

## Memorandum

November 27, 2019

**To:** **The Corporation of the City of Burlington**  
 Alison Enns - Project Manager - Official Plan  
 Heather MacDonald, Director of the Department of City Building  
 Brynn Nheiley, Manager of Development Planning  
 Thomas Douglas - Planner  
 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:** City of Burlington Adopted Official Plan "Taking a closer look at Downtown"  
 Pertaining to the South Martha Pine Street Corridor

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### Introduction

As residents in the townhouses on Martha St we are writing this Memorandum to request your consideration to our proposal in regards to the review of Downtown policies in the Adopted City Official Plan. Specifically, to an area we refer to as the South Martha Pine St Corridor.

This area runs south on Martha St from the Elgin St Promenade to Lakeshore Rd (excluding the approved ADI 26 storey condo tower) and includes Pine St from Martha St through to Pearl St where it joins with the Village Square.

We are proposing that what the City has defined as "*Neighbourhood Mixed Use Precinct*" be adopted for the South Martha Pine St Corridor as it ideally suits this area which is described in detail below. (See attached Map)

### City of Burlington Vision

The City defines the Neighbourhood Mixed Use Precinct as a narrow precinct that maintains the existing low-rise house form character along the edge of the Urban Growth Centre. The precinct provides a transition to the Low-Rise Neighbourhood Precincts to the west and east by maintaining the existing low-rise built form. The existing character of house form buildings will be maintained and adaptive re-use for office, retail and institutional use will be permitted.

Currently It recognizes and conserves the historic character of the Downtown along sections of Brant and Locust Streets. The Adopted Official Plan's permission for 3 storeys is maintained.

## South Martha Pine Street Corridor Description

The South Martha Pine St Corridor is unique, in that, it is a community that combines a blend of low residential homes mixed with both commercial and retail businesses. (*see attached map*)

The South Martha Pine Street Corridor has a constant flow of residents from the east and north east. They naturally travel down Martha St from the Elgin St Promenade, New St. and north Martha St to access the Lakefront Spencer Smith Park area. These residents who either walk or cycle down Martha and then along Pine St and are expected to continue this pattern even after the completion of the Elgin St Promenade as people, desiring to reach their lakefront destination, are frustrated or intimidated by journeying into the traffic congested Brant St area.

The South Martha Pine Street Corridor area currently includes a substantial 3 storey Condo townhome complex containing residential living on the top two floors with commercial and retail at street level. This complex of approximately 32 condos and 32 businesses occupies upwards of 75% of an entire large city square block that begins slightly north of Lakeshore on the west side of Martha (adjacent to the ADI Condo project) north to Pine, and continuing along Pine to Pearl St and extending south down Pearl close to Lakeshore.

As you proceed down the tree lined Pine St from Martha, across from previously mentioned mixed use townhomes and commercial/retail businesses on the south side, you pass a property on the north side (2085 Pine) approved two years ago for 5 storey condos, which includes as part of the development, the permanent retention of the Historic Heritage Home *Nelson Ogg-Jabez Clark House* built in 1847.

Just beyond the *Nelson Ogg-Jabez Clark House* you then pass by a single storey community center that is a hub for community events. This is owned by the adjacent and very beautiful *Ukrainian Church* located at Pine and Pearl directly across the road from Village Square.

At the Martha and Pine St corner (across from the above-mentioned Condo complex) and running north on the West side of Martha are 3 storey townhomes. Proceeding North and beyond the townhomes, is a low-rise hydro building including parking and then a parking lot abutting the Elgin St. Promenade. Then there are a number of single detached homes across the road on the east side of Martha St just south of the Elgin St Promenade with Rambo Creek at the rear and which is located on the furthest eastern edge of the Downtown Urban Growth Center

Also included in this area is a 12 storey apartment building housing primarily senior tenants. This particular structure, located on Martha south of Pine, while not in keeping with the general character of the area, does not seem intrusive due to its significant setback from the street and distance to the adjacent home to the north. Just south of this apartment building is a 5 storey Seniors residence at Martha and Lakeshore.

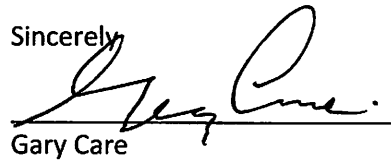
In summary, the majority of South Martha Pine Street Corridor is a Neighbourhood Mixed Use Precinct. Thus, maintaining the existing low-rise house form character along the edge of the Downtown Urban Growth Centre. This area provides a transition to the Low-Rise Neighbourhood Precincts to the west by maintaining the existing low-rise built form. It is an area of transition that lies between the potential Highrise areas to the north along James St and south along Lakeshore.

The South Martha Pine Street Corridor with its village like feel is a natural extension to the Village Square and the corridor through City streets to the restaurants, Lakeshore and Brant, and Spencer Smith Park locations.

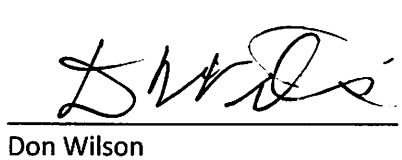
As stated in the Official Plan "Compatibility is achieved with the existing neighborhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity area so that a transition between existing and proposed buildings is provided."

We sincerely appreciate your efforts to ensure the City of Burlington takes the necessary control over the development and the characteristics of this area within the Downtown Urban Growth Center by designating the South Martha Pine St Corridor as a "*Neighborhood Mixed Use Precinct*" in the City's future Official Plan.

Sincerely,



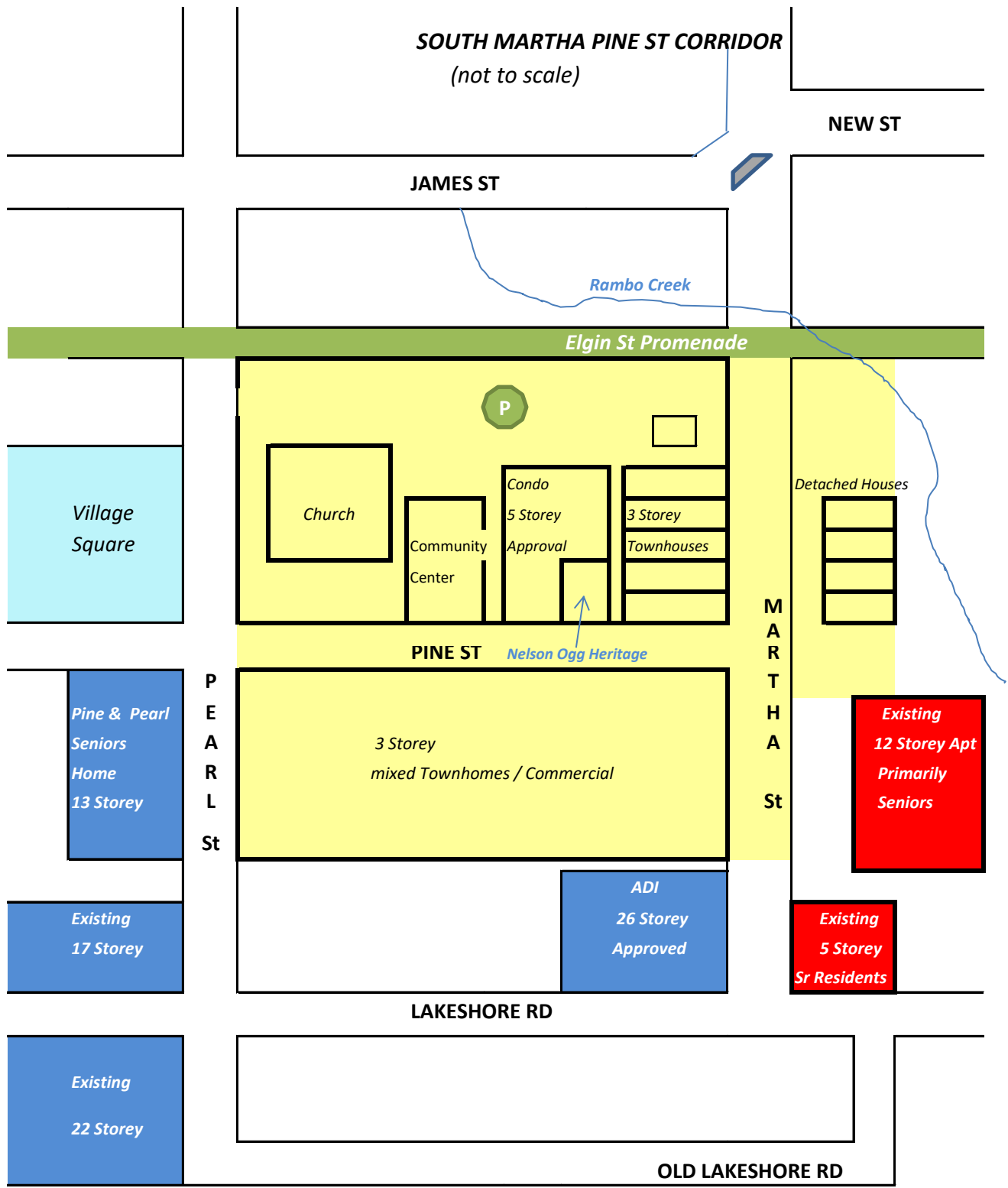
Gary Care



Don Wilson

Per the Martha St. Residents

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



- Neighbourhood Mixed Use Precinct
- Low Rise 3 Max
- Existing High Rise
- Appartment Neighbourhood

Lake

