

Delegation regarding 421 Brant St PB-62-17

I wish I could say that I am happy to be here tonight, but I am not. For starters I wrongly assumed the city would push back on this development just like they did for the ADI development at 374 Martha St and the twin 19 storey 4853 Thomas Alton development that was also recommended by planning.

So here we are tonight making a last-ditch effort to stop this project as it stands today. I have been following this and other possible developments that I believe when combined are going to have a staggering effect on our land and skyline, the way we live, and the way we move around the city. Add to that the fact that a small number of developers own a large swath of land in the area below the QEW and how that will roll out should be of concern to all of us. Why, because I don't think we really know what that will look like in 5 to 10 years. So maybe now is the time to pause. Over a number of months, we have been inundated with requests for input for new condo developments, revised Official Plan to Mobility Hubs. Maybe we should emphasize "Grow Smartly" over "Grow Bold". Having reviewed many traffic impact studies it occurs to me that the conclusion always seems to positively favour a given development. And yet I must ask, and I think it is fair to say that we incrementally got to the traffic situation we have on Lakeshore because far too little attention was and is still paid to the cumulative effect of municipal decisions, especially the impact of the addition of vertical communities called condominiums that can add 300 people and cars to our community in one fell swoop.

I am also here tonight because I happen to believe that casting a vote every four years is the minimum amount of engagement we make in a democratic society and that a vote every 4 years is not enough. Even though the six of you can vote on issues that affect me, the same cannot be said about my ability to cast a vote on your candidacy, something I would like to see changed. I care about what happens in my country, in my province and in my city. On an annual basis I write more than 100 letters, to newspapers, to elected officials at the federal, provincial and municipal levels. I am proud to say that I wrote to the Honorable Karina Gould and was invited to participate in the round table discussions on Electoral Reform and I am also proud to say I was one of about 500 Canadians who submitted a brief to the federal government Special

Committee on Electoral Reform.

Some if not all of you have been the recipients of my letters. Most recently I voiced my opinion on this development to all of you. Two of you took the time to respond. I recognize you must make decisions that won't make everyone happy and I know that sometimes you must make decisions that are in the greater public interest, and sometimes you must make decisions that are mandated by provincial policy.

I recently ran for and am on the board of both the HSCC 608 and The Canadian Condominium Institute (CCI) Golden Horseshoe Chapter. I am also a member of the CCI Education Committee, will be chairing the CCI External Relations Committee and sit on the Burlington Downtown Parking Advisory Committee (DPC). I am offering my time to these organizations because I care about the condominium community at large. I do so because I have seen and experienced how your decisions and the decisions of the development community affect our lives and our pocket books after turnover.

I don't know which if any of you live in a condominium, let alone a tall building condominium, because if you don't you are missing an important piece of information that you need to make such decisions. That information has to do with how your policies play out in the real world of condo living.

Because of my condo experience, I waded into the 374 Martha street development and was a participant to these deliberations, and can only hope that, that project, as it stands today will be rejected by the OMB. I like what I see at the Go station, the Paradigm building is visionary, it is in the right place. I like living in the 21 storey Strata, I like the design concept, the fact it is a LEEDS building, I like the fact we have a Geo Thermal system. I believe we have the right number of resident and visitor parking spots, and yet, we still have far too many residents who must park off-site. There are many reasons why that is the case, but this is not the time or place to address that.

On November the 1st, Councilor Craven stated, *"The residents in the downtown need to pause and ask themselves what the future of this downtown area is going to be like."* That is why we are here tonight and many of us don't like what we see. If there is anything that I learned from

advocating on the 374 Martha St development, is that the experts make no effort to identify the cumulative effect of these additions on parking, on traffic. I invested over 100 hours of research on 374 Martha and am now wondering why I bothered to participate in that process? I thought 374 Martha was over intensification and that the city did not need that building, as designed, to meet its provincial intensification obligations. I feel the same way about 421 Brant. This approval as presented, sets a precedent, one that will be leveraged to seek approval of like structures. One that alone, I ask that you reject this proposal as it stands today and adhere to the requirements of our Official Plan.

Respectfully Submitted

Joseph Gaetan B.G.S

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