



OFFICE of the MAYOR  
CITY of BURLINGTON

The Honourable Rob Flack  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17th Floor  
Toronto, ON M7A 2J3

April 27, 2026

Dear Minister Flack,

On behalf of Burlington City Council, I am writing to request your consideration of provincial facilitation through the Office of the Provincial Land and Development Facilitator in relation to the lands municipally known as 1200 King Road in Burlington.

The site is approximately 47 hectares and is located adjacent to Aldershot GO Station. Given its size, location, and surrounding infrastructure context, it presents a complex land use and infrastructure file involving multiple interests, constraints, and agencies.

The City's request is not intended to endorse a specific development concept or predetermined land use outcome. Rather, it is to seek a neutral provincial process that may assist in convening the relevant parties, clarifying outstanding issues, and supporting a more coordinated assessment of potential paths forward.

In the City's view, provincial facilitation may be warranted because this matter engages interests that align with current provincial priorities and responsibilities, including transit-supportive growth, housing supply, infrastructure coordination, and efficient resolution of complex planning matters. Ontario's current planning framework emphasizes increasing housing supply, supporting complete communities, and focusing growth in locations with existing or planned transit and infrastructure.

This file also involves land use and compatibility considerations adjacent to major transportation infrastructure. The site's proximity to the CN rail corridor, the Aldershot Rail Yard, and Metrolinx infrastructure gives rise to technical, operational, and land use matters that extend beyond municipal authority alone and require coordination across multiple parties.

The Province has also identified transit-oriented communities as an important mechanism to increase access to housing and jobs near GO and other higher-order transit stations. In that context, a structured provincial role may help support alignment where land use, infrastructure, and agency interests intersect.

We understand the Office of the Provincial Land and Development Facilitator may be called upon to assist with complex matters through impartial mediation, facilitation, and negotiation, including files involving growth management, land use and infrastructure planning, environmental considerations related to land and development, and provincial land, assets, or interests.

While discussions between relevant stakeholders have occurred to date, there remain issues that would benefit from broader coordination and an impartial forum. The City believes provincial facilitation could assist in bringing together the relevant parties, clarifying matters in dispute or requiring technical resolution, and determining whether there is a viable and coordinated path forward consistent with applicable provincial and municipal requirements.

For these reasons, Burlington City Council respectfully requests that you consider whether this matter would be appropriate for facilitation through the Office of the Provincial Land and Development Facilitator.

Thank you for your consideration.

Sincerely,



Mayor Marianne Meed Ward  
City of Burlington



cc: Karina Gould, M.P. Burlington  
Natalie Pierre, M.P.P. Burlington