

September 12, 2016

VIA EMAIL



The City of Burlington
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

Attention: Mayor and Members of Council
c/o Ms. Angela Morgan, City Clerk

RE: City of Burlington Tall Building Guidelines

As a high rise builder, Adi is pleased that the City of Burlington has acknowledged that its future growth will be via intensification, including development of tall buildings, and we believe that the proposed Tall Building Guidelines proposed by the City are an appropriate affirmation of that acknowledgment that will help set the framework for the City's future growth. That being said, the proposed guidelines seek to impose new recommendations for development of tall buildings that will have significant city-wide implications that need to be fully understood and analyzed by not only Adi, but by the development industry in generally. Accordingly, we are very concerned with respect to the extremely limited consultation undertaken (with the development industry and public) and the speed in which this document is being brought forward, as well as the fact it is being brought forward in the summer months – a period within which significant public consultation is rarely undertaken given holiday schedules.

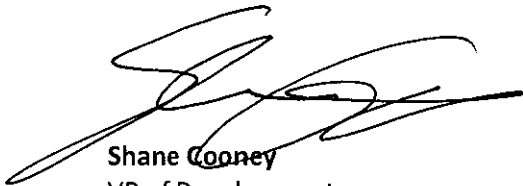
This document was first brought to the attention of the development industry on August 29th, 2016 when we were asked to meet for a "Tall Building Guideline Discussion". The meeting was held on September 6th, 2016 following a long weekend to discuss the document. We were informed at this meeting that the document would be presented the following week at the Development & Infrastructure Committee (date September 13th, 2016) and recommended to Council for endorsement to be implemented immediately. This extremely limited consultation period is unprecedented, in our experience, and is highly abnormal for any planning process, much less where the end product purports to establish a new framework for reviewing development applications.

In contrast to the timeline proposed above, other municipalities have created similar documents that have been developed and approved through extensive consultation. As an example, the City of Toronto Tall Building Design Guidelines process initially commenced March 2003 and was adopted in July 2006 (3 years). The City then tested and applied the tall building design guidelines in the evaluation of approximately 290 site-specific tall building development proposals for a period of approximately 6 years. The updated tall building guidelines proposed in 2012 responded to six (6) years of testing. The

updated Tall Building Guidelines in 2012 reflected formal consultation, which commenced August 2012 to February 2013. Over this time period, members of the public and development industry were consulted. Specifically the development industry was consulted three (3) times, prior to the adoption in March 2013. Another example of the process is in the City of Hamilton, which has taken approximately 16 months to date.

We are of the opinion that public consultation, especially on matters of city-wide significance, is vital to support a fair and transparent planning process. Accordingly, we cannot support the report recommendations as currently written and therefore propose that this report be deferred until the proper consultation can be conducted.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shane Cooney', with a long horizontal stroke extending to the right.

Shane Cooney
VP of Development
ADI Development Group Inc.
W: 905-592-1140

cc: Mary Lou Tanner, Chief Planner and Director of Planning & Building
Jamie Tellier, Manager of Urban Design