

Bunton's Wharf Condominium (HSCC 478) Submission
to
City of Burlington Planning & Development Committee
regarding
Pop-up Patio Pilot Project Update (PB-20-17)
on
April 4th, 2017

My name is Marianne Fletcher, and as a Board member, I represent the residents of Bunton's Wharf Condominium. Thank you for allowing us to present our views and concerns on PB-20-17.

We understand that PB-20-17 includes a new application & review process, with the Pop-up Patio Evaluation Criteria set out in Appendix B. We strongly believe that:

1. Consideration and formal consultation must be broadened to include "surrounding business and residential neighbours".

Under Other Criteria, it states that "Proponent must provide proof of consultation with adjacent business neighbours." Specifically, adjacent business neighbours of 370 Brant Street – The Coop, could be limited to Casteleyn Belgium Chocolatiers (368 Brant Street) and Anthony Victor Hair Studio (372 Brant Street), but as you will understand from our submission below, constructing a pop-up patio in front of 370 Brant Street significantly impacts the residents of Bunton's Wharf (neither strictly adjacent nor a business).

2. The pilot project cannot align with Core Commitment guiding principles of *Prosperity, Vibrancy and Balance*, at the expense of another stated principle, Liveability.

Exiting our private driveway is difficult at best for the residents of our sixty (60) units and five (5) street-level businesses, with automobile drivers oftentimes speeding down Brant Street, other drivers turning onto Brant from Pine (often not indicating which way), pedestrians crossing Brant Street, and cyclists and pedestrians passing in both directions on the sidewalk all in front of Bunton's Wharf. Visibility of all this traffic is critical to everyone's safety when navigating our way out, and it is the reason that the quadrilateral spot directly in front of Casteleyn is cross-hatched and does not allow parking. A pop-up patio by definition, with a fence, at this location will create a visual impairment and reduce sightlines to on-coming traffic coming down Brant Street for drivers exiting our driveway and thereby put many others at risk.

3. The potential approval of a pop-up patio being only one (1) parking stall away from an intersection is a criterion that is vague and potentially problematic.

We have included a Google Earth aerial and actual photo (attached) of the streets around Bunton's Wharf Condominiums and The Coop. We consider the quadrilateral cross-hatched spot in front of Casteleyn to be less than the size of a full parking stall. We also believe that Brant Street intersecting with Pine Street and a private driveway for a condominium of sixty (60) units and five (5) businesses reasonably constitutes an intersection. From our interpretation of your existing Evaluation Criteria alone, any application by The Coop for a pop-up patio would fail and should be (or have been) rejected.

Clearly, the City of Burlington must make every effort to ensure people's safety as a top priority, when planning to invigorate the downtown with initiatives such as the pop-up patio pilot project. Approving The Coop's application now using the existing criteria, and then "reporting back to Council at a future date following a re-evaluation of the project with respect to ... safety" could prove to be fatal.

In summary, we recommend that:

- a) The existing Pop-up Patio Evaluation Criteria be critically reviewed in light of our three concerns above and revised before any one (1) year continuation of the pilot is approved and**
- b) The application for a pop-up patio at 370 Brant Street – The Coop for 2017 be declined (retroactively, if necessary).**

The strength of our convictions in preparing this submission is evidenced by a petition (attached, in part) of Bunton's Wharf residents.

Respectfully submitted,



Marianne D. Fletcher
Director,
Bunton's Wharf Condominium (HSCC 478)