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Project: QB.BU

VIA EMAIL

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Community Planning, Regulation and Mobility Committee
City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

Re: 2070 and 2080 Queensway Drive – Burlington GO MTSA Recommended Preferred Plan

SGL Planning & Design Inc. represents 2080 Queensway Building Inc., the owners of lands located at 2070 and 2080 Queensway Drive (the subject site). The subject site is a large site located between two railways and situated between 200 and 400 metres from the north access to the Burlington GO Station. The site has frontage onto Brant Street, which is limited to pedestrian access only. It is located approximately 280 metres from the closest low-rise residential neighbourhood.

In November 2021, we provided comments on the City's Preliminary Preferred Precinct Plan for the Downtown Burlington UGC/Burlington GO MTSA. The Preliminary Preferred Plan identified the subject site as Mid-Rise Residential, a designation intended to act as a transition zone to existing low-rise neighbourhoods and provide housing forms at a lower scale and intensity. Our comments and discussion with City Staff highlighted the subject site should instead be identified as part of the Burlington GO Central Precinct. The subject site provides a very good opportunity for higher density development in proximity to the GO Station, with no impact from shadowing or overlook on any nearby residential areas.

The City's Final Interim Report was released in December 2021, presenting the Recommended Preferred Precinct Plan for the Downtown Burlington UGC/Burlington GO MTSA. The updated plan includes the subject site within the Burlington GO Central Precinct (**Figure 1**).

We would like to thank City Staff for taking our previous comments into consideration and changing the proposed designation of the subject site. The subject site's proximity to the GO Station and separation from existing low-density neighbourhoods positions it well for high density uses. As noted on **Figure 1**, there is potential to develop a new north-south street, active transportation connections and public open space.

Redevelopment of the site also offers the opportunity to enhance pedestrian connections to Brant Street.

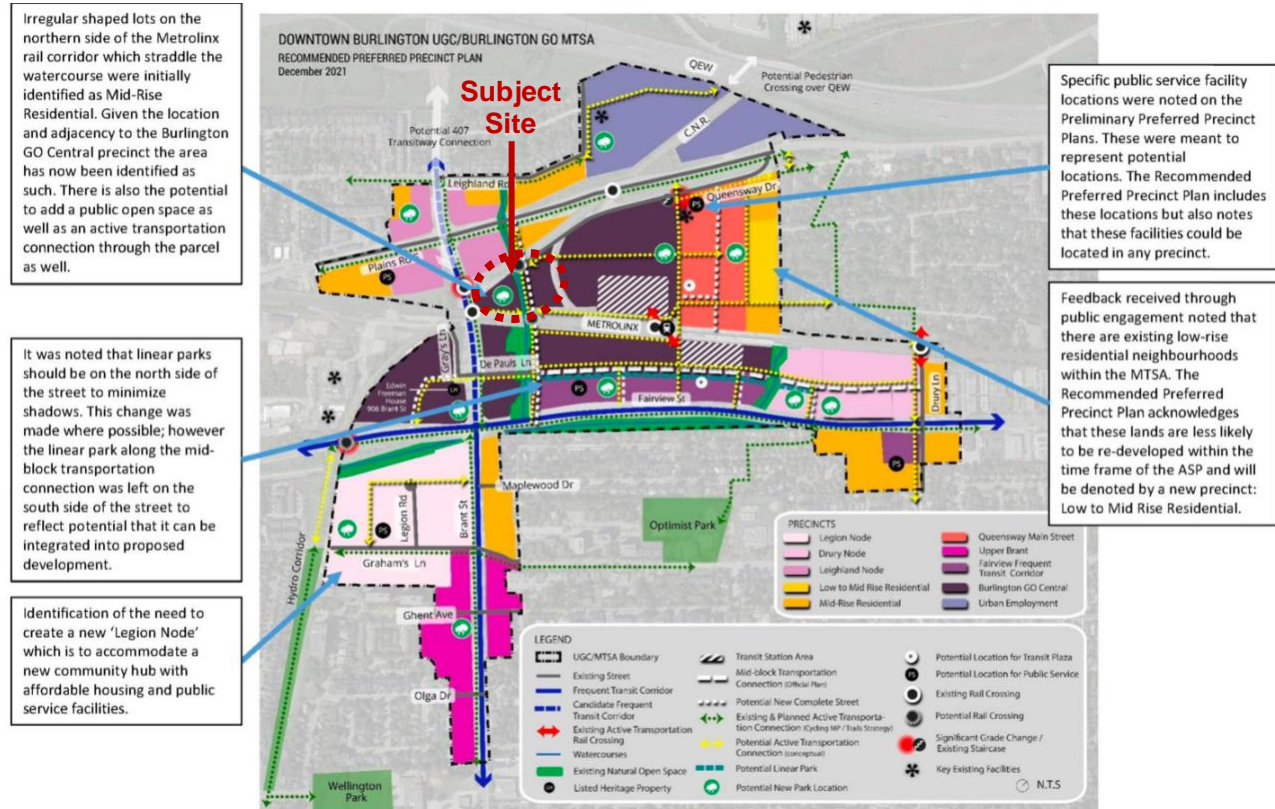


Figure 1. Recommended Precinct Plan (December 2021)

Again, we would like to thank your staff and consultants for all the hard work on the MTSA Area Specific Planning Project. We look forward to working with the City in the future to implement the Precinct Plan and achieve the vision set out for the subject site.

Yours very truly,
SGL PLANNING & DESIGN INC.

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Sierra Horton,
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cc. Alison Enns, Manager of Policy and Community
Heather MacDonald, Executive Director Community Planning, Regulation and Mobility
Ed Ulrich, 2080 Queensway Buildings Inc.