

Comments by a Ward 1 concerned citizen.

Regardless of the merits or otherwise of the proposed development at 1157-1171 North Shore Blvd. I have to express the concern of many local residents that the process is flawed and as such the application must be reconsidered by both the applicant and the city.

This will be a disappointment to both parties no doubt but the application is based largely on an assumption about the approval of an Official Plan that never came to fruition.

Revisions to the plan were rejected by Halton Region as non-conforming.

It is also true that the revisions to that plan were overwhelmingly rejected by citizens in October's election.

Burlington's newly elected council members are already working on further meaningful revisions to the plan.

An application to amend an official plan must surely rest on the existence of such a plan. The Region's rejection of the revisions to the official plan renders it null and void and, under the Planning Act, leaves the existing official plan "in force and effect" at present and until replaced or superseded.

The amendment for 17 stories (62.5 metres) in an area where the existing official plan designates 11 storey (Max 22 metres), regardless of the merits or otherwise of the development, exceeds the standard set out in that plan. It is not only inappropriate but if accepted, it creates a very dangerous precedent regarding the proper application of official plans under the Planning Act.

There cannot be two official plans in play at the same time. So you must judge the application by the standard set forth in the official plan in force and effect at present and denied.

Given that the application was made in good faith, is it reasonable to suggest that that the application be held in abeyance? Might the developer, the city and residents be better served by re-application and reconsideration when revisions to the official plan are finalized by the city and approved by Halton Region?

Surely at that point the basis for such an application will be better defined and allow fairer consideration for all parties.

Respectfully submitted for consideration by City Council, Staff and The Applicant. .

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