



Project No.: 23121

July 5, 2024

*Via Email to clerks@burlington.ca*

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

**Re: Letter of Support - July 8, 2024 Committee of the Whole Meeting  
Burlington Official Plan, 2020 Targeted Realignment Exercise  
Workplan Update 3 (Agenda Items 6.8 – Report PL-50-24)**

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We are the planning consultants for Alinea Group Holdings Inc., the Owner of the lands located at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in the City of Burlington (referred to as “**Bronte Creek Meadows**”).

Bordered by Upper Middle Road to the north, Burloak Drive to the east, Mainway to the south and a tributary of Sheldon Creek to the west, Bronte Creek Meadows is an approximately 133-hectare parcel of undeveloped land within the Urban Boundary of City of Burlington. Bronte Creek Meadows represents an opportunity for the creation of a complete community that includes a wide range of uses including residential, commercial and employment uses as well as parks and open space and areas of natural heritage features.

We are writing today on behalf of the Owner to provide our continued support to the City respecting the hard work they have completed to date on the Targeted Realignment exercise, as outlined in their update report PL-50-24 associated with Agenda Item 6.8 – Burlington Official Plan, 2020 Targeted Realignment Exercise Workplan Update 3 (the “**Report**”).

As noted in our previous correspondence in respect of the Workplan Update 2, dated April 8, 2024, the Owner, their project team and the City have worked closely together to define and implement the process for establishing development permissions for Bronte Creek Meadows, identified as a ‘Future Growth Area’ by the Targeted Realignment Work Plan. This includes establishing a planning process for the preparation of an Area Specific Plan

(the “**ASP**”) for Bronte Creek Meadows in conjunction with the processing of associated applications for Zoning By-law Amendment and Draft Plan of Subdivision.

Since this time, we have continued to collaborate with the City in the preparation of a Community Engagement Plan to ensure that all interested and affected individuals and parties are aware of the ongoing work for these lands, with opportunities for coordinated engagement for both the ASP and the associated development applications.

The work completed to date, including the planned Community Engagement Plan, is generally described in the report PL-50-24. The Owner supports the Report’s recommendations for the City to implement the Bronte Creek Meadows Area-Specific Planning Project Engagement Plan and to continue to work closely with the Owner and their consulting team to refine the details of the ‘Bronte Creek Meadows: Background and Draft Visioning’ report.

### **Concerns Related to the Timeline**

On April 16, 2024 City Council through its endorsement of Staff Report PL-29-24 had unanimously endorsed the work plan that targeted the completion of the ASP Planning process in the fall of 2024 and ultimately Draft Plan Approval of the Bronte Creek Meadows lands in early Q1 of 2025.

The timeline outlined in Appendix C of the Report forecasts that the ASP Planning process will now be completed in March of 2025, with presumably the Draft Plan Approval to follow in April or May of 2025. The Owner and its consulting team is concerned with this delay, since it is occurring early in the process and future delays are likely to occur. The City and the Owner are utilizing significant resources to advance the ASP and development applications, as it is recognized that Bronte Creek Meadows provides a great opportunity to add much needed housing quickly.

**In this regard, we respectfully request that the timeline in Appendix C be revised to forecast the completion of the ASP Planning Process by the end of 2024 with the Draft Plan Approval in Q1 of 2025.**

We have reached out to Staff and requested a meeting to discuss how we can refine the work plan schedule to better align with the Council endorsed work plan.

Going forward, the Owner and its project team will continue to work together with the City and the Deputy Mayor for Community Engagement & Partnership to engage with the community and associated stakeholders, complete technical work required to refine the vision for Bronte Creek Meadows, and collectively, implement an Area Specific Plan to guide future development.

We thank you for the opportunity to provide these comments and look forward to contributing to ongoing city-building opportunities in the City of Burlington.

Yours very truly,

**Bousfields Inc.**



David Falletta MCIP, RPP

cc. Client

sg/DF:jobs