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January 15, 2020

City of Burlington
Community Planning, Regulation and Mobility Committee
426 Brant Street, P.O. Box 5013
Burlington, ON. L7R 3Z6

Attn: Committee Chair and Members
c/o Jo-Anne Rudy, Committee Clerk

Dear Chair Stolte & Members:

**Re: Taking a Closer Look at the Downtown: Preliminary Preferred Concept
(Report No. PL-02-20)
Date to Committee: January 16, 2020
Carriage Gate Homes and Related Companies:
2069-2079 Lakeshore Road & 383-385 Pearl Street (Lakeshore (Burlington) Inc.)
2107 & 2119 Old Lakeshore Road (Old Lakeshore (Burlington) Inc.)
535-551 Brant Street (Rennimob)
Our File No. 13540**

We are counsel to Carriage Gate Homes and related companies (hereinafter “Carriage Gate”) in this matter. These properties are all potentially affected by the review of the downtown land use permissions currently being undertaken by the City. Carriage Gate has participated actively in the planning process and has made previous submissions to Committee and Council regarding the planning initiatives that would impact these important sites in the City’s Urban Growth Centre.

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TURKSTRA MAZZA ASSOCIATES, LAWYERS

Insufficient Time to Complete Review

The SGL Planning and Design Inc. Report and Staff Report PL-02-20 were released for review only days ago. There has been insufficient time for our client to complete a detailed review of the “recommended concept” and the related findings and justifications. While our client has no objection to the SGL Report being received, it strongly opposes the endorsement of any concepts at this time. This work is not directly tied to the interim control bylaw and there is no justification for rushing what would be an ill informed decision on the recommended concept.

Initial Comments

Based on a very preliminary review of the Report and Staff Report, we have the following general comments:

- Overall, there is a fundamental lack of evaluation and details in the study that rationalize the recommendations. The evaluation matrix makes statements without supporting analysis;
- There is no evaluation of alternatives for achieving planning objectives identified in the matrix;
- The Study does not discuss how the recommended concept meets provincial and regional policies, including the minimum Growth Plan targets. This reflects a serious lack of transparency in the work;
- There has been little specific engagement with the building industry to evaluate the feasibility of the various recommendations;
- The Report recommends locations for new parks in the absence of any analysis demonstrating that the UGC is parkland deficient;
- There is no analysis that the economic viability of the types and forms of development contemplated by the proposed measures;

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Request

Our client requires additional time to review the details of the work being presented to Committee. We respectfully request that Committee decline to endorse any concepts at this time.

We respectfully request to be placed on a mailing list to receive copies of all notices, meetings, minutes, reports and any Notices of Decision respecting the above matter. All future notices should be directed to this office and directly to Carriage Gate Homes as follows:

Carriage Gate Homes
Attn: Mark Bales
2069 Lakeshore Road
Burlington, ON L7R 1E2
Email: mark@carriagegatehomes.com

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Snider", is positioned above the printed name.

Scott Snider

ssnd
13540/8

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