

Submission to Planning Staff and Council of City of Burlington Office Plan Amendment

I am the solicitor for Brant Park Cooperative Apartments (Burlington) Limited (“Brant Park”), registered owner of property located at 1157-1167 North Shore Blvd. East, Burlington.

I have been asked to provide a written submission in support of the Official Plan amendments proposed April, 2017 as they affect the above property, providing for medium and high density zoning (allowing taller buildings) instead of the medium density proposed in the November 30, 2017 version.

Brant Park was incorporated in 1948 by Cleaver Crawford Law Firm, with whom I was a partner for many years. Cleaver Crawford and I have represented Brant Park since its incorporation, and as a result of such long standing relationship, I have gotten to know the members on the Board and most of the occupants very well. For those unfamiliar with a Co-Op housing, shareholders are issued shares to evidence ownership in the Corporation and at the same time such shareholders enter into occupancy/lease agreements giving them the right to occupy specific units.

Brant Parks buildings are located on Lands fronting onto North Shore Blvd. East, a major gateway to the City. The location is directly across from Joseph Brant Hospital, which has expanded and being refurbished as a major enhancement to Burlington’s skyline. The property location is immediately west of certain Condo Buildings which are also aesthetically appealing.

The Board of Directors and occupants of Brant Park have come to the grim realization that many costly improvements are needed to their 1948 Buildings to bring them up to standards to equate the Condo Style of living enjoyed by in the neighbors immediately to the east. In fact, such costs may actually be prohibitive.

The April 30, 2017 proposed amendment providing for a Medium and/or High Density precinct Planning area, consistent with the Mobility Hub concept, mandated by the Province has attracted a developer. Subject to conducting its due diligence, the developer is prepared to purchase the property, thus making that condo living style within reach of most of the occupants.

Unfortunately the revisions announced on November 30th, 2017 may jeopardize the contemplated development.

I hereby submit that the high density (taller building) proposed in April, 2017 consistent with the Province’s policies of intensification are more favourable than the November 2017 proposal for the following reasons:

- Provides a greater incentive to develop the site as a Prime Gateway to the city of Burlington.
- Provides an opportunity for the occupants of the property to realize the true value of their units (homes) and be able to enjoy the desired and, in some cases much needed, amenities elsewhere in a Burlington Condo.
- Provides an opportunity for the City to generate significantly higher property tax revenues for the benefit of all of its residents.