

July 4, 2016

Mayor Rick Goldring and Members of Council
City of Burlington
426 Brant Street
PO Box 5013
Burlington, ON
L7R 3Z6

Dear Mayor Goldring and Members of Council:

**RE: OFFICIAL PLAN REVIEW: URBAN STRUCTURE AND INTENSIFICATION POLICY DIRECTIONS
REPORT (PB-29-16)
LAKESIDE VILLAGE PLAZA – 5353 LAKESHORE ROAD, BURLINGTON**

We are the planning consultants retained by the owners of Lakeside Village Plaza located at 5353 Lakeshore Road in the City of Burlington. We are currently working with Cynthia Zahoruk Architect Inc. on a redevelopment plan for the plaza lands. The plaza lands are located on the north side of Lakeshore Road, west of Kenwood Avenue, south of Skyway Park and east of Hampton Heath Road. The site is approximately 3.84 ha (9.49 acres) in size.

We recently received a copy of the staff report on the *Official Plan Review: Urban Structure and Intensification Policy Directions*. The report provides staff's recommendations on the vision and guiding principles for growth and intensification within the City's updated Official Plan and a framework for consideration of development through intensification. The policies appear to have been carefully developed in the context of the current Provincial planning policy as well as the Region of Halton's approved planning policies. The Lakeside Village plaza property is recommended to be designated as a *Mixed Use Area* and as a *Primary Intensification Area*. We are highly supportive of this recommendation as it aligns with the direction of the owners to provide for a new mixed use, complete community for the site.

On November 24, 2015, we participated in the Lakeside Community Visioning session hosted by the City. In addition to the City's presentations on the Skyway Arena and the Burloak Regional Waterfront Park, the Lakeside Village plaza owner, Joe Elmaleh, myself and Cynthia Zahoruk presented an overview of the process related to the plaza redevelopment and Cynthia Zahoruk presented a set of goals and objectives to be used to guide the plaza redevelopment. The session was highly successful and provided us with a number of community comments and input which we have considered in our work to date. The current staff report provides further guidance for the redevelopment plan we are preparing.

We would strongly encourage Council to adopt the staff recommendation to endorse the policy directions within the report. These directions further enable our team to bring forward a redevelopment plan for the Lakeside Plaza site which will assist the City in meeting its intensification objectives. We look forward to continuing to work with the City and the community as we develop the plans for the Lakeside Village plaza site.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written over a faint circular stamp.

Dana Anderson, MCIP, RPP
Partner

Cc: Joe Elmaleh, Glanhelm Property Management
Cynthia Zahoruk, Cynthia Zahoruk Architects Inc.
Mary Lou Tanner, Director of Planning and Building, City of Burlington
Andrea Smith, Manager of Policy and Research
Rosalind Minaji, Co-ordinator of Development Review, City of Burlington