

August 18, 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: Final Report - June
2020/Recommended Modifications to the Adopted Official Plan
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 correspondence is a follow-up to our previous letters dated December 19, 2019 and January 15, 2020 with respect to the above matter. We have had an opportunity to review the SGL Final Report (June 2020) and the City’s proposed Official Plan (OPA) policies and mapping for the downtown. Based on our review, we provide the following preliminary comments.

Of primary concern is the arbitrary adjustments to the boundary of the Downtown Burlington Urban Growth Centre (UGC), and specifically the exclusion of those lands situated on the east side of Martha Street from the UGC. The UGC boundary was established through the initial Growth Plan released in 2006. We are unaware of any amendments to the 2006 document or subsequent versions of the Growth Plan in 2017 and 2019 that would have implemented modifications to the UGC boundary. It is unclear what authority the City (or the Region) is relying upon to alter the boundary of the UGC. We believe that any adjustments to the UGC boundary are outside the authority and jurisdiction of the City/Region and such adjustments proposed independent of the Province and through the OPA are improper and arbitrary.

We were pleased to see that the Mattamy lands remained in the Downtown East Precinct with provision to a maximum of 17 storeys. We do have some concern however with respect to the requirement for two floors of office space in order to achieve the maximum height of 17 storeys. While we support the City’s goal of attracting downtown office development, in my opinion it is not appropriate to take a “blanket approach” in the application of this policy. Location and context are extremely

important in determining the appropriateness of a particular development for office uses. There is no planning rationale for the requirement to provide office space generally or in this particular location. Further, it is my opinion that the 17-storey height is appropriate in this location regardless of whether the development includes an office component.

We have reviewed the transitional policies (8.1.1 (3.19.4)) of the draft OPA. The transitional policies place reliance on the "Downtown Placemaking and Urban Design Guidelines" which have not, as of the date of this letter, been released. In the absence of these guidelines, we seek clarification as to the application of the angular plane in relation to the low-rise apartments on the opposite (east side) of Martha Street. We continue to take the position that the application of the angular plane to the Mattamy proposal is improper and inappropriate especially within an UGC.

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

Yours truly,

WELLINGS PLANNING CONSULTANTS INC.

A handwritten signature in black ink, appearing to read "Glenn Wellings". The signature is fluid and cursive, with a large initial "G".

Glenn Wellings, MCIP, RPP

Copy: Paul Lowes – SGL Planning & Design Inc.

Alison Enns/Kyle Plas/Andreas Houlios – City of Burlington

Curt Benson – Region of Halton

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

Scott Snider, Turkstra Mazza Associates