



GROW BOLD



Proposed New Official Plan for the City of Burlington February 2018

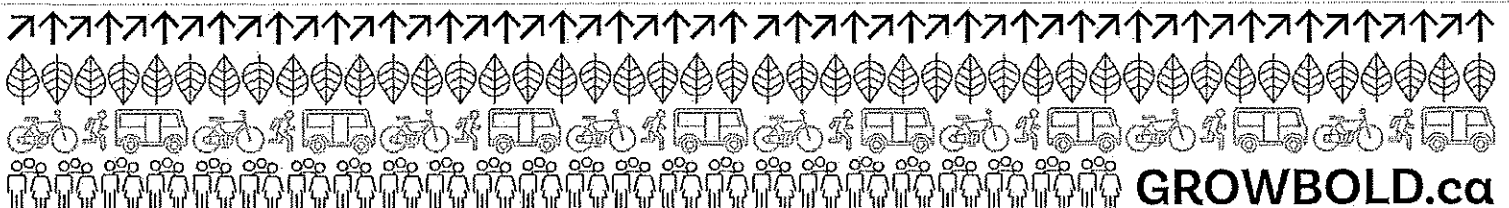
Please forward your comments on the proposed new Official Plan to the attention of Leah Smith, Planning Department, City of Burlington, 426 Brant Street, P.O. Box 5013, Burlington, Ontario, L7R 3Z6, or by email to newop@burlington.ca.

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Date Feb 27 118

" If we have no respect for our past.
Our future will have no respect
for us "

Larry Czajnski

please refer to attached sheets



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GROW BOLD?

what even happened to growing old?
"gracefully"

Proposed New Official Plan for the
City of Burlington. February 2018

Delegation notes by Larry Czarnski
presented Feb 27/18 regarding proposed new
official plan (PB-14-18)

Q: what is the OMB?

A: An appointed corporation entity created by
another corporation mandated to provide another
corporation with municipal public planning services
within Ontario

This by no means gives them rights to wilfully
impose a policy of intensification on but it detensi-
fication on municipalities is collectively we the
people consider it harmful and wrong to our
way of life.

These are public servants and should be held
accountable for any wrongful actions they make

The recent OMB decision to override the public's
unanimous opposition to the 26 story highrise
on Marsha Lakeshore is a direct breach of
collective trust and constitutes trespassing on
our collective rights as property owners by
this wrongful act.

The OMB has no justification or control; claiming otherwise is all hubris in the court of common law.

"Anchor Mobility Hubs" AKA Donut Developments.

- Donut development was a derogatory term used by many US cities that were created out of poor / bad planning. An empty city core devoid of services or soul, surrounded by a more vibrant urban ring. In many cases these empty rings became ghettos.
- The OMB has adopted this very same planning approach in its intensification anchor mobility hubs w/ clustered donut high rise development towers surrounding empty by night parking lots strung along the GTA's GO transit corridor network. Burlington was gifted with 3 of these donuts at each GO station.

These developments are devoid of community services, have no sense of neighbourhood or belonging. They are not integrated with the surrounding community yet alone with each. Simply put they are dorms for commuters that never use the city during the day. How does this type of urban planning benefit the community?

LEARNING FROM PAST MISTAKES.

We have many examples of good but a growing number of bad planning already.

The Burlington Pier; a proverbial launch pad for urban planning gone horribly wrong.

A much better use of the resulting cost would have been to purchase the adjacent

property east of the pier for $\frac{1}{3}$ of the

cost and extend Spence Smith Park;

the most intensely used park in the city.

Instead we now have a 22 flw. high rise

Bridge water complex featuring several tow.

effectively cutting off the lake view and

access not to mention adding to the

traffic & parking congestion that already

exists on a network of roads already

put on a planning dept. "road diet"

This development hasn't been good, in fact

'harmful to the downtown community

and Burlington residents that have

up to recently enjoyed a lake view

access to downtown. It's beginning to

look a lot like To's harbour front. I

myself don't venture to go down town

with < parking and > traffic delays.

NATURE: Saving Iconic-tree Specimens

Tree Preservation.

In the official plan there is no provision for preserving century old city trees.

Examples include the 100yr old Sauer magnolia on the NW corner of Martha & James or the 100' tall tulip trees already in bloom on the Martha St. just south of the new tower being built. These are all slated for the chainsaw.

In closing let me share a tale of an old Inugwa's Trail marker. This spruce tree saved from the Village Sq. original development was cared for by a former city arborist who obviously understood and appreciated the importance of preserving this tree originally slated to be removed by the developer. His efforts of watering and fertilizing this "iconic historical" specimen kept this and 2 others in this trio alive and flourishing for almost another decade or more.

Fast food, a new generation of fast tracking emboldened public servants and the refinement of this one responsible public servant we now have only the past dead, shelved ghost of our history left.

haunt us.

We have collectively paved Paradise and are now about to launch banality of bad planning into the cosmos from our own pier launch pad.

Anchor Mobility Hubs (AKA Donut Development " belongs in a box from Tim's not as a development plan thesis.