



I know at last night's meeting there were a few questions and a little confusion on my part. I am not the best public speaker.

Thank you for pointing out the 11 to 12 storey hiccup in my presentation on No Frills. As I pointed out taking away the 160 parking spaces behind the Scotia bank is suicide for the downtown and my client (No Frills). Also the second storey component office uses that are un-rentable on the No Frills site is also a non-starter for our client. There are other ways of mitigating noise our noise consultant would be happy to share his insight.

I know Councillor Taylor asked for the "Performa" on the financial viability of the Burlington Bowling Alley that I referred to last night and once I agreed I knew I had made mistake. I did speak to my client this morning and basically they have asked me not to pass this information onto you for a few reasons. There so many variables in developing lands, such as slow down in the economy, delays with approvals, over runs with trades, and over runs with a hugely contaminated site etc. etc.

We feel strongly that our site has the potential for higher densities. The land prices in the downtown are a lot higher and therefore the unit prices are a lot higher. There is not the diversity of affordable units due to the downtown demand. We feel with an increase in density we can provide units which are diverse in size and are more affordable. This also takes pressure off the downtown which in this present environment seems to be a plus.

An increase in density also allows for more pedestrian oriented shoppers at the commercial units around this major intersection.

I did drive the area last night after the meeting and there are no single family homes at the rear of our site. There are at least 4 mid-rise buildings south of our site. Between us and these apartment buildings is what is now referred to as the water front trail (formerly the Centennial Pathway).

As to Old Lakeshore Road to be honest I was little confused on whether this site was in the new official plan review as I noted information in section 8 in reference to this location. We would like however to begin discussions on this development as I believe we can achieve an awesome development not only for the developer but also the City. This ugly swath of asphalt (Old Lakeshore Road) can be removed and we do a simple land swap and we donate our lands along the Lake to the public domain. The Martha Street extension has been talked about by the City for many years. Perhaps we can all work together as I make this process sound like a simple task but it isn't. I think one of you stated that we were planting the seed on this on this development and you are correct.

We look forward to working with you on what we see are three sites that are important to the City.

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Thank you Chairman Craven, Members of the Committee and Staff for allowing me to appear before you.

I am here this evening on behalf of two Burlington Investors. I believe you have the two letters of concern from Scott Snider our solicitor who has been retained on issues related to the proposed Official Plan before you.

The first site I wish to speak to is the Victoria Brant Developments that we all refer to as the No Frills Plaza on Brant Street.

In Mr. Snider's letter he mentions the proposed park directly to the south of our site on his page 2 third paragraph. If I can go into a little more detail so Council is aware of our concerns. This proposed park presently houses 160 public parking spaces. The City has already sited a deficiency of parking in the downtown area. The tenants of the No Frills plaza also have a lack of parking due to the surrounding establishments having little or no parking. As some of you may have noted when shopping at No Frills that several times a year the tenants have had to hire security personnel to monitor this illegal parking. To now remove the existing parking and turn it into park that is relied on by the abutting users such as the Joe Dogs restaurant, the Scotia bank, the Firestone store etc. does not make sense. It will force more of the illegal vehicle parking onto our site. This will leave our tenants in having to police these spaces even more often. We note that the Official plan prepared in 2017 showed building heights on our site up to 17 storeys the revised official plan before you now shows building heights of 11 storeys. However we are told we can buy back the 6 storeys that have recently been taken away by providing public parking on a site that is already overburdened. We want to keep this food store at this location as a viable asset to the downtown. Why do we need another park in this area. Four blocks south on the Lake we have one of, if not the largest frontage parks along Lake Ontario that extends from the Burlington Canal to Emma's back porch. One block east we have the existing Lions Club Park. We have been told this proposed park will be for the seniors and neighbours to get together this is great. We note driving through the abutting subdivision there are numerous parkettes that are not being utilized and one of the glaring issues there is no street hardware in any of the smaller parks no places to sit or congregate. In closing on the parking issue please maintain the public parking lot to the south the 160 spaces is a much needed benefit for a viable downtown.

I think Mr. Snider's letter covers our other concerns adequately however we would like to emphasize the one issue, to use second floor office space as suggested to create sound attenuation is not an option. This amount of office space is not rentable there just isn't any demand. WE have had empty space for years and basically it has to be given away. We have met with our sound consultant who has stated there are building techniques which can attenuate noise and I am sure that the City's building department I know have solutions. You will note in my handout highlighted in yellow that bylaw 2020 does not allow standard restaurants with dance floors under residential units in the Downtown zones. We have no objection to this bylaw already in place being expanded if needed be. Believe me I have experienced this ambient noise as I lived Downtown in the Baxter's for three years and I can tell you when the restaurant at ground level had a live band or the music was cranked up the noise was unbearable.

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In Closing This No Frills site especially the Food Store as pointed out by staff is crucial to the viability of the downtown lets work together to keep it viable. If the food store is not viable or their exposure is compromised they will be gone. To keep this food store viable the 160 spaces to the south cannot be removed. As mentioned this removal will not only hurt our site but all the abutting business's.

My second site Roseland Bowling Alley Guelph Line & New Street

Mr. Snider has also handed in a letter of objection on this location. We feel this is an ideal site for higher density being located at a major intersection at New Street & Guelph Line. As mentioned in Scott's letter the site is contaminated. There are three properties at this location we have assembled two of the sites. And have recently met with the owner of the commercial plaza at the corner. This existing commercial plaza is a viable plaza on its own with good tenants. To try to acquire this parcel is an excellent idea that is promoted by the City in this new official plan **however** to bring this parcel into the overall development coupled with the remediation work is not cost effective. We feel that 6 to 11 storey's at this site is not viable. We note to the north of this site along Guelph line there are at least two buildings that are in the 17 storey range.

Once again we wish to work with staff to provide a **residential/commercial mix** with a possible senior's component. We have an excellent transit system at our front door we have great pedestrian access to all the shopping amenities and services in the area. We are adjacent to the Centennial Pathway that provides pedestrian, jogging and bicycling access that connects directly with the downtown.

We do **not** abut single family residential homes. Our setback from the coop buildings to the west we feel are adequate. All four corners of this intersection needs a good face lift.

Site #3 Old Lakeshore Road which I have requested to delegate on this evening is also owned by the investors who own the Bowling Alley site. We would request that this site or the area be deferred by council to a special study area.

My client owns two buildings that abut Lake Ontario and we did have an option on a third building. These buildings are in excellent condition and will have a life span of quite a few years to come. What we are requesting is simple we would look to swap our lands that abut the Lake in return for the City dedicating us the Old Lakeshore road allowance. This has been done or proposed on the lands to the west of our site. We could provide access at either end of the sites by the Martha Street extension and a cul-de-sac at the easterly entrance. We could remove this ugly swath of asphalt from this location and give the citizens of Burlington an additional park and walkway along the Lake, with observation areas. Or if the City wishes additional parking above or underground.

We have discussed this proposal with one of the other investors on the north side of Old Lakeshore Road to perhaps work together or joint develop.

In closing I have a hand out that was just given to me by Scott Sniders office which I believe is important. Are you aware that the planning act has changed in that now "*No privately initiated application to amend a newly adopted Official Plan or a new comprehensive Zoning bylaw are permitted within 2 years of the coming into force of these new instruments unless authorized by municipal council (section 22 and 34 of the Planning Act)*". This to me will be very complicated process not only for our industry but also City Council and staff.

I do appreciate you allowing me to speak and we do look forward to working with you and staff.

If you have any questions I would be glad to answer them.

