



Submitted Via E-Mail

February 26, 2018

Planning and Development Committee
City of Burlington
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

**Re: *Planning and Development Committee Meeting
Proposed New Official Plan– Item PB-14-18
Spruce Partners & Amico Properties Inc.
1161 - 1167 North Shore Boulevard***

We are planning consultants on behalf of Spruce Partners and Amico Properties Inc., whom have the above noted site under contract for purchase and are interested in redeveloping the site with a seniors living campus.

We have been following the public consultation process associated with the City's New Official Plan and have met with City staff in January and February 2018 to review and discuss concerns regarding the Downtown Mid-Rise Residential Precinct land use designation as it would apply to the subject site. While we recognize and appreciate the significant efforts of the City in preparing the draft Official Plan to date, we do not agree with the proposed Official Plan designation and policy restrictions. In our opinion, the subject site is a gateway site into the Downtown and supportive of a tall building built form.

We welcome the opportunity to discuss our specific comments with you and request further opportunity to continue discussions with City staff with respect to the appropriate land use designation and policy as they apply to the subject site.

Should you have any questions or comments, please contact the undersigned at your convenience.

Yours very truly
Bousfields Inc.

Tyler Grinyer, MCIP RPP

cc: Paul Sustronk, Spruce Partners
Paul Demczak, Amico Properties Inc.