

January 16, 2020

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VIA E-MAIL

File 18948.00001

City of Burlington
426 Brant Street
PO Box 5013
Burlington, ON L7R 3Z6

Attention: Mayor Meed Ward and Members of Council

Dear Mayor and Members of Council:

RE: Taking a Closer Look at the Downtown: Preliminary Preferred Concept

We are solicitors for Spruce Partners Inc. and Amico Properties Inc. regarding their property located at 1161-1167 North Shore Boulevard, in the City of Burlington (the “**Property**”). The Property is located within the Urban Growth Centre boundary and directly adjacent to the QEW.

Together with my client’s planning consultants Bousfields, we have had the opportunity to review SGL’s Preliminary Preferred Concept (“**SGL Report**”) and offer the following comments for your consideration.

Within the SGL Report, the Property is identified within the Apartment Neighbourhood Precinct. While we appreciate the need to consider the existing context with respect to development applications, it is submitted that the existing context cannot be the driver of development policies which are intended to implement Provincial Policy which well post-dates any of the existing context.

If heights and densities are to be dictated by the existing context within the Urban Growth Centre, it is submitted that the objectives of the Provincial Policy could not be achieved.

That being said, we request that you consider amending the language with respect to Apartment Neighbourhood Precinct from “Height of new buildings should be based on the surrounding context” to “Height of new buildings should be compatible with the surrounding context”. In our submission that ensures that the existing context is respected but doesn’t dictate future development going forward.

Further, we note that the vision for the Apartment Neighbourhoods precinct states:

“Only limited infill development will be permitted within the Apartment Neighbourhoods which reflects the existing context within the precinct, including the cultural, natural, physical and surrounding built form and provides a transition to any adjacent low-rise neighbourhoods.”

It is our submission, for the same reasons as stated above, that consideration be given to amending that policy direction to read “Only limited infill development will be permitted within the Apartment Neighbourhoods which is compatible with the existing context within the precinct, including the cultural, natural, physical and surrounding built form and provides a transition to any adjacent low-rise neighbourhoods”.

We look forward to on-going discussions with respect to the review of the Downtown and request that we are provided with notice of any future meetings taking place in connection with this matter.

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

cc Client

Heather MacDonald, Executive Director of Community Planning, Regulation & Mobility, City of Burlington

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