

January 15, 2020

Community Planning, Regulation & Mobility Committee
c/o Ms. Jo-Anne Rudy – Committee Clerk
City of Burlington
426 Brant Street
P.O Box 5013
Burlington, ON
L7R 3Z6

Dear Chair Stolte & Committee Members:

**Re: Taking a Closer Look at the Downtown: Themes, Principles
and Land Use Concepts
Mattamy James Street Limited Partnership
2082, 2086 and 2090 James Street
City of Burlington
Our File: 2017/04
City File Nos.: 505-07/17 & 520-16/17**

We are Planning Consultants for Mattamy James Street Limited Partnership ("Mattamy"). This letter is a follow-up to our previous letter dated December 19, 2019.

The purpose of this letter is to provide additional comments on the Preliminary Preferred Concept ("PPC") dated January 2020. Committee will recall that under the 2019 Preliminary Land Use Concepts, the Mattamy lands formed part of a new "Downtown East Mixed-Use Precinct" with an identified height of 12+ storeys. In consideration of the 2019 Preliminary Land Use Concepts, Committee directed the Director of Community Planning to consider height reductions in the "downtown east side", among other areas with the intent to reduce the overall densities in the preferred concept "...to more closely align with the minimum target of 200 people and jobs per hectare..".

The PPC (January 2020) identifies the Mattamy lands within the same precinct with a maximum height of 17 storeys subject to specific criteria. The criteria include a 45 degree angular plane from the centre line of Martha Street to the tower portion of the building; a maximum 750 square metre tower floor plate above three (3) storeys; and a minimum of two (2) floors of office space within the podium. The Mattamy proposal as presently designed is at 17 storeys with a tower floor plate of approximately 710 square metres with approximately 345 square metres of ground floor office space.

The planning rationale provided for the application of a 45 degree angular plane from the centre line of Martha Street is to protect the 2-3 storey built form on the east side of Martha Street. In the case of the Mattamy lands, the built form on the opposite side of Martha Street consists of two (2) apartment buildings each at four (4) storeys, both of

which are well setback from the Martha Street frontage. There is also an expansive paved area, traffic island and dedicated east bound right turn lane at the intersection of James and Martha Streets which results in a significant separation between the east and west sides of Martha Street at this location. There is simply no reasonable planning rationale to apply a 45 degree angular plane from the centreline of Martha Street in this case between like uses (i.e. apartment buildings) that are already significantly separated.

With respect to the proposed requirement for two (2) storeys of office, there is no planning justification provided. As mentioned, the Mattamy proposal presently includes ground floor office. While I appreciate the City's attempts to encourage office development in the downtown, applying such a requirement in an unplanned, arbitrary manner would in my opinion detract from any effort to accommodate a future office building in the downtown.

In summary, providing for a tall (17 storey) building at this location is appropriate and reasonable in the current context, and is consistent with the proposed "Downtown East Mixed-Use Precinct". However, to provide criteria that effectively thwarts a tall building at this location without a proper planning analysis of the specific context does not represent good planning. I recommend that the City re-evaluate the PPC as to whether Martha Street north and south of James Street should be captured within the same policy context. It is also interesting to note that in the processing of the Mattamy applications over the past two (2) plus years, through two circulations, there has been no concerns raised regarding compatibility with adjacent land uses and/or any indication that a 45 degree angular plane should be applied along Martha Street.

Please ensure we are provided with notice of any future meetings and planning instruments arising from the PPC.

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.

A handwritten signature in black ink, appearing to read 'Glenn Wellings', written in a cursive style.

Glenn Wellings, MCIP, RPP

Copy: Paul Lowes – SGL Planning & Design Inc.

Leah Smith/Alison Enns/Kyle Plas – City Community Planning

Curt Benson – Region of Halton

Nadine Di Nardo/Chris Strzemieczny – Mattamy James Street Limited Partnership

Scott Snider, Turkstra Mazza Associates