastructure Renewal "*Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006"* ("the 2006 Growth Plan").
- Ontario Ministry of Infrastructure *"Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006"* Office Consolidation, June 2013 ("the 2013 Growth Plan").
- Regional Municipality of Halton *"Halton Region Official Plan [2009]"* As approved by the Ontario Municipal Board, November 2014. ("the Halton Official Plan").
- Regional Municipality of Halton *"Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031"* June 2011 (the "BPEs Report").
- Statistics Canada Census data and the National Household Survey.

- Watson & Associates *"City of Burlington 2014 Development Charges Background Study"* dated May 13, 2014 ("the City's DC Study").

***Table 4.1: Burlington and Halton Employment and Employment Forecasts or Estimates 2006-2031 - Various Sources***

| Burlington | 2006 | 2011 | 2021 | 2031 |
|---|---|---|---|---|
| as per the Region's BPEs Report [1] | 87,855 | 95,655 | 102,845 | 105,350 |
| as per the City's DC Study [2] | 87,855 | 92,055 | 101,835 | 105,350 |
| as per the Burlington Official Plan [3] | - - | - - | 108,000 | - - |
| as per the Halton Official Plan [4] | 88,000 | - - | - - | 106,000 |
| **Difference Employment Forecasts of Burlington** | | | | |
| City's DC Study vs BPEs Report | 0 | -3,600 | -1,010 | 0 |
| Burlington Official Plan vs BPEs Report | - - | - - | 5,155 | - - |
| Halton Official Plan vs BPEs Report | 145 | - - | - - | 650 |
| **Halton Region** | **2006** | **2011** | **2021** | **2031** |
| as per the Region's BPEs Report [1] | 216,405 | 250,930 | 327,685 | 390,000 |
| as per the Halton Official Plan [4] | 218,000 | - - | - - | 390,000 |
| as per the Province's 2006 Growth Plan [5] | - - | 280,000 | 340,000 | 390,000 |
| as per the Province's 2013 Growth Plan [6] | - - | - - | - - | 390,000 |
| **Difference in Employment Forecasts of Halton Region** | | | | |
| Region Official Plan vs BPEs Report | 1,595 | - - | - - | 0 |
| 2006 Growth Plan vs BPEs Report | - - | 29,070 | 12,315 | 0 |
| 2013 Growth Plan vs BPEs Report | - - | | - - | 0 |
| 2013 Growth Plan vs 2006 Growth Plan | - - | - - | - - | 0 |

*1) Halton Region "Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031" June 2011. Table 3, page (rounded).*

*2) Watson & Associates "City of Burlington 2014 Development Charges Background Study", May 13, 2014. Schedule 8, page A-8.*

*3) City of Burlington "Official Plan of the Burlington Planning Area" As Approved by the Region of Halton, March 5, 1997, Last Update December 2013. Part 1, page 1.*

*4) Regional Municipality of Halton "Halton Region Official Plan [2009]" As Adopted by Council, December 16, 2009. Table 1.*

*5) Ontario Ministry of Public Infrastructure Renewal "Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006".*

*6) Ontario Ministry of Infrastructure "Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006" Office Consolidation, June 2013.*

*Numbers are rounded.*

***Employment in Burlington is forecast to increase from approximately 92,000 in 2011 to approximately 106,000 in 2031.***

Table 4.1 provides a summary of employment forecasts and estimates to 2021 and 2031 based on various sources. The Region's BPEs Report and the Halton Official Plan were prepared prior to the release of the 2011 Census data. The City's DC Study was prepared in 2014 and accounts for the 2011 Census data.

The City's Official Plan provides employment estimates which were prepared in 2006 as part of OPA 55, with a planning period of only up to 2021.

The following provides a summary of the forecasts and estimates.

### Burlington

- Based on the BPEs Report, Burlington's employment is estimated to total 105,350 in 2031.
- The 2031 mid year employment forecast provided by the City's DC Study is the same as the 2031 employment estimate provided in the BPEs Report.
- The City's Official Plan employment forecast for Burlington in 2021 (the planning period of the OP) is higher than the 2021 employment estimate provided in the BPEs Report.
- Based on the Region Official Plan, Burlington's employment is forecast to total 106,000 in 2031.
- The Region's forecast is slightly higher (650 more employees or 0.6% higher) than the BPEs Report estimate in 2031 and the City's DC Study forecast provided for mid year 2031.

### Halton

- The BPEs Report, Region Official Plan, and the Province's 2006 and 2013 Growth Plans provide the same estimate or forecast of employment in Halton by 2031. Based on these sources, Halton's employment is estimated or forecast to total 390,000 in 2031.

## 4.2 Forecast of Employment on Employment Land Demand

***Employment that generates employment land requirements in Burlington is forecast to increase by approximately 9,355 from approximately 79,040 in 2014 to approximately 88,395 in 2031.***

In order to forecast employment growth associated with employment on employment land, jobs categorized by Statistics Canada as "work at home" and "no fixed workplace" are excluded. The City's DC Study provides data and forecasts of the number of people who "work at home" and "have no fixed place of work" as summarized on the following table.

**Based on the City's DC Study**, the total number of jobs that contribute to employment land requirements in 2014 is estimated to total approximately 79,040 and is forecast to increase to approximately 87,745 by mid-year 2031, an increase of approximately 8,705 jobs.

**Based on the Region Official Plan** employment forecast in 2031, the total number of jobs that contribute to employment land requirements in Burlington is forecast to increase from approximately 79,040 in 2014 to approximately 88,395 in 2031, an increase of approximately 9,355 jobs as summarized below.

***Table 4.2: Burlington Employment with a Usual Place of Work and Employment Growth to 2031***

| | Census/NHS [1] | | Estimate [1] | Forecast [1] | Forecast [1] & [2] |
|---|---|---|---|---|---|
| | 2006 | 2011 | Early 2014 | Mid-Year 2031 | 2031 |
| Total Employment | 87,855 | 92,055 | 95,315 | 105,350 | 106,000 |
| Less: Work at Home | 6,810 | 7,280 | 7,415 | 8,325 | 8,325 |
| Less: No Fixed Place of Work | 7,990 | 8,370 | 8,860 | 9,280 | 9,280 |
| **Employment with Land Requirements** | **73,055** | **76,405** | **79,040** | **87,745** | **88,395** |
| **Growth of Employment with Land Requirements** | | | | | |
| 2006-2031 | | | | 14,690 | 15,340 |
| 2011-2031 | | | | 11,340 | 11,990 |
| 2014-2031 | | | | 8,705 | 9,355 |

*Sources:*

*1) Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 8, page A-8.*

*2) Region of Halton Official Plan Table 1, total employment forecast in 2031.*

*Includes primary employment (although no growth is forecast in primary employment).*

*Numbers are rounded.*

The City's DC Study provides a forecast of employment grouped into categories including: primary, industrial, commercial, and institutional. Each category of employment, except for primary employment, can and does locate on designated employment land, however, it may differ in terms of form, location requirements, and the proportion of jobs that typically locate on designated employment lands relative to other designations.

***Primary employment does not locate on employment lands.***

Primary employment generally consists of employment related to resources including agriculture, fishing, mining, and forestry. These industries do not require designated employment land and are not included in the employment land demand calculations. Based on the City's DC Study, primary employment in Burlington accounted for approximately 0.4% of employment (usual place of work) in 2011.

***Industrial employment includes manufacturing, construction and transportation, and warehousing. This type of employment is accommodated on designated employment land.***

Industrial employment generally consists of industries relating to the manufacturing and production of goods and services. Based on the 2007 North American Industry Classification System (NAICS), the following industries are included in the industrial employment category: Utilities; Construction; Manufacturing; Wholesale trade; and Transportation/Storage. According to the City's DC Study, industrial employment in Burlington accounted for approximately 26.5% of employment in 2011. Most industrial employment is accommodated on designated employment land.

***Commercial or population related employment is composed of retail trade, finance and insurance, administrative services, and other services. This type of employment typically occupies designated employment land and designated commercial land.***

Commercial or population related employment generally consists of industries relating to the provision of goods or services. Based on the 2007 NAICS codes, the following industries are included in the commercial employment category: Retail trade; Information and culture industries; Finance and insurance; Real estate and rental and leasing; Professional, scientific and technical services; Management of companies and enterprises; Administrative and support; Waste management and remediation services; Arts, entertainment and recreation; Accommodation and food services; and Other services. The City's DC Study identifies that commercial/population related employment accounted for approximately 41.3% of employment in Burlington in 2011. Commercial/population related employment typically occupies designated employment land as well as designated commercial land.

***Institutional employment includes educational services, health care, and public administration. This type of employment typically occupies residential and core areas but also occupies employment land.***

Institutional employment generally consists of industries relating to the public sector and the provision of public goods and services. The following industries are included in the institutional employment category: Educational services; Health care and social assistance; and Public administration. The City's DC Study identifies that institutional employment accounted for approximately 14.8% of employment in Burlington. Institutional employment tends to occupy residential and core areas but also occupies employment lands.

***The portion of commercial/population related employment is forecast to increase in future years while the portion of industrial employment is forecast to decline.***

The City's DC Study provides a forecast of industrial, commercial/population related, and institutional ("ICI") employment in Burlington to 2031 as summarized on the following table. The forecast identifies that commercial/population related and institutional employment will continue to increase while the portion of industrial employment will decrease in future years.

***Table 4.3: Burlington ICI Employment Forecast to 2031***
***Excludes primary industries, work at home, and no fixed place of work***

| | ICI Employment [1) & 2)] | | | |
|---|---|---|---|---|
| | Industrial | Commercial Population Related | Institutional | Total ICI Employment |
| 2006 | 25,470 | 34,820 | 12,380 | **72,670** |
| 2011 | 24,355 | 38,005 | 13,645 | **76,005** |
| Early 2014 | 24,570 | 39,620 | 14,445 | **78,635** |
| Mid Year 2031 | 27,400 | 44,000 | 15,945 | **87,345** |
| **ICI Employment Growth 2006-Mid 2031** | 1,930 | 9,180 | 3,565 | **14,675** |
| **ICI Employment Growth 2011-Mid 2031** | 3,045 | 5,995 | 2,300 | **11,340** |
| **ICI Employment Growth 2014-Mid 2031** | 2,830 | 4,380 | 1,500 | **8,710** |
| **ICI Employment Growth 2014-2031 [3)]** | 3,040 | 4,705 | 1,610 | **9,355** |

*Sources:*

*1) Watson & Associates "City of Burlington 2014 Development Charges Background Study", May 13, 2014. Schedule 8, page A-8.*

*2) Total Employment excludes: primary industries, work at home, and no fixed place of work.*

*3) MGP estimate of ICI distribution based on the Region Official Plan total employment forecast for Burlington in 2031 and the City's DC Study percentage distribution of ICI employment.*

*Numbers are rounded*

*ICI: Industrial, commercial/population related, and institutional.*

The commercial/population related employment sector is forecast to account for the largest portion of ICI employment growth in Burlington. Commercial/population related employment is forecast to increase by approximately 4,380 employees from 2014 to mid year 2031 based on the City's DC Study or an increase of approximately 4,705 from 2014 to 2031 based on the Region Official Plan total employment forecast.

As discussed later in this section, the Evergreen Property will primarily accommodate commercial/population related employment and therefore it provides a source of land which can accommodate this type of employment growth.

***Approximately 125 net hectares of employment land is required to accommodate employment growth on employment lands forecast in Burlington to 2031.***

The following provides a forecast of employment land demand in Burlington from 2014 to 2031. The methodology used is consistent with and builds on information, data, and the methodology provided in the Dillon and Watson report titled *"Employment Lands Study, Phase 2 Final Report"* dated February 28, 2014 ("the ELS Phase 2 Report"). The ELS Phase 2 Report provides an update to the Metropolitan Knowledge International and MMM Group report titled *"City of Burlington Employment Lands Study Final Report"* dated June 7, 2011 ("the ELS Phase 1 Report").

This forecast of employment land demand accounts for the Region Official Plan forecast of 106,000 employees in Burlington by 2031. This is consistent with the ELS Phase 2 Report methodology. The approach is conservative for forecasting demand compared with an approach based on the 2031 employment forecast of 105,350 provided by the City's DC Study and estimated in the BPEs Report.

The following table illustrates that of the employment growth of 9,355 from 2014 to 2031, 60% or approximately 5,610 jobs are forecast to be composed of employment located on employment land. The 60% factor, sourced from the ELS Phase 2 Report, appears to be conservative and therefore overstates the employment land demand. If the portion of employment on employment land is less, then the amount of employment land required would be less than that identified on Table 4.4.

An employment density factor of 45 jobs per net hectare is then applied to the employment growth of approximately 5,610 jobs on employment lands to generate total employment land demand in Burlington in 2031. The ratio of 45 jobs per net hectare ratio, sourced from the ELS Phase 2 Report, appears to be conservative and therefore overstates the amount of employment land demand. If higher densities of employment are achieved, then the amount of employment land required to accommodate the employment growth would be less.

The forecast illustrates that approximately 125 net hectares of employment land is required to accommodate employment growth on employment lands forecast in Burlington to 2031.

***Table 4.4: Employment on Employment Land Demand in Burlington in 2031***

| | 2031 |
|---|---|
| Employment Growth in Burlington, 2014-2031 [1)] | 9,355 |
| Portion of Employment on Employment Lands [2)] | 0.6 |
| Employment Growth on Employment Lands, 2014-2031 (rounded) | 5,610 |
| Employment Density (Jobs/net Ha) [2)] | 45 |
| **Total Employment on Employment Land Demand (Net Hectares)** | **125** |
| **Total Employment on Employment Land Demand (Net Acres)** | **308** |

*Note: Employment excludes: primary industries, work at home, and no fixed place of work.*
*Sources:*
*1) Employment growth based on the City's DC Study 2014 employment estimate and the Region OP 2031 employment forecast.*
*2) Ratios sourced from the ELS Phase 2 Report, page 16.*

## 4.3 Employment Land Supply

***Burlington has approximately 300 hectares of undeveloped designated employment land.***

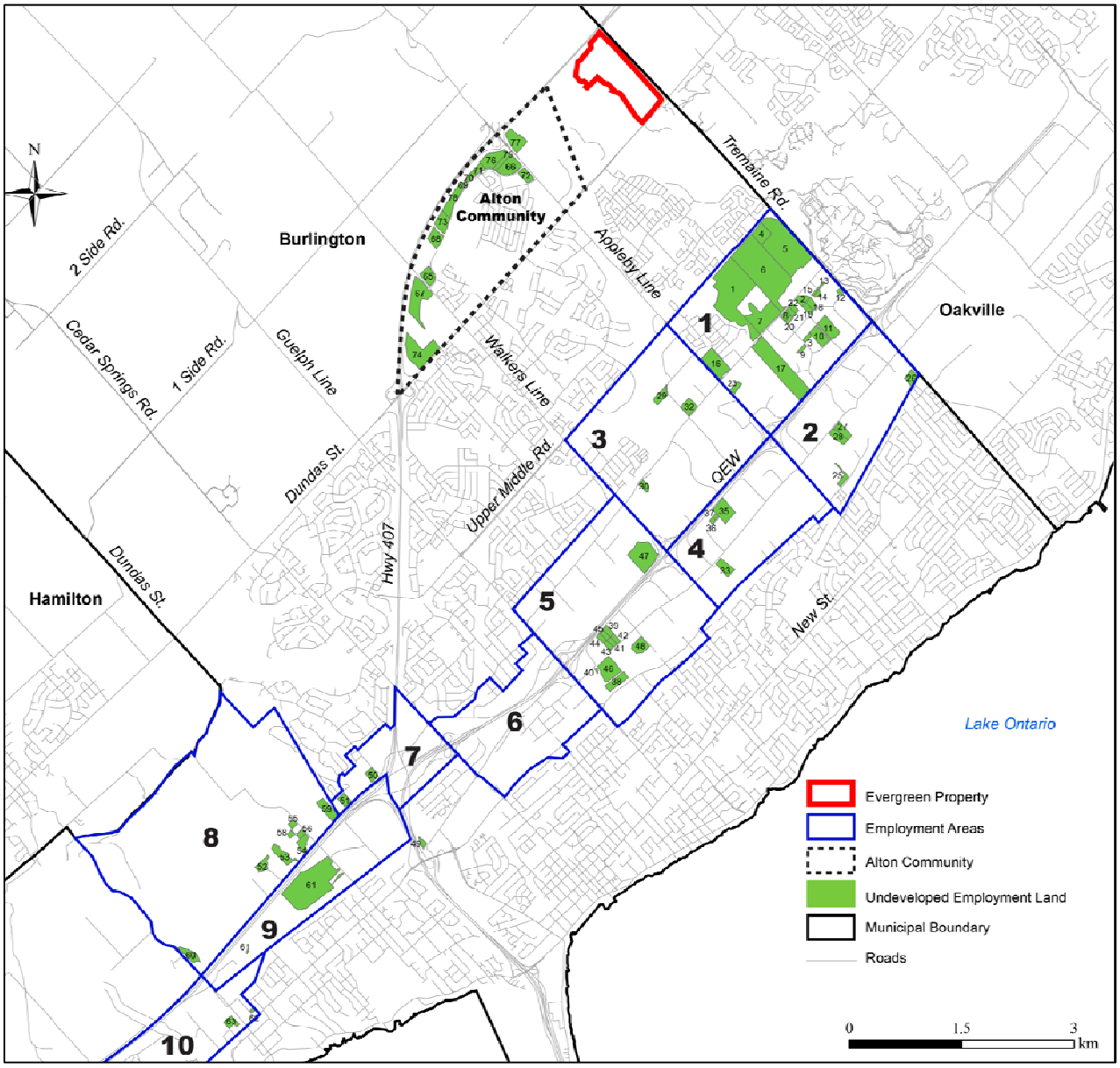
In September, 2014 MGP updated data and mapping of undeveloped (also referred to as vacant) employment land in Burlington based on information provided in the ELS Phase 1 Report, the ELS Phase 2 Report, reference to various Burlington Staff Reports, and field inspections. The following table provides a summary of the undeveloped employment land supply in Burlington by area as at September, 2014. Figure 4.1 on the following page illustrates the location of the undeveloped employment land grouped into various areas.

***Table 4.5: Undeveloped Employment Land Supply in Burlington (as at September, 2014)***

| | Hectares | Acres |
|---|---|---|
| Area 1 - Appleby/Burloak N | 148 | 366 |
| Area 2 - Appleby/Burloak S | 8 | 19 |
| Area 3 - Walkers/Appleby N | 6 | 15 |
| Area 4 - Walkers/Appleby S | 9 | 22 |
| Area 5 - Midtown & Progress Park | 25 | 62 |
| Area 6 - Industrial St./Plains Rd | 1 | 2 |
| Area 7 - QEW/403/407 Junction | 4 | 9 |
| Area 8 - King Road N. | 16 | 39 |
| Area 9 - King Road S. | 28 | 69 |
| Area 10 - Howard Rd. & Cooke Blvd. | 2 | 5 |
| Alton | 53 | 132 |
| **Total (Rounded)** | **300** | **740** |

*Source: MGP update September, 2014 based on reference to the ELS Phase 1 Report, ELS Phase 2 Report, various Staff Reports, and MGP field inspections.*

***Figure 4.1: Undeveloped Employment Land in Burlington***




*Source: MGP update September, 2014 based on reference to the ELS Phase 1 Report, ELS Phase 2 Report, various Staff Reports, and MGP field inspections.*

***Burlington is forecast to have a surplus of approximately 115 net hectares of employment land in 2031.***

As identified above, Burlington has approximately 300 hectares of designated employment land supply to meet the demand for employment on employment lands.

An adjustment factor is applied to the total designated employment land supply to account for a few larger land parcels (over 10 hectares) which would require internal infrastructure (i.e. roads, storm water, etc.). As well, the adjustment factor accounts for land vacancy considering a portion of land may not be developed due to various reasons and constraints such as small or odd lot sizes, location constraints, underutilized sites, etc. An adjustment factor of 20% applied in this analysis is based on the ELS Phase 2 Report factor. The adjustment factor appears to be conservative, therefore, understates the vacant employment land supply.

After applying a 20% reduction, the net effective vacant employment land supply in Burlington totals approximately 240 hectares as summarized on the following table.

Approximately 125 net hectares of employment land is forecast to be required to accommodate the employment on employment land demand in 2031 (as per Table 4.4).

Therefore, there would be a surplus of approximately 115 net hectares of employment land in Burlington in 2031.

***Table 4.6: Net Effective Employment Land Supply in Burlington to 2031 (net acres and hectares)***

| | 2031 | |
|---|---|---|
| | Hectares | Acres |
| ***Employment Land Supply*** | | |
| Net Vacant Employment Land Supply [1] | 300 | 740 |
| Land Vacancy Adjustment (20% of Net Land Supply) [2] | 60 | 150 |
| Total Adjusted Supply of Undeveloped Employment Lands (net) (rounded) | 240 | 590 |
| ***Employment Land Demand*** | | |
| Total Demand for Employment Land in Burlington (net) | 125 | 308 |
| **Total Surplus of Vacant/Undeveloped Employment Land Supply in Burlington (net) (rounded)** | **115** | **280** |

*1) MGP update September 2014 based on reference to the ELS Phase 1 Report, ELS Phase 2 Report, various Staff Reports, and MGP field inspection. Lands under construction as of September 2014 are classified as vacant as they can accommodate future employment.*

*2) A 20% take out and vacancy factor (reflective of the ELS Phase 2 Study) reflects the portion of land that may not be developed due to various reasons and constraints such as internal infrastructure on large parcels, small or odd lot sizes, location constraints, underutilized sites, etc. This is a conservative estimate.*

## 4.4 Implications of the Evergreen Property Providing Additional Lands for Employment

***The Evergreen Property will primarily accommodate commercial population related employment.***

Although there would be a surplus of employment land in Burlington in 2031 as forecast above, the following provides an assessment of the implications of the proposed employment on the Evergreen Property.

As identified above, it is estimated that approximately 115 net hectares of surplus employment land will be available in Burlington in 2031. As previously noted, the commercial/population related employment sector is forecast to have the largest portion of ICI employment growth in Burlington. Commercial/population related employment is forecast to increase by approximately 4,380 employees from 2014 to mid year 2031 based on the City's employment forecast, or approximately 4,705 from 2014 to 2031 based on the Region Official Plan employment forecast.

Part of this commercial/population related employment growth will be accommodated on employment lands, and part will be accommodated on lands other than employment lands.

Land is needed to accommodate additional commercial/population related employment growth in the city. The Evergreen Property will primarily accommodate commercial/population related employment and therefore it provides a source of land which can accommodate this type of employment growth.

The Evergreen Property concept plan includes the following components of employment allocated to various portions of the site. A total of 1,326 jobs are expected on 9.88 hectares of land as summarized on the following table.

***Table 4.7: Evergreen Property Jobs Per Hectare***

| | # of Jobs | Hectares of Land | Portion Allocated | Allocated Hectares of Land | Jobs/Ha |
|---|---|---|---|---|---|
| Mixed Use Corridor - Employment | 650 | 1.48 | 100.0% | 1.48 | 440 |
| Mixed Use Corridor - General | 319 | 5.81 | 60.0% | 3.49 | 92 |
| Business Corridor | 357 | 4.91 | 100.0% | 4.91 | 73 |
| **Total** | **1,326** | **12.20** | | **9.88** | **134** |

*Source: Urban Strategies July, 2015*

The jobs per hectare range from approximately 73 on the Business Corridor land area, to 92 on the Mixed Use Corridor - General land area, and 440 on the Mixed Use Corridor – Employment land area. The type of jobs primarily correspond with the population related category.

Growth in the population related sector reflects provincial and national trends and the continued increase of a knowledge based economy. The increase in population related employment in Burlington reflects the City's ability to attract office employers and office related employment given its location and accessibility within the GTA, its educated labour force, and its appeal as a location to live.

The proposed employment component of the Evergreen Property is consistent with employment growth trends and the provision of population related employment in Burlington.

The population related employment proposed on the Evergreen Property is also consistent with the type of businesses and employment attracted to and appropriate for such a location.

Providing additional jobs on the Evergreen Property contributes to achieving density targets for Greenfield Areas as identified by the Province. The Province's Growth Plan Section 2.2.7 directs that:

> *"The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare."*

Providing additional jobs on the Evergreen Property compared with that estimated by the BPEs Report contributes to achieving the 50 people and jobs per hectare density that is required by the Province for the development of designated Greenfield Areas such as the Evergreen Property.

## 4.5 Implications of the Proposed Employment Development on the Evergreen Property Exceeding the BPEs

***The additional number of jobs proposed on the Evergreen Property represents only 0.5% of the jobs estimated by the BPEs Report for Burlington and only 0.1% of the jobs for the Region. The Evergreen Property does not represent a significant shift in the BPEs Report distribution of jobs in Burlington or Halton by 2031.***

The Evergreen Property is proposed to accommodate approximately 1,326 jobs. The number of jobs proposed on the Evergreen Property is greater than the BPEs Report estimate of 814 jobs for the traffic zone corresponding to the Evergreen Property. The Evergreen Property is proposed to accommodate 512 more jobs than that estimated by the BPEs Report for the corresponding traffic zone as summarized on the following table.

The additional 512 jobs proposed on the Evergreen Property represent only 0.5% of the 105,350 jobs estimated by the BPEs Report for Burlington by 2031.

The additional 512 jobs proposed on the Evergreen Property represent only 0.1% of the 390,000 jobs estimated by the BPEs Report for Halton by 2031.

***Table 4.8: Change in the Distribution of Employment in Burlington and Halton with the Evergreen Property***

| Burlington | 2031 |
|---|---|
| Number of Jobs Estimated in Burlington per the BPEs Report (rounded) [1] | 105,350 |
| Estimate of Jobs in Traffic Zone #399 per the BPEs Report [1] | 814 |
| Proposed Jobs on the Evergreen Property [2] | 1,326 |
| Additional Jobs Proposed on the Evergreen Property vs the BPEs Report | 512 |
| The Evergreen Property Additional Jobs as a Percent of Burlington Jobs per the BPEs Report | 0.5% |

| Halton | 2031 |
|---|---|
| Number of Jobs Estimated in Halton per the BPEs Report (rounded) [1] | 390,000 |
| Estimate of Jobs in Traffic Zone #399 per the BPEs Report [1] | 814 |
| Proposed Jobs on the Evergreen Property [2] | 1,326 |
| Additional Jobs Proposed on the Evergreen Property vs the BPEs Report | 512 |
| The Evergreen Property Additional Jobs as a Percent of Halton Jobs per the BPEs Report | 0.1% |

*Sources:*

1) *Halton Region "Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031" June 2011. Table 2 and Table 3, page 8. Traffic Zone #399 corresponds with the Evergreen Property.*

2) *Urban Strategies July, 2015.*

The following responds to the Region's letter which states that;

> *"The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of … employment throughout the Region."*

Based on the employment assessment findings, since the employment proposed on the Evergreen Property does not represent a significant departure from the employment estimates for Burlington or Halton in the BPEs Report, it would not impact the distribution of employment in Burlington or Halton by 2031 in a meaningful manner.

Since the proposed employment on the Evergreen Property does not impact the distribution of employment in Burlington or Halton in a meaningful manner, it is therefore unnecessary that the employment estimates of the BPEs Report be maintained for the Evergreen Property.

# 5.0
# RESIDENTIAL ASSESSMENT

***This section provides a comprehensive assessment of the proposed residential and population component of the Evergreen Property within the context of the BPEs Report.***

***The section also includes an assessment of the implications of the proposed population on the Evergreen Property in the context of the amount and distribution of population within the Region.***

## 5.1 Population and Housing Forecasts to 2031

***Population in Burlington is forecast to increase from the 2011 Census population of 175,780 to approximately 186,000 in 2031.***

The 2011 Census population of Burlington totaled 175,780 (not adjusted for undercount). Based on the Region's BPEs Report (which was prepared before the 2011 Census), Burlington's population is estimated to increase to approximately 186,170 by 2031 as summarized on the following table.

The rate of population growth in Burlington is expected to be less than that of past years as the city matures and its undeveloped land supply diminishes.

***Table 5.1: Burlington Population and Dwelling Unit Estimates to 2031 – Based on the BPEs Report***

| | 2006 | 2011 | 2016 | 2021 | 2026 | 2031 |
|---|---|---|---|---|---|---|
| **Population** | **164,450** | **173,760** | **175,440** | **178,850** | **182,030** | **186,170** |
| 5 Year Growth | | 9,310 | 1,680 | 3,410 | 3,180 | 4,140 |
| 5 Year Percent Change | | 5.7% | 1.0% | 1.9% | 1.8% | 2.3% |
| **New Dwelling Additions** | | **5,310** | **3,040** | **3,260** | **2,810** | **5,690** |
| Change from Previous Period | | | -2,270 | 220 | -450 | 2,430 |
| Percent Change from Previous Period | | | -42.7% | 7.2% | -13.8% | 74.5% |

*Source: Halton Region "Best Planning Estimates of Population, Occupied Dwelling Units and Employment 2011-2031", June 2011. Table 1 and 2, page 8. Numbers are rounded.*
*Note: 2011 population estimate pre-dates the 2011 Census.*

***The 2013 Growth Plan identifies an additional 40,000 people in Halton Region by 2031 compared with the forecast provided by the 2006 Growth Plan. The 2013 Growth Plan identifies an additional 67,460 people in Halton by 2031 compared with that estimated in the BPEs Report.***

The 2013 Growth Plan provides updated population and employment forecasts to 2031 and 2041. Table 5.2 on the following page provides a summary of population forecasts and estimates for Burlington and Halton in 2021 and/or 2031 based on various sources. The following provides a summary of the population forecasts and estimates.

### Burlington

- Based on the BPEs Report, Burlington's population is estimated to total 186,170 in 2031.
- Based on the City's DC Study, Burlington's population is forecast to increase to 186,170 in 2031, the same as that estimated in the BPEs Report.
- The City's Official Plan provides a forecast of an additional 3,150 people in Burlington by 2021 (the planning horizon of the Official Plan) compared with that estimated in the BPEs Report.
- The Region's Official Plan provides a forecast of 193,000 people in Burlington by 2031 which is an additional 6,830 people compared with that estimated in the BPEs Report.

### Halton

- The BPEs Report provides an estimate of 752,540 people in Halton by 2031.
- The Halton Official Plan and 2006 Growth Plan provide a forecast of 780,000 people in Halton by 2031.
- The Region's Official Plan and the 2006 Growth Plan provide a forecast of an additional 27,460 people in Halton by 2031 compared with that estimated in the BPEs Report.
- The Province's 2013 Growth Plan provides a forecast of population in Halton of 820,000 people in 2031.
- The 2013 Growth Plan allocates an additional 40,000 people to Halton in 2031 compared with that identified by the 2006 Growth Plan.
- The 2013 Growth Plan allocates an additional 67,460 people to Halton in 2031 compared with that estimated in the BPEs Report.

***Table 5.2: Burlington and Halton Population and Population Forecasts or Estimates 2006-2031 – Various Sources***

| Burlington | 2006 | 2011 | 2021 | 2031 |
|---|---|---|---|---|
| as per the BPEs Report [1] | 164,450 | 173,760 | 178,850 | 186,170 |
| as per the City's DC Study [2] | 164,415 | 175,780 | 182,540 | 186,170 |
| as per Burlington Official Plan [3] | - - | - - | 182,000 | - - |
| as per Halton Official Plan [4] | 171,000 | - - | - - | 193,000 |
| **Difference in Burlington Population** | | | | |
| City's DC Study vs the BPEs Report | -35 | 2,020 | 3,690 | 0 |
| Burlington Official vs the BPEs Report | - - | - - | 3,150 | - - |
| Halton Official Plan vs the BPEs Report | - - | - - | - - | 6,830 |
| **Halton Region** | **2006** | **2011** | **2021** | **2031** |
| as per the BPEs Report [1] | 438,890 | 493,045 | 624,095 | 752,540 |
| as per Halton Official Plan [4] | 456,000 | - - | - - | 780,000 |
| as per 2006 Growth Plan [5] | - - | 520,000 | 650,000 | 780,000 |
| as per 2013 Growth Plan [6] | - - | - - | - - | 820,000 |
| **Difference in Halton Population** | | | | |
| Halton Official Plan vs the BPEs Report | 17,110 | - - | - - | 27,460 |
| 2006 Growth Plan vs the BPEs Report | | 26,955 | 25,905 | 27,460 |
| 2013 Growth Plan vs 2006 Growth Plan | | - - | - - | 40,000 |
| 2013 Growth Plan vs the BPEs Report | | - - | - - | 67,460 |

*Sources:*

1) *Halton Region "Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031" June 2011. Table 1, page 8 (rounded).*
2) *Watson & Associates "City of Burlington 2014 Development Charges Background Study", May 13, 2014. Schedule 8 page A-8.*
3) *City of Burlington "Official Plan of the Burlington Planning Area" As Approved by the Region of Halton, March 5, 1997, Last Update December 2013. Part 1, page 1.*
4) *Regional Municipality of Halton "Halton Region Official Plan [2009]" As Adopted by Council, December 16, 2009. Table 1.*
5) *Ontario Ministry of Public Infrastructure Renewal "Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006".*
6) *Ontario Ministry of Infrastructure "Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2006" Office Consolidation, June 2013.*

***The Evergreen Property provides an opportunity to accommodate additional population growth forecast by the City, Region, and the Province for Burlington and Halton compared with that estimated in the BPEs Report.***

The BPEs Report does not account for the additional people forecast in Burlington or Halton by the City, Region, and the Province by 2021 and/or 2031 as summarized above. It is noted that the BPEs Report is to be updated from time to time to account for updated population forecasts. Based on the 2013 Growth Plan and the higher population forecast identified for Halton in 2031, it is expected that the population estimates provided in BPEs Report would be revised upwards to be consistent with the 2013 Growth Plan.

The additional population implies a potential increase in Burlington's population forecast through to 2031. The Evergreen Property provides an opportunity to accommodate additional residential growth forecast by the City, Region, and the Province.

***The Evergreen Property does not represent a significant shift in the allocation of residential growth in the Region.***

Evergreen proposes 907 residential units on the Evergreen Property. The 907 residential units are expected to accommodate approximately 2,162 people based on the proposed housing unit mix (which results in an average of 2.38 persons per unit).

The BPEs Report provides an estimate of 374 residential units on land corresponding to the Evergreen Property. As noted, the BPEs Report does not provide an estimate of population on the Evergreen Property. However, based on an average of 2.38 persons per unit as per that proposed for the Evergreen Property, the 374 units estimated by the BPEs Report would accommodate 890 people.

Therefore, the additional 533 residential units proposed on the Evergreen Property compared with the number of units estimated in the BPEs Report (907 vs. 374 units respectively) represents an additional 1,270 people on the Evergreen Property compared with the population associated with the number of residential units estimated by the BPEs Report.

The additional 1,270 people on the Evergreen Property could be accommodated within the additional population identified by the City Official Plan (3,150 additional people) compared with the BPEs Report estimate. As well, the additional 1,270 people on the Evergreen Property could be accommodated within the additional population identified by the Regional Official Plan (6,830 additional people) compared with the BPEs Report estimate. This does not account for the additional population in Halton allocated by the 2013 Growth Plan which implies a potential increase in Burlington's population forecast provided in the Official Plans through to 2031.

The additional population of 1,270 people proposed on the Evergreen Property represents only approximately 3% of the additional 40,000 people forecast in Halton by 2031 identified by the Province in the 2013 Growth Plan compared with the 2006 Growth Plan.

The additional population of 1,270 people proposed on the Evergreen Property represents only approximately 2% of the additional 67,460 people forecast in Halton by 2031 identified by the Province in the 2013 Growth Plan compared with the BPEs Report estimate.

Therefore, the Evergreen Property would not represent a significant departure in the allocation and distribution of population throughout the Region.

## 5.2 Housing Forecasts and Trends

***The housing stock in Burlington is forecast to increase by approximately 9,480 units from 2014 to 2031. The type of dwelling mix is expected to transition from low density to higher density forms.***

The City's DC Study provides a forecast of residential housing by type including; low density (single and semi detached houses), medium density (townhomes and apartments in duplexes), and high density (apartments).

The number of households in Burlington is forecast to increase from approximately 71,095 units in 2014 to approximately 80,575 units by 2031 as summarized on the following table.

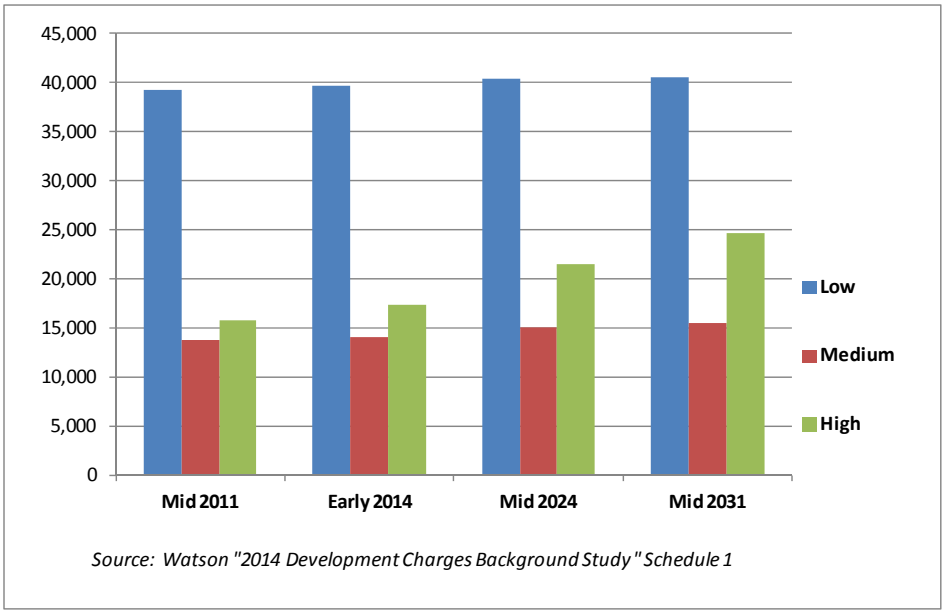
***Table 5.3: Existing and Forecast of Burlington Household Units by Type to 2031***

| | Households | | | | | |
|---|---|---|---|---|---|---|
| | Low Density Singles & Semi- | Medium Density Multiple | High Density Apartments | Other | Total Households | Persons Per Unit |
| Mid 2011 | 39,190 | 13,710 | 15,820 | 65 | 68,785 | 2.56 |
| Early 2014 | 39,670 | 14,100 | 17,260 | 65 | 71,095 | 2.52 |
| Early 2024 | 40,320 | 15,020 | 21,440 | 65 | 76,845 | 2.39 |
| Mid 2031 | 40,460 | 15,430 | 24,620 | 65 | 80,575 | 2.31 |
| Mid 2011-Early 2014 | 480 | 390 | 1,440 | 0 | 2,310 | |
| Early 2014-Early 2024 | 650 | 920 | 4,180 | 0 | 5,750 | |
| Early 2014-Mid 2031 | 790 | 1,330 | 7,360 | 0 | 9,480 | |

*Source: Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 1, page A-1. Numbers are rounded.*

The following chart illustrates the forecast of population growth by housing type in Burlington from 2011 to 2031. Most of the housing growth is forecast within medium and high density formats.

***Chart 5.1: Existing and Forecast of Burlington Household Units by Type to 2031***




*Source: Watson "2014 Development Charges Background Study" Schedule 1*

The Burlington housing stock is forecast to increase by approximately 9,480 units, a 13% increase from 2014 to 2031 as summarized on Table 5.3 on the previous page. Of this growth, medium and high density residential is forecast to account for the majority of new units (96%) as summarized below.

***Table 5.4: Change in Additional Housing Units by Type to 2031***

| | 2014 | 2024 | 2031 |
|---|---|---|---|
| **Total Additional Housing Units From Previous Period[1]** | **2,310** | **5,750** | **3,730** |
| | | | |
| **Additional Low Density Units** | **480** | **650** | **140** |
| Change from Previous Period | | 170 | -510 |
| Percent Change from Previous Period | | 35.4% | -78.5% |
| | | | |
| **Additional Medium Density Units** | **390** | **920** | **410** |
| Change from Previous Period | | 530 | -510 |
| Percent Change from Previous Period | | 135.9% | -55.4% |
| | | | |
| **Additional High Density Units** | **1,440** | **4,180** | **3,180** |
| Change from Previous Period | | 2,740 | -1,000 |
| Percent Change from Previous Period | | 190.3% | -23.9% |

*1) Watson & Associates "City of Burlington, 2014 Development Charges Background Study" May 13, 2014. Schedule 1, page A-1.*

Although residential will continue to grow in Burlington, the amount and rate of growth is forecast to decline in future years. Growth in low density housing is forecast to decrease by almost 78% between 2024 and 2031. This can be attributed to the decreasing supply of available land within the urban boundary which can accommodate single and semi detached housing. High density units, including apartment and condominium projects, are forecast to represent an increasing share of Burlington's housing stock in future years.

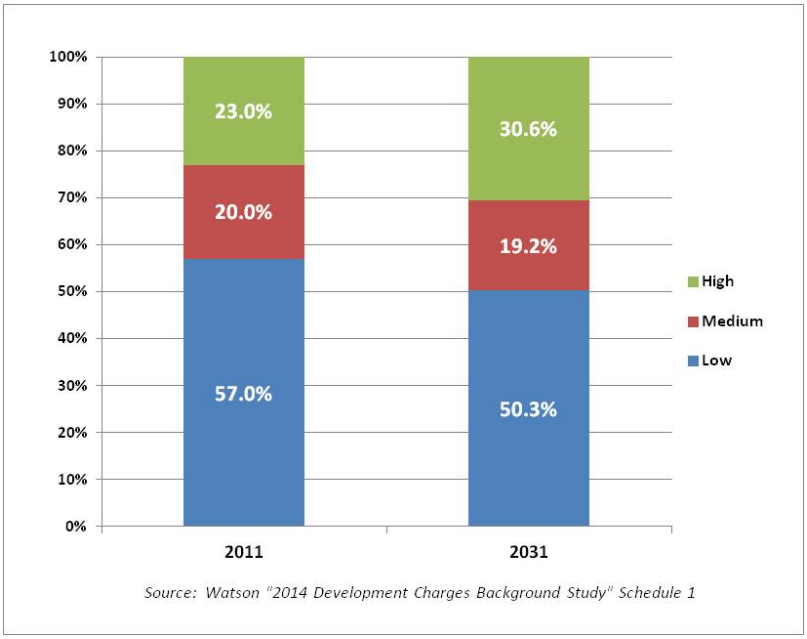
With the decrease in low density housing and a shift towards higher density housing in the future, Burlington is forecast to provide the following residential housing components as summarized on the table below.

***Table 5.5: Composition of Burlington Housing Units in 2011 and Forecast in 2031***

| | 2011 | | 2011-2031 Growth | | 2031 Total | |
|---|---|---|---|---|---|---|
| | Existing Dwellings [1] | % of Total Existing | Additional Dwellings [1] | Percent of Additional Dwelling Units | Total Dwellings [1] | Percent of Additional Dwelling Units |
| Low Density | 39,190 | 57.0% | 1,270 | 10.8% | 40,460 | 50.3% |
| Medium Density | 13,710 | 20.0% | 1,720 | 14.6% | 15,430 | 19.2% |
| High Density | 15,820 | 23.0% | 8,800 | 74.6% | 24,620 | 30.6% |
| **Total** | **68,720** | **100.0%** | **11,790** | **100.0%** | **80,510** | **100.0%** |

*Note: The total number of units in 2011 and 2031 excludes the "other" housing.*
*Source: Watson & Associates "City of Burlington, 2014 Development Charges Background Study" May 13, 2014. Schedule 1, page A-1.*

***Chart 5.2: Composition of Burlington Housing Units in 2011 and Forecast in 2031***




*Source: Watson "2014 Development Charges Background Study" Schedule 1*

The housing mix is forecast to change significantly in future years. By 2031, low density housing is forecast to represent about half (50.3%) of the housing mix, a decrease from 57% in 2011.

High density housing is forecast to represent approximately a third (30.6%) of the housing mix, an increase from less than quarter (23%) in 2011. Medium and high density housing combined is forecast to account for almost half (49.8%) of the housing stock in 2031.

***The expected shift to medium and high density represents a significant change in market focus based on past trends.***

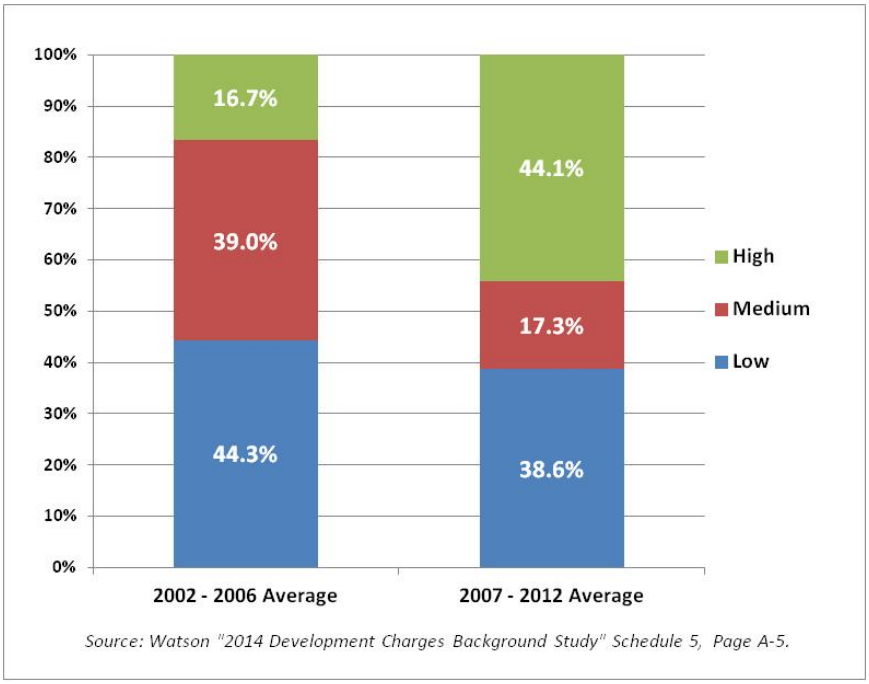
The forecast change in the distribution of housing densities represents an evolving trend that can be seen in recent years in the city's housing construction market. In the past, almost half of all residential building permits in Burlington were low density units and about half were medium and high density. This trend has shifted to medium and high density housing due to the decreasing supply of land and policy which promotes intensification. The following table and chart illustrate the trend of residential building permits in Burlington by type.

***Table 5.6: Burlington Housing Trends, 2002-2012***

| Year | Residential Building Permits | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Low Density Singles & Semi | % of Total | Medium Density Multiples | % of Total | High Density Apartments | % of Total | Total | Total |
| 2002 | 630 | 42.4% | 805 | 54.2% | 51 | 3.4% | 1,486 | 100.0% |
| 2003 | 599 | 46.3% | 565 | 43.6% | 131 | 10.1% | 1,295 | 100.0% |
| 2004 | 727 | 49.8% | 360 | 24.6% | 374 | 25.6% | 1,461 | 100.0% |
| 2005 | 428 | 36.1% | 353 | 29.8% | 403 | 34.0% | 1,184 | 100.0% |
| 2006 | 456 | 46.0% | 422 | 42.6% | 113 | 11.4% | 991 | 100.0% |
| Subtotal | 2,840 | | 2,505 | | 1,072 | | 6,417 | |
| Average Annual | 568 | | 501 | | 214 | | 1,283 | |
| **% of Total** | **44.3%** | | **39.0%** | | **16.7%** | | **100.0%** | |
| 2007 | 702 | 61.7% | 292 | 25.7% | 143 | 12.6% | 1,137 | 100.0% |
| 2008 | 558 | 41.7% | 273 | 20.4% | 508 | 37.9% | 1,339 | 100.0% |
| 2009 | 231 | 27.2% | 64 | 7.5% | 555 | 65.3% | 850 | 100.0% |
| 2010 | 509 | 52.4% | 153 | 15.8% | 309 | 31.8% | 971 | 100.0% |
| 2011 | 316 | 27.7% | 125 | 11.0% | 698 | 61.3% | 1,139 | 100.0% |
| 2012 | 117 | 13.6% | 181 | 21.0% | 563 | 65.4% | 861 | 100.0% |
| Subtotal | 2,433 | | 1,088 | | 2,776 | | 6,297 | |
| Average Annual | 406 | | 181 | | 463 | | 1,050 | |
| **% of Total** | **38.6%** | | **17.3%** | | **44.1%** | | **100.0%** | |
| **2002-2012** | | | | | | | | |
| Total | 5,273 | | 3,593 | | 3,848 | | 12,714 | |
| Average Annual | 479 | | 327 | | 350 | | 1,156 | |
| **% of Total** | **41.5%** | | **28.3%** | | **30.3%** | | **100.0%** | |

*Source: Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 5, page A-5.*

***Chart 5.3: Burlington Housing Unit Trends by Type: 2002-2006 and 2007-2012***




Between 2007 and 2012, low density building permits accounted for just over a third of the building permits while medium and high density building permits represented almost two-thirds of all residential building permits.

## 5.3 Housing Supply

***As of December 2014, Burlington had over 4,000 residential units in active development applications, most of which are medium and high density.***

Burlington had over 4,000 residential units in the development pipeline (based on the City's web page data as at December, 2014). Of the total number of units proposed, most, almost two-thirds (63.7%) are apartment/condominiums, over a fifth (21.5%) are townhouses, and only 14.8% of units are single detached units as summarized on the following table.

***Table 5.7: Residential Development Applications in Burlington by Type – Total Units (as at December, 2014)***

| Address & Developer or Name | Single Detached | Semi Detached | Townhouse | Apartment | Total |
|---|---|---|---|---|---|
| 1429 Plains Rd. W. (Sunrise Homes) | 5 | | | | 5 |
| Flatt R. and Waterdown Rd. - Heights (Paletta) | 202 | | 648 | | 850 |
| 1167 Bellview Cres. (Coral Gable Homes) | 7 | | | | 7 |
| Ward 1 Subtotal | 214 | 0 | 648 | 0 | 862 |
| 374 Martha St. (ADI Development) | | | | 226 | 226 |
| 2267 Lakeshore Rd. (Rosedale Properties) | 4 | | | | 4 |
| 2089-2095 Fairview St. (Molinaro Mixed Use) | | | | 921 | 921 |
| 2072-2102 Ghent Ave. (Branthaven) | | | 58 | | 58 |
| John, Elizabeth, Maria St. (Carridge Gate Dev.) | | | | 154 | 154 |
| 2040, 2048, 2054 Lakeshore Rd. (Bridgewater) | | | | 150 | 150 |
| Ward 2 Subtotal | 4 | 0 | 58 | 1,451 | 1,513 |
| 3260-3301 New St. (Maranatha Gardens) | | | | 176 | 176 |
| Ward 4 Subtotal | 0 | 0 | 0 | 176 | 176 |
| 5111 New St. (First Capital, Appleby Mall) | | | | 324 | 324 |
| 5553, 5563 Twelve Mile Trail (Halawest) | 15 | | | | 15 |
| 5210-5236 Dundas Street (ADI Developments) | | | | 298 | 298 |
| Ward 5 Subtotal | 15 | 0 | 0 | 622 | 637 |
| **Total Without Evergreen Property** | **233** | **0** | **706** | **2,249** | **3,188** |
| Evergreen Property | 374 | | 173 | 360 | 907 |
| Ward 6 Subtotal | 374 | 0 | 173 | 360 | 907 |
| **Total With Evergreen Property** | **607** | **0** | **879** | **2,609** | **4,095** |
| **% of Total Units** | **14.8%** | **0.0%** | **21.5%** | **63.7%** | **100.0%** |

*Source: City of Burlington Current Development Applications via the City of Burlington web site as at December, 2014.*
*Evergreen Property statistics source: Urban Strategies Evergreen Concept, July 2015.*

Although the units identified above are in the application process, there could be some units which have development approval but are not yet built. The next table provides a summary of the residential applications as of September, 2013. While these numbers are not as current as the December 2014 numbers, it provides a more complete picture as to the number of units in the application process as well as units which are approved but not yet built. A 2014 version of the "Status of Residential Applications" document is not available from the City.

As of September 2013, Burlington had approximately 5,420 residential units in the development pipeline, including the Evergreen Property. Of the total number of units proposed, most, almost two-thirds (65.3%) were apartment/condominiums, 12.3% were townhouses, and almost a fifth (19.4%) were single detached.

***Table 5.8: Residential Development Applications in Burlington by Type, Remaining Units (as at September, 2013)***

| Address & Developer or Name | Status | Total Units | | | | |
|---|---|---|---|---|---|---|
| | | Single Detached | Semi Detached | Townhouse | Apartment | Total |
| 1000 Gloucester Dr. | 1 | 2 | | | | 2 |
| N. Flatt/ W. Waterdown Rd.* | 3 | 171 | | 286 | 358 | 815 |
| N. Flatt/ W. Waterdown Rd. | 3 | 31 | | 24 | | 55 |
| 751 Old York Rd. | 3 | 3 | | | | 3 |
| 1429 Plains Rd. W. | 3 | 5 | | | | 5 |
| North Aldershot Planning District Subtotal | | 212 | 0 | 310 | 358 | 880 |
| 106 Plains Rd. W | 1 | | | | 143 | 143 |
| 937 LaSalle Park Rd. | 1 | 12 | | | | 12 |
| 181 Plains Rd. W. | 1 | | | 5 | | 5 |
| 1200 Unsworth | 2 | 20 | | | | 20 |
| 1325, 1331 Plains Rd. E. & 1025 Glendor Ave. | 3 | | | 14 | | 14 |
| 1282 Plains Rd. W. | 3 | | | | 9 | 9 |
| 348 Plains Rd. E. | 3 | | | | 50 | 50 |
| 70 Plains Rd. W. | 3 | | | 45 | | 45 |
| 34 Plains Rd. E. | 3 | | | | 42 | 42 |
| South Aldershot Planning District Subtotal | | 32 | 0 | 64 | 244 | 340 |
| 1401 Plains Rd. E. | 1 | | | | 24 | 24 |
| 501 John St. | 2 | | | | 154 | 154 |
| 2042-2054 Lakeshore Rd. | 2 | | | | 170 | 170 |
| 271 Ghent Ave. | 2 | | | 6 | | 6 |
| 2386 & 2400 New St. | 2 | | | | 10 | 10 |
| 2170 Ghent Ave. | 2 | | | | 60 | 60 |
| 1167 Bellview Cres. | 3 | 7 | | | | 7 |
| 2072-2102 Ghent Ave. | 3 | | | 58 | | 58 |
| 2089 Fairview St. | 3 | | | | 993 | 993 |
| Wellington Planning District Subtotal | | 7 | 0 | 64 | 1,411 | 1,482 |
| S/E Guelph Line /Mt. Nemo (Ph. 1) | 1 | 2 | | | | 2 |
| S/E Guelph Line /Mt. Nemo (Ph. 2) | 1 | 11 | | | | 11 |
| 2661 Britannia Rd. | 1 | 7 | | | | 7 |
| Cedar Springs/Watson | 3 | 24 | | | | 24 |
| Rural Area Planning District Subtotal | | 44 | 0 | 0 | 0 | 44 |
| 3260-3306 New St. | 3 | | | | 140 | 140 |
| 561 Wedgewood Dr. | 3 | | | 19 | | 19 |
| Lakeshore Planning District Subtotal | | 0 | 0 | 19 | 140 | 159 |
| 3204 Appleby Line | 1 | | | | 200 | 200 |
| 4275 Dundast St. (Ph. 1) | 1 | 19 | | | | 19 |
| 4275 Dundast St. (Ph. 2) | 1 | 37 | | | | 37 |
| 3505 Dundas St. | 2 | 213 | 150 | 35 | | 398 |
| 1284 Guelph Line | 2 | | | | 78 | 78 |
| Evergreen Property [1)] | 3 | 374 | | 173 | 360 | 907 |
| 4100 Upper Middle Rd. (Ph.3) | 3 | 97 | | | 88 | 185 |
| 4100 Upper Middle Rd. (Ph.4) | 3 | | | | 120 | 120 |
| 5210-5236 Dundas St. | 3 | | | | 311 | 311 |
| 4601 Palladium Way | 3 | 18 | 11 | | | 29 |
| 4030 Upper Middle Rd. | 3 | | | | 172 | 172 |
| 5001 Corporate Dr. | 3 | | | | 61 | 61 |
| Tansley Planning District Subtotal | | 758 | 161 | 208 | 1,390 | 2,517 |
| **Total Without Evergreen Property** | | **679** | **161** | **492** | **3,183** | **4,515** |
| **Total With Evergreen Property** | | **1,053** | **161** | **665** | **3,543** | **5,422** |
| **% of Total Units** | | **19.4%** | **3.0%** | **12.3%** | **65.3%** | **100.0%** |

*Source: City of Burlington "Status of Residential Applications, September 2013"*
*Status 1 – The majority of approvals are in place for low density units, the property in most instances has been registered and/or zoned and permits can be issued. Site Plan approval may be required prior to the medium and high density permits being issued. Applications remain on the list until the last permit in the subdivision has been issued.*
*Status 2 The proposal has draft subdivision and/or zoning approval from council but not all of the conditions have been met to permit registration or enactment of the zoning by-law. The number of units could change subject to Site Plan approval. Permits cannot be issued at this stage, with the exception of a limited number of model homes.*
*Status 3 – These applications are being processed by staff and at this stage, the number of units are subject to change*
*1) Source: Urban Strategies Evergreen Concept, July 2015.*

### Areas of Growth in Burlington

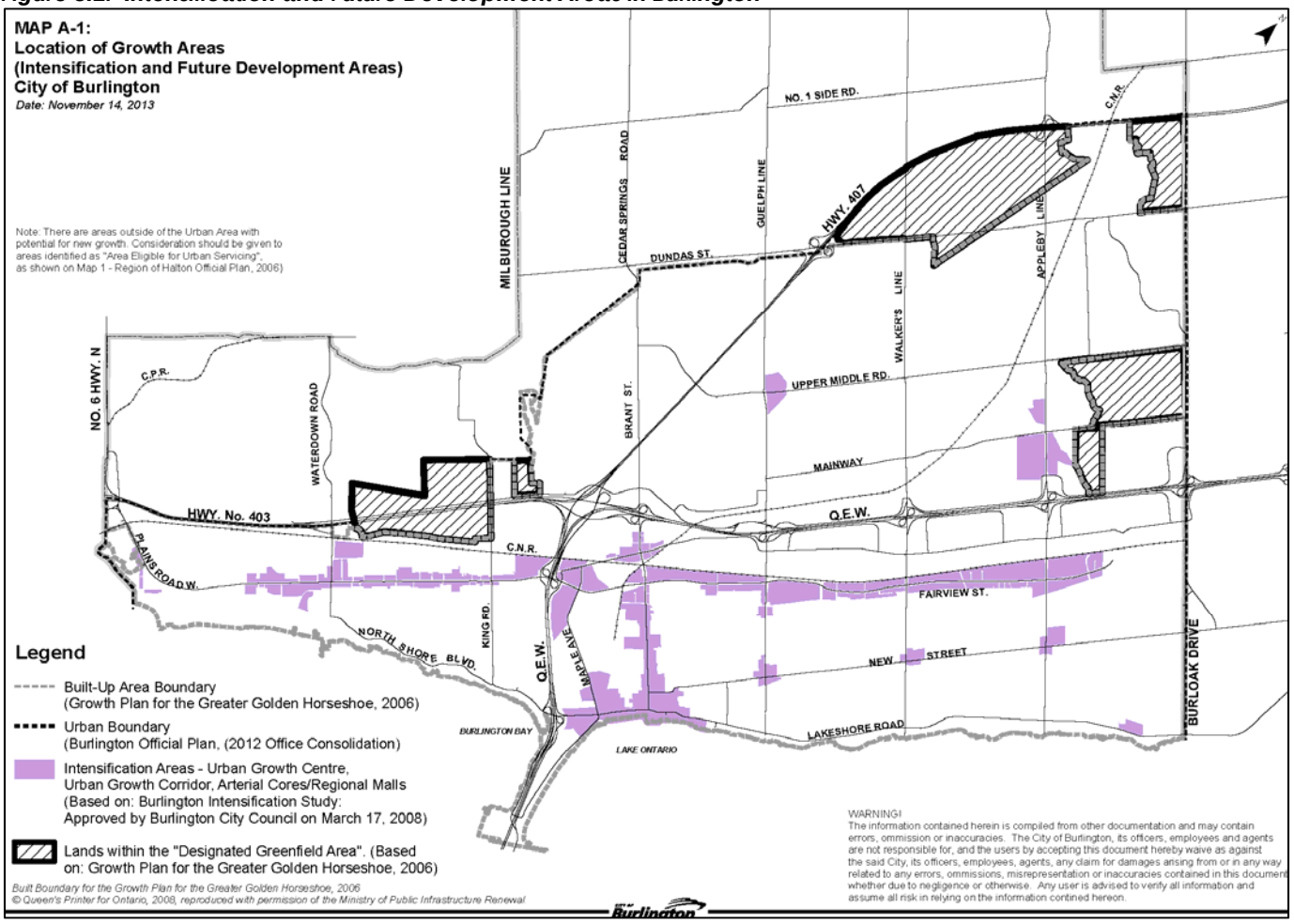
The Growth Plan and the 2008 City of Burlington Intensification Study identify Designated Greenfield Areas, growth centres, and corridors where future growth is expected to occur. The Growth Plan defines *Designated Greenfield Area* as "*The area within a settlement area that is not built-up area*..." Section 2.2.7.1a) and c) direct that Designated Greenfield Areas...

*a. contributes to creating complete communities*

*c. provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods.*

The Growth Plan identifies that complete communities are intended to provide a mix of jobs, local services, a full range of housing, infrastructure and open space. Designated Greenfield Areas and intensification areas in Burlington are illustrated on the following figure.

***Figure 5.1: Intensification and Future Development Areas in Burlington***




*Source: City of Burlington "Report PB-86-13" – November 18, 2013. Map A-1: Location of Growth Areas (Intensification and Future Development Areas) City of Burlington.*

Of the six identified Designated Greenfield Areas in Burlington, four are designated for employment uses by the Burlington Official Plan land use plan. The other two Designated Greenfield Areas are; Alton Village and the Evergreen Property. Alton Village is in the later stages of development with much of the community infrastructure, development, and housing in place.

The Evergreen Property Designated Greenfield Area can accommodate future residential growth in Burlington. It can also provide a mix of housing, employment, and services reflective of the Province's direction for complete communities.

***Burlington's supply of housing will be exhausted within a few years at current rates of production. The low density residential supply will be exhausted in the near future.***

The Burlington Official Plan Part III Section 2.3.2 identifies the requirement for a short term (3 year) and long term (10 year) housing supply. Based on the active development applications as of December, 2014 (the most recent year end data available from the City) and the production rate per year identified in the City's DC Study, the City's supply of housing could potentially be exhausted within the next 5 years (not accounting for the Evergreen Property) as summarized on the following table.

***Table 5.9: Burlington Residential Supply in Development Applications (as of December, 2014) Not including the Evergreen Property***

| | # of Residential Units - Applications as at Dec. 2014 [1] | Average Annual Production Rate (2007-2012)[2] | Supply in Years |
|---|---|---|---|
| Low Density | 230 | 410 | 0.6 |
| Medium Density | 710 | 180 | 3.9 |
| High Density | 2,250 | 460 | 4.9 |

*Sources:*

*1) City of Burlington Residential Development Applications as at December, 2014. Numbers are rounded.*

*2) Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 5, page A-5. Also summarized in this report on Table 5.6. Numbers are rounded.*

Burlington has a potential supply of approximately 230 low density housing units (in the applications process as of December, 2014 not including the Evergreen Property). Based on the average production rate per year, the supply of low density units will be exhausted within a year and the supply of medium and high density housing units will be exhausted within five years.

***The Evergreen Property provides a source of new single family dwellings.***

The Evergreen Property would help diversify the residential housing supply which is consistent with policies of the Official Plan. Although the Evergreen Property would not provide enough low density residential to meet the City's three year short term supply target, it provides about an additional year of supply for all density categories as summarized on the following table.

***Table 5.10: Burlington Residential Supply in Development Applications (as of December, 2014) Including the Evergreen Property***

| | # of Residential Units - Applications as at Dec. 2014 [1] | Evergreen Property (rounded) | Total Units Including the Evergreen Property | Average Annual Production Rate (2007-2012) [2] | Supply in Years |
|---|---|---|---|---|---|
| Low Density | 230 | 370 | 600 | 410 | 1.5 |
| Medium Density | 710 | 170 | 880 | 180 | 4.9 |
| High Density | 2,250 | 360 | 2,610 | 460 | 5.7 |

*Sources:*

*1) City of Burlington Residential Development Applications as at December, 2014. Numbers are rounded.*

*2) Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 5, page A-5. Also summarized in this report on Table 5.6. Numbers are rounded.*

A similar analysis to that provided on Tables 5.9 and 5.10 was conducted based on the City's September 2013 "Status of Residential Applications" report. The results are provided on Tables 5.11 and 5.12

As summarized on the following table, Burlington has a potential supply of approximately 680 low density, 650 medium density, and 3,180 high density housing units (in the applications process as of September, 2013 not including the Evergreen Property). Based on the average production rate per year, the supply of low density units will be exhausted within two years and the supply of medium and high density housing units will be exhausted within seven years.

***Table 5.11: Burlington Residential Supply in Development Applications (as of September 2013) Not Including the Evergreen Property***

| | # of Residential Units - Applications as at Sept 2013 [1] | Average Annual Production Rate (2007-2012)[2] | Supply in Years |
|---|---|---|---|
| Low Density | 680 | 410 | 1.7 |
| Medium Density | 650 | 180 | 3.6 |
| High Density | 3,180 | 460 | 6.9 |

*Sources:*

*1) City of Burlington Status of Residential Applications Report September 2013. Numbers are rounded. Status 1 applications for remaining units (as opposed to total units).*

*2) Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 5, page A-5. Also summarized in this report on* Table 5.6. *Numbers are rounded.*

***The Evergreen Property provides a source of new single family dwellings.***

As noted previously, the Evergreen Property would help diversify the residential housing supply which is consistent with policies of the Official Plan. Based on the September, 2013 residential data including the Evergreen Property, Burlington has a potential supply of approximately 1,050 low density, 820 medium density, and 3,540 high density housing units. The Evergreen Property would contribute to providing low density residential to almost meet the City's three year short term supply target and it contributes additional supply for other density categories as summarized on the following table.

***Table 5.12: Burlington Residential Supply in Development Applications (as of September 2013) Including the Evergreen Property***

| ` | # of Residential Units - as at Sept. 2013 [1] | Evergreen Property (rounded) | Total Units Including the Evergreen Property | Average Annual Production Rate (2007-2012)[2] | Supply in Years |
|---|---|---|---|---|---|
| Low Density | 680 | 370 | 1,050 | 410 | 2.6 |
| Medium Density | 650 | 170 | 820 | 180 | 4.6 |
| High Density | 3,180 | 360 | 3,540 | 460 | 7.7 |

*Sources:*

*1) City of Burlington Status of Residential Applications Report September 2013. Numbers are rounded.*

*Status 1 applications for remaining units (as opposed to total units).*

*2) Watson & Associates "City of Burlington 2014 Development Charges Background Study" May 13, 2014. Schedule 5, page A-5. Also summarized in this report on Table 5.6. Numbers are rounded.*

Data from both 2013 and 2014 have been analyzed as it is not possible to reconcile the data from these two sources. Based on consideration of both data sources, it is evident that within either two or three years, Burlington will no longer be able to satisfy future low density market demand as it has done in the past.

Although there is a shift in supply towards medium and particularly high density residential units, the provision of low density residential units is important to Burlington's economic growth. With the City's intent to attract advanced manufacturing, financial, software employment uses, and other knowledge workers, a choice of high quality, conveniently located, low density housing will be important.

There is a linkage between the strategy to attract high value-added employment with a significant live/work component and the residential strategy. Burlington's limited supply of low density residential opportunities means that its future work force who desire low density housing will increasingly need to commute to Burlington from other municipalities.

***The Evergreen Property presents an opportunity to increase the mix of housing in Burlington and help achieve density targets in the short term.***

The Evergreen Property is proposed to include a mix of housing types totalling 907 dwelling units, ranging from single-detached homes to townhouse units and mid-rise apartments. The population is estimated to total approximately 2,160.

The mix of unit types, which reflects the goal of creating a complete community, include approximately 374 low density dwelling units or about a year supply based on past construction rates. The medium and higher density units proposed on the Evergreen Property will help achieve the density targets set out in the Growth Plan.

## 5.4 Implications of the Proposed Residential Development on the Evergreen Property Exceeding the BPEs

***The additional residential units proposed on the Evergreen Property represent only 0.7% of the BPEs Report estimated number of residential units in Burlington and only 0.2% of the estimated residential units in Halton by 2031. The Evergreen Property does not represent a significant departure in the BPEs Report distribution of residential units in Burlington or Halton by 2031.***

The BPEs Report provides an estimate of 374 residential units within traffic zone #399 which corresponds with the Evergreen Property. A total of 907 residential units are proposed on the Evergreen Property, 533 more units than that estimated in the BPEs Report.

The additional 533 residential units proposed on the Evergreen Property compared with the BPEs Report estimate for traffic zone #399, represents only 0.7% of the BPEs Report total estimated number of residential units in Burlington and only 0.2% of the total estimated number of residential units in Halton in 2031 as summarized on the following table.

***Table 5.13: Change in Distribution of Residential Units in Burlington and Halton with the Evergreen Property***

| Burlington | 2031 |
|---|---|
| Residential Units Estimated in Burlington per the BPEs Report (rounded) [1] | 80,570 |
| Residential Units Estimated in Traffic Zone #399 per the BPEs Report [1] | 374 |
| Proposed Units on the Evergreen Property [2] | 907 |
| Additional Units on the Evergreen Property vs the BPEs Report | 533 |
| The Evergreen Property Additional Residential Units as a Percent of the Total Residential Units in Burlington as per the BPEs Report | 0.7% |

| Halton | 2031 |
|---|---|
| Residential Units Estimated in Halton per the BPEs Report (rounded) [1] | 288,560 |
| Residential Units Estimated in Traffic Zone #399 per the BPEs Report [1] | 374 |
| Proposed Units on the Evergreen Property [2] | 907 |
| Additional Units on the Evergreen Property vs the BPEs Report | 533 |
| The Evergreen Property Additional Residential Units as a Percent of the Total Residential Units in Halton as per the BPEs Report | 0.2% |

*Sources:*

1) *Halton Region "Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031" June 2011. Table 2 and Table 3, page 8. Traffic Zone #399 corresponds with the Evergreen Property.*
2) *Urban Strategies July 2015.*

The following responds to the Region's letter which states that;

> *"The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population…throughout the Region."*

Taken in the context of the amount of estimated future residential development in Burlington, the residential development proposed for the Evergreen Property does not result in a significant departure from the residential population for Burlington or Halton implied in the BPEs Report and therefore does not impact the distribution of population in Burlington or Halton by 2031 in a meaningful manner.

Since the residential development proposed for the Evergreen Property does not impact the distribution of population in Burlington or Halton in a meaningfully manner, it is therefore unnecessary that the residential unit estimates provided in the BPEs Report be maintained for the Evergreen Property.

In the context of the recent increases in residential population targets in the Growth Plan for Halton Region, it is likely that the BPEs Report estimate of residential population for Burlington will be increased in any event. It is logical that the Evergreen Property would be a prime candidate for an increase in residential units in an update of the BPEs.

# 6.0
# CONCLUSIONS

The following provides a summary of findings and conclusions of the proposed employment and residential components of the Evergreen Property within the context of the BPEs Report and within the context of the amount and distribution of employment and population within the Region.

Specifically, the findings and conclusions respond to the Region's letter which states that;

> *"The directions provided by City Council will constitute a significant departure from the approved Regional BPEs that will impact the distribution of population and employment throughout the Region.*
>
> *The City must provide to the Region a comprehensive rationale, including analysis and appropriate studies to demonstrate the BPEs are being maintained and that the population and employment distribution to 2031 are also maintained."*

### Employment Assessment

As detailed in Section 4 of this report, since the employment proposed on the Evergreen Property does not represent a significant departure from the employment estimates for Burlington or Halton in the BPEs Report, it would not impact the distribution of employment in Burlington or Halton by 2031 in a meaningful manner.

Since the proposed employment on the Evergreen Property does not impact the distribution of employment in Burlington or Halton in a meaningful manner, it is therefore unnecessary that the employment estimates of the BPEs Report be maintained for the Evergreen Property.

### Residential Assessment

As detailed in Section 5 of this report, taken in the context of the amount of estimated future residential development in Burlington, the residential development proposed for the Evergreen Property does not result in a significant departure from the residential population for Burlington or Halton implied in the BPEs Report and therefore does not impact the distribution of population in Burlington or Halton by 2031 in a meaningful manner.

Since the residential development proposed for the Evergreen Property does not impact the distribution of population in Burlington or Halton in a meaningfully manner, it is therefore unnecessary that the residential unit estimates provided in the BPEs Report be maintained for the Evergreen Property.

In the context of the recent increases in residential population targets in the Growth Plan for Halton Region, it is likely that the BPEs Report estimate of residential population for Burlington will be increased in any event. It is logical that the Evergreen Property would be a prime candidate for an increase in residential units in an update of the BPEs.

### Conclusion

In summary, since the employment and residential development proposed for the Evergreen Property does not impact the distribution of employment or population in Burlington or Halton in a meaningfully manner, it is therefore not necessary that the employment and residential unit estimates provided in the BPEs Report be maintained for the Evergreen Property.

As well, the Evergreen Property can provide a mix of employment and a range of housing which we can help accommodate future growth and which is consistent with municipal and Provincial direction for complete communities.

# A

## *CITY OF BURLINGTON STAFF REPORT SEPTEMBER 12, 2011 AND COUNCIL RESOLUTION NOVEMBER 26, 2012*

**Bold text indicates different from circulated agenda material**

**COMMUNITY DEVELOPMENT COMMITTEE** **REPORT NO. 12-11** **RECOMMENDATIONS TO COUNCIL MEETING SEPTEMBER 26, 2011**

| | |
|---|---|
| DATE OF MEETING: | Monday, September 12, 2011 |
| PLACE OF MEETING: | Council Chambers, Level 2, City Hall at 6:30 p.m. (Public), 9:30 p.m. (Closed Session), 10:15 p.m. (Public) |
| MEMBERS PRESENT: | Councillors Jack Dennison (Chair), Marianne Meed Ward, Rick Craven, John Taylor, Paul Sharman, Blair Lancaster and Mayor Rick Goldring |
| STAFF PRESENT: | Scott Stewart, Steve Zorbas, Shayne Mintz, Bruce Krushelnicki, Kyle Benham, Andrea Smith, Dave Beatty, Tracey Burrows, Bianca Bielski, Jenna Langdale, Kim Sopko, Allan Magi, Frank McKeown, Ian Cameron, Roy Male, Blake Hurley, Lisa Shields, Amir Aazam, and Danielle Pitoscia (Clerk) |

DECLARATION(S) OF INTEREST: None

**RECOMMENDATIONS:**

SEVEN ITEMS FOR CONSIDERATION:

APPROVAL FOR MODIFICATIONS TO ZONING BY-LAW 2020 APPLICATION FOR BRITANNIA HOMES (HALTON) LTD.

Approve the modifications to the application for a zoning by-law amendment submitted by Britannia Homes (Halton) Ltd., c/o Karl Gonnsen, Metropolitan Consulting Group, 2290 Queensway Dr., Burlington, ON., L7R 3T2, to rezone the lands from "H-RM2-88" and "H-RM2", to "RM2-406" and "O2-407", permitting development of 16 townhouse units at 2216-2224 Queensway Drive; and

Authorize staff to prepare the Zoning By-law 2020 amendment from "H-RM2-88" and "H-RM2", to "RM2-406" and "O2-407" with the exception number containing the following provisions:

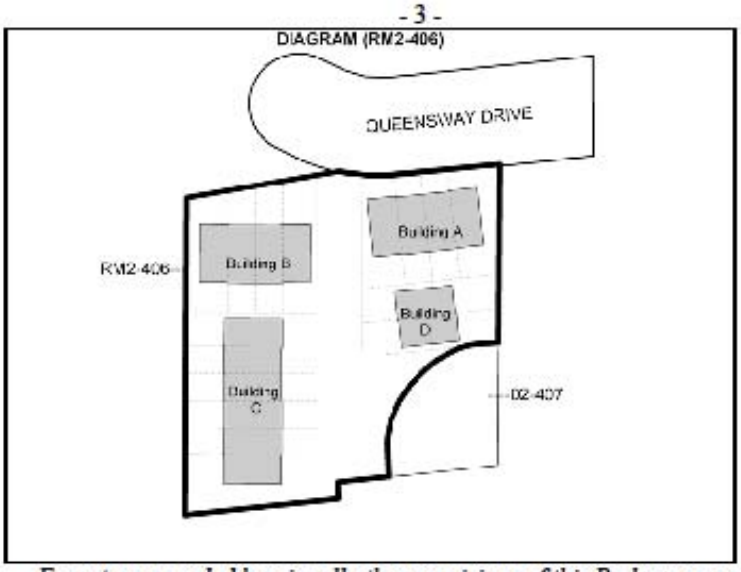
Exception No. 406

| Regulations for townhouses | |
|---|---|
| Maximum No. of Units: | 16 |

| | |
|---|---|
| Maximum Building Height: | 3 storeys up to 10 m |
| Yard Setbacks: | Notwithstanding Part 1, Section 2.27, setbacks shall be taken from the actual street width of Queensway Drive; and Part 1, Section 2.36, does not apply. |
| Front Yard Setback: | 6 m; western unit of Building B may have a minimum front yard setback of 5.6 m. Porch and bay windows may encroach. |
| Side Yard Setback: | 3.0 m |
| Yard abutting O2-407 zone: | 1.2 m |
| Yard Abutting R1, R2, R3 zone for Building C: | 4.7 m |
| Landscape Buffer abutting R1, R2, R3 zone for Building C: | 4.7 m. Driveway and parking may encroach into landscape buffer to minimum setback of 0.6 m. |
| Parking Spaces/Driveway Setback: | 0.6 m from a R1, R2 and R3 zone. Driveways to be setback 2.25 m from a wall of a building containing windows of habitable rooms. |
| Amenity Area: | The "O2-407" zoned portion of the site may be included in lot area and amenity calculations. |
| | |

**COMMUNITY DEVELOPMENT COMMITTEE** **REPORT NO. 12-11** **RECOMMENDATIONS TO COUNCIL MEETING SEPTEMBER 26, 2011**






*Except as amended herein, all other provisions of this By-law, as amended, shall apply.*

and;

Include the following provisions in the new O2-407 zone:

Exception No. 407

| | |
|---|---|
| Regulations | Part 1, Section 2.36 shall not apply. Any development, including grading, within 7.5 m of the Regional Storm Floodline will require approval from Conservation Halton. No development is permitted within the Regional Storm Floodline. |

*Except as amended herein, all other provisions of this By-law, as amended, shall apply.*

and;

Approve the amending Zoning By-law 2020.276, contained in Appendix I of Report PB-51-11; and

Certify that the amending zoning by-law will conform to the Official Plan for the City of Burlington; and

Direct the Director of Planning and Building to notify the owner, its successors and assigns, that City Development Charges may be payable in accordance with By-law No. 49-2009, as may be amended, upon issuance of a Building Permit at the rate in effect on the date issued. (PB-51-11)

CDC, September 12, 2011

APPENDIX A



APPROVAL FOR STANDARDIZATION OF SCOTT SAFETY SELF CONTAINED BREATHING APPARATUS

Authorize the Burlington Fire Department (BFD) to standardize the department's Self Contained Breathing Apparatus (SCBA) equipment to the Scott Safety NxG7 model to meet National Fire Protection Association (NFPA) 1981 - 2007, Standards on Open-Circuit Self-Contained Breathing Apparatus; and

Approve the Deputy Fire Chief of Operations to initiate the purchase of SCBA equipment (replacement) with prior approved capital funding; and

Authorize the Manager of Purchasing to issue a purchase order to the lowest compliant bid, following the tender process, in accordance with the Procurement bylaw. (BFD-03-11)

APPROVAL FOR PLANNING AND DEVELOPMENT PROCESS REVIEW AND PROCESS REVISIONS

Approve the proposed changes to the development review process contained within this report; and

Authorize that staff be directed to report back to CDC in the fourth quarter of 2012 on the experience with the revised procedures. (PB-57-11)

APPROVAL FOR PROHIBITING THE PARKING OF UNLICENSED MOTOR VEHICLES ON RESIDENTIAL PROPERTY

Approve the report responding to staff direction. (PB-73-11)

**APPROVAL FOR TREMAINE AND DUNDAS SECONDARY PLAN STUDY**

**Whereas the subject site has designated land use to be determined and does not form part of the City's current designated employment inventory;**

**Receive the report entitled "Tremaine and Dundas Secondary Plan: Background and Options Report", prepared by Macaulay Shiomi Howson Ltd., dated September 2009, (provided under separate cover) along with the Addendum letter, dated January 11, 2010; and**

**Support a mixed use development substantially in compliance with the attached generalized and conceptualized sketch. The sketch is not to scale and reflects the organization and general configuration of uses on the site, not the quantity or exact location of the uses depicted; and**

**Direct the Director of Planning and Building to prepare a secondary plan for the area based on the selected option, incorporating the "Options Report" and the background data collected as part of the Options Report; and**

**Direct the Director of Planning and Building to incorporate environmentally sustainable neighborhood development and building policies into the secondary plan as criteria for the approval of residential subdivision, site plan and employment lands development within the area; and**

**Direct the Director of Planning and Building to provide an update report in the first quarter of 2012, following consultation with the Town of Oakville, Region of Halton and Town of Milton. (PB-36-11)**

**Note: that the staff recommendation to support Option 2 is based on the preference for this option in light of all public interest considerations.**

AUTHORIZE ACTIONS OF CITY SOLICITOR CONTAINED IN CONFIDENTIAL LEGAL REPORT REGARDING ADVICE ON TREMAINE AND DUNDAS SECONDARY PLAN

Authorize the City Solicitor to implement the actions referenced in the Financial Section of Legal Department report L-28-11. (L-28-11)

APPROVAL OF RECOMMENDATIONS CONTAINED IN CONFIDENTIAL REPORT HR-6-2011

Approve the recommendations contained in confidential Human Resource Department report HR-6-2011 regarding an employee relations matter (HR-6-11)

**ONE STAFF DIRECTION:**

**DIRECTION TO REPORT BACK ON A REVIEW OF ROAD ALLOWANCE WIDTHS IN THE OFFICIAL PLAN**

**Direct the Director of Transportation, the Director of Engineering and the Director of Planning and Building to review Table 2 – "Road Allowance Widths" in the City of Burlington Official Plan and Table 1.2.9 – "Deemed Street Widths" in Section 2.27 of the City of Burlington Zoning By-law and advise Planning Policy staff of the need to amend the list of roads proposed to be widened in the Official Plan review; and**

**Direct the Director of Planning and Building to review the City of Burlington Zoning By-law Section 2.27 "Deemed Street Width" to provide some flexibility in the interpretation of the section permitting setbacks to be measured from the actual property line in areas where the deemed width may not be required within the foreseeable future or where the proposed building or development does not prejudice**

APPENDIX A



**the widening protected by the deemed width. (Councillor Meed Ward) (September 12, 2011, CD-16-2011)**

**SIX ITEMS FOR RECEIPT:**

Receive and file the following six items, having been given due consideration by the Community Development Committee:

- Report from Planning and Building Department, regarding update for heritage planning workshops. (PB-64-11, August 30, 2011)
- **Power Point presentation regarding the proposed modification to Zoning By-Law 2020 for Britannia Homes at 2216-2224 Queensway Drive. (PB-51-11-2, September 12, 2011)**
- **Correspondence from the Burlington Economic Development Corporation regarding the Tremaine and Dundas Secondary Plan Study. (PB-36-11, September 8, 2011)**
- **Correspondence from the Sustainable Development Advisory Committee regarding the Tremaine and Dundas Secondary Plan Study. (PB-36-11, September 12, 2011)**
- **Power Point presentation from the Director of Planning and Building regarding the Tremaine and Dundas Secondary Plan Study. (PB-36-11, September 12, 2011)**
- **Correspondence from Turkstra Mazza Associates regarding Bronte Creek Meadows as it relates to the Tremaine and Dundas Secondary Plan Study. (PB-36-11, September 12, 2011)**

**DELEGATIONS:**

1. Report recommending approval for Tremaine and Dundas Secondary Plan Study. (PB-36-11, August 2, 2011, Item 6)

   - Scott Snider, Turkstra Mazza Associates, representing Paletta International Corporation, 15 Bold Street, Hamilton, ON, L8P 1T3, requested that Council consider not accepting staff's recommendation in report PB-36-11, and that a comprehensive land analysis of all available lands be completed including Bronte Creek Meadows. (49-CD)

   - Herb Sinnock, representing the Sustainable Development Committee (SDC) spoke in support of the staff recommendations in PB-36-11 and made suggestions for some revisions to the staff recommendations. SDC encouraged Council to consider changing the recommendation to remove the specific recommendation supporting option 2-mixed use option, and strike neighborhood and residential subdivision from the final paragraph of the recommendation in the report. SDC suggested that the recommendation would then read "authorize and direct staff to incorporate environmentally sustainable development and building policies into the secondary plan as criteria for the approval of site plan and

employment lands development within this area". SDC was in full support to not support the all residential option 3 within the staff report. (50-CD)

- Dennis Wood, representing Evergreen Community (Burlington) Ltd., Wood Bull LLP, 65 Queen St. W., Suite 1400, Toronto, ON, M5H 2M5, spoke in support of the recommendations in staff report PB-36-11 and indicated that the applicant has indicated that they would be willing to work with the Option 2 of Mixed Use, although there was considerable concern as Evergreen feels it may be early days to be defining the use of this land however they are supportive and willing to work with the Planning and Building Department. Wood presented a modified recommendation for Council's consideration. (51-CD)

PUBLIC MEETING:

PUBLIC MEETING NO. 7-2011 –PROPOSED MODIFICATION TO ZONING BY-LAW 2020 AMENDMENT APPLICATION FOR BRITANNIA HOMES (HALTON) LTD. AT 2216-2224 QUEENSWAY DR.

The Community Development Committee, in accordance with Section *37* of the *Planning Act*, as amended, held Public Meeting No. 7 on September 12, 2011, to consider approval of the modifications to the application for a Zoning By-law 2020 amendment for Britannia Homes (Halton) Ltd. at 2216-2224 Queensway Dr. Having considered the oral and written comments from staff and the delegations, the Community Development committee approved recommendation Report PB-51-11 for consideration by Council, as noted above.

Staff Overview:
Andrea Smith provided 3 power point slides of the site and provided an overview of the staff recommendation to approve the zoning by-law amendment submitted by Britannia Homes (Halton)Ltd. The applicant proposes to rezone the lands on Queensway Drive from "H-RM2-88" and "H-RM2", to "RM2-406" and O2-407", to permit the development of 16 townhouse units at the site. Smith indicated that any conditions for this application have been met.

For the purposes of the *Planning Act* requirements, the following person(s) made oral submissions:

- Karl Gonnsen, Metropolitan Consulting Group, 2290 Queensway Drive, Burlington, On L7R 3T2 spoke in support of the recommendations in staff report PB-51-11 and indicated that he was only there to answer additional questions of Council. (52-CD)

For the purposes of the *Planning Act* requirements, the following person(s) made written submissions: None.

ADJOURNMENT: 10:50 p.m.

CDC, September 12, 2011

APPENDIX A



DIRECTION TO STAFF REGARDING TREMAINE ROAD/DUNDAS STREET (EVERGREEN) COMMUNITY PLANNING UPDATE

The following amendment was moved by Councillor Lancaster and seconded by Councillor Dennison:

**Amend Item PB-82-12-1 of the Committee of the Whole Meeting No. 11-12 by adding "between 816 and" after the word achieve in the first paragraph and in the same paragraph adding "according to the concept ultimately determined" after the words 980 jobs.**

**A Recorded Vote was requested by Councillor Taylor on the amendment, resulting in the following:**

**IN FAVOUR:** Councillors Meed Ward, Dennison, Sharman and Lancaster

**OPPOSED:** Councillors Craven, Taylor and Mayor Goldring

(4 in favour, 3 opposed)

**AMENDMENT CARRIED**

Direct the Director of Planning and Building to prepare a secondary plan for the Evergreen community based on Concept A or Concept B or a "hybrid" of the two concepts in principle, and providing land use policies that can achieve **between 816 and** 980 jobs, **according to the concept ultimately determined** and supported by an assessment of the issues outlined in report PB-82-12, including the comments from consultation with departments, agencies and the public; and

Direct the City Solicitor to inform the Ontario Municipal Board at the pre-hearing scheduled for November 26, 2012 of the Committee instruction to staff to prepare a secondary plan on the basis of the aforesaid; and

Direct the Director of Planning and Building to bring forward the secondary plan to the Development and Infrastructure Committee in the second quarter of 2013; and

Direct the City Solicitor to request the Ontario Municipal Board at the prehearing on November 26, 2012 to adjourn the Evergreen Community (Burlington) Ltd. appeals of Official Plan Amendments 55 and 73 until the completion of the secondary plan for the Evergreen community. (PB-82-12-1)

**A Recorded Vote was requested by Councillor Taylor on the above item, resulting in the following:**

**IN FAVOUR:** Councillors Craven, Meed Ward, Dennison, Sharman and Lancaster and Mayor Goldring

**OPPOSED:** Councillor Taylor

(6 in favour, 1opposed)

**MOTION CARRIED AS AMENDED**