

City of Burlington
Clerk's Department
426 Brant Street
Burlington, ON L7R 3Z6

April 23, 2018

Attn: Jo-Anne Rudy, City Clerk

**Re: City of Burlington Official Plan Proposed for Adoption
Item 5.1 of Planning and Development Committee April 24, 2018**

Dear Ms. Rudy:

Thank you for providing our Association with the opportunity to again comment on the City's Official Plan, now proposed for adoption. We have made delegations and/or written submissions at each of the public opportunities on previous versions over the last 13 months. While we acknowledge that significant changes and progress has been made, we remain with outstanding concerns regarding the adoption of this official plan, as outlined below:

- We remain concerned that the proposed OP and some of the detailed policies within -are not in conformance with Provincial Policy requirements and those of the Growth Plan. We have consistently asked for additional substantiation in the form of background studies, which while alluded to that they would be forthcoming were never provided. We previously asked that additional detail be provided and embedded within the OP itself, and we do not believe the City has gone far enough in this regard. This information is critical to ensure that

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the OP has teeth, and is in conformance with these higher order documents, and we remain concerned that what is being proposed does not meet these requirements nor provide the required information needed for all parties, not just our industry, to ensure a solid OP that has teeth if appealed, satisfies this test of consistency with these higher level provincial planning policy documents.

- We previously noted concerns about the “buckets” – how much of the growth would be directed to the various areas of the City. This concern remains unchanged. We have been advised that through the secondary planning processes, some of this information will be determined, then at a future date embedded into the OP through an amendment. However, we remain unconvinced that this, the “top down, then pausing for a bottom up approach” will be successful, as the aggregate of how the growth will be accommodated is not known.
- We previously noted concerns and made comments regarding the downtown mobility hub, many details for which have now been embedded into the Official Plan. In previous delegations we noted that the background studies and substantiation had not been provided for any version of this area made public, including that incorporated into this OP. We are again therefore not able to determine if the plan is appropriate, in conformity with provincial documents, etc. or the Official Plan for the Region of Halton.
- We are concerned that recent decisions made by Council to reduce and alter the Downtown mobility hub, without proper notice to our Industry (or the public) that these “on the fly” changes were being proposed, nor with any substantiation in planning that these changes were appropriate, are now embedded into the Official Plan. The result of these decisions, and the process taken, is of considerable concern to our members.

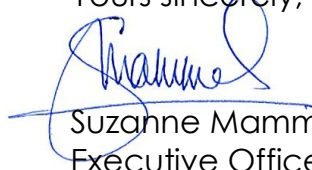
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We have offered throughout the process to meet, discuss, and collaborate in an effort to "get it right". The speed with which revisions were expected to be reviewed, and the lack of response on key issues as noted above remains of grave concern to our membership.

In accordance with the *Planning Act*, please provide me with a written notice of any Council decision regarding this matter.

Thank you again for the opportunity to comment. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours sincerely,



Suzanne Mammel, MBA, CET
Executive Officer/Policy Director
Hamilton-Halton Home Builders' Association

- Copy
- Mary Lou Tanner, Deputy City Manager
 - Andrea Smith, Manager
 - Denise Baker, WeirFoulds LLP

