

February 7, 2022

Niagara Region

Planning and Development Services Sir Isaac Brock Way
PO Box 1042
Thorold, ON L2V 4T7

Attention: Chair D. Huson, Planning and Economic Development Committee
Ms. M. Sergi, MCIP, RPP, Commissioner of Planning and Development

Dear Chair Huson and Ms. Sergi:

RE: Settlement Area Boundary Recommendations for Niagara Falls

I am pleased to be sending this letter to you about LJM Developments, our investment in Niagara Region, and our support for the Region's recommendation to include our lands on Garner Road in the City of Niagara Falls in the Region's growth and settlement area. While this letter is about supporting the recommendation in the December report on implementing growth in Niagara, our commitment to Niagara goes beyond this property. We are excited to be partners with the Region and the City of Niagara Falls in building Niagara's future.

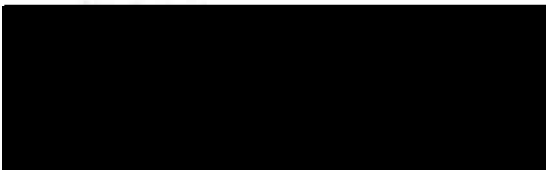
LJM Developments has completed recent projects in Grimsby (Waterview Condominiums). We are currently working with our colleagues in Lincoln to build new housing in the Prudhomme's community. We strongly believe in working closely with Council, staff, and communities on our projects because we are investing for the long term. With over twenty years in building new homes, LJM Developments has a strong track record of delivering quality communities that have the most well-designed buildings. LJM builds homes that provide a range of choices for our new home buyers and our recent launch in Lincoln was very well received. At the same time, we support affordable housing through our partnership with Habitat for Humanity, donating affordable units to the City of London and offering 50 affordable units in the City of Cambridge. We believe in safe and secure housing for all and in sharing our success with Habitat and their clients.

LJM Developments owns land west of Garner Road, south of Lundy's Lane, in Niagara Falls. This area is recommended for inclusion in the settlement area and we support that recommendation. We have done significant work to develop our approach to this new community:

- Understanding and incorporating the natural heritage features and best practices for natural heritage in new communities;
- Building both mixed-use buildings and increased density – ensuring our approach will achieve and, in fact, exceed, the planned densities for new communities;
- Addressing servicing and stormwater management; and,
- Supporting transit and active transportation in this community.

At LJM we believe in collaboration. The Garner Road area includes land beyond what LJM owns. We are committed to working with the City of Niagara Falls and our neighbours to develop this new community – creating both housing and jobs in Niagara Falls and Niagara Region. The Garner Road area makes sense to us, it makes sense to Niagara Falls, and it makes sense to Niagara Region.

We would be pleased to work with you to advance the planning and development of our lands. We look forward to our continued partnership. Thank you.



Mr. Liaquat Mian, CPA, CA

President | **LJM** Developments

Copy: Regional Chair J. Bradley, Niagara Region

Mayor J. Diodati, City of Niagara Falls