

Memorandum

August 6, 2019

To: The Corporation of the City of Burlington
Melissa Morgan Planner II
Brynn Nheiley, Manager of Development Planning
Heather MacDonald, Director of the Department of City Building
Lisa Kearns, Ward 2 Councillor
Marianne Meed Ward, Mayor

From: Gary Care, Sylvia Christie	402 Martha Street
Jim Shaw and Beth Shaw	404 Martha Street
Joe Donnell	406 Martha Street
Josh Lindsay	408 Martha Street
Don Wilson, Liz Wilson	410 Martha Street

cc: Engaged Citizens of Burlington

Re: 2085 Pine St - Application, Glen Schnarr & Associates/-Developer York Trafalgar Corp.
Files: 505-03/19 & 520-06/19

Previous Approval File No . 520-05/15 (PB-02/17) Approval -October 2017

As residents in the townhouses on Martha St that includes five homes (402-410) located to the immediate east and adjacent to the 2085 Pine property, are writing this Memorandum to clearly indicate that the proposed Application is completely unacceptable in all respects due to;

1) After 5 years of countless meetings, studies, intensive negotiations and at the emotional expense of the adjacent Martha Street Residents and at substantial cost to the City and taxpayers, on October 17th, 2017 The City of Burlington's Mayor and Council passed a resolution to substantially alter the previous zoning bylaws governing the 2085 Pine St property as to height, mass and setbacks. Disregarding the resident's plea to maintain the current guidelines under 2.5.4 Infill Development b. *"New infill development shall be compatible with the surrounding development in terms of height, scale, massing, siting, setbacks, coverage and amount of open space;"* the site zoning was approved for "downtown residential medium density with site specific exemption (DRM-472)"

2) This new zoning by-law designation resulted in the City approval of a 5 storey plus 1 storey parking structure. At approximately twice the height of the then existing zoning bylaws the approval allows for double the height of the immediate surrounding buildings, namely the 3 storey Martha Street townhouses adjacent and the Pine St townhouses directly across the street. *This approval process required numerous amendments in order to accommodate the mass and scale on a lot that is inappropriate in size for the original 5 storey proposal.* At the time it was clearly understood and stated by all participants, including City officials, as well as the engineering representative of the developer at the time, that the 5-storey structure was far too large a scale for the 2085 property size.

3) As a direct consequence of the previous developer's (Roman Homes) inability to achieve viable results on the 2085 Pine St location, the small irregular 1/4-acre property was then sold to York Trafalgar Corp. The new developer, represented by Glen Schnarr & Associates Ltd, is now proposing an 11 storey plus structure. Upwards of 44 meters in height, the proposal is approximately double the height of the currently approved 5 storey's and 3 1/2 times the height of the existing townhouses and the (original) zoning bylaw DRM Zoning of 12 meter in height.

4) **Density-** The site proposal also increased density significantly from current exemption which allows for 15 units/150 UPH to the extreme mixed-use plus 39 units resulting in density of 375 UPH, exceeding both the maximum of both DRM and DRH, 50 UPH and 185 UPH respectively.

Official Plan

2.5 Intensification -2.5.2 General Policies

v. Compatibility is achieved with the existing neighborhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity area so that a transition between existing and proposed buildings is provided.

Zoning By-law

5.5.5 Downtown Residential Medium and/or High Density Precincts

c. All Development and re-development shall be compatible with the existing character of these precincts and the neighboring precincts with respect to heights, setbacks, massing, and design and community features.

5)Therefore, it is our expectation, and with trust in elected officials, that the City, the Mayor, Council and staff, will make every attempt to discourage such a proposal. Turn down the 11 Storey Application in its entirety and redirect-the developer to work within the current 5 Storey DRM site exemption, approved less than two years ago, which allows the permanent retention of the Nelson Ogg-Jabez Clark House as part of the development along with the requirement that the developer to designated the house as a Heritage Home.

6) To be clear, we ask the City, the Mayor and our Councillors, under no circumstances, to allow a structure greater than the 5 storeys as approved on October 17, 2019. The currently approved development already impacts our backyard living area's and our quality of life significantly

SUMMARY

ZONING HISTORY			
	PRIOR TO OCTOBER 17 2017 DOWNTOWN RESIDENTIAL MEDIUM DMR ORIGINAL ZONING	OCTOBER 17 2017 APPROVAL DOWNTOWN MEDIUM DENSITY SITE SPECIFIC DMR-472	JULY 2019 PROPOSED APPLICATION
HEIGHT	12 M	22.3 M	40 M
NUMBER OF STOREYS	3	5 PLUS 1 GARAGE	11
DENSITY PER HECTOR MAXIMUM	50 UNITS	150 UNITS	ACTUAL 375 UNITS
PARKING RESIDENTS SPACE PER UNIT	1.25	1.6	1.2

This recent proposal is most discouraging as it is significantly out of character for the immediate neighborhood which is part of a *corridor of pleasant character and is close to and leading into Downtown, Village in the Square and Spencer Smith Park.*

Sincerely


Gary Care


Don Wilson

Per the Martha St. Residents

(The Martha St. Residents have agreed and support the content herein.)