



Project No. 17323

January 10, 2022

SENT VIA E-MAIL (jo-anne.rudy@burlington.ca)

Jo-Anne Rudy
Committee Clerk
Community Planning, Regulation & Mobility Committee
City of Burlington
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

Dear Jo-Anne,

**Re: Waterfront Hotel Planning Study Update (PL-15-22)
Item 5.4 of the Community Planning, Regulation & Mobility Committee
Meeting on January 11, 2022.**

We are the planning consultants to Burlington 2020 Lakeshore Inc., the owners of the Waterfront Hotel Burlington site at 2020 Lakeshore Road, Burlington (the "Subject Property"). We are writing to provide additional background to the Subject Property and to understand the purpose of the study.

Additional Background

Staff report PL-15-22 provides some of the background information related to the Waterfront Hotel Planning Study (the "Study") and acknowledges that the Study began in 2017 and was placed on hold in mid-2018, after Council endorsed key policy directions for the Subject Property. The staff report also states that the Subject Property was not included in the scoped re-examination of the New Official Plan Project and the new Official Plan did not change the existing land use designation and building height.

In terms of additional background, it is important to acknowledge that Burlington 2020 Lakeshore Inc. funded the Study through a contribution in the amount of \$200,000. Furthermore, on October 22, 2021, an official plan amendment and rezoning application was filed with the City in order to permit the redevelopment of the Subject Property and establish new site-specific official plan policies and zoning to permit the development of a two-tower mixed-use building with commercial, office, hotel and residential apartments (the "Applications").

It is our understanding that the purpose for the Study is to apply the key policy directions to the site and establish new official plan policies and zoning that would apply to the subject site. In our opinion, this appears to be a repetitive process to the applications filed and we would suggest that there may be more appropriate and efficient way to utilize the applications to finalize the recommendations of the Study. In this regard, we are requesting that the City clarify the process and purpose for both the Study and Applications including timing and opportunities for public and stakeholder input.

We would ask that this letter also serve as our client's formal request for notice of any future meeting, staff report, and decision regarding the Study.

Should you require any additional information or clarification, please feel free to contact the undersigned.

Thank you,
Bousfields Inc.



David Falletta, MCIP, RPP
Partner

Cc. Clients

Evan Sugden (Senior Planner, Bousfields)

Peter Horn (Project Manager, HDCi)

Todd Evershed (City of Burlington)

Samantha Romlewski (City of Burlington)