



PL-33-20
CPRM August 11, 2020

August 5, 2020

Mayor and Members of City Council
City of Burlington
426 Brant Street
Burlington, ON L7R 2G2

VIA EMAIL ONLY TO: Kevin Arjoon, City Clerk

Dear Mayor Meed Ward and Members of Burlington City Council:

RE: REPORT PL33-20 – URBAN GROWTH CENTRE

Niagara Planning Group (NPG) Inc. has been retained by the owners of 789 and 795 Brant Street in the City of Burlington. We are working with the owners of these two properties to provide feedback and input to the City's process entitled "Taking a Closer Look at the Downtown" and the reports released in June 2020 (PL16-20 and associated appendices) as part of the review of Downtown Burlington. We are in the process of preparing a letter to the City of Burlington on the reports released in June 2020 as they relate to our client's properties. Those comments will be forwarded in a separate letter to the City prior to August 28, 2020.

We also reviewed the staff report regarding the proposed changes to the Urban Growth Centre in the City of Burlington (PL33-20) which was released on July 31, 2020. The report recommends defining the Burlington GO Station as the City's Urban Growth Centre and removal of the Major Transit Station Area designation for downtown Burlington. We note that there is no map provided of the proposed Urban Growth Centre boundary at the Burlington GO Station in report PL33-20. In our research, we identified work in progress by the City that identifies the boundary of the Burlington GO Mobility Hub; this boundary excludes our client's property as it terminates on the north side of Prospect Street (our client's property is at the southeast corner of Brant Street and Prospect Street).

We are writing to advise that there are unresolved issues related to the City's ongoing work and the two reports create questions that we believe need to be answered in order for us to provide advice and commentary on behalf of our clients. These questions include, but are not limited to, the following:

1. What is the City's boundary of the City's proposed Burlington GO UGC? How will this be communicated to property owners so that feedback may be provided?
2. If the City proceeds with the recommendations in Report PL33-20, what will be the status and next steps of Report PL16-20? Will the land use designations, heights, densities and policies remain as outlined in the report by SGL? Will those policies and mapping be carried forward into the City's Official Plan?
3. If the City is removing the Urban Growth Centre designation from downtown Burlington as well the downtown Burlington MTSA designation, what will be the planned density for the current downtown area as defined in the City's Official Plan?

It is our view that the City needs to provide mapping of its proposed Burlington GO UGC Boundary in order for informed feedback and commentary by property owners. We believe there is merit in the entire corner of Brant and Prospect to be included in the Urban Growth Centre, including our client's two properties. However, the boundary delineation needs to be proposed together with the City's rationale so that feedback may be provided through a public process. The current report is theoretical responding to direction from City Council. For impacted landowners, such as our clients, the outcome and implications for their properties remain unclear. For these reasons, we have significant concerns regarding the City's report and its process in planning for downtown Burlington.

Beyond the specific issues with Report PL33-20, we will be providing commentary on behalf of our clients on Report PL16-20 (and the associated appendices). With regard to Report PL33-20, we request:

1. Deferral of the report until a proper delineation of the proposed Burlington GO UGC is available and a public process to provide commentary and feedback is completed;
2. Inclusion of the entire Brant/Prospect intersection in the proposed Burlington GO UGC/MTSA including both properties known as 789 and 795 Brant Street;
3. Responses to the specific questions outlined above in this letter.

We will be communicating the above concerns to Halton Region as input into the Region's Municipal Comprehensive Review. We request notice of all decisions related to this report, the Burlington Downtown UGC and MTSA, as well as the Burlington GO MTSA/proposed UGC.

Sincerely,

John Henricks, MCIP, RPP
President
Niagara Planning Group (NPG) Inc.

Copies: Heather MacDonald, MCIP, RPP, City of Burlington
Curt Benson, MCIP, RPP, Region of Halton