



FOTHERGILL PLANNING & DEVELOPMENT INC.

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January 10, 2020

Ms. Jo-Anne Rudy
Clerks Department
City of Burlington
426 Brant St.
Burlington, ON L7R 2G2

Dear Ms. Rudy:

**Re: Public Meeting - Burlington Interim Control By-law Land Use Study
- 2070 and 2090 Queensway Drive, Burlington**

From a review of the material, the report and draft official plan amendment and zoning by-law prepared by staff with respect to the Interim Control By-law, we note that the planning documents retain a General Industrial designation on the above properties. It is understood that given the existing planning policy regime, Industrial conversions can only be considered under special circumstances.

It is worthy of note that following such a review by the City in 2016, the site was one of the properties that was recommended for consideration of a Mixed Use designation as opposed to General Employment. We understand that position has been forwarded to the Region and is still under review at this time.

Therefore, we understand the limitations through this exercise of changing the General Industrial designation on these properties. However, we wish to make this submission to staff and Council to remind them of the previous support for the conversion of these two sites.

Consideration for a mixed use, more intensive form of development on this property is supported by the reasons provided in earlier documentation and report submitted to Council. This support appears to be consistent with many of the findings of the current study which suggest that development near the GO Station should be subject to the highest level of intensification.

We believe that it is appropriate to ultimately put in place policies on these properties that are similar to those being considered for the lands bounded by the CN line, Fairview Street, Brant Street and Drury Lane, given the proximity of the site to the GO Station and a location immediately adjacent to the GO Station parking structure, which is part of the GO Station infrastructure.

We would like to express a concern with Policy 7.2.1(g) which states that one of the objectives for providing guidance to development applications within an MTSA is:

"(g) To maintain existing and encourage new employment functions and employment uses which are compatible with other others and serve to make each MTSA an employment destination within the City."

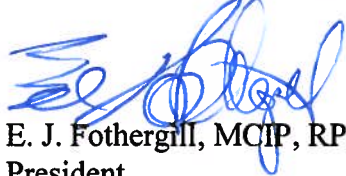
While that is a generally supportable provision, we would not want to see reliance on that policy undermine work that has been completed to date which have supported the conversion of the properties at 2070 and 2090 Queensway Drive. A strict interpretation of this policy could lead to a position which is inconsistent with previous recommendations made by staff with respect to this site.

In order to recognize the potential of this property, it is recommended that the proposed Official Plan be amended to note that the consideration of the establishment of Mixed Use designations on lands north of the rail line, south of Queensway Drive, between Brant Street and existing residential development, may provide further intensification opportunities and will be subject to further review. This could either be included at the end of Policy 7.2.3 or as a separate policy addition to Policy 7.2.3.2.

Thank you very much for your consideration.

Sincerely,

FOTHERGILL PLANNING & DEVELOPMENT INC.



E. J. Fothergill, MCIP, RPP
President

c.c. Mr. Don Meehan, Mr. Brad Wilson, Mr. John MacNamara, Ms. Rosa Bustamante