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Delegation correspondence

February 27, 2018

Mayor Goldring and Members of Council
City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

Dear Mayor Goldring:

**957 & 960 CUMBERLAND AVENUE - CEDAR SPRINGS RACQUET CLUB - PREVIOUS
CONVERSION REQUEST AND CURRENT SITE-SPECIFIC POLICY WORDING REQUEST -
GROW BOLD OFFICIAL PLAN**

We are the planning consultants retained by the current Owner to review the both 957 and 960 Cumberland with respect to the proposed Grow Bold Official Plan. Accordingly, please accept these comments as part of the formal public record for the February 27, 2018 public meetings under the Planning Act.

To recap, these properties were proposed and considered as part of the City-wide employment land designations and needs exercise, and the assessment of conversion requests. In addition, we submitted a letter to staff on July 28, 2016, on behalf of the current Owner to clarify and update the request for these lands. This included the vision by the Owner to develop a 6-8 storey condominium apartment building with between 60 and 90 units, with a focus on the lands covered by the existing, legally permitted fitness and racquet facility at 957 Cumberland. Our review of the February 2018 version of the draft Official Plan shows that these lands are proposed to be designated as "Business Corridor", and that no site-specific policy wording is proposed in the text of the document. Accordingly, we write to once again respectfully ask for Council's consideration of this request.

Given where we are in the process, our preferred approach is to recommend (and hopefully have adopted) a site-specific policy for these lands. Such policy could be directed to staff through a motion at the public meeting, and should include the following wording:

Notwithstanding other policies of this plan, a freestanding fitness and racquet club shall be permitted on property located on the west side of Cumberland Avenue, south of South Service Road, and identified as 960 Cumberland Avenue. In addition, parking for this facility may be located off-site at 957 Cumberland Ave. In connection with the permitted fitness and racquet club use, a free-standing residential building may also be permitted.

Given that Council directed the additional public meetings to allow for further public consultation, we are taking this opportunity to re-iterate our position that this request does not represent a formal employment conversion, as the existing facility is legally permitted and will remain. As such, the land use and general level of employment currently provided through office, administration, support and training staff (amongst others) will continue. The introduction of a residential use in connection with the existing facility represents a potential evolution of that use.

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In addition, we note the current permission in both the Official Plan and Zoning By-law for a hotel use. With this in mind, the introduction of a residential use on the lands, associated and in connection with the permitted fitness and racquet facility, would not introduce a more sensitive land use. In each case, measures can be taken through the current noise guideline document NPC-300 and/or construction and site design measures to address typical land use compatibility issues such as noise, odour and vibration. The ability to deal with these issues can thus be managed through subsequent planning processes.

Thank you very much for reviewing and considering this submission.

A handwritten signature in black ink, consisting of a series of connected loops and a final upward stroke.

Mike Crough RPP MCIP
Senior Planner