



PB-04-18  
505-08  
Correspondence

SHAPING GREAT COMMUNITIES

April 20, 2018

File No: 17248

Planning and Development Committee  
City of Burlington  
426 Brant St.  
P.O. Box 5013  
Burlington, ON L7R 3Z6

Attn: Jo-Anne Rudy,  
Committee Clerk

His Worship Mayor Goldring and Members of Committee

Re: **Proposed New Official Plan  
2021 and 2031 James Street  
Public Meeting April 24, 2018**

GSP Group Inc are planning consultants to Crystal Homes, owner of 2021 and 2031 James Street between John and Elizabeth Streets in Downtown Burlington. Crystal Homes is in the planning stages for a high-density mixed-use redevelopment on the block and wish to provide comments on the proposed policies for the Downtown Urban Centre.

The proposed Official Plan brings a contemporary policy approach to downtown and recognized the importance of intensification given its transportation hub, location on the waterfront and the desirability of higher intensity, mixed-use environments. We support the general intent and direction for the Downtown Urban Centre policies as contained in chapter 8 of the Official Plan.

The James/John/Elizabeth block is part of the "Downtown Core Precinct" in the Downtown planning framework. The policies for this precinct provide for mixed-use development with provision for buildings of up to 12 storeys, or up to 17 storeys if office space and publicly accessible underground parking are provided.

It is our submission that this policy should provide flexibility for building heights beyond the proposed 17 storeys. It is our opinion that the establishment of an upper limit for height is difficult to determine and is best addressed through performance-based measures. The determination of height should have regard to such features as the site size, building mass, tower footprint, architectural design, public realm, tower separation, shadow impact and so on. The City has urban design policies in the Official Plan, urban design guidelines and recently adopted Tall Building Guidelines which are also appropriate tools for guiding and determining building height.

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883  
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477  
gspgroup.ca

We note that two adjacent developments located north and south of James Street between Brant and John Street have been approved (north side) and are proposed (south side) of James Street at 23 storeys. Development feasibility is also an important consideration and as these two 23 storey building proposals illustrate, there has to be sufficient units and square footage created in order to support the expense of underground parking, good public realm and excellence in building design.

We thank you for the opportunity to provide these comments and look forward to working with City staff on an upcoming development project in the downtown core precinct.

Please provide notice of future meeting and approvals of the new Official Plan.

Yours truly,

**GSP Group**  


Glenn Scheels, MCIP, RPP

cc. Kathy Di Silvestro, Crystal Homes  
Mark Zwicker, Architecture Unfolded  
Leah Smith, Planning & Development Department