

# RATHCLIFFE PROPERTIES LIMITED

---

#300-1020 Lawrence Avenue West, Toronto, ON M6A 1C8 Tel: (416)787-1135 Fax: (416)787-8017

---

November 30, 2017

**VIA EMAIL:** amber.lapointe@burlington.ca

City of Burlington  
Planning & Development Committee  
c/o Amber LaPointe, Committee Clerk  
426 Brant Street  
Burlington, ON L7R 3Z6  
Tel: 905-335-7600 x7862

Dear Burlington Council Members:

**Re: Northwest Corner of Fairview Street & Brant Street, Burlington, ON  
City of Burlington Office Plan Review  
Burlington GO Mobility Hub – Preferred Concepts  
December 4, 2017 Meeting of the Planning and Development Committee**

We are the Owner of Brantview Plaza, 1881 Fairview Street, located at the northwest corner of Fairview Street and Brant Street.

Our property lies within the proposed Burlington GO Mobility Hub and at the intersection of Burlington's two major transit corridors. Over the past several months, we have been working cooperatively with the Mobility Hubs team of the Burlington Planning & Building Department and with our neighbours at 892 Brant Street (Brant Cycle & Fairview HiFi) and 906 Brant Street (Burlington St. Joseph's Medical Clinic / Edwin Freeman House) to develop a future redevelopment concept for our 6.4 acres of joint lands, in accordance with our understanding of the City's planning objectives for this area.

We prepared a Draft Land Use Study for our joint lands, which was delivered to the Mobility Hubs team on October 11, 2017. Our Study contemplates a multi-tower high density residential development on our joint lands, which would also include complementary lower level retail, commercial, and office uses. Provisions have been made for extensive outdoor amenity greenspace areas to serve both the immediate and surrounding communities.

We have proposed an extension of Grays Lane around the perimeter of our property, which would rise up and meet Fairview Street at a new signalized intersection at the west end of our property, just before the CN Railway spur line overpass. This proposal

(analogous to the path of De Pauls Lane east of Brant Street, and its signalized intersection with Fairview Street) presents a unique opportunity to: (i) extend and improve the overall road network in the area, (ii) relieve congestion at the intersection of Fairview & Brant, (iii) reclaim the existing embankment lands on City property along the north side of Fairview Street, in order to allow it to be incorporated into the City's Open Space and Natural Heritage network, and (iv) enliven a currently barren stretch of Fairview Street.

We applaud the work that the City has been doing to recognize the potential of this area for future high density development, particularly given its location along major transit networks, its proximity to downtown, its emerging status as "Midtown Burlington", and the relatively small impact such development in this area would have on the unique character of the historic downtown area and on other lower density residential neighbourhoods in Burlington.

We believe that the Preferred Concept for the Burlington GO Mobility Hub area put forward by Planning Staff at this time represents an excellent initial plan, but that much further work needs to be done to: (i) refine the proposed densities throughout the entire area, (ii) further study and improve the surrounding traffic network, (iii) determine the optimal requirements and configuration for the Parks / Open Space / Natural Heritage network and an equitable method to achieve this that does not place a disproportionate or unfair burden on any particular landowners, and (iv) examine all other opportunities to encourage desirable development in this area.

We look forward to continuing to work together with Planning Staff in the coming months to help formulate policies that will encourage future development of the Burlington GO Mobility Hub in accordance desirable planning objectives.

Yours very truly,

**RATHCLIFFE PROPERTIES LIMITED**

A handwritten signature in blue ink, appearing to read "Michael Tylman", with a stylized flourish extending from the end.

Michael Tylman  
President