

**STATUTORY PUBLIC MEETING – Tuesday February 12, 2019**  
**Lakeside Village Files: 505-03/18 & 520-03/18**

**Submission from Engaged Citizens of Burlington**

<b>Page Reference on accompanying PowerPoint Presentation</b>	<b>Remarks</b>
Page 1	<p>Your Worship Mayor Meed Ward, Members of Council and fellow Burlington residents</p> <p>Good evening, and thank you for allowing me to speak on this issue. My name is Stephen White, and in addition to being a long-time Ward 5 resident and a frequent patron of Lakeside Village Shopping Plaza I am also appearing tonight and speaking as a representative on behalf of Engaged Citizens of Burlington.</p>
Page 2	<p>Many of us in attendance tonight are long-term residents of Burlington. We remember a time when Lakeside Village Shopping Centre was a thriving mall that provided abundant shopping choices. At one-time in the 1960's and 1970's this mall had an Eames store, an LCBO, a couple of family restaurants, a theatre, a paint and hardware store, and other small retail establishments. Many of us have watched with dismay as it slid into decline over the past twenty years. We all recognize and acknowledge the need for change and rejuvenation.</p>
Page 3	<p>The over three hundred residents who attended the Lakeside Community Visioning Meeting on November 24, 2015 were encouraged and excited at the prospect of providing public input on the proposed redevelopment. Residents' feedback which can be found on Appendix 2, pages 90 – 98 of the Planning Justification Report clearly articulated what they felt were their wishes and expectations for this site:</p> <ul style="list-style-type: none"> <li>• Low density;</li> <li>• Upgrading of the existing mall;</li> <li>• More abundant green space;</li> <li>• Adequate parking</li> </ul>
Page 4	<p>Over the past three years residents have waited anxiously to see the development proposals that would emerge from that consultation. Unfortunately, when the proposals were finally published in May 2018, and subsequently presented at public</p>

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	meetings held in July and August, many of us were aghast. The proposals bore no resemblance to the residents' feedback presented previously. Moreover, the proposal as referenced in the Planning Justification Report, is seriously deficient in several areas. Having attended both meetings I can confirm that I did not hear one positive observation regarding this proposed redevelopment.
Page 5	Engaged Citizens of Burlington has a number of concerns with this proposed development that are summarized here. Here are some of the specifics.
Page 6	<p><b>Building Height:</b> The proposed re-development will, according to the Planning Justification Report, occur in five phases, resulting in the creation of 900 residential units. The proposal envisages six buildings situated along the north side of Lakeshore Road. This level of density, coupled with the proximity to Lakeshore Road and the existence of high-rise developments across the street, will create a significant wind tunneling effect. The sheer magnitude of this development will obscure public visibility of the mall from Lakeshore Road. Visibility and access is vital to commercial businesses operating in any mall. For retailers, if you can't be seen then you are at a competitive marketing disadvantage.</p> <p>Currently, Lakeshore Road is a two-lane street with turning lanes at various intervals. Locating high-rise developments so close to a two-lane road is not only restrictive, but in the event of an accident or emergency could create serious congestion problems. It also severely restricts the possibility of widening bike lanes that some residents have advocated along Lakeshore Road.</p>
Page 7	<b>Density:</b> The developer's proposal calls for the creation of 900 residential units and 235 units per hectare. This additional density will greatly augment traffic congestion that has steadily increased in recent years. The proposal is far in excess of what is considered low to medium density referenced under the City's Official Plan.
Page 8	<b>Parking:</b> According to the Parking study, the proposed redevelopment will see 1,350 parking spots: 1,150

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	underground spots, mostly reserved for residents, and 200 surface parking spots. The 200 surface parking spots represents a significant reduction in parking spaces from the current 542, and fails to recognize that except for seniors and residents living across the street from the mall most people travelling to this plaza do so by car. Moreover, on any given workday, there are at least 50 people working at this mall, and most of them drive. Those 200 surface parking spaces will be reduced to 150. A reduction in parking spaces will create significant problems for many patrons, and could compel many to shop elsewhere.
Page 9	<p><b>Traffic Congestion:</b> There has been a significant increase in the volume of traffic on Lakeshore Road that the traffic studies referenced in the Planning Justification Report do not highlight.</p> <p>A recurring problem for area residents involves the use of Lakeshore Road by motorists wishing to avoid traffic jams on the Queen Elizabeth Highway or the Burlington Skyway. When there are accidents on the motorists seek an alternate path through the City. Because Lakeshore Road winds through both Burlington and Oakville this street can see greatly increased volumes at certain times. This problem is especially acute during the summer months, a fact also not referenced in the traffic study.</p>
Page 10	<p><b>Shadowing:</b> The Shadow Study for this development prepared by Cynthia Zahoruk Architects indicates there will be significant shadows during the summer in the morning, and worsening in the winter months between December through March. This excessive shadowing is clearly visible in the site plan diagrams prepared in the Shadow Study.</p>
Page 11	<p><b>Commercial Viability:</b> Retail businesses struggle in today's economy, and maintaining a strong local presence and visibility is crucial to their long-term survival. Businesses that cannot be seen from Lakeshore Road because their storefronts are obscured by tall buildings creates conditions that are not conducive to the long-term growth and prosperity of commercial enterprises in the mall. In the past, several businesses in this mall – florists, restaurants, a theatre, to</p>

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	name but a few – have closed operations because their businesses were not commercially viable.
Page 12	<p><b>Phased Development:</b> The developers' proposal calls for the construction of the mall in five phases. We have heard that the timeframe for the development of all phases could last ten years. This is excessive, and the amount of noise, pollution and dislocation this would create for mall patrons, residents in the condominiums and high rises on the south side of Lakeshore Road, is unacceptable.</p> <p>The first phase would see the destruction of the northwest corner of the mall that presently houses a very popular daycare. This daycare provides a valuable service to parents with small children, and any disruption or even temporary relocation of this business, regardless of the duration, creates a problem for parents.</p>
Page 13	<p><b>Environmental Concerns:</b> The amount of attention paid in this report to the creation of green space and landscaping is disappointing. Suffice to say that there is much more that could be done to make this development visually appealing and environmentally sustainable.</p>
Page 14 & 15	<p><b>Incompatibility with Ward 5 Residents' Opinions.</b> Pages 90 – 98 lists the opinions and perspectives of Ward 5 Residents as expressed during the November 24, 2015 Public Meeting.</p>
Page 16	<p><b>Zoning By-Law Amendments:</b> The developer is seeking a number of amendments that are incompatible with the City's 2017 Official Plan.</p>
Page 17	<p><b>Lack of Congruence with the City of Burlington's Existing Official Plan:</b> We have compared this development proposal against several sections of the City's Official Plan posted on the website. Please note that I am referring to the Official Plan that was approved October 2008 and updated October 2017.</p>
Pages 18 - 22	<p><b>References to Burlington's Official Plan:</b> ECoB believes there are a number of areas in which this proposal does not reflect the spirit of Burlington's Official Plan (2017).</p>
Page 23	<p><b>The Official Plan (2017) Should Apply:</b> ECoB supports the</p>

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	stand taken by the Mayor and this Council in maintaining that the Official Plan posted on the City of Burlington's website should apply when evaluating this development submission.
Page 24	<b>ECoB's Perspective.</b> As mentioned at the outset, the developer's proposal has failed to address both the needs of residents and retailers on several levels. Having spoken with many attendees at the July 18 <sup>th</sup> and August 8 <sup>th</sup> Open Houses there appears to be a general consensus that this proposal is seriously deficient on several levels, many of which have been highlighted in my remarks this evening.
Page 24 - 25	<p>Speaking on behalf of Engaged Citizens of Burlington what we would like to see as part of a redevelopment plan is the following:</p> <ul style="list-style-type: none"> <li>• Low to medium-sized buildings sequestered to the north end of the existing mall property with a maximum of four stories in an integrated development that combines residential units on upper levels and commercial enterprises on the ground level. This would be in accordance with the City's Official Plan.</li> <li>• A development timeframe for this complex that does not drag on for years. Retailers need certainty in order to build and sustain their businesses, and residents who are extensively inconvenienced will shop elsewhere;</li> <li>• Specific provisions for existing businesses so that they can continue during the construction phase while minimizing the negative impact upon their clientele;</li> <li>• Keeping developments away from Lakeshore Road so as to preserve sightlines into the mall while maintaining access and exposure to the lake;</li> <li>• An increased focus upon landscaping immediately in front of residences and businesses, as well as around the perimeter of the mall property and that portion that fronts onto Lakeshore Road;</li> <li>• An increase in the number of above ground parking spaces to 300.</li> </ul>
Page 27	In summary, it is ECoB's hope that the developer, in light of

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	the many delegations and feedback received from residents, will seriously reconsider many of the components of this project with a view to altering the plans to make them more congruent with residents' and retailers' needs while preserving the character of the adjoining neighbourhood. Those of us who are members of Engaged Citizens of Burlington welcome the opportunity to partner with the developer, City officials and other residents to develop a revised proposal that better integrates retail and residential redevelopment of this mall while reflecting and preserving the character of the Elizabeth Gardens neighbourhood.

Respectfully Submitted by:

Stephen F. White  
Delegating on behalf of Engaged Citizens of Burlington  
February 12, 2019.