

**City of Burlington Ontario, Planning & Development Committee for January 23, 2018**

**Re: Proposed Official Plan, Downtown Area**

**OPPOSE in its current version**

**W James S McLaughlin, # [REDACTED] Burlington, On L7M 4L8**

**Background:** Resident for nearly 70 years, 15 years Ward 2, 38 Ward 4, now Ward 6

Grew up Lakeshore and Burlington Ave, worked in City, Province and internationally

**Currently:** downtown 3-5 times per week, for business, recreation, medical, service

**Official Plan:** as proposed, is encompassing, futurist, but needs amending:

**Concerns:** Too many, too tall building opportunities will result in too many negatives:

**Over-intensification** will result, resulting in much worse traffic congestion

**Emergency vehicles** will be delayed

**Businesses** will suffer reduced out of area clients

**Design criteria** are missing

**Insufficient Parking** is already a deterrent to the Downtown area and will worsen

**Depressed land values** for mandated low structures.

**Rush to Approval** with a semi finished product will result in non-value for all

**Request:**

- 1. Reduce the risk of Over-intensification by**
- 2. Design Criteria** need to be listed & included
- 3. Reduce Heights** Mid and Tall significantly
- 4. Increase Parking** requirements to cover all units and visitors
- 5. Increase City Parking**
- 6. Extend Approval Deadline to do above and comprehensive communication**
- 7. Staff and council to stick to new OP and not entertain deviations!**

**Thank you,**

**Jim McLaughlin**