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February 26, 2018

Via Email newop@burlington.ca

City of Burlington
Community Development Committee
c/o Planning Department
Attn: Leah Smith
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Dear Ms. Smith;

**Re: Burlington's Proposed New Official Plan (February, 2018)
Statutory Public Meeting, 422 Waldemar Inc.
Our File No. 13602**

We are counsel to 422 Waldemar Inc. ("Waldemar"). Our client owns lands located at Guelph Line, south of New Street in the City of Burlington ("Subject Lands"). These lands are municipally known as 422 Guelph Line and have an approximate area of 0.68 acres (0.27 ha) square feet. The Official Plan proposes to designate the Subject Lands as *Mixed Use Node and Intensification Corridor* (Schedule B – Urban Structure) and *Neighborhood Centre* (Schedule C – Land Use – Urban Area).

The Subject Lands are currently occupied with a vacant building, the former Roseland Bowl. Our client is planning high rise residential development for the site and has concerns with the proposed Official Plan policies for the *Neighbourhood Centre* designation. We are requesting that staff be directed to meet with Waldemar to discuss the implications of these policies on its future development plans. We believe our site should be evaluated on a site-specific basis.

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Our client is particularly concerned with the policies in section 8.1.3(4.2) which limit the height of any proposed development to 6 and 11 storeys. We believe our client's site should be evaluated on a site-specific basis and permitted significantly more height.

The property has significant challenges, including substantial soil contamination from previous owners that requires costly remediation. A height of 6 or 11 storeys does not provide sufficient return to justify the remediation costs and in any event would not be an efficient use of the site, contrary to the PPS, the Growth Plan and the Subject Lands' status within the Official Plan.

Our client is currently examining opportunities for the redevelopment of the Subject Lands which may include land assembly. We are requesting staff be directed to meet with our client to discuss these concerns and to refine the policies in the proposed Plan.

We respectfully request to be added to the circulation list to receive notice of all future meetings with respect to the new Official Plan as well as copies of any decisions with respect to the Official Plan. Please be sure to also so notify our client directly at:

422 Waldemar Inc.
Attn.: Phil Richardson, Vice President, Development
3410 South Service Road, Suite G5
Burlington, Ontario
L7N 3T2

Email: prichardson@valourcapital.com

If you have any questions, please do not hesitate to contact us.

Yours truly,



Scott Snider

cc: Phil Richardson, 422 Waldemar Inc

at:ss
13602/1

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