

January 28, 2020

VIA E-MAIL

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

Attn: Mayor Meed Ward and Members of Council
c/o Jo-Anne Rudy, Committee Clerk

Dear Mayor and Members of Council:

**RE: Interim Control By-law Study and Proposed Official Plan and Zoning By-law
Amendments (Report No. PL-01-20)
Bull Moose Tube
2170 Queensway Drive**

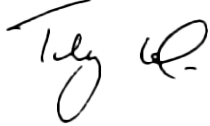
We are writing on behalf of Bull Moose Tube, owners of 2170 Queensway Drive, in relation to the Interim Control By-Law (ICBL) Study. Our client's property is located within the Burlington GO Major Transit Station Area (MTSA) and is affected by the ICBL Study (see attached map).

We are writing in support of the policy direction to make the Burlington GO MTSA the primary focus area for transit-supportive development and intensification in the City. The Burlington GO MTSA is well served by transit, is centrally located and growth can be supported by existing and planned infrastructure, therefore it is an appropriate primary growth area. In order to achieve this growth, it is important that appropriate policies in relation to height, density and land uses are created. It is our opinion that the site-specific height and built form policies proposed for the lands south of the rail corridor and bounded by Brant Street, Fairview Street and Drury Lane, are insufficient for a MTSA. The heights proposed for this area are not consistent with the policy direction that the Burlington GO MTSA be the primary focus for intensification in the City. In our opinion, the heights proposed in the Burlington GO Mobility Hub Draft Precinct Plan, which were developed in July 2018 in consultation with the public, are more appropriate for the area. We ask that Council and staff reconsider the proposed Burlington GO MTSA site-specific height and built form policies, to permit increased building heights to allow the Burlington GO MTSA to better

function as the primary focus area for transit supportive development and intensification in the City.

Sincerely,

KORSIAK URBAN PLANNING



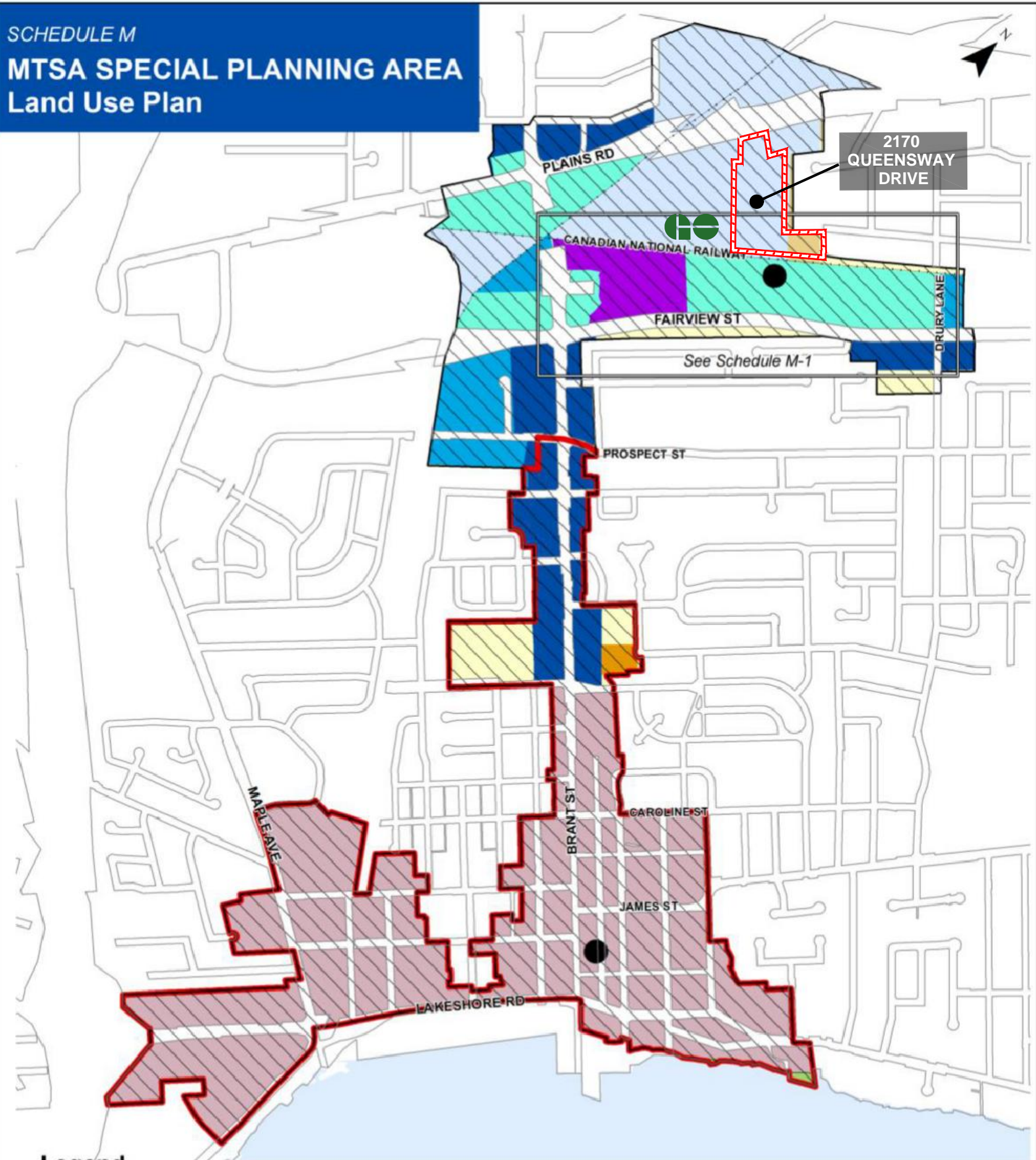
Terry Korsiak, MA, MCIP, RPP

CC: Jamie Tellier, Interim Director & Chief Planner, City of Burlington (e-mail)

Sushmit Patel, Bull Moose Tube (e-mail)

**MTSA SPECIAL
PLANNING AREA
PROPERTY CONTEXT
MAP**
2170 Queensway Drive

**SCHEDULE M
MTSA SPECIAL PLANNING AREA
Land Use Plan**



Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Regional Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Greenlands
- Downtown Urban Growth Centre Boundary
- MTSA Special Planning Area
- Major Transit Station
- Mixed Use Corridor - Employment

SCALE 1:15,500

OCTOBER 2019

SCALE NTS

January 8, 2020



KORSIAK Urban Planning

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