

January 10, 2022

VIA EMAIL

City of Burlington
Community Planning Department
426 Brant Street
Burlington, ON L7R 3Z6

CPRM January 11, 2022
PL-02-22
Correspondence

Attention: Alison Enns
Manager of Policy and Community, Community Planning Department

**Re: Burlington GO MTSA -Preferred Precinct Plan
2207 Fairview Street, Burlington
Doug Leggat**

Dear Ms. Enns,

Our client is the owner of 2207 Fairview Street in the City of Burlington (*Figure 1- Aerial Photo*). These lands are currently occupied by the Leggat Chevrolet Cadillac Buick GMC Limited Dealership. We are writing to provide preliminary comments on the new staff report titled ' Major Transit Station Area (MTSA) Area-Specific recommended Preferred Precinct Plans' which contains the recommended Preferred Precinct Plan for the Burlington GO MTSA.

The Preferred Precinct Plan for the Burlington GO MTSA directs the tallest building heights to be focused in proximity to the GO Station and along the railway and Brant Street (Burlington GO Central Precinct). Within the Preferred Precinct Plan for the Burlington GO MTSA, our client's site is identified as part of the Drury Node Precinct (*Figure 2 – Preferred Precinct Plan*), which is directly east of the Burlington GO Central Precinct. The Drury Node Precinct is intended to be a mixed use precinct that provides a range of housing options and tall and mid-rise building heights. While the maximum height for the Drury Node Precinct will be considered in subsequent stages of the project, given that 2207 Fairview Street is directly adjacent to the GO Station and railway, we believe it should be afforded the maximum building heights in the Burlington GO MTSA.

Thank you for the opportunity to provide comments. We look forward to working with staff through the preparation of the Area Specific Plans to determine the most appropriate heights and transitioning policies for the Drury Node Precinct and 2207 Fairview Street. Please include us on the notification list and any future consultation regarding the Area Specific Plans for the Burlington GO MTSA.

Feel free to contact us should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Terry Korsiak, MA, RPP



Alison Buckingham, BES, RPP

Encl.

Copy: Brian Leggat, Doug Legatt
Mike Vernooy, Neatt Communities
Colin Rauscher, Neatt Communities

FIGURE 1 - Aerial Photo

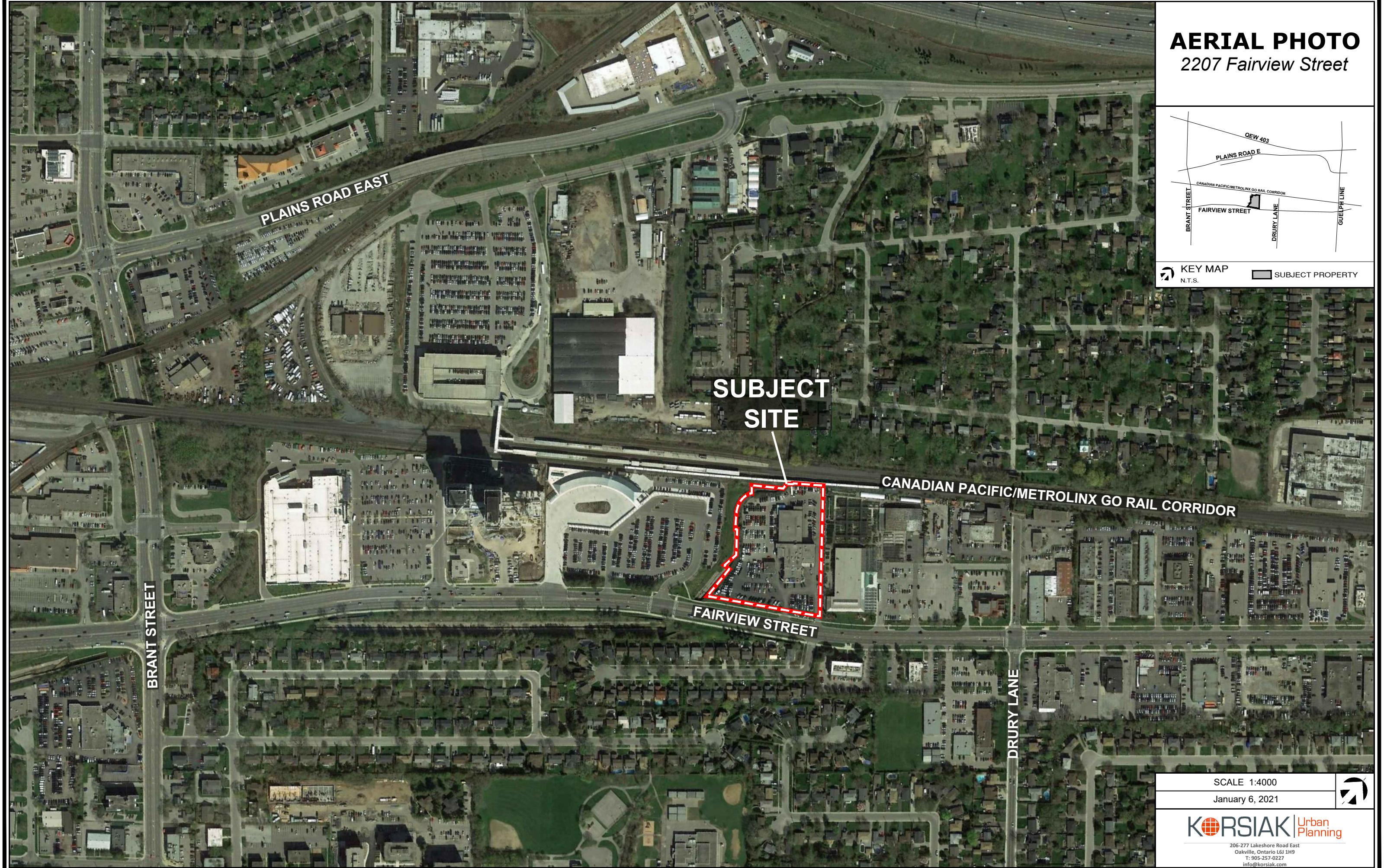


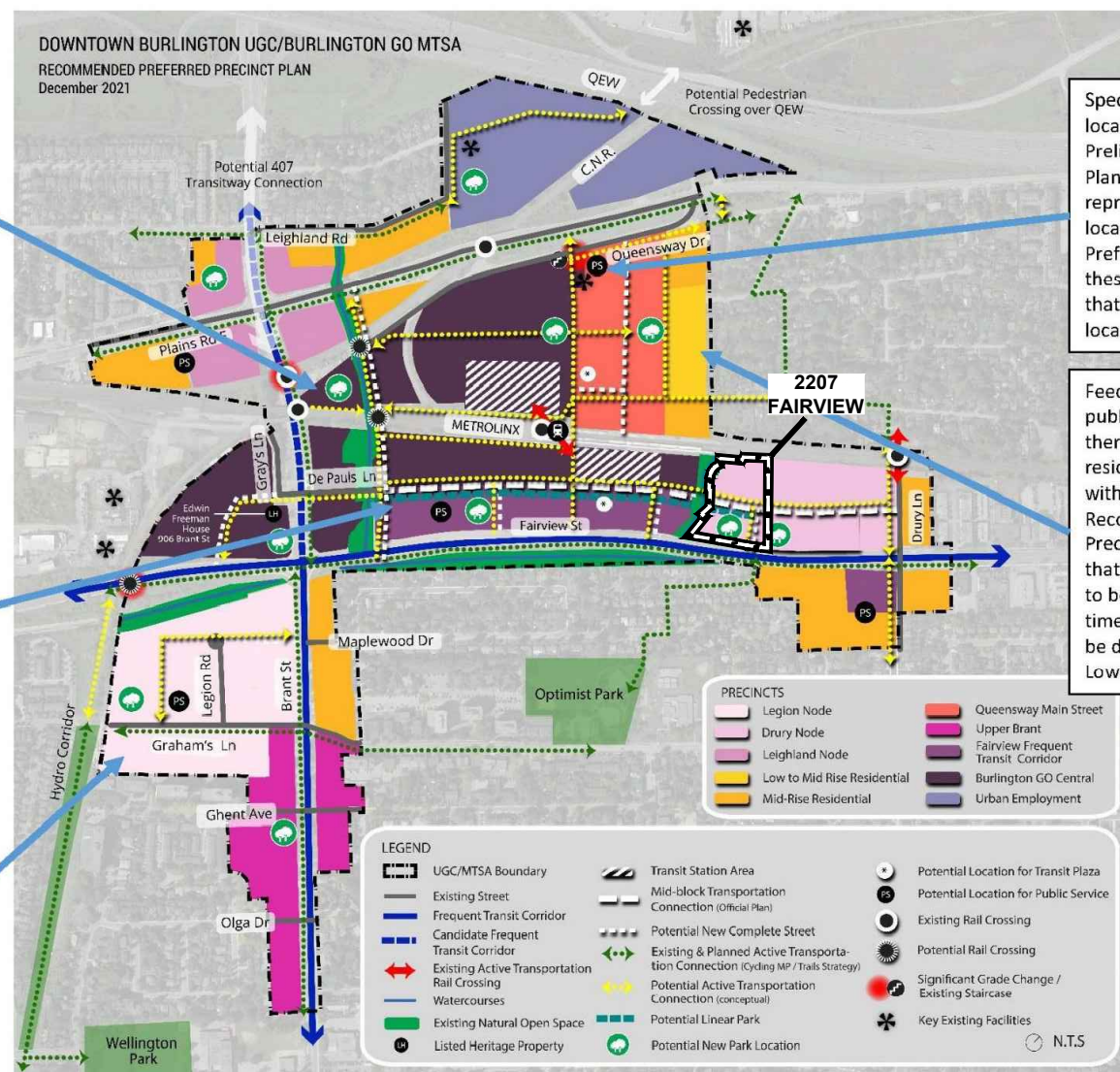
FIGURE 2 - Preferred Precinct Plan

Figure 6-11: Burlington Rec Preferred Precinct Plan

Irregular shaped lots on the northern side of the Metrolinx rail corridor which straddle the watercourse were initially identified as Mid-Rise Residential. Given the location and adjacency to the Burlington GO Central precinct the area has now been identified as such. There is also the potential to add a public open space as well as an active transportation connection through the parcel as well.

It was noted that linear parks should be on the north side of the street to minimize shadows. This change was made where possible; however the linear park along the mid-block transportation connection was left on the south side of the street to reflect potential that it can be integrated into proposed development.

Identification of the need to create a new 'Legion Node' which is to accommodate a new community hub with affordable housing and public service facilities.



Specific public service facility locations were noted on the Preliminary Preferred Precinct Plans. These were meant to represent potential locations. The Recommended Preferred Precinct Plan includes these locations but also notes that these facilities could be located in any precinct.

Feedback received through public engagement noted that there are existing low-rise residential neighbourhoods within the MTSA. The Recommended Preferred Precinct Plan acknowledges that these lands are less likely to be re-developed within the time frame of the ASP and will be denoted by a new precinct: Low to Mid Rise Residential.