

December 4, 2017

Ms. Amber LaPointe

Committee Clerk
City of Burlington
Burlington City Hall
426 Brant Street
Burlington, ON
L7R 3Z6

Via Email: amber.lapointe@burlington.ca

**RE: Delegation Letter
Planning and Development Committee
December 4, 2017**

Dear Ms. LaPointe,

On behalf of CLV Group, I am pleased to provide this letter to be placed on public record for the Planning and Development Committee, which was held at Burlington City Hall on December 4, 2017. The meeting commenced at 6:30pm.

CLV Group own the lands municipally known as 2269 Fairview Street, which is generally located at the northwest corner of Fairview Street and Drury Lane within the proposed Burlington GO Secondary Plan area. The site is approximately 500 metres from the Burlington Go Station. The site is currently occupied with a furniture store and associated parking.

CLV Group is a reputable developer and building manager of rental apartment buildings. CLV currently own and operate several other buildings throughout Burlington, for example 2386 New Street known as the Rosemount Apartments. CLV has heavily invested in their current properties to create a strong sense of community and quality of place for their residents. Simply put CLV forms part of the community fabric for the long-term.

It is our intention to redevelop 2269 Fairview Street with a mixed use residential apartment building(s) with at grade retail/commercial uses. We are currently working with CLV Group to determine the best use for this site.

On behalf of our client, we do support the creation of the Burlington Go Station Mobility Hub Secondary Plan to direct intensification and transit-oriented development focused within the secondary plan boundaries.

For our site, staff are considering a height range from low rise (3 storeys) to tall (12-19 storeys). We are contemplating a development proposal that would consist of one or two towers at a height range for 3 to 30 storeys.

Over the coming months, as the planning process refines and prior to a Recommendation Report being issued in June 2018 for the Mobility Hub Secondary Plans, it is our intention to work collaboratively with City Mobility Hub policy staff, council and area residents to seek a taller height limit on our site. Complementary to taller building heights we will work with City staff to seek an increase in the residential

unit yield in an appropriate manner that is keeping with the intent and is consistent with the Burlington GO mobility hub secondary plan.

If you have any questions or concerns please feel free to contact me at 416.789.4530 ext. 3 or by email at bailey@fotenn.com.

Yours sincerely,

A handwritten signature in black ink, reading "Gavin Bailey". The signature is fluid and cursive, with the first name "Gavin" and last name "Bailey" clearly distinguishable.

Gavin Bailey, MCIP RPP

Associate Director, Planning + Development