

December 4, 2017

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

Attention: Amber LaPointe, Committee Clerk:

RE: City of Burlington Go Station Mobility Hubs Preferred Concepts (PB-76-17)
Emshih Developments- 901 Guelph Line, Burlington
OUR FILE: 1583D

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 area and included with the City's Burlington GO Mobility Hub Boundary in order to allow for the comprehensive development of the site as a ***Special Policy Area***. The inclusion of the Subject Lands within the Burlington GO Mobility Hub Boundary will enable the redevelopment of a unique mixed use community that includes residential, retail commercial and employment uses.

As noted in our last submission to the City on the Draft Official Plan, Emshih has been actively involved in the City's Official Plan Review process since 2012. Since that time they have undertaken considerable work, providing the City with a justified rationale supporting the request that the Subject Lands be removed from the City's Employment Land inventory through the City's employment land conversion review process and Municipal Comprehensive Review. Emshih has continued to rationalize that request through recent presentations and submissions to Council and staff related to the Official Plan Review process. A detailed chronology of presentations, meetings and submissions by Emshih related to the Subject Lands was set out in the June 29th letter. Additionally, we have appeared before Council to speak with respect to our client's request through the City's Official Plan Process at the Committee of the Whole workshop Meeting on April 6, 2017 and again at the Statutory Public Meeting on November 30, 2017. A copy of our most recent submission regarding the Official Plan is attached to this letter, for your information.

During our past meetings with planning staff we have illustrated that the Subject Lands and lands along Fairview Street between the current boundary of the Mobility Hub and the Subject Lands should be added to the Burlington GO Mobility Hub Area to reflect a linear hub. This additional land can add a single owned, large contiguous parcel at a gateway location with limited impacts and constraints for redevelopment. The analysis of the current land areas within the Mobility Hub to determine actual redevelopment yields appears to be based on limited assumptions and it is difficult to understand from the very brief summary documents, the actual assumptions and analysis that were utilized. From our review, there appear to be numerous constraints to achieving the growth targets within the existing

mobility hub area due to a number of factors including the significant fragmentation of land parcels and multiple ownerships of small parcels and the number of viable existing land uses and businesses that are highly unlikely to vacate or redevelop in the next ten years.

The Subject Lands are approximately 1200 metres from the actual Burlington GO station. Other sites proposed to be redeveloped within the current boundary are less distant but are also located at major intersection locations along Fairview (Fairview and Brant) and Plains Road (Plains Road and Brant) and require street crossings at these intersections to reach the station. Heights and densities are proposed at these locations from 19 storeys and up and these areas are adjacent to low density residential areas. The lands located at Brant and Prospect are proposed for significant redevelopment of up to 25 storeys and are also located over 1,000 metres from Burlington GO station and at least 1,600 metres from the Downtown Transit Station. The Subject Lands are well within a reasonable distance to the station and comparable to lands within other mobility hubs in relation to distance from the station area.

We strongly urge the Committee to direct staff to further reconsider the Subject Lands for conversion and inclusion within the Burlington GO Mobility Hub. In addition, we request that staff be directed to further consider the recommended policy approach of a Special Policy Area to create opportunities for a comprehensive site redevelopment on the Subject Lands that can meet several of the City's objectives rather than constrain the site for the next ten years.

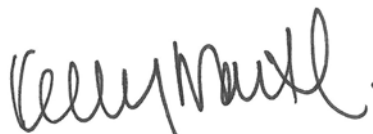
Please do not hesitate to contact me or Kelly Martel of this office with any question or comments on this matter.

Yours truly,

MHBC



Dana Anderson, MCIP, RPP
Partner



Kelly Martel, M.Pl
Planner

cc: Dr. Michael Shih, Emshih Developments
Mary Lou Tanner, City of Burlington
Andrea Smith, City of Burlington
Rosa Bustamante, City of Burlington

November 28, 2017

Amber LaPointe
Committee Clerk
Planning and Development Committee
City of Burlington
426 Brant Street, Box 5013
Burlington, ON
L7R 3Z6

Dear Ms. LaPointe:

**RE: City of Burlington Draft Official Plan – November 2017 Draft
Emshih Developments- 901 Guelph Line, Burlington
OUR FILE: 1583D**

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 designation to allow for the comprehensive development of the site as a **Special Policy Area** to enable the redevelopment of a unique mixed use community that includes residential, retail commercial and employment uses.

Previous Submissions and Comments to the City

As noted in our last submission to the City on the April Draft Official Plan, Emshih has been actively involved in the City's Official Plan Review process since 2012. Since that time they have undertaken considerable work, providing the City with a justified rationale supporting the request that the Subject Lands be removed from the City's Employment Land inventory through the City's employment land conversion review process and Municipal Comprehensive Review. Emshih has continued to rationalize that request through recent presentations and submissions to Council and staff related to the Official Plan Review process. A detailed chronology of presentations, meetings and submissions by Emshih related to the Subject Lands was set out in the June 29th letter.

As you know, on April 6, 2017, a detailed presentation was made at the Committee of the Whole Workshop meeting, with the following key points being expressed related to the Subject Lands:

- There are considerable transportation constraints as documented by the Ministry of Transportation, with regard to development of the site solely for office uses;
- Considerable effort has been made into creating a vision for the redevelopment of the site with the input of City staff, key stakeholders and residents;
- The Subject Lands' context lends itself to a redevelopment that has the potential to provide a unique opportunity for a new "modern" district with employment, residential, retail and

commercial uses, that will provide a higher ratio of jobs than what currently exists on the site and serve as a key gateway to the City;

- The April 2017 and now updated November 2017 Official Plan framework, which retains these lands for employment only uses [removing high-rise office development through the revisions to the site specific policy 8.2.4(3)(h)(i)], creates a restrictive framework that will stagnate development on this unique 6.4 ha (15.8 acre) site for at least a decade.

As noted in our earlier submission, we provided staff with details about the proposal and rationale for consideration of the Subject Lands for conversion. We further provided staff with a policy structure for how the opportunity for the site's inclusion in the mobility hub can and should be addressed. Our proposed mapping and policy wording would allow for the future development of the site to ensure a **minimum amount of employment** is incorporated in any future redevelopment and **enable several key City objectives** to be met including **sustainability and affordable seniors housing**. We have received no response from staff on these submissions. We have been further advised by staff that there will be no further changes to the draft November 2017 Official Plan without Council direction.

November 2017 Draft Official Plan

The updated draft Official Plan framework (November 2017) maintains the site in the Employment Growth Area and the Subject Lands are designated as **Business Corridor**. There have been no considerations of any changes to the Burlington GO Mobility Hub boundary as requested in our meetings and submissions to staff and Council.

At this time we wish to strongly reiterate the reasons why the Planning and Development Committee should direct staff to provide an alternative policy approach which permits the conversion of the lands and allows for an amendment to the Plan subject to a set of performance measures.

- The subject lands can be readily developed as a gateway site to the City, and as part of the Burlington GO Mobility Hub, with a mix of uses (employment, residential, retail) to create a compact mixed-use site;
- The proposed comprehensive redevelopment of our client's lands, given their size, offers the ability to provide a minimum amount of employment uses with other uses which can be set out as conditions required for the development of the larger site.
- The site offers the opportunity to convey a percentage of units for seniors housing and affordable housing and there have been active discussions with the current President of Habitat for Humanity (Halton Peel) as to how to implement affordable housing through the redevelopment;
- Burlington Green remains as a strong supporter of the site for a mixed use redevelopment that can achieve a level of sustainability unmatched by any other site in the City.
- The subject lands should be considered as a "*Special Policy Area*" within the context of the Burlington GO Mobility Hub. From our review of the Burlington GO Mobility Hub information, there appear to be significant constraints to development and we seriously question the ability to redevelop the lands within the current boundary to meet the minimum growth targets given the servicing constraints, land fragmentation and existing uses within the area.

We strongly urge the Committee to direct staff to further reconsider the Subject Lands for conversion. In addition, we request that staff be directed to further consider the recommended policy approach to create opportunities for a comprehensive site redevelopment on the Subject Lands that can meet several of the City's objectives rather than constrain the site within the restrictive employment policy framework currently proposed.


Please do not hesitate to contact me or Kelly Martel of this office with any question or comments on this matter.

Yours truly,

MHBC

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

Dana Anderson, MCIP, RPP

A handwritten signature in black ink, appearing to read 'Kelly Martel', with a stylized, cursive script.

Kelly Martel, M.Pl

cc: Dr. Michael Shih, Emshih Developments
Mary Lou Tanner, City of Burlington
Andrea Smith, City of Burlington