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March 1, 2024

VIA E-MAIL

Our File No. 172727

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Participants Listed on Schedule "A"

Dear Counsel, Ms. Filipetto and Participants:

**Re: OLT Case No. OLT-23-000534
Appeals by Caivan (Perth GC) Limited
141 Peter Street, Town of Perth/County of Lanark
Revised Plan**

Aird & Berlis LLP is counsel to Caivan (Perth GC) Limited, the Applicant/Appellant in the above-noted matter. This matter involves appeals of site-specific official plan and zoning by-law amendments as well as a draft plan of subdivision affecting lands known municipally as 141 Peter Street.

Pursuant to paragraph 10 of the approved Procedural Order in the above-noted matter, the Applicant/Appellant hereby notifies the Parties of an intention to seek approval of a revised version of its proposal.

Please find enclosed with this letter our client's revised concept plan along with a short explanatory memorandum issued by our client's transportation consultant, CGH Transportation Inc.

There are two primary alterations being made to the project:

1. **Construction of a second bridge:** Recognizing the community's concerns regarding transportation infrastructure and accessibility, the Applicant/Appellant has included in its revised proposal the construction of a second bridge on the north side of the property. The addition of this second bridge will ultimately provide two points of access to the development, thereby alleviating certain concerns relating to traffic congestion and safe passage.
2. **Integration of affordable housing units:** The Applicant/Appellant's revised plan also includes lands being set-aside for the purpose of affordable housing. This revision not only aligns with the Town's objectives relating to affordable housing, but also ensures that the development contributes meaningfully to the current housing affordability crisis.

We note that the approved Procedural Order requires the Parties to exchange witness lists by no later than April 15, with expert witness meetings to take place before May 10 and Agreed Statements of Facts (if any) being submitted by May 24. We also note that the Tribunal has made available its dispute resolution/mediation services if the Parties wish to explore resolution.

We confirm that Caivan (Perth GC) Limited is prepared to engage in mediation with the County and the Town. Given the changes made to the project as noted herein, we are hopeful that the public authorities will be equally willing to engage in dispute resolution with our client and its professional consulting team.

Yours truly,

AIRD & BERLIS LLP



Patrick J. Harrington

cc. H. Lalonde, S. Murphy, C. Haskin – Caivan
B. O'Callaghan, Aird & Berlis LLP

56247310.1



SCHEDULE "A"

OLT-23-000534

Requested Participant Status

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CAIVAN

LEGEND:

- STANDARD TOWNHOUSE
- DETACHED HOME
- 23m ROW
- 18.5m ROW
- 16.75m ROW
- PATHWAY
- 100 YEAR FLOOD PLAIN
- 30m WETLAND SETBACK

Lot Count

Unit Type	# Units
Single Detached	620
Townhouse	290
Medium Density	60-65
Total	975

03		
02		
01		
REV#	DESCRIPTION	DATE

PROJECT NAME:

141 Peter Street

DRAWING NAME:

Concept Plan

DATE:

2024-03-01

DRAWING NO:

SK-25

DRAWN BY: CH

OTL305

NET DEVELOPABLE AREA	102.2	ac
5% NET DEV AREA	5.11	ac
PARKLAND PROVIDED	5.56	ac
DIFF.	0.45	ac



Technical Memorandum

To:	Susan Murphy – Cavian	Date:	2024-03-01
Cc:	Hugo Lalonde, Colin Haskin – Caivan		
From:	John Kingsley, EIT, Christopher Gordon, P.Eng. – CGH	Project Number:	2021-117

Re: Caivan Western Annex Lands – Tay River Crossing Opinion

CGH Transportation Inc. has been retained by Caivan (Perth GC) Ltd. to provide transportation engineering services pertaining to the land development of 141 Peter Street, which form part of the Western Annex Lands in the Town of Perth.

As part of our work, CGH has undertaken several tasks and produced various reports to support the development application, including:

- a review of the Town's 2019 Infrastructure Master Plan and the transportation analysis documented therein to confirm the conclusions were consistent with the proposed development plan
- a preliminary analysis and evaluation of Tay River crossing alternatives
- a Transportation Impact Study as part of the Plan of Subdivision process

The findings of that work have informed our opinion that we maintain to be:

- the subdivision approvals can proceed in the absence of a Tay River crossing outside of the vicinity of the existing Peter Street crossing, from a transportation capacity perspective
- a Municipal Class Environmental Assessment (MCEA) would be required to fully evaluate the overall river crossing requirements and approach, which may or may not include a Tay River crossing outside of the vicinity of the existing Peter Street crossing

Since the submission of the most recent transportation study, Caivan has provided us with the direction that they intend to include an additional Tay River crossing outside of the vicinity of the existing Peter Street crossing as part of the plan of subdivision. While we maintain that this additional crossing would not be required from a traffic capacity perspective, it can be included as part of the transportation servicing approach for the new community. Considering this new direction, the construction of the additional crossing can be part of a phased build-out of the subdivision with modifications to the existing Peter Street Bridge permitting initial development phases.