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January 10, 2022

Councillor Kevin Galbraith, Chair
Council Members
Community Planning, Regulations and Mobility Committee
City of Burlington
426 Brant Street, Burlington, ON L7R 3Z6

jo-anne.rudy@burlington.ca

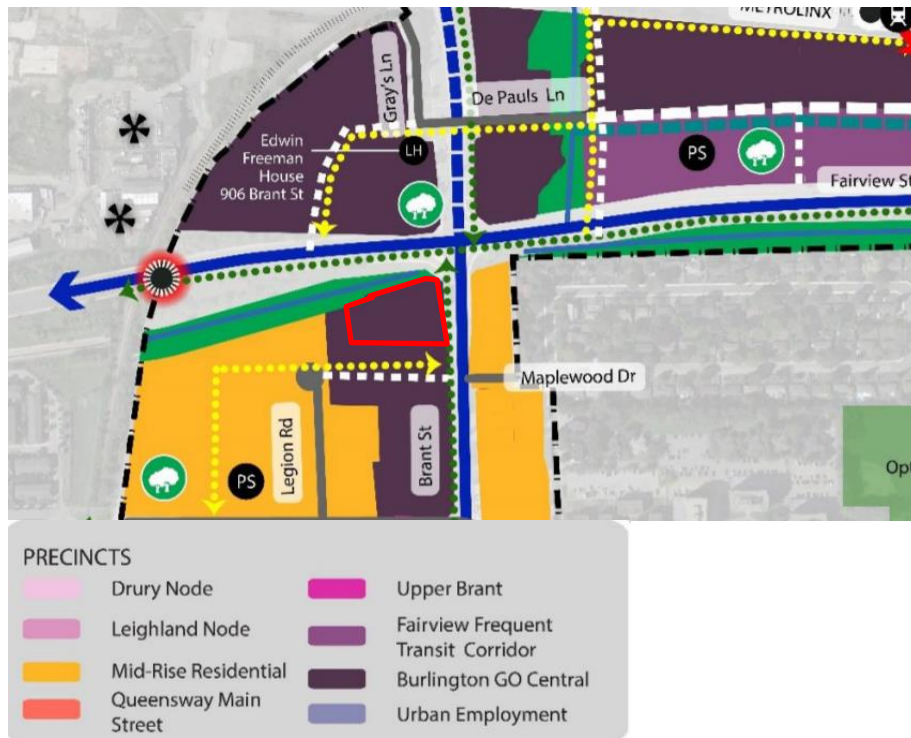
Dear Chair Galbraith and Members of Council:

**RE: Agenda Item 5.2: Major Transit Station Area (MTSA) Area-Specific Recommended Preferred
 Precinct Plan (PL-02-22)
 850 Brant Street, Burlington
 Ford Leggat Dealership
 OUR FILE: 21143C**

850 Brant Properties Inc. is the landowner of 850 Brant Street in the City of Burlington. The lands are currently the site of the Leggat Discovery Ford dealership, but are being considered for future redevelopment. Our client wishes to provide initial comments on the new staff report titled 'Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans' which endorsed in principle the recommended Preferred Precinct Plans for the Burlington GO MTSA.

Background:

On October 8th, 2021, the City of Burlington released the Burlington GO Preliminary Preferred Precinct Plan. The Preliminary Preferred Precinct Plan expanded the MTSA boundary to include the area below, as per the area identified in ROPA 48. The Preliminary Preferred Precinct Plan reaffirms that the tallest buildings are still to be focused in close proximity to the GO station and along the railway and Brant Street (Burlington GO Central Precinct). More specifically, the Burlington GO Central Precinct is the preeminent destination for Major Office, affordable housing, and urban format retail with the tallest buildings (maximum 30 storeys) close to the GO. Along the west side of Brant Street, a maximum podium height of 6 storeys is envisioned along the street to appropriately transition from the Upper Brant Precinct. The Burlington GO Central precinct will be planned to accommodate major office employment.

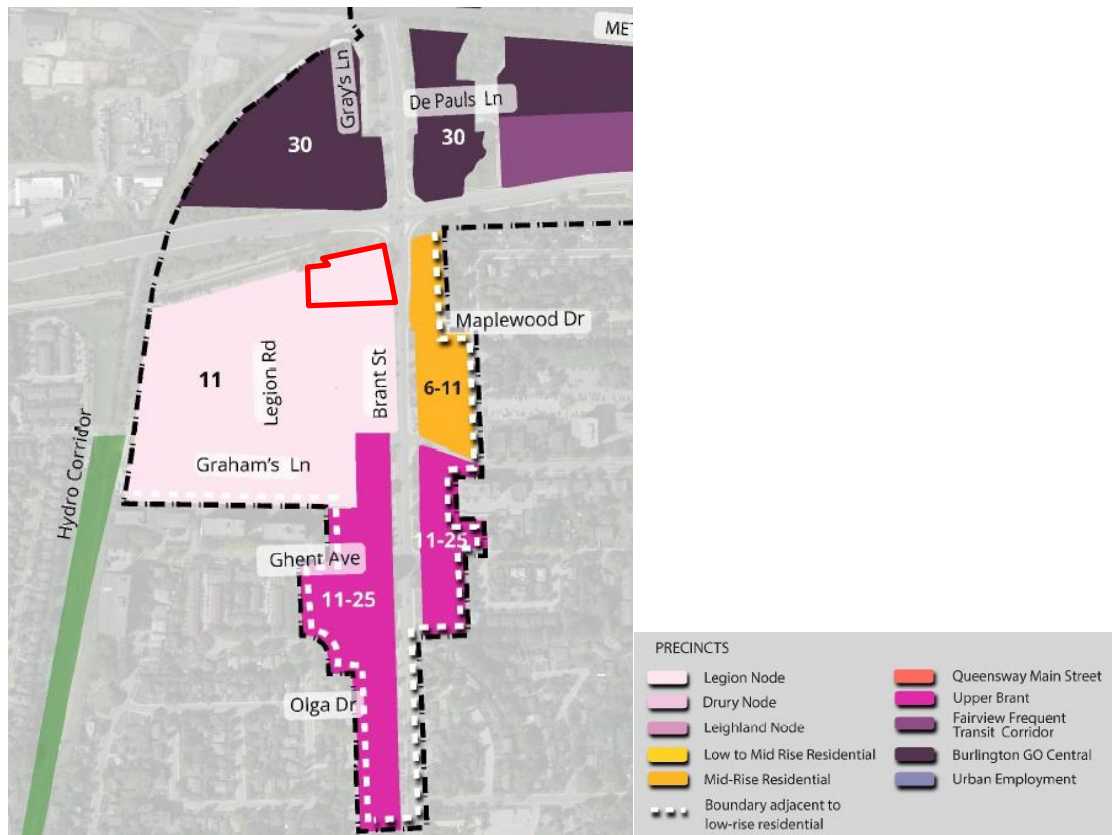


The Recommended Preferred Precinct Plans contains a number of changes from the Preliminary Preferred Precinct Plans released on October 5th, 2021. These changes including the following which will affect the development potential of the site:

- The Downtown Burlington Urban Growth Centre and the Burlington GO MTSA area are now identified as the Burlington Junction;
- Creation of a new Legion Node at the corner of Brant Street and Fairview Street and including the area located around Legion Road and Graham's Lane. The Legion Node Precinct is identified as a community hub to support a concentration of community facilities and potential location for affordable housing. The Subject Lands are now located in this Node Precinct.

Staff also state that the recommended Preferred Precinct Plan for the Burlington Junction MTSA responds strongly to the feedback received about the need for place making and the introduction of amenities.

The recommended Preferred Precinct Plans identify a range of uses and heights which are envisioned to be included within each of the precincts to achieve the vision of complete communities. Below is an excerpt of the Recommended Preferred Precinct Plan which shows that the Subject Lands are now located in the Legion Node and the maximum permitted heights.



The Legion Node will accommodate Low, Mid-Rise and Tall Buildings with Community Hub function including a wide range of public service facilities, commercial uses with affordable housing. Parts of this precinct were created as a result of Employment Land Conversions, and will therefore require a replacement of the jobs previously located within those parcels. The Height Range in this area is now listed as a minimum of 3 storeys and a maximum height of 11 storeys, with appropriate transitions to open spaces, Graham's Lane and existing residential outside of the MTSA boundary.

Additional heights may be considered where it is determined that such heights will enable the provision of elements that will contribute to the creation of complete communities within these areas and beyond, including elements such as affordable housing. The Legion Node Precinct also requires policy direction for block planning for future development plans. Changes to the plan with respect to precinct boundaries, heights, and uses may be required as a result of on-going technical work and the development of the area specific plans.

While the Leggat dealership is currently in operation, consideration for redevelopment of this key corner/intersection within the Urban Growth Centre is occurring. As such, we offer the following comments:

1. Maximum Height

The Legion Node is exceptionally deep in comparison to other nodes along Brant Street, we would request consideration that the portions along Brant Street and especially the southwest corner of Brant and Fairview Street be re-examined for additional height given its proximity to the corner and GO station and also in consideration to the fact that there are no lower density residential

neighbourhoods in close proximity to the subject lands. We note that the Node to the south has permissions for 11-25 storey heights, and to the north 30 storeys. The site context and location provides opportunity for the subject lands to be looked at heights similar to those on the north side of the Brant and Fairview intersection. At a minimum, a height range for the portion of the node in proximity to Brant Street and at the corner of Brant and Fairview should be considered as part of the directions.

We will continue to follow this process and provide additional comments as the project moves forward. We would be pleased to participate in any further consultation or opportunities to have meetings between the City and other landowners and stakeholders.

Yours truly,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

cc. C.Rauscher, M.Vernooy