



**WESTON  
CONSULTING**

planning + urban design

Clerks Department  
426 Brant Street,  
Burlington, Ontario  
L7R 3Z6

April 4, 2017  
File 7504

**Attn: Ms. Angel Morgan, City Clerk**

Dear Ms. Morgan,

**RE: Response to New Draft Official Plan  
1860, 1880 and 1900 Appleby Line  
City of Burlington**

Weston Consulting is the planning consultant for LJM Developments (LJM). This letter is to provide a response to the new 2017 draft Official Plan that is being presented to the Committee of the Whole on April 6, 2017 as it relates to LJM's lands municipally known as 1860, 1880 and 1900 Appleby Line; otherwise reference as the subject lands.

On behalf of LJM Developments, we would like to commend Staff for drafting such an important document. Our interactions with Staff started in 2015 with employment land conversion requests for 1860, 1880 and 1900 Appleby Line to permit residential "air rights" above the existing commercial uses. This request was partially granted through Staff's recommendation to remove LJM's lands from the City's Employment Land registry to permit non-employment (ie commercial and office uses). In Appendix C to Dillon Consulting's *Employment Lands Policy Recommendations and Conversion Analysis Report*, Staff recommended "*that Part A [1880 Appleby Ln and B [1860 & 1900 Appleby Ln] be converted to a non-employment land use and be removed from the City of Burlington Employment Lands inventory... However, due to the proximity to existing and designated employment areas, policy may prohibit sensitive uses and land use compatibility will need to be managed*".

Following the release of Dillon Consulting's report, LJM Developments and Weston Consulting met with Planning Policy staff who had concerns regarding the compatibility of residential uses with nearby employment operations. Weston subsequently submitted a Feasibility Impact Analysis which confirmed no land use compatibility issues with the existing employment uses or the planned residential context. This report was submitted to Planning Policy staff in December, 2016.

Schedule E- Land Use Uptown Urban Centre of the new draft Official Plan is now recommending that approximately 25% of the subject lands in the northeast corner be redesignated to *Uptown*

*Centre* which permits high-rise residential uses. The remaining 75% will be redesignated as *Uptown Corridor* which does not permit residential on the west side of Appleby Line. We were quite troubled with this approach, and we strongly believe redesignating the entire site to *Uptown Centre* will meet the intent of the new Official Plan and the objectives of the Uptown Urban Centre.

LJM Developments' vision for the Uptown Urban Centre and their lands is one that rivals the uniqueness of Burlington's downtown. LJM Developments is seeking to create Appleby Village, a lifestyle mixed-use community unlike anything within the City. We are proposing a series of mixed-use high-rise buildings that frame the Appleby Line corridor which will support future transit initiatives, including the Appleby GO Station Mobility Hub. LJM Developments will be making a presentation to Planning staff later this month to illustrate their development vision and to seek the *Uptown Centre* designation across 1860, 1880 and 1900 Appleby Line.

We would be happy to share our presentation with the Committee once it has been finalized.

Yours truly,

**Weston Consulting**

**Per:**

A handwritten signature in blue ink, appearing to read 'M. Quarcoopome', with a large, stylized loop at the end.

Martin Quarcoopome, BES, MCIP, RPP  
Associate

c. Mr. Mian, LJM Developments