

PB-11-18
502-02-68
Delegation correspondence

Denise Baker
Partner
T: 905-829-8600
dbaker@weirfoulds.com

File 99999.99904

January 23, 2018

City of Burlington
Planning & Development Committee
426 Brant Street
Burlington, ON L7R 3Z6

Attn: Amber LaPointe, Committee Clerk

Dear Mayor and Members of the Planning and Development Committee:

RE: Burlington Official Plan

This letter is submitted on behalf of Welwyn Interests (the "Client"), owners of properties located at 415, 419, 425, 431 Burlington Avenue and 1407, 1415, and 1421 Lakeshore Road, in the City of Burlington, (the "Site"). The Site is located at the north east corner of Burlington Avenue and Lakeshore Road.

The Client previously provided correspondence in connection with this matter on November 29, 2017. However, today's correspondence is in response to Item PD-01-18. While we have fundamental concerns with respect to most of the motions contained within PD-01-18, in this instance we have particular concerns with respect to Motion 6b). Motion 6 in its entirety reads:

Motion 6:

- 6a. Add the north west corner of Burlington Avenue and Lakeshore Road to the special planning area to match the north east corner.
- 6b. Reduce height to 3 storeys.

While the drafting is unclear, it appears that motion 6b is intended to reduce the height to 3 storeys for both the north east and north west corners of Burlington Avenue and Lakeshore Road, this being inferred from the use of the term "match".

As you may be aware, my client, through their planning consultant, has been working with City staff with respect to opportunities for the redevelopment of the Site. Motion 6b would place an unreasonable constraint on those discussions entirely in the absence of any planning analysis under either the existing or proposed Official Plan policies that would apply to the Site.

It is requested that this motion not be supported in the absence of the City receiving recommendations from Planning Staff. We therefore request that this motion not be carried.

We look forward to having further discussions with planning staff with respect to this Site.

Yours truly,

WeirFoulds LLP

A handwritten signature in black ink, appearing to read "DBaker", with a stylized flourish at the end.

Denise Baker

DB/mw

11317688.1