

December 8, 2022

Ministry of Municipal Affairs and Housing

e: parkwaybeltwestplan@ontario.ca

To Whom It May Concern:

**RE: ERO 019-6167 Proposed Revocation of Parkway West Belt Plan
ERO 019 -6177 Review of a Place to Grow and Provincial Policy Statement
1282 Plains Road West, Burlington
OUR FILE: 21348 A**

MacNaughton Hermsen Britton Clarkson Planning Limited ("MHBC") is retained by AD (Burlington) Inc., to represent their land interest in property that is civically addressed as 1282 Plains Road West ("subject lands") and currently vacant. AD (Burlington) Inc., thanks you for undertaking this important work to revoke the parkway belt west plan to build more housing, faster. The intent is to develop the subject lands for the purposes of a mixed commercial and affordable residential housing (see attached concept plan).

The following comments are provided in support of the revocation of the Parkway West Belt Plan ("PWBP") and in support for the Province to also revoke O. Reg. 482/73: County of Halton (Now the Regional Municipality of Halton), City of Burlington.

Context: Subject Lands in Parkway West Belt Plan

The Subject Lands are situated at the confluence of several Provincial Highways (Hwy 403 and Hwy 6), the inter-municipal Multi-Purpose Regional Arterial Road (Plains Road to York Boulevard in Hamilton) and near the commuter rail corridor that accommodates the inter-regional GO Train.

The Subject Lands are within Halton Region's Regional Urban Boundary (ROPA 49) and within the City of Burlington's Urban Planning Area Boundary (Official Plan 1997) and designated as both Neighbourhood Commercial and Residential – Low Density. The property is currently zoned Neighbourhood Commercial CN2 which allows for mixed used development of commercial and residential uses. It is also designated a Local Centre within a mixed-use node and intensification corridor in the Burlington Official Plan 2020, currently under appeal..

On October 19, 1998, through Amendment 120, the majority of the Subject Lands were removed from the Parkway Belt West Plan. On August 22, 2018, a Minister's Zoning Order, applicable through O.Reg. 482/73, and under the *Ontario Planning and Development Act*, came into effect within the PBWP area.

While the majority of the Subject Land area was excluded from the PBWP, an approximate 10 metre wide land strip area along the subject land's lot frontage of Spring Gardens Road remained within the PBWP. This area falls within the 30.5 metre rail corridor buffer required under the PBWP. As a result, this buffer area of the Subject Lands retained the PWBP's designation of 'Inter-Urban Transit' within the 'Public Use Area' to protect this pocket of land for the Lakeshore West GO line corridor that is approximately 20 metres south of the front lot line. Permitted uses in Public Use Areas are limited to Existing Uses, Linear Facilities, Public Open Space and Buffers, Interim Uses, and Additions to Existing Uses. As a result, this buffer area on the Subject Lands, removes the ability to develop the subject lands. Whether the province revokes the PBWP completely or, alternatively, refines the PBWP protection corridor width along the rail corridor to be narrowed such that the corridor protection line is removed from the subject lands, both scenarios will unlock the development on the subject property. In either case, this would allow for the mixed used development of approximately 60 affordable residential units with commercial uses on the ground floor and would support the Provincial government's plan to build 1.5 million homes in the next 10 years as part of *More Homes Built Faster Act*.

Given the alignment of O.Reg. 482/73 with the PWBP, the revocation of the PWBP alone will not remove the land buffer that fronts onto Spring Gardens Road, which has the intent to protect lands for future rail corridor needs. Spring Gardens Road is a publicly assumed local road that provides access, not only to the Subject Lands, but also to ten existing residential dwelling units. Spring Gardens Road is also located within this 30.5 metre MZO "inter-urban transit" protection corridor.

A pre-consultation for a development application on the Subject Lands was held on February 23, 2022 with the City of Burlington's Development staff. City of Burlington staff indicated that an application must be made to the Province of Ontario to delete or amend the Parkway Belt designation as it applies to the Subject Land's frontage along Spring Gardens Road. An application to remove the Subject Lands from the MZO to facilitate a mixed use-development was submitted to the Province in April 2013. On October 13, 2016, the Ministry issued a Notice of Final Refusal to ensure protection of the 'Inter-Urban Transit' designation on the Subject Lands for future transit projects.

RECOMMEND:

The following recommendations are provided for consideration to the Province, and in full support of revoking the Plan:

- 1) Revoke the O.Reg. 482/73 specific to the Subject Lands and Spring Gardens Road, Burlington;
- 2) Amend Growth Plan to ensure that growth development policies are required within local official plans for the redevelopment of all PWBP lands to provide surety that all lands that are within Urban Area boundaries may develop as envisioned; and,
- 3) Ensure that local official plans amend land use policies for PWBP lands for appropriate development uses as noted for 1282 Plains Road West in Burlington to permit and promote the provision of housing.

As it relates to the subject lands, we fully support the revocation of Parkway West Belt Plan and would like to ensure that the related O.Reg. 482/73 is also revoked or, at minimum, reviewed and amended to be applicable for the Province's vision for growth beyond 2022. It should be noted, that Halton Region, through its report to Regional Council, LPS72-22/FN-34-22, "Proposed Changes to the Provincial Planning Framework – Bill 23 and More Homes, Built Faster: Ontario's Housing Supply Action Plan", supports the revocation in principle. Harmonizing the Provincial Policy Statement 2020 with the Growth Plan should

ensure that prior PWBP lands are considered for development within urban area boundaries. We hope that the Province considers the removal of the PBWP land use designation from the Subject Lands.

Thank you in advance for considering our comments. We believe the revocation will have significant benefit in terms of building much needed housing and would welcome a further discussion on the proposed changes with the Ministry.

Yours Truly,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

cc. *Mohamad Al Ashkar, AD (Burlington) Inc.*

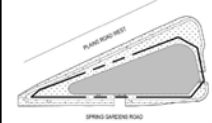
attach. 1282 Plains Road, Burlington - Block Plan/Elevations

Lines Legend

--- UNDERGROUND PARKING
 - - - - PROPERTY LINE

* INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER DATE NOV 14, 2022, DONE BY LEJAN LAND SURVEYING INC, DATED APRIL 21, 2021.

Key Plan



Site Plan



Consultant



Scale



General Notes

IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL ARCHITECT OR CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED IN THIS PLAN AND TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED IN THIS PLAN AND TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED IN THIS PLAN AND TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED IN THIS PLAN AND TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

PRELIMINARY NOT FOR CONSTRUCTION

No.	Date	Revision
1	06-10-2022	ISSUES/REVISION REVIEW
2	06-10-2022	ISSUES/REVISION REVIEW

ISSUES/REVISION TABLE

Project: **6 STOREY MIXED-USED BUILDING**

192 Plains Rd W, Burlington, ON

Drawing Title:

PRELIMINARY SITE BLOCK PLAN PROPOSAL

Drawn By: D.H. Scale: AS INDICATED

Checked By: P.H. Date: DEC 05, 2022

Project Date: NOV 2022

Project No: 2022-51

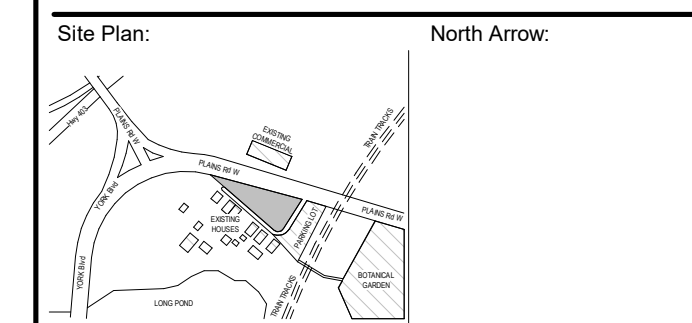
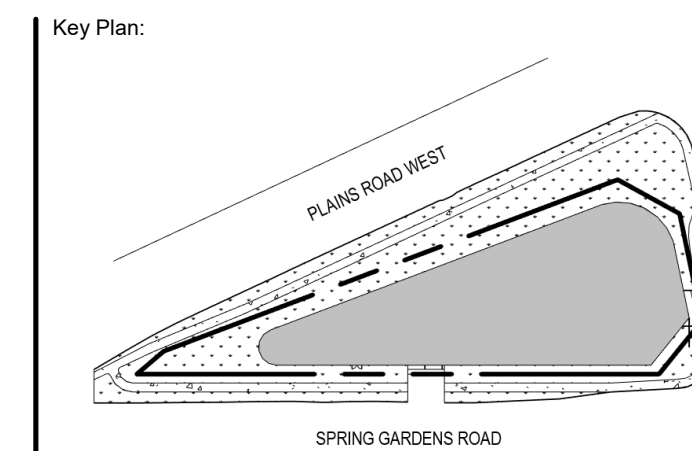
Drawing No: Revision

A-1.1 2



COB AIR PHOTOS BY THE CITY OF BURLINGTON - 2021

2 PRELIMINARY BLOCK PLAN
 1 : 500



Seal: Seal:

General Notes:
 IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) PRIOR TO COMMENCING ANY WORK.
 DO NOT SCALE DRAWINGS. FOR CONSTRUCTION DRAWINGS MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.
 THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES.
 THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO CREATIVE STRUCTURES LTD. PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND GENERAL CONTRACTOR PRIOR CONSTRUCTION.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN ISSUED AND MARKED "ISSUED FOR CONSTRUCTION". THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS INDICATED IN THE REVISION COLUMN AND THESE DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON THESE DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS WITH NO LIABILITY ON CREATIVE STRUCTURES LTD.
 CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
 CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
 ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTORS SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED.

**PRELIMINARY
NOT FOR CONSTRUCTION**

No.	Date	Revision
2	Dec 02, 2022	ISSUED FOR CLIENT REVIEW
1	Nov 25, 2022	ISSUED FOR CLIENT REVIEW

ISSUES/REVISION TABLE

Project:
6 STOREY MIXED-USED BUILDING
 1282 Plains Rd W. Burlington, ON

Drawing Title:
PRILIMINARY NORTH ELEVATION PROPOSAL

Drawn By: D.H. Scale: AS INDICATED
 Checked By: Plot Date: DEC 02, 2022
 Project Date: NOV 2022
 Project No: 2022-91

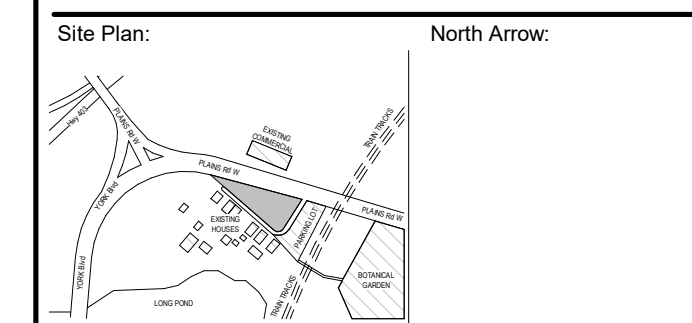
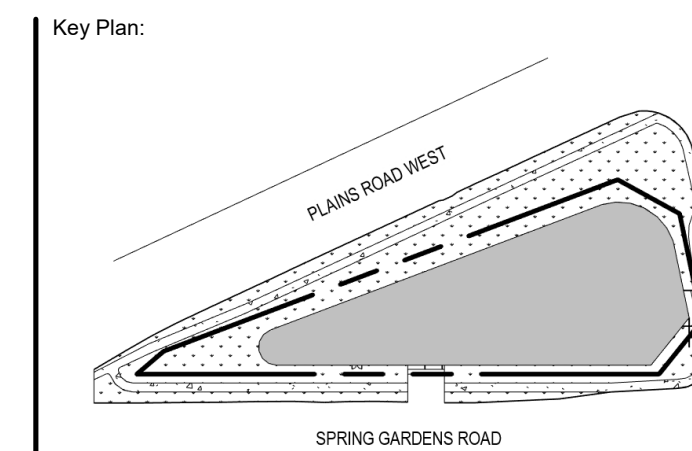
Drawing No: **A-2.1** | Revision: **2**



1 NORTH ELEVATION
1 : 125



1 SOUTH ELEVATION
1:125



Seal: _____ Seal: _____

General Notes:
 IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) PRIOR TO COMMENCING ANY WORK.
 DO NOT SCALE DRAWINGS. FOR CONSTRUCTION DRAWINGS MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION AND MATERIALS MUST CONFORM WITH APPLICABLE CODES AND C.M.H.C. STANDARDS AND BE APPROVED BY OWNER.
 THE CONTENTS OF THIS DRAWING REMAIN THE COPYRIGHT PROPERTY OF CREATIVE STRUCTURES (CS) AND SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES.
 THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
 IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO CREATIVE STRUCTURES LTD. PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND GENERAL CONTRACTOR PRIOR CONSTRUCTION.
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.
 THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN ISSUED AND MARKED "ISSUED FOR CONSTRUCTION". THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS INDICATED IN THE REVISION COLUMN AND THESE DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON THESE DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS WITH NO LIABILITY ON CREATIVE STRUCTURES LTD.
 CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
 CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
 ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTORS SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED.

**PRELIMINARY
NOT FOR CONSTRUCTION**

No.	Date	Revision
2	Dec 02, 2022	ISSUED FOR CLIENT REVIEW
1	Nov 25, 2022	ISSUED FOR CLIENT REVIEW

ISSUES/REVISION TABLE

Project:
6 STOREY MIXED-USED BUILDING
 1282 Plains Rd W, Burlington, ON

Drawing Title:
PRILIMINARY SOUTH ELEVATION PROPOSAL

Drawn By: D.H. Scale: AS INDICATED
 Checked By: _____ Plot Date: DEC 02, 2022
 Project Date: NOV 2022
 Project No: 2022-91

Drawing No: **A-2.2** Revision: **2**