



15 September 2015

City of Burlington
Planning and Building Department
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

Attention: Ms. Rosa Bustamante, Planner II

Dear Ms. Bustamante,

**RE: Proposed Official Plan Amendment and
Zoning By-law Amendment
374 Martha Street
Adi Development Group Inc.**
Our File: 14.543
City File: 505-02/14 & 520-07/14

Walker, Nott, Dragicevic Associates Limited ('WNDAL') has been retained by Adi Development Group Inc. to assist in the development approval process associated with the redevelopment of the property known municipally as 374 Martha Street ('the subject site').

This letter is being provided as an addendum to our Planning Justification Report dated September 2014, in support of a submission to amend the Official Plan and Zoning By-law for the subject site.

Background

On September 5, 2014 an application to amend the Official Plan and Zoning By-law was submitted ('original application') to facilitate the development of a 28-storey mixed use building consisting of 226 residential dwelling units and 348 square metres of non-residential gross floor area at grade.

A community meeting regarding the proposal was held on October 9, 2014 in Downtown Burlington, following which Adi and its project team met with staff to discuss the proposal, specifically relative to various technical comments that were received as well as urban design matters. An information report was prepared for the statutory public meeting which took place January 19, 2015, and a report recommending refusal of the applications was prepared for the Development and Infrastructure Committee Meeting on March 30, 2015.

Adi Development Group Inc. appealed the applications to the Ontario Municipal Board on March 25, 2015. A hearing has been scheduled to commence on March 14th, 2016.

The Revised Proposal

In response to concerns raised by Council, City staff and the public, the following revisions have been incorporated into the proposed development:

- The height of the building has been reduced to 26 storeys;
- The building envelope has been modified to eliminate all above and below grade encroachments;
- The overall gross floor area has been reduced to 15,089 square metres;
- The revised floor space index is 11.1 FSI, net of the road widening dedication;
- The overall residential dwelling unit count has been reduced to 192 residential dwelling units consisting of 145 one-bedroom units, 45 two-bedroom units, and 2 three-bedroom units;
- Indoor and outdoor amenity areas have been redesigned and now consist of 428 square metres of indoor amenity space and 493 square metres of outdoor amenity space which are proposed to be located on the 6th and 20th storeys;
- The revised proposal includes 196 vehicle parking spaces for 192 residential units and 64 bicycle parking spaces with 51 spaces for residents and 13 spaces for visitors.

Planning Analysis

The revised proposal continues to represent good planning and is an appropriate form of development of the subject site within the Downtown Burlington context; accordingly, the conclusions in our Planning Rationale Report dated September, 2014, which accompanied the application, remain valid. More specifically:

- The revised proposal is consistent with the Provincial Policy Statement 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, as amended, with respect to intensification within an Urban Growth Centre and Major Transit Station Area and with respect to the introduction of new housing and a mix of uses in order to support the development of a “complete community.”
 - The revised proposal will continue to implement The Big Move: Transforming Transportation in the Greater Toronto and Hamilton Area by providing for appropriate intensification within an Anchor Mobility Hub.
 - The revised proposal will contribute toward implementing the Region’s intensification targets and the City’s overall vision for Mixed Use Activity Areas and Mixed Use Centres within the downtown area as set out in the City’s Official Plan and urban design guidelines.
 - The revised proposal will positively contribute to the evolution of the Lakeshore Road corridor and Downtown Burlington as a whole with the addition of an attractive and animated pedestrian realm along the public streets which will support the ongoing viability and vitality of Downtown Burlington.
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Should you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read "Andrew Ferancik". The signature is written in a cursive, flowing style with a large initial "A".

Andrew Ferancik, MCIP, RPP
Senior Associate