



February 26, 2019

Mr. Charles O'Hara  
Ontario Growth Secretariat  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 23<sup>rd</sup> Floor, Suite 2304  
Toronto, ON M5G 2E5  
growthplanning@ontario.ca charles.o'hara@ontario.ca

Dear Mr. O'Hara;

**RE: KPM Industries Ltd.'s Opposition to the Provincially Significant Employment Zones (PSEZ) Included in Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (ERO0013-4506)**

KPM Industries Ltd. owns 23 acres (9.3 hectares) of land within the Aldershot GO Mobility Hub that are municipally known as 1077 Howard Road and 1070 Waterdown Road. We oppose the Zone Number 19 Provincially Significant Employment Zone (PSEZ) mapping that is included as part of Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017.

After years of planning analysis and consultation, in May 2018 the City of Burlington adopted a new Official Plan. It introduced an Urban Structure and Growth Framework that prioritizes growth and intensification within its four (4) locally designated Mobility Hubs, which are also considered Major Transit Station Areas (i.e. Aldershot GO, Burlington GO; Downtown Burlington and Appleby GO). These Mobility Hubs are intended to become complete, compact neighbourhoods with a concentration of transit, housing, office, retail/commercial, community and recreational uses. While lands within the Aldershot Mobility Hub are currently designated as 'General Employment' and 'Urban Corridor Employment', the new Burlington Official Plan recommends that:

- The lands be removed from Region of Halton Employment Overlay;
- The lands transform into a 'Mixed Use Node and Intensification Area'; and
- Specific land use designations be determined through the Aldershot GO Mobility Hub Area Specific Plan.

In 2017 the City of Burlington began preparing an Area Specific Plan for the Aldershot Mobility Hub. Preferred land use and height concept plans were released in December 2017 which showed the entire Mobility Hub as mixed use, with the exception of some parks and natural heritage lands. Refined plans were released in May 2018 which maintain a broad mix of uses at medium to high densities, but with more defined precincts. None of the precincts permit traditional employment uses (e.g. industrial, manufacturing and warehousing).

The designation of the Aldershot Mobility Hub as a PSEZ would be contrary to the City's plans and the Growth Plan's policies which specify that 'Strategic Growth Areas', which include major transit station areas, should be the focus for accommodating intensification and higher-density mixed-use in more compact built form. The designation of the Aldershot Mobility Hub as a PSEZ would create a barrier to achieving new housing and jobs near the major transit station.

KPM requests that the Province remove the PSEZ mapping from the lands which comprise the Aldershot Mobility Hub / Major Transit Station Area.

Yours truly,

**KPM Industries Ltd.**

Sheldon Vanderwoude  
Vice President Finance & Administration