

## **Delegation by Gary Scobie to Council, City of Burlington**

**Re: File No: 505-01/17  
PB-62-17  
421 Brant Street, Burlington  
Carriage Gate Homes**

**Date: November 13, 2017.**

I come here tonight hoping to appeal to your better natures and change the minds of at least two Councillors. I will speak plainly, but respectfully. The recommendation to re-zone 421 Brant Street violates current zoning in two significant areas - 23 storeys recommended versus 12 allowed and a floor space to land base ratio recommended over 9:1 versus 4.5:1 allowed.

These are major changes of essentially twice the height and mass of current zoning. The City could potentially be challenged by citizens at the Ontario Municipal Board for poor planning and violating its own zoning.

Secondly, I believe citizens are strongly against this attempt of needless over-intensification, based on the weak argument that the downtown is a Mobility Hub, like our three GO Stations.

Oakville has only one mobility hub, at the Oakville GO station.

Its downtown is not threatened with over-intensification, despite the fact it has bus routes criss-crossing its streets near and north of Lakeshore Road just as Burlington does. How has Oakville escaped while Burlington is embracing over-building?

Is it wrong for Council to critically challenge the arbitrary directions of the Provincial government? I'd argue that it is an accountability & mandate failure to not do so. But it becomes clear why the Planning Department is rushing Council to finalize the Downtown Mobility Hub so it can be incorporated in the New Official Plan before year-end. Then it would be irreversible, a done deal, allowing without appeal high rise buildings at many key corners along Brant Street in spite of the stated intention of keeping the feel and ambiance of Brant Street in place. This doubletalk neither impresses nor fools the citizens.

Ryerson University released a study last week that documented the storey creep for condos in Toronto from 15 storeys average in the 1990's to 21 storeys now. These high rises are unappealing to seniors and families, who appreciate a connection to the street.

The authors worry about parking for residents and visitors and the increasing scarcity of parks nearby. If planners and developers intend to replicate the Toronto condo experience in Burlington, then Council would be wise to heed these concerns and make this a mandate call for the next election.

Do you have the ethical and moral courage to do so?

If not, then the future of high rise buildings along Brant Street will be set tonight. If the vote is Yes, then November 13, 2017 will go down in our history as the day our Council turned the flashing light for high rises to solid green for go and unleashed a building spree along Brant Street to the lake unlike that ever seen before. Or, if Councillors can read the public pulse and understand that there is no necessity to over-intensify our downtown with 20+ storey buildings, then just two Councillors need to change their minds and vote NO to these amendments.

Please consider this, and vote NO to at least turn the downtown development light to yellow, for careful and reasonable intensification. Citizens will remember this night.