



# BOUSFIELDS INC.

PB-14-18  
505-08  
delegation correspondence

Project No.: 18P550

March 1, 2018

**Sent VIA EMAIL**

Amber LaPointe  
Planning & Development Committee  
City of Burlington  
426 Brant Street  
Burlington, ON L7R 3Z6

**Re:    *Item 2.1 of the February 27, 2018 Planning & Development Committee  
City of Burlington – Proposed New Official Plan (PB-14-18)  
40, 46, 50, 62, 66 & 70 Plains Road East  
1053, 1057, 1063 Waterdown Road & 2 Masonry Court***

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We are the planning consultants with respect to the above-noted properties (herein referred to as the “Plains Road lands” and the “Waterdown Road lands”). On behalf of the ownership group (Infinity Development Group), we request that the Planning & Development Committee consider the following comments on the proposed Official Plan, as it applies to the subject sites.

**Schedules**

We are supportive of the proposed Official Plan’s designation of both the Plains Road lands and Waterdown Road Lands as *Mixed Use Nodes & Intensification Corridors* within the Aldershot GO *Mobility Hub* on Schedule B, as well as the designation as *Primary Growth Area* on Schedule B-1. However, the proposed Official Plan designates the Waterdown Road Lands as *Urban Corridor – Employment Lands* on Schedule C. In our opinion, a more appropriate land use designation for the Waterdown Lands is *Urban Corridor*.

**Comment:**

We respectfully request that the proposed Official Plan be modified to change the designation of the Waterdown Road Lands to *Urban Corridor*.

### **Mobility Hub Policies**

Policies 8.1.2(1)(i)(j) and (o) state objectives within Mobility Hubs to: maintain existing and encourage new *employment* functions and uses, provide mid-rise and tall building forms, and enhance the existing physical character of Established Neighbourhood Areas. In our opinion, these policies should be expanded to provide additional flexibility for the future development of Mobility Hubs.

#### **Comment:**

We respectfully request that the proposed Official Plan modify policies 8.1.2(1)(i)(j) and (o) to: encourage the retention of existing *employment* functions and uses where feasible, provide low-rise, mid-rise and tall buildings where appropriate, and describe how the existing physical character of established neighbourhood areas will be enhanced.

### **Mixed Use Nodes and Intensification Corridors Policies**

#### **Comment:**

We respectfully request that the proposed Official Plan modify policy 8.1.3(1)(g) to describe how the physical character of the neighbourhoods will be enhanced.

### **Urban Corridors Policies**

Section 8.1.3(7.2) provides the policies for the *Urban Corridors* designation. Policies 8.1.3(7.2) e), f), g), i), and j) specifically prohibits ground-oriented dwellings within Mobility Hubs, provides a maximum floor area ratio of development of 2.0:1, prescribes a maximum build height of 6-storeys, requires retail and service commercial uses and other pedestrian-oriented uses on the ground floor of office or residential buildings, and requires mixed use buildings containing retail and service commercial uses at grade for sites within Mobility Hubs.

In our opinion, these policies should be expanded to provide additional flexibility and allow for a more fulsome and detailed review through the required area-specific plan for the Mobility Hubs.

Comment:

We respectfully request that the proposed Official Plan modify policies 8.1.3(7.2) e), f), g), i), and j) to: allow ground-oriented dwellings in accordance with the criteria established in d) for Mobility Hubs, not prescribe a maximum floor area ratio or maximum building height but instead permit low rise and mid-rise buildings as well as tall buildings at certain appropriate locations determined through the required area-specific plan, and to allow stand alone buildings at appropriate locations determined through the required area-specific plan..

**Urban Corridors-Employment Lands Policies**

Comment:

We respectfully request that the proposed Official Plan be modified to change the designation of the Waterdown Road Lands to *Urban Corridor*.

**Implementation & Interpretation Policies**

Comment:

We respectfully request that policy 12.1.3(3)n) be modified for the Plains Road lands and the Waterdown Road lands to state that the retention of employment uses within the mobility hubs will be supported where feasible.

In summary, thank you for the opportunity to comment on the proposed Official Plan. We respectfully request that the Planning & Development Committee consider the proposed modifications for the subject sites. Also, we request to be notified of the City's decision and all future meetings related to the proposed Official Plan.

Should you require any additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Bousfields Inc.**



David Falletta, MCIP, RPP

/DF:jobs

cc. Infinity Development Group (via e-mail)

A. Smith, Policy & Research, City of Burlington (via e-mail)