

Thank you for the opportunity to comment on the amendment to the Official Plan and Zoning by-law concerning 4853 Thomas Alton . One of the main reasons residents here tonight chose Alton Village and Burlington as their home is because they wanted to escape from the congestion, urban Sprawl and High-rise buildings that dominate the Mississauga and GTA landscapes. Residents often comment on what attracted them most to the area- the view of the beautiful escarpment framing Alton Village. Many of the concerned citizens tonight contacted the Burlington Planning Department to inquire about the zoning by-law in effect for the vacant property on Thomas Alton before they purchased their homes. They were advised it was zoned for a building no higher than ten storeys. The new proposal is a notable deviation from the original. A proposal that the residents of Alton do not believe is in the best interest of the community or environmental stewardship. On behalf of our community I must now register our strong objection to the changing of the zoning by-law proposed by the ADI Group for the following reasons:

-It is important to resident stakeholders, voters and taxpayers that buildings in Alton are built at a height and scale that respects existing neighborhood character.

Further, the increase in population density will cause a significant increase in the population in this area, and result in increased traffic, noise and congestion, as well as place an increased burden on infrastructure, schools and water aquifers.

Alton residents have been informed that the proposal on the table to committee today has been approved by the city planning staff, but we have serious concerns about that recommendation because we believe it violates numerous design principles outlined by the Ontario Professional Planners Institute and the city of Burlington.

- 1) Urban planners are to value the natural Environment. To assume roles as stewards of these environments, balancing preservation, with sustainable development. How does this plan value the beautiful visually diverse aesthetic of a heritage site like the Niagara Escarpment which frames this community, which will now be upstaged by two towering sky scrapers?
- 2) Urban Planners should seek to balance the needs of communities and individuals and foster meaningful participation. The Urban Planners have supported amendments put forth by the builder that do not address the height of the buildings, a huge issue for residents. This is not meaningful public participation. The community has clearly articulated that they are not opposed to gentle intensification. This project is not indicative of gentle intensification, but rather hyper-intensification .Planners keep returning with amendments to townhouse units (which are not even part of the zoning plan) and do not address the height of the buildings. Urban Planners have a primary responsibility to define and serve the interests of the public. “Practice in a manner that respects the diversity, needs, values, and aspirations of the public.” (Ontario Professional Planning Institute)
- 3) The plan violates the city’s own design principle 5 on page 13 of the report which states: “compatibility is achieved with the existing neighborhood character in terms of scale, massing, height, siting, setbacks, coverage, and parking ...” Even the City planners in the report acknowledge that the plan violates this principle.
- 4) Another principle states: “existing effects on vegetation are minimized, and appropriate compensation is provided for significant loss of vegetation, if necessary to assist in maintaining neighbourhood character.” Not sure how blocking and upstaging part of the Niagara escarpment from view can be compensated for.

5) Natural and cultural heritage features and areas of natural hazard are protected.- The report states: “ No features or areas have been identified. The Niagara escarpment is a feature that frames the aesthetic and character of the neighbourhood. The Niagara Escarpment Biosphere Reserve (NEBR) has been planned to reconcile conservation of natural resources with their sustainable use by permitting various land uses through the administration of the provincially adopted Niagara Escarpment Plan (NEP). The NEP strives to attain a balanced relationship between the basic needs of society and the natural world to ensure a sustainable future.

This high density proposal is completely out of scope with the current and future vision for the area and appears to sacrifice the common good of the community in favor of maximizing profit for the ADI Group. The residents of Alton Village are asking Council to reject this proposal.