

SUBJECT: Provincial Land and Development Facilitator request for 1200 King Road

TO: Committee of the Whole

FROM: Development and Growth Management
Community Planning

Report Number: DGM-31-26

Wards Affected: Ward 1

Date to Committee: April 13, 2026

Date to Council: April 21, 2026

Recommendation

That Council issue a formal request to the Minister of Municipal Affairs and Housing to appoint the Provincial Land and Development Facilitator to serve as an impartial party and act as a negotiator on behalf of the Province to coordinate a mutually agreeable land-use option for all stakeholders at the 1200 King Road property.

Executive Summary

Purpose of report:

- The purpose of this report is to provide an overview of the development opportunities and challenges at the 1200 King Road property, located within the Aldershot GO Major Transit Station Area in Ward 1.
- The report recommends that Burlington City Council make a formal request to the Office of the Provincial Land and Development Facilitator to coordinate a mutually agreeable land-use option for all stakeholders at the 1200 King Road property.

Key findings:

- The site is strategically located beside Aldershot GO and has the potential to support transit-oriented growth, jobs, community amenities, and public-serving uses.
- Progress on the file is affected by issues requiring coordinated resolution among multiple parties, including rail-related constraints and a potential Ministry of Transportation transitway corridor.

- A request to the Province would not endorse a specific private development outcome. It would ask the Minister to consider whether a Provincial Land and Development Facilitator could provide an impartial process to bring the relevant parties together, clarify outstanding issues, and help advance resolution in timely and coordinated approach.
- The Office of the Provincial Land and Development Facilitator is appointed under the Ministry of Municipal Affairs and Housing Act and serves as an Advisory Agency with direct report to the Minister of Municipal Affairs and Housing.
- Requests for facilitation may be submitted to the Minister of Municipal Affairs and Housing, who has sole discretion to determine whether a matter will be accepted for facilitation and referred to the Office of the Provincial Land and Development Facilitator

Implications:

Financial

- No direct financial implications are associated with submitting the request. If the Province appoints a facilitator, staff participation would be accommodated within existing resources where possible.

Legal

- Any facilitation process would need to be consistent with the City's statutory obligations and legal interests. Provincial facilitation would not replace required municipal approvals or legal processes, including Alinea's existing Ontario Land Tribunal appeals relating to these lands.

Human Resources

- Staff time would be required to support the request and participate in any facilitation process, if established.

Communications

- Communications would make clear that the City is seeking a neutral process to help resolve issues on a complex file, not endorsing any particular private development outcome. Updates would be provided as appropriate and in accordance with the parameters of the PLDF process.

Engagement

- If provincial facilitation proceeds, engagement would be coordinated as appropriate with participating agencies and stakeholders.

Climate

- No direct climate implications arise from the recommendation itself. Any future development proposal would continue to be assessed through the applicable planning and technical review processes.

Recommendation Report

Background

The 1200 King Road site is a 47-hectare property located adjacent to the Aldershot GO Station. Its location presents potential long-term planning significance, but any future development considerations are affected by surrounding constraints, including nearby CN Rail tracks, the Aldershot Rail Yard, and Metrolinx operations.

Given its proximity to higher-order transit, the site may present opportunities for transit-supportive land use over time, subject to applicable planning, technical, and infrastructure considerations.

As Burlington plans for future growth, sites of this scale and location may warrant careful consideration within the broader context of community planning, infrastructure capacity, service needs, and economic development objectives.

With the city expected to continue growing over the coming decades, 1200 King Road represents one of a limited number of larger sites that could contribute to long-term planning objectives, depending on how site constraints and multi-agency interests are addressed.

Given the complexity of the file and the number of parties involved, staff recommend that Council consider requesting that the Minister of Municipal Affairs and Housing appoint the Office of the Provincial Land and Development Facilitator to help convene relevant stakeholders, clarify issues, and support exploration of potential paths forward.

Analysis

1200 King Road

The lands municipally known as 1200 King Road are a 47-hectare site located adjacent to the Aldershot GO Station, with access to Highway 403 and the QEW. Given its size and location, the site may have long-term significance in the context of transit-supportive growth and broader city-building objectives.

A concept for the site has been advanced by the landowner (Alinea) that contemplates a mix of potential uses, including housing, employment, open space, recreation, and other community-serving elements. Any future development, however, would be subject to applicable planning, technical, regulatory, and infrastructure requirements.

While discussions have occurred among the parties through the planning phase, the scale and

complexity of the site raise a number of considerations that extend beyond municipal jurisdiction and require coordination among multiple stakeholders.

These include constraints associated with the adjacent rail corridor, nearby rail operations, and other infrastructure considerations, as well as potential future provincial transportation interests that may affect portions of the property.

Although the City and landowner have been in discussion, some of the outstanding matters involve broader land-use, safety, and infrastructure considerations that may benefit from provincial coordination or facilitation.

Provincial involvement may be warranted for several reasons:

- Transit and growth considerations: The site is located within proximity to a Major Transit Station Area, and any future development potential will need to be considered in relation to transit-supportive planning objectives.
- Land-use and infrastructure constraints: Rail corridor requirements, land-use compatibility considerations, and related technical matters may affect the extent and configuration of future development.
- Economic and community planning interests: The site could have implications for future housing, employment, assessment growth, and community infrastructure, depending on how planning constraints are resolved.
- Multi-party coordination: The matter involves interests and requirements connected to multiple parties, including municipal, provincial, agency, and rail stakeholders.
- Potential value of facilitation: A provincial facilitation process could help clarify issues, coordinate parties, and support a more efficient path forward on a complex file.

Office of the Provincial Land and Development Facilitator

The Office of the Provincial Land and Development Facilitator (OPLDF) was established in 2005 to assist in resolving complex planning and development matters arising from the implementation of provincial policy. Over time, the scope of the office has expanded to include a broader range of files and requests related to land use, infrastructure, and provincial interests.

The Facilitator and Deputy Facilitators are appointed under the Ministry of Municipal Affairs and Housing Act. The OPLDF operates as an advisory agency under the Agencies and Appointments Directive and reports to the Minister of Municipal Affairs and Housing. Its services may include impartial mediation, facilitation, and negotiation.

The OPLDF may assist individuals, businesses, municipalities, and, in some cases, ministries

in addressing matters related to growth management, land use and infrastructure planning, environmental protection as it relates to land and development, municipal boundaries, economic development, and approvals processes, including matters connected to provincial surplus lands and housing-related objectives.

The Facilitator may also, where appropriate, act on behalf of the Province in matters involving provincial land, assets, or interests.

Municipalities may submit requests for facilitation to the Minister of Municipal Affairs and Housing. Whether a matter proceeds to facilitation is determined by the Minister. In considering such requests, the Province may assess whether the matter engages broader provincial priorities or interests.

Requests for facilitation may arise through a number of avenues, including a formal municipal request to the Minister, Council direction to engage the Province, direct ministerial assignment, or implementation requirements flowing from provincial legislation.

Requests are generally more likely to warrant consideration where they involve one or more of the following:

- a large-scale land use planning or development matter
- infrastructure or environmental issues extending beyond a single jurisdiction
- coordination across multiple ministries, agencies, or public bodies
- a clear provincial policy, legislative, or asset interest

If appointed to a matter, the Facilitator may act as an impartial party to support dispute resolution, facilitate discussion among stakeholders, assist with negotiation, and help identify a mutually acceptable path forward. In some cases, this may include coordination related to broader governance or service transition matters where provincial involvement is required.

Submitting a Request for Facilitation

Requests for facilitation are considered by the Minister of Municipal Affairs and Housing. While there is no prescribed application form, municipalities may submit a request directly to the Ministry to seek provincial facilitation.

Following receipt of a request, the Minister may consult with the Office of the Provincial Land and Development Facilitator to assess whether the matter is appropriate for facilitation, including whether it aligns with relevant criteria and whether there are timing, legal, or procedural considerations that may affect the process.

Please find attached **Appendix A – Letter of Request OPLDF April 2026** for a draft letter of correspondence to the Minister for consideration.

Option 1 – Request provincial facilitation support

Benefits:

Signals that the City supports a neutral, structured process to address issues involving multiple parties and provincial interests; may help reduce delay and improve coordination.

Considerations:

The Minister has discretion whether to appoint a facilitator. If appointed, staff time would be required to participate in the process.

Option 2 – Maintain Status Quo

Benefits:

Allows existing discussions to continue without provincial facilitation.

Considerations:

May prolong issue resolution, which may impact the viability of the project, where matters depend on broader inter-agency alignment beyond the City's direct authority.

Recommendation Details

It is recommended that Burlington City Council authorize a formal request to the Minister of Municipal Affairs and Housing for consideration of provincial facilitation through the Office of the Provincial Land and Development Facilitator to help convene relevant parties, clarify outstanding issues, and support exploration of a coordinated path forward for the 1200 King Road file.

Key Dates & Milestones

No specific milestones or deadlines have been established at this time. Future decision points and timelines will depend on Council direction, any request submitted to the Province, and whether the Minister determines that provincial facilitation will proceed.

Implications

Financial

- Submitting the request does not create any immediate financial impact. Should the Province appoint a facilitator, any required staff involvement would be managed within existing resources to the extent feasible.

Legal

- Any facilitation process would need to align with the City's legislative responsibilities and legal interests. The involvement of a provincial facilitator would not replace or override required municipal approvals, authorities, or legal processes, including Alinea's existing Ontario Land Tribunal appeals relating to these lands.

Human Resources

- Staff capacity would be needed to prepare the request and, if a facilitation process is initiated, to support and participate in that work.

Communications

- Communications would clearly state that the City is requesting an impartial process to assist with a complex, multi-party matter, rather than advocating for a specific private development outcome. Any public updates would be provided as appropriate and subject to the parameters of the facilitation process.

Engagement

- If facilitation is initiated by the Province, engagement would proceed as appropriate with the relevant agencies, stakeholders, and participating parties.

Climate

- The recommendation itself does not create direct climate impacts. Any future development concept or application would continue to be reviewed through the City's standard planning, environmental, and technical processes.

References

Office of the Provincial Land and Development Facilitator: <https://www.ontario.ca/page/office-provincial-land-and-development-facilitator>

Strategic Alignment

- Designing and delivering complete communities
 - Providing the best services and experiences
 - Protecting and improving the natural environment and taking action on climate change
 - Driving organizational performance
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Appendices:

A. Letter of Request OPLDF April 2026

Notifications:

Paul Paletta
Alinea Land Corporation
Chief Executive Officer & President

Report Approval:

All reports are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.