

From: Kelly McDonough [mailto:]
Sent: Tuesday, April 24, 2018 10:25 PM
To: Rudy, Jo-Anne
Subject: Delegation Materials - from April 24, 2018 6:30PM mtg

Good evening, Chairman and Committee,

My name is Kelly McDonough and I am a resident of Ward 2, more specifically, I am a resident of the St. Luke's Precinct.

I am here to voice my opposition to the changes to the land uses permitted for the St. Luke's precinct in the April 2018 draft Official Plan.

Under section 8.1.1 subsection 3.5.1, the draft Official Plan, permits, as of right, semi-detached dwellings and duplexes in the St. Luke's Precinct.

The St. Luke's precinct is home to approximately 300 homes. It has been afforded unique status - from both the province and city - due its heritage character and is made up, almost exclusively, of fully detached homes, some of which date back over 150 years. This makes it one of the oldest neighbourhoods in the region.

Allowing semi-detached dwellings and duplexes - as of right - would constitute a drastic change to our unique community and, most notably, is contrary to the information about the city's Grow Bold initiative and staff report commentary released over the past 6 months.

On the city of Burlington website, the Grow Bold video states that "established neighbourhoods will NOT change".

A Draft Information Statement from September 2017 discussed the St. Luke's precinct stating that the official Plan will "conserve the existing and established residential and heritage character of these neighbourhoods. Limited development may exist and will be compatible with the existing character and built form of the area."

In a Supplementary Information and Directions staff report released in January 2018, St. Luke's Precinct is listed as an area that is not expected to see significant change and the report states that intensification will not be directed at this area. The proposed precinct plan was to recognize the significant number of heritage resources located within the St. Luke's precinct and preserve the character of the neighbourhood.

Contrary to what has been stated in these staff reports, and the Grow Bold campaign, our precinct is not being protected in the draft Official Plan. Allowing semi-detached dwellings and duplexes - as of right - represents a fundamental change to the cultural make-up of our Precinct. Neither of these built forms can ensure redevelopment that is compatible with the existing character of the neighbourhood, as we were promised.

I am here on my own behalf and also as a voice of the St. Luke's Precinct community who have signed petitions to oppose this inclusion of semi-detached dwellings and duplexes in the draft Official Plan. It should also be noted that - for many residents - being asked to support this petition was the first time they had heard about these drastic changes. It is disappointing that the St. Luke's Precinct was not meaningfully engaged in this decision which could fundamentally change the character of this established neighbourhood.

I am asking you to restrict the draft Official Plan and remove semi-detached dwellings and duplexes as permitted land uses in the St. Luke's Precinct. To go back to the permitted land uses as outlined in the Official Plan adopted in 2008 and adhere to the objectives stated by the city at that time and the promises made by the city more recently during the new Official Plan Project - these promises were to preserve the stable residential and heritage character of this established neighbourhood and ensure that any redevelopment is compatible with the existing character of the neighbourhood.

Rather than permit semi-detached dwellings and duplexes as of right, we request that the citizens of our community continue to be given the opportunity to engage in open dialogue and discussion regarding any proposed plans for semi-detached dwellings and duplexes. That we are given time to consider the community benefits of the proposal and the land use compatibility. That any semi-detached dwellings and duplexes built in the precinct would constitute an amendment to the official Plan, rather than being committed to the official Plan as of right - all in order to continue protecting this very special planning precinct.

I appreciate your time and your consideration of our position.