

Appendix C

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October 7, 2019

Delivered by Email

Mr. Charles McConnell,
Manager - Planning
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mr. McConnell,

Re: Upper Kerr Village Plaza

Further to our conversation of earlier today, I confirm that our firm acts for the other three owners who, together with the Applicant, own the whole of the Upper Kerr Village Plaza. We are responding to your Notice of Complete Application and Public Information Meeting scheduled for 5 o'clock this evening.

The three owners we represent collectively retained Urban Strategies to advise them on the appropriate approach to Block Planning. Urban Strategies undertook their work guided by the applicable Provincial, Regional and Town policies and developed a Block Plan which the owners have accepted and are committed to advance.

We would ask that the Town provide Urban Strategies with an opportunity to present in a more comprehensive way the Block Plan they have developed. However, in light of the pending meeting, a copy of the Block Plan drawings prepared by Urban Strategies are attached for your initial conceptual understanding.

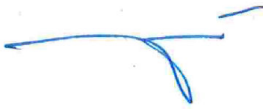
Our clients are committed to work collectively with the Applicant and on Friday, I initiated direct communication with the Applicant's lawyer, Steven Zakem, who is copied with this correspondence. We are committed to meet in the near future to work toward coordinating our development efforts. For our part, we would welcome a three party meeting between our respective clients and the Town of Oakville Planning Staff to discuss landowner coordination.

At this point, I suggest it is premature to get into a public debate about the merits of the alternative Block Plans. We do not intend to present our alternative plan at the meeting. But the public should know that alternatives are being presented and will be considered by Planning Staff.

In our view, it is a positive development that all four landowners are once again actively engaged in seeking to advance the development status of these lands.

Yours very truly,

BORDEN LADNER GERVAIS LLP



Stephen F. Waqué
SFW:cm
Enclosure

cc. Mr. Steven Zakem
cc. April Investments Limited
cc. 527079 Ontario Limited
cc. Trans County Development Corp. Ltd.

3 Parcels

Structured Parking



	Site Area	Residential GFA	Commercial/Retail GFA	GFA	Units	FSI	Total GFA
Block 1: 588	9,072 sq m	38,700 sq m	—	38,700 sq m	480	4.27	84,700 sq m
Block 2: 530+131	11,784 sq m	42,700 sq m	3,400 sq m	46,000 sq m	530	3.91	

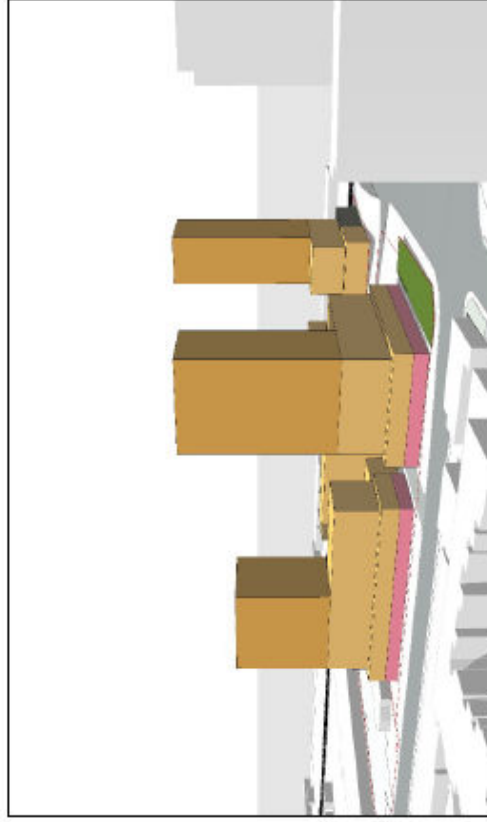
(*80 m² per unit)

Gross Floor Area : 15% floor area for core, stairs, amenities, lobbies and services.

3 Parcels
Structured Parking

Confidential Draft

from southeast



from northeast



4 Parcels

Structured Parking



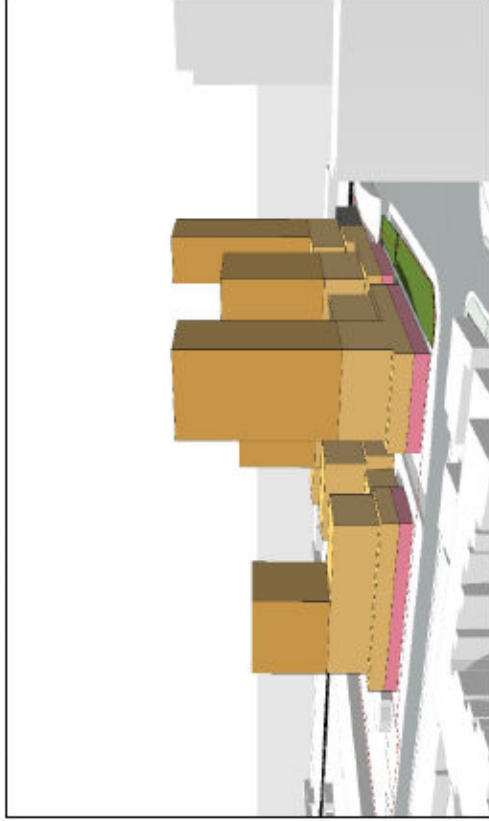
	Site Area	Residential GFA	Commercial/Retail GFA	Units	GFA	FSI
Block1: 588	9072 sq m.	38,900 sq m.	—	490	38,900 sq m.	—
Block2: 550	8059 sq m	30,600 sq m.	1,000 sq m.	380	31,600 sq m.	—
Block3: 530+131	11784 sq m.	40,500 sq m.	3,200 sq m.	500	43,700 sq m.	—
TOTAL	28,915 sq m.	109,900 sq m.	4,200 sq m.	1370	114,100 sq m.	3.95

1,000 m² per unit

4 Parcels

Structured Parking

from southeast



from northeast

