

September 26, 2020

via E-mail

City of Burlington
426 Brant Street
Burlington, ON
L7R 3Z6

Attention: Mayor and Members of Council

Denise Baker
Partner
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File 20508.00001

RE: Submission re: Taking a Closer Look at the Downtown

We are solicitors for Arya Properties Ltd. Owners of property located at 1381 Lakeshore Road, in the City of Burlington (the "Site"). The Site is located with the City's Urban Growth Centre both in the in-force Official Plan and within the proposed modifications to the Official Plan that is currently before the Region awaiting approval.

Under the current in force Official Plan, the Site is designated Downtown Residential - Medium and/or High Density Precincts, with no height limit contained within the Plan itself.

Under the adopted Grow Bold Burlington Official Plan adopted by the City of Burlington and is before the Region awaiting approval, the Site is proposed to be designated Downtown Mid-Rise Residential Precinct. This allows a minimum of 5 stories and a maximum of 11 stories. The Site, being 1381 Lakeshore Road, is not subject to the Special Planning Area policies.

Under the proposed modifications, the site is proposed to be designated Low Rise Neighbourhood Precincts with a maximum of 4 stories, less than even the minimum previously recommended by staff and adopted by Council in 2018.

The result of this is a down designation entirely without any justification whatsoever and without any engagement with the landowner. Down designations within Urban Growth Centres have previously been rejected by the Local Planning Appeal Tribunal as being entirely contrary to the Provincial Policy Statement and the Growth Plan. As such, we respectfully request that Council restore the land use entitlements currently enjoyed for this Site.

Again, as we advised through our correspondence on this issue dated January 21, 2020, we remain committed to working with staff to resolve this issue. We look forward to hearing from staff as soon as possible.

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

Allison Enss

Curt Benson, Region of Halton

Paul Lowes, SGL

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