



April 23, 2018

251-17

Via Email & Delivered

Members of the Planning and Development Committee
c/o Ms. Amber LaPointe, Committee Clerk

City of Burlington
426 Brant Street, P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Members of the Planning and Development Committee,

**RE: Draft Official Plan
814 Guelph Line, Burlington**

On behalf of the owner, Leggat Auto Group, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the Draft Official Plan as it relates to the subject property municipally known as 814 Guelph Line, Burlington.

The subject property is currently designated "Mixed Use Corridor-Employment" on Schedule B of the Official Plan. This designation permits motor vehicle dealerships and a maximum height of six (6) storeys (except for industrial uses).

The subject property is currently zoned Mixed Use Corridor "MXE" in the Zoning By-law 2020. This zoning designation permits a range of automotive uses, including motor vehicle sales and motor vehicle service stations, and a maximum height of six (6) storeys (except for automotive uses).

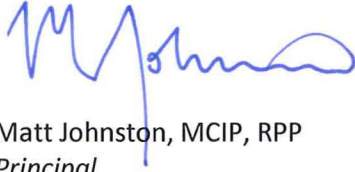
As you know, UrbanSolutions submitted a letter regarding the proposed changes to the Draft Official Plan on November 27, 2017. Further revisions to the proposed plan were released on February 7, 2018 and March 28, 2018.

The fourth version of the Draft Official Plan proposes to change the land use designation of the subject property to "Urban Corridor-Employment Lands" allowing office uses and automotive commercial uses, including large-scale motor vehicle dealerships existing on the date the Plan comes into effect. Storage uses are not indicated as a permitted use.


This designation permits a maximum building height of six (6) storeys, which may be required to be terraced back from the street. Given the location of the property and the surrounding land uses, UrbanSolutions respectfully request that a site-specific policy for the subject lands be included in the Official Plan, permitting a height of 20+ storeys.

We thank you for your consideration. Please provide written notice of the decision.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MIES
Planner

cc: Ms. Mary Lou Tanner, MCIP, RPP, Deputy City Manager
Mr. Bill Janssen, MCIP, RPP, Interim Director of City Building – Planning, Building & Culture
Mr. Brian Leggat, Leggat Auto Group
Mr. Sergio Manchia, MCIP, RPP, UrbanSolutions Planning & Land Development Consultants Inc.



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City of Burlington
426 Brant Street, P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Members of the Planning and Development Committee,

**RE: Draft Official Plan
805 Walkers Line, Burlington**

On behalf of the owner, Leggat Auto Group, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the Draft Official Plan as it relates to the subject property municipally known as 805 Walker's Line, Burlington.

The subject property is currently designated "General Employment" on Schedule B in the existing Official Plan and is currently zoned General Employment "GE1" in the Zoning By-law 2020.

As you know, UrbanSolutions submitted a letter regarding the proposed changes to the Draft Official Plan on November 27, 2017. Further revisions to the proposed plan were released on February 7, 2018 and March 28, 2018.

The fourth version of the Draft Official Plan process proposes to retain the land use designation for the subject lands as "General Employment" allowing automotive commercial uses including large scale motor vehicle dealerships, storage, and office uses. A range of building heights and development intensities are permitted in areas designated as General Employment.

We thank you for your consideration. Please provide written notice of the decision.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MES
Planner

cc: Ms. Mary Lou Tanner, MCIP, RPP, Deputy City Manager
Mr. Bill Janssen, MCIP, RPP, Interim Director of City Building – Planning, Building & Culture
Mr. Brian Leggat, Leggat Auto Group
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City of Burlington
426 Brant Street, P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Members of the Planning and Development Committee,

**RE: Draft Official Plan
629 Brant Street, Burlington**

On behalf of the owner, Leggat Auto Group, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the Draft Official Plan as it relates to the subject property municipally known as 629 Brant Street, Burlington.

The subject property is currently designated "Mixed Use Corridor-General" on Schedule B in the Official Plan. Further, the subject property is subject to the Downtown Core Precinct policies of the Official Plan, as indicated on Schedule E, that permit commercial activities including service and retail uses and a maximum height of four (4) storeys.

The subject property is currently zoned Mixed Use Corridor "MXG-239" in the Zoning By-law 2020, which was approved on December 4, 2000. This zoning designation permits Motor Vehicle Sales and Service Establishments, and a maximum height of six (6) storeys (except for automotive uses).

As you know, UrbanSolutions submitted a letter regarding the proposed changes to the Draft Official Plan on November 27, 2017. Further revisions to the proposed plan were released on February 7, 2018 and March 28, 2018.

The fourth version of the Draft Official Plan proposes to change the land use designation of the subject property to "Urban Centre". Schedule D indicates that the subject lands are within the Downtown Urban Centre. Further, according to Schedule B of the Draft Official Plan, the subject property is proposed to be subject to the Downtown Mobility Hub and Downtown Core Precinct area-specific policies. Under this proposed policy framework, the subject property would be permitted a maximum height of twelve (12) storeys, with the potential for a maximum of seventeen (17) storeys, subject to a site-specific Zoning By-law Amendment. Automotive commercial and storage uses are not indicated as permitted uses in the Downtown Core Precinct.

Given the existing permission for motor vehicle sales and service establishments within the "MXG-239 Zone" and the existing use of the subject property as such, and in keeping with the City's practice for other motor vehicle dealerships, on behalf of the owner, Leggat Auto Group, UrbanSolutions respectfully request that a site-specific policy for the subject lands be included in the Draft Official Plan, wherein automotive commercial uses including motor vehicle dealerships, and storage uses are permitted. Moreover, given the precedent established by the recent approval of a 23 storey development at 421-431 Brant Street, we request that the subject property be considered for additional height. We believe that this site would be appropriate for a maximum height of 25 storeys.

We thank you for your consideration. Please provide written notice of the decision.

Regards,

UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MES
Planner

cc: Ms. Mary Lou Tanner, MCIP, RPP, Deputy City Manager
Mr. Bill Janssen, MCIP, RPP, Interim Director of City Building – Planning, Building & Culture
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City of Burlington
426 Brant Street, P.O. Box 5013
Burlington, ON L7R 3Z6

Dear Members of the Planning and Development Committee,

**RE: Draft Official Plan
2207 Fairview Street, Burlington**

On behalf of the owner, Leggat Auto Group, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit this letter regarding the Draft Official Plan as it relates to the subject property municipally known as 2207 Fairview Street, Burlington.

The subject property is currently designated "Mixed Use Corridor-Commercial" on Schedule B in the Official Plan, while it is zoned Mixed Use Corridor "MXT" in the City of Burlington Zoning By-law 2020. It is our understanding that the use of the subject lands as a Motor Vehicle Sales and Service Establishment is a legally established non-conforming use.

As you know, UrbanSolutions submitted a letter regarding the proposed changes to the Draft Official Plan on November 27, 2017. Further revisions to the proposed plan were released on February 7, 2018 and March 28, 2018.

The fourth version of the Draft Official Plan proposes to change the land use designation of the subject property to "Urban Corridor" in Schedule C allowing automotive commercial uses, including large-scale motor vehicle dealerships that existed on the date the Plan comes into effect, and office uses. Storage uses and financial institutions are not indicated as permitted uses.

Further, Schedule B of the Draft Official Plan indicates that the subject lands are proposed to be included in the Burlington GO Mobility Hub. As outlined in the City of Burlington Staff Report No. PB-76-17 presented at the December 4, 2017 Planning and Development Committee of Council meeting, the preferred concept for this Mobility Hub designates the subject property as "Mixed Use 2" Mid High Scale Intensity with a maximum building height of 12-19 storeys.


Given the existing use of the property which includes storage, on behalf of the owner, Leggat Auto Group, UrbanSolutions respectfully request that a site-specific policy for the subject lands be included in the Draft Official Plan, wherein financial institutions and storage uses are permitted. Moreover, given the objectives of the Mobility Hub and the precedent established by the approval of the 18-24 storey Paradigm condominiums development adjacent to the GO station, which has the same designations as the subject lands, we request that the subject property be considered for additional height of 20 to 30 storeys. This gradation in height is supportive as the tallest buildings are located adjacent to the rail corridor wherein height is reduced as it transitions south towards Fairview Street.

We thank you for your consideration. Please provide written notice of the decision.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Amber Lindsay, MES
Planner

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Mr. Bill Janssen, MCIP, RPP, Interim Director of City Building – Planning, Building & Culture
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