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September 1, 2017

Chair and Members of the Planning and Development Committee  
City of Burlington  
426 Brant Street, Box 5013  
Burlington, ON  
L7R 3Z6

Dear Chair and Members of the Planning and Development Committee:

**RE: Draft New Official Plan: Public Consultation Engagement Summary  
Report to Planning and Development Committee (PB-47-17)  
Emshih Developments- 901 Guelph Line, Burlington - Comments  
OUR FILE: 1583D**

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As you know, MHBC is retained by Emshih Developments in relation to their lands located at 901 Guelph Line (the Subject Lands). Our client has continued to request that the Subject Lands be removed from the City's employment land base to allow for the comprehensive development of the site as a unique mixed use community that includes both residential, retail commercial and employment uses. We have also continued to recommend the City reconsider the Burlington GO Mobility Hub boundary to include the Subject Lands.

### **New Draft Official Plan Review Process**

Emshih has been actively involved in the City's Official Plan Review process since 2012. In our letter dated June 29, 2017 to City staff, we outlined a detailed chronology of the process that Emshih has been engaged in related to their conversion request as well as a reiteration of the justification for the requested changes to the draft new Official Plan. We appreciate that this letter is recognized in staff's report PB-47-17 which is currently before the Committee. We also appreciate the additional meetings held with us by staff since the release of the draft in April 2017.

### **New Draft Official Plan: Public Consultation and Engagement Summary**

We have reviewed staff's report PB-47-17 and want to commend staff on the success of the extensive public engagement program and outreach for the new Official Plan. We offer the following comments on the report:

#### **i) Summary of Public Feedback from Grow Bold Surveys**

We would note that many of the comments provided through the public engagement process are all related to elements of the proposed development on the Subject Lands which can be achieved without impact to the Established Neighbourhood Areas. We also note that affordable housing was

stated as a key concern and our client's proposal would provide an opportunity to provide for affordable housing as part of the overall redevelopment.

## **ii) Summary of Written Feedback**

We are also appreciative of the detailed summary of our submission in the appended documents to the staff report. We note that our submission is referenced as being specific to Section 8.5.3 of the Official Plan (Business Corridor). Our comments, however, do extend to the Mobility Hubs and Primary Intensification Areas and specifically the Burlington GO Mobility Hub Area Specific Plan within which we believe the Subject Lands should be located. We are pleased to see that staff is continuing to work through the development of the Mobility Hub Area Specific Plans as noted.

## **iii) Staff Responses in Table No. 1 as provided by issue:**

*Issue 5: Incomplete without findings of the Area Specific Plans to understand growth allocation and timing.*

We are pleased to see that staff is continuing to work through the development of the Mobility Hub Area Specific Plans as noted and trust our comments that related to the inclusion within the Burlington GO Mobility Hub will be assessed through the ongoing process.

*Issue 7: Employment Land Conversion*

We respect staff's commitment to the work they have completed to date but trust that the final draft Official Plan will consider the comments received through the process which have also involved careful consideration and analysis by the land owner and their consultants as well as Burlington Green.

*Issue 8: Regional Plan Conformity*

We are encouraged that the Region has indicated that further discussion is required in relation to employment land conversion and the findings from the local municipal comprehensive review and trust that this extends to Emshih's submission on the process.

Again we wish to commend staff on the public engagement program to date and we look forward to continued opportunities to provide input as the Plan is revised and updated this fall.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read 'Dana Anderson', with a stylized, flowing script.

Dana Anderson, MCIP, RPP

cc: Dr. Michael Shih, Jeffrey Kelly, Kristina Didiano, Emshih Developments  
Andrea Smith, City of Burlington