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Sent: Wednesday, November 01, 2017 3:20 PM

To: LaPointe, Amber

Subject: Re: Automatic reply: Planning & Amendment Applications for 421-431 Brant Street File: 505-01/17 & 520-02/17

Zoning: A Tragic Public Policy

Zoning legislation is a necessary bulwark against chaos in urban land use. Without zoning, external diseconomies will abound; just look to our neighbours within the GTA.

Further, the city will be one of haphazard construction, instability, disregard for neighbourhood “character,” irrational allocation of property—and a haven for unscrupulous speculators.

Land developers have only one objective: erect buildings for maximum profit and then move on to their next site. Other than an occasional wind, parking, or shadow study there is generally no consideration given to the short term or long term impact and strain their project will have on the capacities of municipal services and infrastructure.

And yet other cities such as the City of Oakville have done an outstanding job of maintaining its character in its downtown core and along Lakeshore with a vibrant city scape while ensuring developers respect existing zoning regulations.

The high volume of recent zoning amendments has eroded the role of zoning regulations as a true guide to what development is allowed across the City of Burlington. By frequently permitting larger and denser projects, the city has frustrated many residents who erroneously believed the established zoning rules dictated what could be built in their neighbourhoods.

City officials and developers say the exceptions are essential to building more ‘affordable’ and ‘family friendly’ housing amid soaring rents and a shortage of apartments. But do families with children really want to live in a shoe box rising 10+ floors?

There are many areas within Burlington that are better suited to high rise buildings which are more convenient to public transit and other amenities besides than the downtown core.

Appropriate zoning is designed to ameliorate development, and create a city that is desirable and outstanding. We should not be on bended knee to greedy developers as there is no shortage of good developers willing to abide by existing zoning regulations as the City of Burlington is situated along a wonderful natural resource that can be put to great use rather than exploited.

Well planned development benefits our citizens, our economy and our long term growth. We as citizens of Burlington, look to our city council to exercise authority to preserve and promote our safety and welfare first and foremost.

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