



October 6th, 2020

Dear Mr. Arjoon:

MedicaOne is the beneficial owner of lands known municipally as 2030 Caroline Street and 510 John Street. These lands form part of the original approvals for the Berkeley development (City File: 520-16/08).

Since the time of the original approvals (10 years ago), we have been actively moving forward to bring the office, retail and parking components forward to construction. While our efforts have been ongoing, the City of Burlington has instituted and put into effect and interim control by-law ("ICBL") covering the entire downtown/urban growth centre and other lands in the vicinity of the Burlington GO Station lands.

At the time the City instituted the ICBL in March 2019, we wrote to the City of Burlington requesting an exception from the ICBL insofar as these lands are concerned. We indicated that we were in the process of reviewing the existing planning approvals and wished to be able to explore minor revisions to the plan that would assist us in our efforts to move this project forward. Several email exchanges between the City and MedicaOne ensued. Unfortunately, the City of Burlington chose not to provide us with an exemption. The City of Burlington moved forward and approved Official Plan Amendment 119 and by-law 418.2020. For various reasons there were many appeals of these planning documents. In an abundance of caution and to protect our existing property rights, we appealed these planning instruments. Notwithstanding the position that the City has taken in respect of the ICBL and the dramatic economic shift that has occurred due to the COVID-19 pandemic, we have continued to work with City representatives to explore potential solutions that would allow this project to move forward. We are very anxious to complete this project and eliminate what has become a concern to many in the community. Our efforts have focused on a revised development proposal that satisfies the intent of the original planning approvals and one that is viable. We have held several discussions with City representatives regarding an evolving concept. We are encouraged by the progress made to-date.

However, notwithstanding these discussions and the ICBL, new proposed modifications to the adopted Official Plan have been brought forward. Proposed Modification #6 came as quite a surprise as at no time have any City representatives contacted us to discuss this. This modification is un-necessary, unwarranted and creates yet another obstacle to frustrate the redevelopment of the last portion of this city block. Modification #6 is not only troubling but is also counterintuitive to the discussions that we have had with City representatives over the last year and a half.

We have been working with the City despite not being able to proceed due to the ICBL with an understanding that we would continue to work together in an effort to confirm a move forward strategy to bring forward a revised development proposal that maintains the spirit and intent of the original planning approvals (office and parking). Attached, please find a copy of the preliminary design that we are considering and have been working towards submitting to the City upon the resolution of the ICBL. You will note that the general built form of the building has been maintained. This concept not only includes substantial office space and parking but also includes a senior's retirement housing component. The additional use (retirement housing) is certainly compatible with the existing and planned function of the building and the neighbourhood and would provide a much needed housing opportunity in the City. The modifications required could be accommodated through a minor variance.

The fact that the final phase of this development has not been constructed should make it clear to everyone that the existing approvals are not viable. We want to resolve the redevelopment concerns related to this property. For these reasons, we ask that modification #6 be deleted.

Please confirm that this correspondence has been received and notify us of any further actions that City Council takes on this matter and the adopted Official Plan as a whole.

Yours truly,
MedicaOne

A handwritten signature in black ink, appearing to be 'FC' with a stylized flourish.

Fausto Carnicelli, President