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September 28, 2020

Our File No.: 173075

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

**Attention: Alison Enns (newop@burlington.ca)**

Dear Sirs/Mesdames:

**Re: New Official Plan – 2020 Lakeshore Road**

We are solicitors for Vrancor Group, who are the owners of the property known municipally as 2020 Lakeshore Road (the “**Property**”). We are writing to provide our client’s comments in respect of the City of Burlington’s proposed modifications to the adopted official plan.

As background, the Property would be identified as part of a Primary Growth Area within the Urban Growth Centre Boundary on Schedule B-1 (Growth Framework). The Property would also be identified as part of a Frequent Transit Corridor on Schedule B-2. The Property is also located within the Downtown Waterfront Hotel Planning Study on Schedule D (Land Use – Downtown Urban Centre). Clearly, the Property is a candidate for intensification.

However, our client has concerns with the proposed implementation of this intensification potential. In particular, the ongoing delay in planning for the Property is of serious concern and can no longer be accepted by our client. The Property has not been included within the scope of review related to the new official plan, despite our client having invested approximately two hundred and fifty thousand dollars over five years ago to assist the City in determining the appropriate form of redevelopment for the Property. It would appear that this study is now further delayed with a report on a proposed revise action plan suggested for Q4 2020.

This is unacceptable to our client. We can no longer wait for the City and our client’s intention is to proceed to finalize the study on its own and submit an application to secure approvals for the Property in an expedited fashion.

Further, in general, while the proposed modifications to the official plan appear not to provide a policy framework for the Property, certain policies suggest an approach to built form for the Property that is not based on good urban design principles for the Property, especially when the study paid for by our client is sufficiently advanced to determine a site-specific approach. The proposed modifications to the official plan appears to pull taller elements away from the street frontages in a manner that will limit the intensification potential of the Property while also



suggesting a view corridor across privately held lands to the lake. These are matters that have already been extensively canvassed through the above-noted study process and should not be revisited through these proposed policy modifications without more thorough urban design analysis.

Overall, our client is extremely disappointed with the lack of progress related to redevelopment of the Property and, indeed, the suggestion in the proposed policy modifications that planning is moving backwards when it comes to the optimization of the Property for redevelopment.

Please accept this letter as our request to be notified of any decision made in respect of this matter.

Yours truly,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "D. Bronskill", written over a light blue circular stamp.

David Bronskill  
DJB/