



COW Nov 5, 2024  
PL-85-24 Antoni  
Mazur  
presentation

# Additional Comments on Variance Application by Inaria Burlington Inc

File: 520-08/24 & 505-03/24

November 5, 2024

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ANTONI MAZUR

1404-2025 MARIA ST

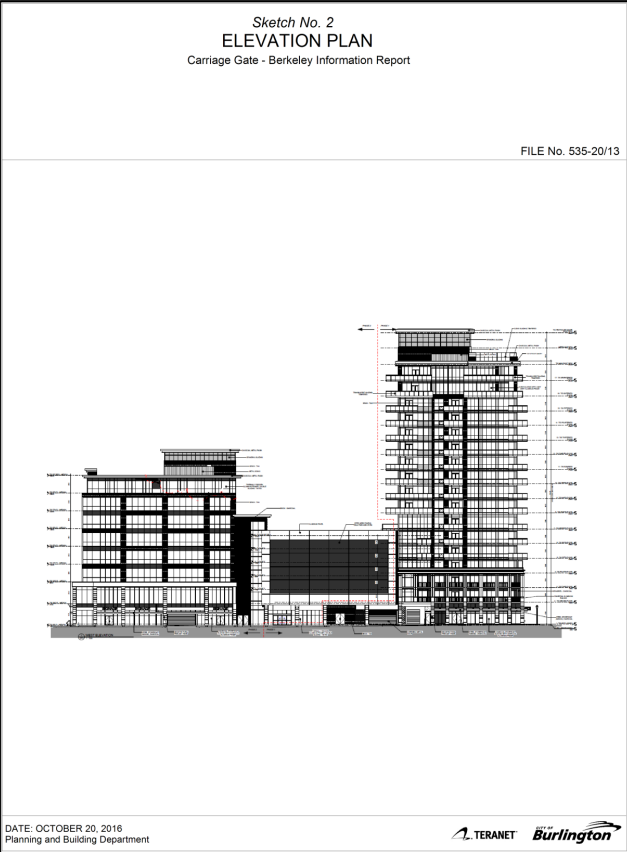
BURLINGTON ON L7R 0E9

## Outstanding issues

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- ❖ Integration and usage of parking garage structure in the plan
- ❖ Impact of Shared Facilities Agreement as detailed in HSC700 Bylaw #3
- ❖ EV Charging considerations

This is what we are looking to see completed



## Issue: Building integrity of 2025 Maria St is at risk

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The Executive summary of the Staff report errs in one regard. A portion of the area in question has been in continuous use since 2019. This is the underground parking for 2025 immediately below the approved public parking garage.

The design of the foundations for 2025 Maria is tightly integrated with the planned adjacent parking garage. A significant number of parking spaces, now occupied by owners and tenants are directly underneath the parking structure.

When work on the remaining floors of the public parking garage was suspended, **temporary seals** were applied to the structure to protect the portion of the 2025 parking garage immediately below. These were never intended to be long term. Now, after several years of wear & tear, water seepage from failures is already causing damage. (photograph available)

With water seepage what you see is only the tip of the iceberg. It is imperative that the apprehended construction of the parking garage be completed to the avoid potential damage to the building foundation and/or the vehicles and equipment of owners in this area of the 2025 parking garage.

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## Issue: Impact of SFA as detailed in Bylaw #3 HSC700

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There is a Shared Facilities Agreement on record registered on June 7<sup>th</sup>, 2019 as HR1626694. This spells out in some detail governance and operational responsibilities of three parties

- HSC700
- Carriage Gate Berkeley
- Burlington Health Care Inc

involved that clearly states the very specific provisions in the Condominium Declaration that refer to the concomitant construction of the Parking Garage and adjacent Medical Arts. It follows that any change to the utilization of the connected parking garage structure and medical center building would require the agreement of the owners in 2025 Maria St as represented by the Halton Standard Condominium Association Board of Directors.

A key element of this governance structure is for the appointment of a shared facilities manager for 3 structures. To my knowledge, this has never been communicated to the owners at large at 2025 Maria St or has never been implemented.

## Other Considerations

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Nowhere has the issue of accommodation for **Electric Vehicles** been addressed. (*This issue was raised in a meeting in 2015 regarding 2025 Maria St. where Carriage Gate said they would “look into it”. Nothing substantive was ever done*). Now today, like many other condo boards across Ontario, the board is left holding the bag having to evaluate complex technologies which continue to evolve and pass on significant costs to owners. All this to comply with the directives from both the Federal & Provincial Governments to aggressively install charging facilities. Subsidy programs do not exist in this province (*they do in Alberta and BC*) and the Federal Program has annual disbursement limits that effectively limit its availability.

Where has this been addressed in the new proposal or will the future Board of Directors be left to “bolt on” a solution after the building is complete?

Thank you

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