

70 Townsend Ave.,
Burlington, Ontario
December 4, 2017

To: Burlington Planning and Development Committee

From: Tom Muir, resident.

Subject: December 4 Statutory Meeting GO station mobility hubs preferred concepts: Aldershot GO, Burlington GO and Appleby GO (PB-76-17).

Dear Councillors;

I found the subject material impossible for me to review and comment on, especially right after the Nov. 28 P&D meeting, that considered other extensive documents, and for which I could only submit written comments for the record.

So we are supposed to digest and judge 6 years of push compressed into 1000 pages (or so or more with all the revisions), in 1 month or so.

And this agenda adds to the totals of the proposed OP, and now all the Mobility Hub and Precinct Plans that are all being piled onto the public process at the same time in an impossible to comprehend sequence.

I bet most people in Burlington have no idea what is being done here.

Do I really have to remind you that this is the OP? - the plan for 25 years that embeds 25 stories as of right in the laws, even in existing stable neighborhoods, something we have been assured for the whole 6 years would not be allowed to happen??

What I see happening here is Council and planners hurrying to conclude the biggest business deal in city history and they want to work out the details later. Hello?

I understand exactly what they are doing, but I would like to settle the entire matter before it is approved as legally binding, in force and effect.

There are so many missing pieces that are critical parts of any plan that is to function, to actually work, and deliver good results for the residents of the city.

The OP approval plan timeline is leading, and out of synch with the Mobility Hubs approval timeline plan. The Hubs plans are the major component of how the proposed OP will be delivered.

Even a cursory look at the Hubs plans reveals huge growth plans that are only half-baked. I was particularly shocked by the plan in Aldershot to increase the population by 27,200 (present is 18,000?).

At a recent meeting for North Aldershot residents, it was said that the population increase would be 10,000.

This plan puts mid-rise (7 to 11) very near an existing long-time neighborhood, something the residents said they didn't want, and something of an impact on established neighborhoods that has been promised for 6 years to not happen. The planners say – maybe in the future they will like to sell.

The plan also claims to add 11,600 jobs, but the report is cautious about the reality of this. There is no employment/commercial plan, and Aldershot is, in the meantime, being de-commercialized at a steady pace, putting numerous existing businesses out of business.

When you read the Aldershot specific Hubs paper as an example, they talk loud about office/commercial numbers in the future, but in the meantime, in the present, the killing floor is in action.

How you get commercial in the OP and Hubs by driving out the only existing business that is there, by design, is beyond me. In particular, I see the Cooke Business Park lands are proposed to be greenspace on the east side, and tall buildings, at 11-19 stories, on the west.

If the OP passes, I don't see how it's savable. The pure economic forces of these heights will be inexorable.

The thing that retains commercial is the zoning - why it exists in the first place. With the zoning I noted above it looks like staff is trying to run these people off - they don't fit the preferred grand plan. It looks like they have picked these high heights because they know it erases the business park.

The first guy will put up a 19 story building, and spill cars into all the business parking – there is not enough parking anywhere, including the GO, for all the counted and unaccounted for cars in the Hub.

The landlords will just sign short leases. Existing business folk are going to get run off. This is already happening elsewhere in Aldershot.

Can someone explain how any service business will be in a place where everyone is gone all day? Do you think the entire business day is from 6:30 to 7:30 am as the commuters walk past? No one else can visit - see no parking.

I don't think there is any care about the existing business or services at all. The mandate is "efficient population storage, aka, Grow Bold". Going to a restaurant is not efficient - so if there

are no restaurants or businesses, better, all the more condos and people, but with no places to go or things to do.

More contradiction, like everything else that is just assumptions about some Hub utopia where the business dead will rise again, and people will walk everywhere.

This kind of outcome is not in compliance with either the Strategic Plan or the Provincial Planning Statement stating that; planning authorities shall promote economic development, commercial uses to be planned for and increased, a mix and range of employment uses, a diversified economic base, employment sites supporting a wide range of economic activities, and take into account the need of existing business.

Nowhere does the PPS say that existing business needs are to be sacrificed.

Overall, there is no transportation/transit plan – a big hole. There is no concrete idea to be seen how people will get around anywhere, just convenient assumptions and assertions without proof.

Just telling people to walk is not thinking about it.

There is no traffic or parking plan. There is no plan to deal with all the extra cars the planners are unwilling to admit will appear and are not providing for. No active transport plan to help up the modal split, while admitting it will never replace the car.

The not yet existent biking plan will go down in flames when the New St. trial is cancelled, as staff recommends and Committee agreed.

In the meantime, development proposals are being approved based on proposed OP/bylaw and Hubs ideas that have no force and effect, and as a result the killing of existing business and commercial continues apace.

These essential parts of the whole are missing, and there are others not mentioned here. But it seems that the planners and Council don't care.

What is being suggested by Council is that half-baked is good enough.

These BIG changes are a BIG deal, and to watch this Council just ram what they want through will make public consultation a fake and sham process that will not make a whit of difference by the look of things.

Don't try to kid anyone, or yourself, that this is not the case, with the haste that is so obvious.

So for all intents and purposes, you have already approved the unapproved proposed plans that you are here asking the public about in order to meet the Planning Act and Municipal Act laws on process and procedure.

This borders on illegitimacy, and failure of fiduciary duty that all the city participants in this apparent misadventure are responsible to deliver.

If you persevere in this hurried, ill-considered process to get this entire OP to approval, when it is far from done, with the Hubs much later, my view is that this Council, and the planners, will be determining the future of the city from the grave.

Thank you,

Tom Muir