



Dear Andrea,

November 21, 2017

First of all, thank you for your direction. I appreciate your perseverance and great efforts in heading up the new official plan, not an easy task. I am so excited and proud to be part of the future Burlington and I hope to be a positive part in the creation of a vibrant downtown Burlington.

I have had many opportunities to speak to many new comers who have chosen to move to Burlington from all over Canada and the world. This city is truly a gift to Canada.

After reviewing the Draft Official Plan for the City of Burlington, dated November 2017 I am disappointed that the City is not going to permit development and a mix of housing forms in the St. Luke's Precinct. In my opinion this is a huge missed opportunity. St. Luke's is adjacent to the downtown and my properties are within the Urban Growth Centre Boundary but the proposed policies do not allow for growth and redevelopment on my properties.

I would request that staff consider providing a site specific policy permitting townhouses on the properties known municipally at **466 and 470 Nelson Street**. **466 Nelson Street** is at the edge of the St. Luke's precinct and backs onto a Hydro corridor and is therefore a suitable location for townhouses. My intention is to maintain the historic home but I would like to redevelop the remaining lands. Building complete communities includes providing for a range of housing types and townhouses are a reasonable transition from the intensification of the Mobility Hub development to the low density residential neighbourhood of St. Luke's precinct. I respectfully request that a policy be included to allow for townhouse development as a transition from one area to the next specifically to permit them along Neighbourhood Connector streets. Here are two examples of what I am contemplating along Elgin Street which would require 3 ½ story zoning.



As the landowner of **1359 Elgin Street** I am disappointed that the only permitted use for this property is the existing uses and that there are no policies permitting the intensification of the property through the expansion of the existing uses including provisions to add any additional stories to the existing building. I respectfully request that staff consider adding policies that permit the redevelopment of the existing low-rise apartment buildings in the St. Luke's Precinct and allow them to achieve a maximum of 5-stories. It is my opinion that this is appropriate and reasonable infilling and redevelopment that is consistent with the neighbourhood and will not negatively impact the stability of the neighbourhood. This is an example of what I am looking at building for this property.



Thank you for reading my thoughts on Elgin Street,

Maurice Desrochers

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