



WE SERVE

PB-14-18 505-08 Delegation correspondence

BURLINGTON LIONS CLUB

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DELEGATION TO THE PLANNING AND DEVELOPMENT COMMITTEE – February 27, 2018

Our delegation today is a follow-up to our delegation to this Committee on January 23, 2018.

At that meeting, the club spoke to its opposition to the over-development being contemplated for the Downtown Core in the proposed Official Plan amendment. We continue to have this concern but will not reiterate our arguments today. As well, we requested that the status of our property (known as Block 32) be clarified, since it appeared in several parts of the OP with different allowed use designations.

At the request of this Committee, Lions representatives subsequently met with the Go Bold Planning staff on February 9 at their offices to discuss the matter. A fruitful sharing of information ensued, and it turned out that various pertinent background and facts were unknown, either to us, or to the staff. In summary:

- The Staff was unaware of the contract executed in 2002 between the City and the Lions which established mutual responsibilities for the present and future use of the property.
- Staff confirmed that in the latest version of the OP, our property is shown as split between Residential in the north portion and Downtown Core in the south. (Coloured pale yellow and pale blue respectively on "Schedule D, Land Use – Downtown Urban Centre" dated February 2018.)
- Staff explained that in the OP process, the OP speaks to land use only, not zoning, which is a follow-on activity which may not necessarily match the OP at the individual property level.
- We discussed a chart provided to us by Councillor Meed-Ward entitled "Downtown Mobility Hub Concept Plan at Buildout" which showed proposed buildings varying from 3 to 6 to 17 stories on our property. Staff explained that this was a consultant's concept only, in response to a request to show a more detailed view of what could the ultimate downtown, but it would not be part of the OP.
- We discussed an earlier idea that our Park might be designated as part of the Parks and Promenades precinct. This is now seen to be a non-starter, because privately owned land cannot be so designated.
- We informally discussed the implications of various options, and agreed that our Board would meet and decide on our preferred solution.

The Burlington Lions Club Board has determined that we wish the Official Plan to reflect the northern portion of our property as Low-rise Residential (i.e. part of the Emerald Neighbourhood precinct) and the southern portion as Downtown Core. This is, in fact, the current designation in the latest iteration of the OP. Therefore, we are satisfied with this result.

Finally, in our January 23 delegation we were asked what the intentions of the Lion Club might be in the future. We have been a service organization for over 90 years, the first one in Burlington, and intend to be so for the foreseeable future. We have no intention of selling or developing our property. The central location of the property, with parking for visitors and clients, is vital to ROCK's (Reach Out Centre for Kids) ability to serve troubled youth. The park itself is an important element of our mission to be of service to the community.

We believe this designation will provide assurance to residential neighbors on the north and east that they will not be overshadowed by tall buildings. It will reflect our commitment to conserve open space in the downtown core. However, we also consider it our duty to ensure that the ongoing value of our property is maintained into the future, thus our request to designate the southern portion as described.

Respectfully,

Burlington Lions Club, Board of Directors

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