



July 17th, 2018

The City of Burlington
Burlington Planning & Building Department
426 Brant Street, 2nd Floor
Burlington, Ontario
L7R 3Z6

Attn: Mrs. Lisa Stern, MCIP, RPP
Senior Planner

**Re: 4880 Valera Road, Burlington – Zoning By-law Amendment File No. 520-18/17
Planning Justification Report – Update Letter**

Dear Madam,

Further to the Planning Justification Report prepared in support of the subject application, dated December 2017, and submitted as part of the complete application under the *Planning Act*; please accept this Update Letter, which serves to provide an update to the submitted PJR in light of the recent legislative changes through Bill 139 and otherwise.

Public Consultation Strategy

The Public Consultation Strategy included as a component of the previously submitted Planning Justification Report (Section 6); should be updated to reflect the two additional public consultation meetings the applicant has held. The City initiated public open house was held on March 21st, 2018; and an additional applicant initiated public meeting was held on June 27th, 2018. The latter of the two meetings was used to introduce the revisions made to the development concept in response to Staff, public and other stakeholder comments/feedback. The Statutory Public Meeting for the subject application was also held on June 5th, 2018.

Existing Zoning By-law

The Conclusion of the submitted Planning Justification Report (Section 7) should also be updated to include the following:

The existing Zoning By-law is not in conformance with the City of Burlington Official Plan. The subject lands were previously designated as 'Neighbourhood Commercial' under the City of Burlington (COB) Official Plan. Official Plan Amendment 102 (OPA 102) to the COB Official Plan redesignated the subject lands from the 'Neighbourhood Commercial' designation to a Site Specific 'Residential – High Density' designation. The Zoning By-law (No.2020) has not been updated to implement the new Official Plan designation. Therefore the lands are still currently zoned as Neighbourhood Commercial, Site Specific (CN1-332), which is reflective of the previous 'Neighbourhood Commercial' Official Plan designation. This zone permits various retail, service commercial, office, community, automotive, entertainment/recreation and other



commercial uses. Permitted residential uses include dwelling units on second and thirds floors only. Accordingly, the current Zoning on the subject lands does not conform to the updated Residential – High Density Official Plan designation on the subject lands. The proposed Zoning By-law Amendment will serve to update the Zoning By-law to bring the lands into conformance with the existing Official Plan designation.

I trust this Update Letter provides clarification with respect to the previously submitted Public Consultation Strategy, and the recent legislative changes through Bill 139. Please do not hesitate to contact the undersigned if you require any clarification regarding the above.

Sincerely,

Franz Kloibhofer, MCIP, RPP
A. J. Clarke and Associates Ltd.
Encl.

Copy: Mr. Mark Sim – Adi Development Group Inc.