

Subject:FW: City of Burlington New Official Plan and Downtown Mobility Hub

Precinct/Secondary Plan (For City Council Tonight)

From: Mark Bales [mailto:mark@carriagegatehomes.com]

Sent: Monday, January 29, 2018 11:59 AM

To: Morgan, Angela

Subject: City of Burlington New Official Plan and Downtown Mobility Hub Precinct/Secondary Plan

(For City Council Tonight)

Dear Ms. Morgan:

This is further to our active participation on the City's Official Plan review and the preparation of the Downtown Mobility Hub Precinct/Secondary Plan.

We are aware that City Council will be considering motions this evening that are intended to provide City Planning staff with direction for the continued finalization and approval of these important city-building initiatives.

The new Official Plan is the City's most significant and important land use policy document. The Official Plan is a multi-faceted document that is intended to conform with and implement Provincial and Regional policy, while at the same time respond to the unique strengths and challenges that future city-building efforts will be reliant upon. Not only have City Planning staff worked very hard on the proposed plans but the public engagement has been significant. City Planning staff has provided their best planning opinions and recommendations to City Council.

At the Planning Committee meeting on January 23rd, 2018, the Planning Committee recommended a number of policy modifications for Council's approval. These recommended modifications are referenced in the minutes of this meeting.

We are concerned that dramatic and fundamental changes have been proposed that significantly impact the ability of the new Official Plan and the Downtown Mobility Hub Precinct/Secondary Plan to address and conform to Provincial and Regional planning policy and also the realities confronting the development industry in the City. The following provides one example of the type of significant concerns that we have with the proposed modifications.

City Planning staff have recommended that planning policies for the Downtown Core Precinct accommodate new buildings with maximum heights of 17 storeys, provided a series of tests can be satisfied. However, the Planning Committee is recommending that this be modified to a maximum of 12 storeys with uncertain potential increases being available to a maximum to 17 storeys, subject to a series of new inclusions – untested public parking requirements and employment use provisions. This modification will not only discourage redevelopment and intensification within the Downtown (a fundamental goal of the Strategic Plan) but the amount of new development within this one precinct alone could be reduced by approximately 30%.

We are concerned that the maximum height limit of 17 storeys for the Downtown Core is inappropriate and further that the proposed modifications will frustrate and stymie planning approval and City redevelopment initiatives for the Downtown. We are concerned that the City will be unable to successfully invigorate and revitalize the Downtown and the City will not be in a position to satisfy minimum Provincial policy requirements. This dramatic change that has been recommended in the absence of review and analysis by City Planning staff and the development industry.

Therefore, we request City Council to not approve any of the proposed modifications at this time and refer them to City Planning staff for review and analysis and to facilitate consultation with the development industry. City Planning staff would then be in a position to provide its professional recommendations to City Council on the appropriateness of the proposed modifications.

Regards,

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