



WE SERVE

## BURLINGTON LIONS CLUB

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### DELEGATION TO THE PLANNING AND DEVELOPMENT COMMITTEE – January 23, 2018

(To OPPOSE Downtown Official Plan as currently proposed)

The City is to be commended for accepting the input and wishes of its citizens and the organizations they represent.

Burlington Lions Club, 471 Pearl Street, Burlington, is the registered owner of reference Block 32, which has been newly included in the “Emerald Park” residential precinct of the Proposed Official Plan. We oppose this Plan as currently constituted, first as it has redesignated the existing Lions Park as residential, and more generally as it will lead to unacceptable consequences from overdevelopment.

Lions clubs exist to serve communities around the globe. The Burlington Club is now in its 94<sup>th</sup> year serving Burlington. Our site provides multiple services of the Club and also facilitates ROCK (Reach Out Centre for Kids), the Region’s largest and leading supplier of child and youth mental health assistance and services. The site is their headquarters for the Region. Annually, thousands of people access the building and thousands more the sports Field and Playground, both from the neighborhood, the City and beyond. Recently the club invested \$155,000 in capital expenditure to support these needed on going services. The site is deemed accessible and hosts several small Not For Profit service groups. All of these uses require vehicle parking and will continue to do so into the future, notwithstanding improvements to public transit. The site contains over 90 parking spaces for these purposes.

The Club believes the Downtown sections of the current Proposed Plan has positive points, but too many negative, missing and inadequately defined components.

Our concerns are:

1. The northern part of our property, commonly known as Lions Park, appears to have been redesignated as part of the Emerald Precinct residential area, when it is in fact park/open space. This has financial ramifications for existing contractual relations between the Lions Club and the City.
2. Building design requirements: Inadequate parking permitted in the OP has negative implications for area merchants, professional and property owners, including our Club and ROCK. The lack of adequate downtown parking already results in area residents and visitors illegally using the Club’s/ROCK’s Parking spaces. We must regularly call By-Law Enforcement to ticket unauthorized parkers at a fine of over \$45.00 (payable to the City, none of which the property owner gets to offset this distracting, non-value added activity.) This is giving all stakeholders a bad image: Club, ROCK and the City. The OP as currently written will only increase pressure on our property.
3. Over-intensification: Too many, too tall structures, with too many people in the described Downtown Area, particularly south of Victoria Avenue, which will lead to unacceptable traffic flow, inherent higher safety risks, and delayed emergency service vehicles.

We respectfully request this Committee to NOT approve the current version of the OP and instead:

- A. Restore the designation of the Lions Park to Parks/Open Space
- B. Increase minimum parking requirements for new developments to accommodate the vehicle volume required by residents, businesses and visitors
- C. Reduce the proposed maximum population density below Victoria Avenue
- D. Instruct Staff to adhere to and enforce the provisions and limits of the Operating Plan
- E. Continue to receive constructive comments from stakeholders and modify the Plan
- F. Communicate again in a few months a revised OP effectively recognizing citizens’ input

Respectfully,

Burlington Lions Club, Board of Directors

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