

CPRM January 11, 2022

PL-02-22

Correspondence

January 11, 2021

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

Attention: Office of the City Clerk and Ms. Alison Enns. Manager of Policy and Community
Sent only by email: clerks@burlington.ca; mtsa@burlington.ca and
Alison.Enns@burlington.ca

Dear Madam/Sir:

Re: Planning, Regulation and Mobility Committee Meeting January 11, 2022
Agenda Item 5.2 Report Number PL-02-22
Major Transit Station (MTSA) Area – Specific recommended Preferred Precinct
Plans - Appleby GO Major Transit Station Area Preferred Precinct Plan

Macaulay Shiomi Howson Ltd (MSH) has been retained by Presidio Construction Limited c/o The Remington Group (Remington) with respect to their employment lands at 5200 Harvester Road (Remington Lands). The Remington Lands are +/- 24,000 square metres in size and currently undeveloped. They are zoned "General Employment 1 Exception 59 (GE1-59) Zone" in the City's Zoning By-law which permits the full range of uses in the GE1 Zone, as well as sporting goods sales and service.

MSH initially reviewed the information package prepared by the City with respect to the Appleby GO Preliminary Preferred Precinct Plan dated October 8, 2021. The Remington Lands were proposed to be designated "Urban Employment" in the proposed Plan. In addition, a potential new street is identified crossing east/west in the middle of the Remington Lands.

In a submission to the City dated November 2, 2021 (Attachment A) concerns were identified with respect to the nature of the Urban Employment designation and the restrictions it appeared to impose on the nature of the employment uses; the need for the assessment of land use compatibility to examine impacts of new sensitive uses on existing employment uses, but also on future as-of-right industrial development such as is permitted on the Remington lands; and the location of the proposed east/west road which extends through the middle of the Remington lands.

We have now reviewed the recommended Preferred Precinct Plan for the Appleby GO MTSA as presented in Report PL-02-22 and have the following further comments recognizing that the City still has significant work to do before finalizing the plans for the MTSA's:

1. **Urban Employment Designations**

We appreciate that more clarity has now been provided with respect to the uses that will be permitted in the Urban Employment designation (page 183 of Interim Report (Final) December 2021) including the industrial and manufacturing uses permitted by the existing zoning on the Remington lands. In addition, the report specifically recognizes that it is “also important to maintain flexibility for existing uses and existing permissions” (*emphasis added*). In addition, we appreciate the context provided by statements in the planning report with respect to the recommended plans such as “Begin to establish the framework to ensure that employment is maintained within the existing MTSA areas.”

2. **Requirement for Detailed Approach to dealing with potential Air and Noise Impacts**

There continues to be recognition in the Recommended Precinct Plan that the MTSA north of the CNR already contains facilities which will result in air and noise impacts on any new sensitive uses, particularly any residential development.

This recognition reinforces the need to differentiate between development north and south of the CNR. However, it is a concern that the direction speaks only of existing industrial uses and does not recognize the need for compatibility with future as-of-right industrial development as outlined in our submission.

We note that one of the technical studies underway is for Land Use Compatibility and that “this work may result in changes to the Precincts or area specific policies in the Plan to guide land use change and minimize the potential for land use compatibility issues”. We believe, and continue to request through this submission, that the technical studies should address more than just existing facilities and should take into account future as-of-right industrial development.

3. **Proposed East/West Road**

A proposed east-west road identified on the Preliminary Preferred Precinct Plan which extends through the middle of the Remington Lands continues to be identified on the recommended Plan. We note however, that a transportation assessment is being undertaken which will confirm the need and location for any new local streets. Such an assessment should evaluate the implications of future as-of-right industrial development, as well as any other potential uses, and whether there is a need to extend the road through the Remington Lands.

Should you have any questions regarding this submission please contact the undersigned. In addition, please consider this letter as a request for notification of the adoption of any Official Plan Amendment and passing of any Zoning By-law for the Appleby GO Precinct Plan. Notification should be sent to 7501 Keele Street, Suite 100, Vaughan, Ontario, L4K 1Y2 by mail and by email to jsheldon@remingtongroupinc.com and ebarron@remingtongroupinc.com.

Yours truly,

Macaulay Shiomi Howson Ltd.



Per: Elizabeth Howson, MCIP, RPP

c.c. Jason Sheldon/Emma Barron Presidio Construction Limited c/oThe Remington Group
David Bronskill, Goodmans