2.1 COMMUNITY VISION 2-5
2.2 THE CITY SYSTEM 2-7
2.2.1 AREAS 2-7
2.2.2 CITY-WIDE SYSTEMS 2-8
2.2.3 PROVINCIAL PLAN BOUNDARIES AND CONCEPTS 2-8
2.2.4 POPULATION AND EMPLOYMENT DISTRIBUTION 2-12
2.3 THE URBAN STRUCTURE 2-12
2.3.1 MIXED USE INTENSIFICATION AREAS 2-13
2.3.2 LANDS DESIGNATED FOR EMPLOYMENT USES 2-15
2.3.3 REGION OF HALTON EMPLOYMENT AREA 2-15
2.3.4 RESIDENTIAL NEIGHBOURHOOD AREAS 2-17
2.3.5 NATURAL HERITAGE SYSTEM, MAJOR PARKS AND OPEN SPACE 2-17
2.3.6 MINERAL RESOURCE EXTRACTION AREA 2-17
2.3.7 INFRASTRUCTURE AND TRANSPORTATION CORRIDORS 2-18
2.4 GROWTH FRAMEWORK 2-19
2.4.1 GENERAL OBJECTIVES 2-19
2.4.2 GENERAL POLICIES 2-20

This page has been
left intentionally blank

SUSTAINABLE GROWTH

2.1 COMMUNITY VISION

The *City's* community vision is based on *City* Council's key strategic directions and the guiding principles contained in Chapter 1: Introduction, of this Plan.

Growth will be focused in the Urban Area to protect Burlington's natural heritage and Rural Area; to build compact, vibrant, *sustainable*, resilient, *transit-supportive,* healthy and *complete communities*; to optimize use of existing and future *infrastructure* and services; to support *active transportation;* to reduce energy use and greenhouse gas emissions; and to support a strong and competitive economy.

The direction of growth in Burlington's Urban Area requires the careful placement of new residents and jobs; growth is encouraged in some areas, while limited in others. In some places, such as the Natural Heritage System*, development may* be prohibited. Those areas that will see significant change over the planning horizon of this Plan are called *intensification areas* and represent a small fraction of Burlington's total land area.

The building of *intensification areas* around the *City's* GO Stations, called *Major Transit Station Areas (MTSAs),* the Downtown*,* the Uptown Urban Centre, Mixed Use Nodes and *Intensification Corridors* and other key locations will help ensure Burlington continues to be a thriving, vibrant 21st century city that easily supports and connects people of all ages and abilities to the places they live, work and play. *Development* in these areas will promote connected, walkable, transit-oriented communities that offer convenient access to *employment* opportunities, a full range of housing, *public service facilities* including schools and parks, and convenient access to various daily needs like shopping, services, and supports for residents throughout their entire lives.

Burlington's rural area is envisioned as an economically and socially active area, producing agricultural products and providing rural recreational activities for the city. The *City* is committed to the protection and strengthening of the rural community. This means conserving the area's rural character and protecting and enhancing its *natural environment* while enabling the rural economy, particularly *agriculture*, to evolve and change. The health of the *Agricultural System* and the protection of the *agricultural* land base are central to the future of the Rural Area. Connections between the Urban and Rural Areas will protect and strengthen the social, economic, and environmental well-being of both the Urban Area and the Rural Area, including through the production and consumption of local food.

The landscape of Burlington has changed remarkably over the last 50 years, and

the evolution will continue. The combination of an economically strategic location, diversified economy and environmental and aesthetic factors, an extraordinary waterfront, its world-renowned Niagara Escarpment and other natural wonders has contributed to Burlington being a place where people and business thrive.

Community engagement, co-ordination and strategic thinking will be required to successfully manage the challenges and opportunities of growth through *intensification* and *development.* Residents, politicians, business owners, investors and others using the Official Plan must collaborate to shape the future of Burlington.

The building of the city will never have a date of completion, but is a continuous process of targeting growth in the right areas of the city to make good use of existing *infrastructure* and wise investment in new or upgraded *infrastructure.* The Plan's long-term vision for the community will help ensure land use decisions made today contribute to the *City's* goal of being a vibrant 21st century community.

2.2 THE CITY SYSTEM

The community vision is described by the City System. The City System describes the physical make-up of the city over the long term and provides a strategic framework to guide growth and *development* over the horizon of this Plan and beyond. The City System is made up of three general land use areas: the Urban Area, the Rural Area, and North Aldershot. The City System also includes the Green System and the Infrastructure and Transportation System that cross and connect the entire city.

The City System recognizes that various areas of the city perform different functions. These distinct, and inter-connected areas, and the key boundaries that define them, establish the strategic framework within which more detailed policies are established. This framework provides direction on which areas must be protected and which areas should be expected to grow.

Burlington's City System is shown on Schedule A: City System, of this Plan.

2.2.1 AREAS

Urban Area

a) The Urban Area represents the lands where forecasted population and employment growth will be accommodated.

b) Within the Urban Area, municipal water and/or waste water will be provided to accommodate concentrations of existing and future *development,* in accordance with the policies of this Plan and the Regional Official Plan.

Rural Area

c) The Rural Area consists of an *agricultural system*, a natural heritage system*, rural settlement areas*, and mineral resource extraction areas. The identification of these lands provides for the protection and strengthening of the rural community through the maintenance and enhancement of the natural heritage system, the protection of *prime agricultural areas,* support for the economic viability of *agriculture*, *conservation* of *cultural heritage resources* and management of *mineral aggregate resources* and *operations.*

d) Non-farm *development* in the Rural Area *shall* be directed to *Rural Settlement Areas*, unless otherwise permitted by the policies of this Plan. *Rural Settlement Areas* represent compact rural communities designated to accommodate limited residential growth in the Rural Area and small scale *industrial,* commercial and *institutional uses* serving the *farming* and rural communities.

North Aldershot

e) North Aldershot represents a distinct area separate from both the Urban and Rural Areas that contains environmental protection areas of environmental significance that co-exist with human settlement areas. The Plan recognizes the distinct character of the area and that any *development* must be *compatible* with its special characteristics.

2.2.2 CITY-WIDE SYSTEMS

Infrastructure and Transportation Systems

a) *Infrastructure* and transportation systems cross the Urban Area, Rural Area and North Aldershot, and are critical to the delivery of *infrastructure, utilities* and services, including the movement of people and goods in the city today and in the future.

b) *Infrastructure* is provided by many different partners. *Infrastructure* systems play a critical role in supporting growth and *development* in the city. The city's *multi-modal* transportation system is an essential part of a *sustainable* city which influences both land use and quality of life.

c) Major *infrastructure* and transportation facilities are shown on Schedule A: City System, of this Plan.

The Green System

d) The Green System depicts the network of green spaces that runs through the city's Urban Area, Rural Area and North Aldershot. It is a critical component of a healthy and environmentally *sustainable* city. The Green System is made up of three components: the Natural Heritage System land use designation; the Major Parks and Open Space land use designation within *settlement areas*; and other parks in the Urban Area such as Neighbourhood Parks, Parkettes and Special Resource Areas. The policies that apply to the Green System are found in the corresponding land use designation.

2.2.3 PROVINCIAL PLAN BOUNDARIES AND CONCEPTS

The *City* must conform to Provincial plans and policies, including a suite of three plans that work together to direct growth and to protect the natural environment, agriculture and rural areas.

Niagara Escarpment Plan

a) The Niagara Escarpment Plan provides for the maintenance of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural

environment, and ensures only such development occurs as is compatible with that natural environment, as defined by the Niagara Escarpment Plan and the Niagara Escarpment Planning and Development Act

b) The Niagara Escarpment Plan has associated land use designations and policies that guide development in these areas. These designations are illustrated on Schedule A-1: Provincial Land Use Plans and Designations, of this Plan. Parts of the Rural Area and North Aldershot are within the Niagara Escarpment Plan.

Greenbelt Plan

c) The Provincial Greenbelt Plan identifies a Protected Countryside Area and a Greenbelt Natural Heritage System. The expansion of settlement areas into the Greenbelt Plan is not permitted in order to provide permanent protection to the agricultural land base and the Natural Heritage and Water Resource Systems occurring on this landscape. The designations are illustrated on Schedule A-1: Provincial Land Use Plans and Designations, of this Plan. Parts of the Rural Area, North Aldershot and the Urban Area are within the Greenbelt Plan.

Growth Plan for the Greater Golden Horseshoe

d) The Provincial Growth Plan as amended, was prepared to provide a framework for building stronger, prosperous communities, by better managing growth first to 2031, and subsequently through revised growth forecasts to 2041. The Plan guides decisions on a wide range of issues – *intensification,* transportation, *infrastructure* planning, land use planning, urban form, housing, natural heritage and resource protection in the interest of promoting economic prosperity.

Urban Boundary

(i) The Urban Boundary represents the fixed boundary that identifies the Urban Area. An Urban Boundary expansion *may* only occur through a *municipal comprehensive review* or in accordance with the policies of the Provincial Growth Plan, and is not intended within the planning horizon of this Plan.

Delineated Built Boundary

(ii) The *Delineated Built Boundary* represents the fixed boundary that identifies the *Delineated Built-up Area,* which constitutes the developed Urban Area of the municipality, as defined by the Province of Ontario in consultation with the *City* in 2006, and subsequently finalized in April, 2008. A significant portion of new residential and employment growth within the city will be accommodated within the

Delineated Built-up Area through *intensification*. The Province of Ontario is responsible for reviewing and updating the *Delineated Built Boundaries* within the Greater Golden Horseshoe. The Region of Halton Official Plan establishes that 40 per cent of new residential development occurring annually within the Region will be within the *Delineated Built-up Area.* The Regional Official Plan Table 2, Intensification and Density Targets, states that a minimum of 8,300 new housing units must be added within the city within the *Delineated Built-up Area* between 2015 and 2031.

Urban Growth Centre

(iii) The boundary of the Downtown Urban Growth Centre, referred to in the Provincial Growth Plan, and depicted in the Regional Official Plan and this Plan, identifies the area that will be planned to achieve, by 2031 or earlier, a minimum density target of 200 residents and jobs combined per hectare.

Major Transit Station Area

(iv) The final delineation of *Major Transit Station Areas (MTSAs)* boundaries and minimum density targets will be established by the Region of Halton through the *municipal comprehensive review* in keeping with the policies of the Provincial Growth Plan.

Designated Greenfield Area

(v) The *Designated Greenfield Area* is located between the Urban Area Planning Boundary and the *Delineated Built Boundary* and represents the lands within the Urban Boundary which were not built up in 2006. The City of Burlington is expected to achieve a minimum density target of 45 residents and jobs per hectare across the entire *designated greenfield area* within the city. The Regional Natural Heritage System is excluded in the measurement of that density target.

(vi) *Development* in the *designated greenfield area* will occur in a manner which contributes to the *City*'s overall vision for building healthy and *complete communities*.

Agricultural System

(vii) The Provincial Growth Plan provides for the identification and protection of the Agricultural System for the Greater Golden Horseshoe (GGH), which includes a Provincial agricultural land base

comprised of *prime agricultural areas* and rural lands as well as a complementary *agri-food network.*

The *prime agricultural areas* identified within the Provincial agricultural land base are to be designated in municipal official plans and have been incorporated into the *City's* Agricultural Land Base, as identified on Schedule J: Agricultural Land Base-Rural Area, of this Plan. Once the *prime agricultural areas* identified by the Province have been implemented through a *municipal comprehensive review* by the Region of Halton, the refined mapping will be incorporated into this Plan by amendment or as part of the *City's* next statutory review of this Plan.

Natural Heritage System

(viii) The Provincial Growth Plan provides for the identification and protection of the Natural Heritage System for the Provincial Growth Plan, which applies outside of the Greenbelt Area, Niagara Escarpment Plan Area and, *settlement areas*. The Natural Heritage System for the Growth Plan is to be incorporated as an overlay in municipal official plans but does not apply until it has been implemented by the applicable upper- or single-tier official plan. Until that time, the policies of the Provincial Growth Plan that refer to the Natural Heritage System for the Provincial Growth Plan will apply to the *City's* Natural Heritage System, outside of the Greenbelt Area, Niagara Escarpment Plan Area, and *settlement areas*, as identified on Schedule M: Natural Heritage System, of this Plan. Once the Natural Heritage System for the Provincial Growth Plan has been implemented through a *municipal comprehensive review* by the Region of Halton, the mapping will be incorporated into this Plan by amendment or as part of the *City*'s next statutory review of this Plan

Parkway Belt West Plan

e) The Provincial Parkway Belt West Plan is intended to provide for a multi-purpose *utility* corridor and linked open space system, which extends from the City of Hamilton through the Regions of Halton, Peel and York. The boundaries of the Parkway Belt West Plan Area are shown on Schedule A-1: Provincial Land Use Plans and Designations, of this Plan. Subject to other policies of this Plan, linear transportation, communication, and *utility* facilities, including necessary accessory facilities and installations such as interchanges, transformer stations, and treatment plants that are part of the linear distribution or collections networks *may* be permitted.

(i) All development within the Parkway Belt West Plan Area is subject to

the provisions of the Ontario Planning and Development Act, applicable Provincial Land Use Regulations, the Parkway Belt West Plan, the Greenbelt Plan (where applicable) as well as the policies of the Regional Official Plan, this Plan and the Zoning By-law.

2.2.4 POPULATION AND EMPLOYMENT DISTRIBUTION

The Regional Official Plan established a growth strategy for the Region of Halton based on the distribution of population and *employment* to 2031 (Table 1: Population and Employment Distribution, of the Regional Plan). This distribution of population and employment *shall* be in accordance with Table 2: Intensification and Density Targets, and Table 2A: Regional Phasing, of the Regional Official Plan.

Population*		Employment	
2006	**2031**	**2006**	**2031**
171,000	193,000	88,000	106,000

*Population numbers are "total population" numbers including approximately 4% under coverage from the official "Census Population" numbers reported by Statistics Canada.

The population and employment forecasts are premised on the adequacy of *infrastructure* and *public service facilities* to support growth in appropriate locations. This Plan will require *infrastructure,* associated services, and *public service facilities*, to support the comprehensive implementation of this Plan.

2.3 THE URBAN STRUCTURE

The City's Urban Structure elaborates on the Urban Area, as identified in Schedule A: City System, of this Plan. Each element of the Urban Structure performs a distinct function. Some elements ensure long term protection, while others support growth, *intensification* and appropriate transition. The Urban Structure establishes the community vision for the Urban Area which is further refined in Chapter 8: Land Use Policies – Urban Area, of this Plan.

The Urban Structure is composed of seven major components: 1. Mixed Use *Intensification* Areas; 2. Region of Halton Employment Area; 3. Lands designated for employment uses; 4. Residential Neighbourhood Areas; 5. Natural Heritage System, Major Parks and Open Space; 6. Mineral Resource Extraction Area; and 7. Infrastructure and Transportation Corridors, as shown on Schedule B: Urban

Structure, of this Plan. Each area is identified in Schedule B: Urban Structure, of this Plan.

Additional information in support of other policies of this Plan, including the identification of areas that will be subject to further study, as well as other contextual information, is also presented in Schedule B-1: Growth Framework, of this Plan.

2.3.1 MIXED USE INTENSIFICATION AREAS

a) Lands identified as Mixed Use *Intensification* Areas provide locations where a range and *intensity* of *employment*, shopping, *public service facilities*, residential uses and complementary uses such as open space and parks, *institutional,* and *cultural uses* will be developed with transit supportive densities in *compact built form*. Walking, biking, transit and other *transportation demand management* measures will be prioritized. Mixed Use *Intensification Areas* will offer substantial *development* opportunities and represent a key element in this Plan's strategy to accommodate and direct growth in the city over the planning horizon and beyond.

b) Mixed Use *Intensification* Areas will occur in either linear forms, along a transportation corridor, or nodal form, as a concentrated group of parcels located generally at a major intersection, at different levels of *intensity*, in accordance with the underlying land use designations.

c) Mixed Use *Intensification* Areas include the city's existing urban centres, emerging *MTSAs* and other mixed use nodes and *intensification corridors*. This organization reinforces that while all areas are considered part of the *intensification areas,* each has an important and distinct role.

Urban Centres

d) The city has two existing Urban Centres: the Downtown Urban Centre and the Uptown Urban Centre. These areas represent established mixed use *development* areas with both established neighbourhood areas and dynamic evolving growth areas.

e) Lands identified as Urban Centres provide for a broad range and mix of uses in areas of higher, yet appropriate, *intensity* in relation to the surrounding neighbourhoods, designed in a *compact built form*, oriented to support transit and facilitate *active transportation* in accordance with the underlying land use designations. They bring a variety of *public service facilities* and a mix of other uses such as retail uses to support residents and employees.

f) The Downtown Urban Centre will continue to develop as the city's centre, taking advantage of the unique qualities that contribute to its distinct identity.

g) The Uptown Urban Centre will continue to develop as an important destination for a wide variety of uses in north-east Burlington, including mixed uses, residential as well as designated *employment* lands.

Major Transit Station Areas

h) *Major Transit Station Areas (MTSAs)* are an important component of the *City's* Urban Planning Area, and are intended to serve as city-wide destinations and focal points for the provision of transit. *MTSAs* will exhibit a wide variety of land uses and building types, and densities that will be oriented to support and facilitate transit and *active transportation*. Located in key areas served by the regional and local transit networks, *MTSAs* are focal points for higher intensity and mixed-use, *transit supportive development* that will accommodate a significant share of the *City's* future population and employment growth. It is anticipated that the majority of growth within the City's four *MTSAs* will occur in the three *MTSAs* located along *higher order transit* routes and with planned *frequent transit* service by way of Regional Express Rail.

In keeping with the policies of the Provincial Growth Plan, the final delineation of the *MTSA* boundaries and the identification of minimum density targets, will be established by the Region of Halton through the *municipal comprehensive review* and will be implemented through a future Official Plan Amendment.

i) In Burlington there are three MTSA Special Planning Areas identified by the *City* around the Burlington GO, Aldershot GO and Appleby GO Stations. All three areas are *major transit station areas.* In this Plan, the three MTSA Special Planning Areas are identified as areas that will be subject to further detailed *area-specific planning*. The boundaries of the *major transit station areas* and assignment of growth targets will be confirmed through the Region of Halton's *municipal comprehensive review* in conformity to the Provincial Growth Plan.

Mixed Use Nodes and Intensification Corridors

j) Lands identified as Mixed Use Nodes represent areas with a concentration of commercial, residential and *employment* uses with *development intensities* generally greater than surrounding areas. Nodes are generally located at points where two or more transit routes intersect.

k) Lands identified as *Intensification Corridors* consist of areas of street-oriented uses which incorporate a mix of commercial, residential and *employment* uses, including designated *employment* lands, developed at overall greater *intensities*, serving as important transportation routes along *higher order transit* corridors and selected arterial streets.

l) Mixed Use Nodes and *Intensification Corridors* will be a focus of re-urbanization. These areas vary widely and will be guided by the underlying land use designations of this Plan. Some areas will be planned to evolve with higher residential *intensities* and a full mix of uses, while others *may* permit a more limited range of *employment*-oriented permitted uses, both designed to achieve their planned function. These areas will support the *frequent transit corridors* and provide focal points of activity and a vibrant pedestrian environment and facilitate *active transportation* through careful attention to urban design, enhancing the opportunities for the location of *public service facilities* and *institutional uses.*

2.3.2 LANDS DESIGNATED FOR EMPLOYMENT USES

a) Lands designated for *employment* uses are identified on Schedule B: Urban Structure. Reference *shall* also be made to all lands designated for employment uses under sections 8.1 and 8.2 of this Plan and found on Schedule C: Land Use – Urban Area and Schedule E: Land Use – Uptown Urban Centre which together represent areas of land designated to accommodate a full range of manufacturing, warehousing and *office* uses.

b) Lands designated for *employment* uses allow for a full range of *scales* and *intensities* of *development* and offer opportunities for *employment intensification* and *development* for *employment* purposes.

c) Lands designated for *employment* uses provide for the location of significant diverse areas of current and future *employment* activities that are required for the city's long term economic development and competitiveness, as these lands represent the principal *employment* generator in the city and will be guided by the underlying land use designations.

2.3.3 REGION OF HALTON EMPLOYMENT AREA

a) The Region of Halton and the City must plan for, protect and preserve the *employment area* for current and future use.

b) Lands identified within the Region of Halton Employment Area are identified as an overlay on Schedule B: Urban Structure, of this Plan in accordance with the Regional Official Plan. In the case of conflict, the Regional Official Plan *shall* be relied upon. These lands provide, in conjunction with those

employment uses within the residential and mixed use area of the community, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for *employment* uses which support a wide range of economic activities and *ancillary* uses, and take into account the needs of existing and future businesses.

c) Consistent with the Regional Official Plan, additional *employment areas may* be requested for addition to the Region of Halton Employment Area through an amendment to the Regional Official Plan or through a *municipal comprehensive review.*

d) All lands identified within the *employment area*, prohibit residential and non-employment uses, including *major retail* uses with some exceptions subject to the Regional Official Plan. These lands are subject to the policies of Chapter 5: Economic Activity and *may* only be considered for conversion to a non-*employment* use at the time of a *municipal comprehensive review*, or in accordance with the Provincial Growth Plan.

e) Notwithstanding the policies of Subsection 2.3.2 a) and Subsection 5.2.2 b) of this Plan, the *City*, as part of the development of its Official Plan, has reviewed lands designated for employment uses including the Region of Halton Employment Area within the City of Burlington. Given that the City is built out and that very little, if any, new lands will be added to the *employment area,* the City requests that the Region of Halton consider new approaches to meeting both employment and *intensification* objectives through the *municipal comprehensive review*. Submissions to the *municipal comprehensive review* process will request the consideration of the following:

(i) To consider the *City's* recommended employment conversions in strategic locations, permitting non-employment uses which support the City's long term Urban Structure needs by supporting the building of compact mixed use *development* along a series of transit supportive, mixed use corridors, to reduce congestion and support the *major transit station area* policies of the Provincial Growth Plan and the Regional Official Plan

(ii) To consider the City's recommended employment conversions permitting non-employment uses on several small, isolated and constrained parcels; and

(iii) To consider refinements to the extent of the *employment area* reflect long standing land use policy as embedded in the City's Official Plan as of December 16, 2009, or other irregularities between *City* and Regional land use policies.

(iv) To work with the *City* to understand which of the lands currently designated for employment uses on Schedule C: Land Use – Urban Area and Schedule E: Land Use – Uptown Urban Centre, if any, *should* be added to the *employment area.*

2.3.4 RESIDENTIAL NEIGHBOURHOOD AREAS

a) Lands identified as Residential Neighbourhood Areas make up a significant proportion of the Urban Area. These areas are intended to accommodate a wide range of residential uses and forms, together with supporting parkland, and other land uses such as small-*scale* commercial uses or *home occupations* that are part of the residential environment.

b) Any *development* occurring in these areas *shall* be *compatible* and *should* enhance the *physical character* of the surrounding area, in accordance with subsection 2.4 and the applicable policies of Chapter 8: Land Use Policies – Urban Area of this Plan.

c) Residential Neighbourhood Areas also include a number of *Neighbourhood Character Areas*, which were identified through planning studies. These areas are guided by additional area-specific policies and Zoning By-law regulations to ensure that *development* is *compatible* with the existing *neighbourhood character.*

2.3.5 NATURAL HERITAGE SYSTEM, MAJOR PARKS AND OPEN SPACE

a) Lands identified as Natural Heritage System, Major Parks and Open Space, include the *City's* Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and *sustainable* urban area, and are intended to be protected in accordance with the policies of this Plan.

b) The Natural Heritage System is made up of *natural heritage features and areas*, such as *woodlands* and *wetlands*, shorelines, *enhancements* and *buffers,* and the *linkages* and inter-relationships among them, and with the surrounding landscape. Major Parks and Open Space includes Community Parks, City Parks and other public and private open space lands.

2.3.6 MINERAL RESOURCE EXTRACTION AREA

a) Lands identified as Mineral Resource Extraction Area are subject to the policies in Section 8.5, Mineral Resource Extraction Area, of this Plan.

2.3.7 INFRASTRUCTURE AND TRANSPORTATION CORRIDORS

a) Lands identified as Infrastructure and Transportation Corridors are guided by the policies in Chapter 6: Infrastructure, Transportation and Utilities, of this Plan.

b) Major Infrastructure and Transportation facilities are shown on Schedule B: Urban Structure, of this Plan.

2.4 GROWTH FRAMEWORK

The Growth Framework is comprised of a collection of policies and a schedule, to be used in conjunction with the Urban Structure, its policies and the land use policies of this Plan. Together they communicate the relative priority, degree, type and location of growth among the four Growth Framework areas: Primary Growth Areas; Secondary Growth Areas; Employment Growth Areas; and Established Neighbourhood Areas, as shown on Schedule B-1: Growth Framework, of this Plan. Schedule B-2: Growth Framework and Long Term Frequent Transit Corridors, illustrates the coordination between land use and transit and highlights the City's *frequent transit corridors*, along with other Provincial transit corridors and facilities. Further information on this schedule can be found in Subsection 6.2.3.

2.4.1 GENERAL OBJECTIVES

a) To introduce a growth management strategy that differentiates areas within the Urban Area for the purposes of communicating clear direction about where the *City* will and will not be planning to direct growth and *intensification*.

b) To identify the Primary, Secondary and Employment Growth Areas as the areas where the *City* is planning to accommodate significant population and employment growth and higher *intensity* mixed uses in appropriate areas to make better use of land and *infrastructure,* transforming Burlington from a primarily suburban to a more urban community.

c) To identify the Established Neighbourhood Area as an area where *intensification* is generally discouraged.

d) To communicate the *City's* built form strategy for new *development* with respect to *low-rise*, *mid-rise* and *tall building* form.

e) To identify priority areas for investments in transit as well as other types of *infrastructure* and *public service facilities* in recognition of the importance of the financial *sustainability* of the city as it grows predominantly through *intensification* in key areas.

f) To ensure that the city's growth makes efficient use of existing and planned *infrastructure*, including transportation and transit, wherever feasible, before considering the development of new *infrastructure* within the Urban Area.

g) To advance a number of strategic city building objectives, including supporting targeted *intensification*, providing more mobility choices by prioritizing *active transportation* and transit, and supporting more diverse demographic growth through the provision of a wide range of housing options in proximity to existing neighbourhoods.

2.4.2 GENERAL POLICIES

a) The policies of this section *shall* be read in conjunction with the Urban Structure and the underlying land use designations.

b) The Growth Framework *shall* not apply to:

(i) undeveloped areas outside of the *Delineated Built Boundary;* and

(ii) lands designated Natural Heritage System, Major Parks and Open Space. In addition, the Growth Framework *shall* not apply to features that meet the criteria for identification as *Key Natural Features* or as sensitive surface water or *groundwater features* in accordance with Subsection 4.2.2 of this Plan, or *hazardous lands* and *hazardous sites* in accordance with Subsection 4.4.2(3) of this Plan;

c) The boundaries of the Primary Growth Area, Secondary Growth Area, Employment Growth Area or Established Neighbourhood Area, as identified on Schedule B-1: Growth Framework, of this Plan, are static and *shall* only be modified in accordance with the policies of this Plan or through a *City*-initiated Official Plan Amendment.

d) Notwithstanding Subsection 2.4.2 c) of this Plan, minor modifications to the Growth Framework, as shown on *S*chedule B-1: Growth Framework, of this Plan, *may* be considered in the context of a site-specific Official Plan Amendment.

e) The *City* will consider long-term opportunities *for* the *direct*ion of *intensification* growth and investments in transi*t as well as oth*er types of *infrastructure* and *public service facilities* to Secondary Growth Areas including, but not limited to, the development of future *area-specific plans* and the expansion of the *frequent transit corridors.*

2.4.2.(1) PRIMARY GROWTH AREAS

a) Primary Growth Areas:

(i) are identified on Schedule B-1: Growth Framework, of this Plan and are generally located within areas identified in the Urban Structure within the Mixed Use *Intensification Areas* as Urban Centres andMTSA Special Planning Areas, as identified on Schedule B: Urban Structure, of this Plan, with some exceptions.

(ii) *shall* be recognized as a distinct area within the City's Urban Area accommodating the majority of the city's forecasted growth over the planning horizon of this Plan and beyond, and consequently will experience the greatest degree of change;

(iii) *shall* be regarded as the most appropriate and predominant location for new *tall buildings* in accordance with the underlying land use designations, or the land use policies of an *area-specific plan;*

(iv) *shall* be identified as priority locations for *City*-initiated *area-specific planning* and for investments in transit as well as other types of *infrastructure* and *public service facilities*, including parks to support population and employment growth; and

(v) *shall* support the *frequent transit corridors* and accommodate *development* that is compact, mixed use, and pedestrian-oriented in nature.

b) Primary Growth Areas *shall* be a priority for Provincial, Regional and *City* investment in new or upgraded *infrastructure* and/or *public service facilities* which *may* be required to facilitate *intensification* including, but not limited to, the following:

(i) water/wastewater capacity;

(ii) investments in the Province's Priority Transit Corridors, *frequent transit corridors* and the investigation of the development of a *higher order transit* line such as dedicated lane rapid transit options, if warranted;

(iii) *public service facilities*, including parks*;*

(iv) other *infrastructure*, including but not limited to, hydro *infrastructure;* and

(v) *public realm* improvements or other capital priorities.

c) Where an *area-specific plan* has been approved, the more specific land use policies *shall* apply.

d) Primary Growth Areas are also subject to the policies of Subsection 7.3.2(1) of this Plan.

2.4.2.(2) SECONDARY GROWTH AREAS

a) Secondary Growth Areas:

(i) are identified on Schedule B-1: Growth Framework, of this Plan, and are located within Mixed Use Nodes and *Intensification* Corridors, as identified on Schedule B: Urban Structure, of this Plan, with some exceptions. In addition, Secondary Growth Areas also comprise select vacant residential sites and *employment* designated sites located immediately adjacent to a Major Arterial or Multi-Purpose Arterial Street as identified on Schedule O-1: Classification of Transportation

Facilities – Urban Area, of this Plan;

(ii) *shall* be recognized as a distinct area within the city's Urban Area accommodating growth in accordance with the permissions and densities of the current land use designations of this Plan;

(iii) are areas expected to transition over the planning horizon and beyond and will not result in a significant relocation of planned growth outside of the Primary Growth Areas in order to ensure that the objectives and policies of Chapter 6 Infrastructure, Transportation and Utilities can be met;

(iv) *shall* be limited to a maximum of *mid-rise building* form, unless otherwise permitted by the policies of this Plan; and

(v) where applicable, *shall* support the *frequent transit corridors* and accommodate *development* that is compact, mixed use and pedestrian-oriented in nature.

b) Secondary Growth Areas are also subject to the policies of Subsection 7.3.2(1) of this Plan.

2.4.2.(3) ESTABLISHED NEIGHBOURHOOD AREAS

a) Established Neighbourhood Areas:

(i) are identified in the Urban Structure as the following:

a. the Residential Neighbourhood Area, within the *Delineated Built Boundary*; and

b. certain Mixed Use *Intensification Areas* that are otherwise not included in the Primary or Secondary Growth Areas, both of which are identified in Schedule B-1: Growth Framework, of this Plan;

(ii) *shall* be recognized as a distinct area within the city's Urban Area where *intensification* is generally discouraged*;*

(iii) *shall* not be regarded as essential to achieve the population growth distributions, as stated by Places to Grow, and as distributed by the Region of Halton; and

(iv) *shall* be composed of selected lands designated Local Centres, and lands designated Residential-Low Density, Residential – Medium Density, and Residential – High Density, and as such *development shall be* in accordance with the permissions and densities established in the underlying land use designation.

b) The following opportunities for *intensification may* be permitted:

(i) *development* in accordance with the maximum density and/or *intensity* permitted under the applicable land use designation;

(ii) consents;

(iii) plans of subdivision;

(iv) lands designated Residential-High Density, in accordance with Subsection 8.3.5(1) c); and/or

(v) *additional residential units*.

c) In the Established Neighbourhood Area, land assembly for *development applications shall* be discouraged.

d) Established Neighbourhood Areas are also subject to the policies of Subsection 7.3.2(2) of this Plan.

2.4.2.(4) EMPLOYMENT GROWTH AREAS

a) Employment Growth Areas, as identified on Schedule B-1: Growth Framework, of this Plan, *shall* consist of employment oriented designations not captured within the Primary Growth or Secondary Growth Areas, and will be an area of focus for the *intensification* of *employment*.

b) Employment Growth Areas have the potential to accommodate a significant portion of the employment distributed by the Region of Halton.

c) Within Employment Growth Areas, all forms of *employment intensification may* be permitted, in accordance with the permissions established in the underlying land use designation.

d) Employment Growth Areas are also subject to the policies of Subsection 7.3.2(3) of this Plan.

This page has been
left intentionally blank