

October 30, 2023

Good afternoon Mayor Meed Ward, Members of Council and City Planning Staff,

BurlingtonGreen is pleased to provide the following input regarding Staff Report PL-59-23: Proposed Major Transit Station Areas (MTSA) Official Plan Amendment (OPA) and Draft Community Planning Permit (CPP) By-law.

We commend the City Planning staff for the research, public and development industry consultation, and analysis, to produce a proposed development path forward that prioritizes the accommodation of intensification growth in three distinct communities adopting a complete communities framework.

Land use planning that advances more compact and connected communities is one of the most effective methods to address local adaptation to climate change, and planning measures such as the proposed MTSA's are critical in regards to impact on carbon emissions, resilience, and to ensure a quality of life for generations to come.

Establishing development in transit-oriented locations and with an emphasis on affordable housing is key, as is implementing complete communities that provide access to public amenities, essential services and shops, and a mix of economic activities within a short walk or bike ride of where people live.

BurlingtonGreen promotes the integration of policies and priority investments in 3 key areas:

1. Accelerate the creation of Complete Communities
2. Decarbonize Transportation Systems
3. Embrace & Prioritize Sustainability in our Built **and** Natural Environments

We offer the following recommendations for your consideration:

1. **Apply/prioritize a climate lens to the proposed MTSA OPA and Draft CPP By-law, by more fully integrating climate change adaptation to ensure the planning is climate resilient from the onset.**
 - While the report and associated Transportation Assessment and Community Planning Permit appendix documents each reference guiding principles and goals pertaining to sustainability, we suggest the report go further by identifying how their advancement will **directly support**

the City's climate emergency priority and associated action plans.

*"For cities to weather the long-term effects of climate change and continue to thrive, local officials must strive to **integrate adaptation principles into urban planning policies, effectively hard-wiring resilience into the city's regulatory tools.**" (C40 Cities: Integrating Climate Adaptation: A toolkit for urban planners and adaptation practitioners)*

2. **Consider adding “Directly contribute to the advancement of identified climate action, adaptation and urban forestry plan goals and targets” as an additional key purpose of the MTSA OPA** and the list of objectives for section 1.2.2. of the Burlington Major Transit Station Areas: Community Planning Permit By-law document).
 - Identify how the MTSA's OPA and CPP By-law will directly contribute to multiple city objectives by outlining how they will **specifically contribute to the established targets** of the City's Climate Action Plan, Climate Adaptation Plan and Urban Forest Management Plan. (Similar to the scope of the Dillon Transportation Assessment referencing the IMP, although it too can be stronger by establishing the connection to the City's climate and green infrastructure action priorities and associated plans).
3. **There exists an opportunity in the MTSA OPA to reference the synergies and opportunities of how this district level intensification planning can support a citywide urban vision and strategy for Burlington that prioritizes and embraces complete communities and transit-oriented development components elsewhere in the city.**
 - Piloting innovative climate mitigation and adaptation development requirements and incentives at the MTSA's can be expanded to the rest of Burlington.
4. **Communicate key connections:** Leverage the continuing MTSA's engagement opportunity to benefit broader community understanding of the direct relationship between the advancement of complete communities, and taking local action on climate change.
 - Community members typically do not 'connect these dots', yet they do care deeply about ensuring a liveable future, thus by clearly communicating these connections in a user-friendly manner, a greater buy-in of MTSA's and other future proposed smart development policies and planning may be achieved.
5. **Integrate updated Sustainable Building Development Guidelines(SBDGs) as part of MTSA OPA next steps:** With the City's Climate Action Plan, Climate Adaptation Plan, Urban Forest Management Plan, Integrated Mobility Plan, and Housing Strategy now in place, the proposed MTSA OPA, provides the opportunity to integrate and promote updated SBDG's that reflect MTSA objectives and the City's

climate and natural heritage protection priorities.

- ***“Green Development Standards are the most powerful climate action municipalities can take”***, and mandatory standards will better ensure low-carbon growth, affordability and healthy communities. See TAF’s [key recommendations for strong standards](#) including reference to incentives that reward sustainable development leadership such as a partial development charge rebate, density bonuses, or expedited permitting.
- Closer to home, [Halton Hills adopted Green Development Standards](#) that put an increased weight on compliance measures that reduce greenhouse gases for new community developments, and linked their goals to the Town’s climate emergency declaration.

Recognizing the multitude of complexities at play when advancing effective land use planning policies that aim to encompass the many important social, economic and environmental priorities that exist, we suggest that by having the MTSA OPA and Community Planning Permit (CPP) By-law more fully integrate and align more directly to key city climate, natural heritage and housing plans and their respective goals, the result will be a path forward that supports a future that embodies a healthy, resilient and just Burlington.

Congratulations again to the City Planning Staff report(s) authors for their comprehensive work to date in this critically important area, and thank you very much for considering the above input.



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Together we make a difference

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Acknowledging – Honouring – Acting

In Burlington, our work with the community takes place within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation, and we recognize this land as being home and the traditional territory to Indigenous people since time immemorial. [Learn more.](#)