

From: WeLoveBurlington <

Subject: Comments on Core Development Application - 2093, 2097 and 2101 Old Lakeshore Road, 2096 and 2100 Lakeshore Road

Date: October 23, 2019 at 3:38:22 PM EDT

To: melissa.morgan@burlington.ca

Cc: Lisa Kearns <Lisa.Kearns@burlington.ca>

Ms. Morgan:

We are the Executive of a grassroots citizen group called We Love Burlington.

We are opposed to the above application. Our concerns are noted below. Please include these comments in the materials on this Carriage Gate/Core Development file.

Councillor Kearns, please let us know if there are other contacts to whom we should be sending these comments.

We stand by these principles that follow for any development in the downtown core and in proximity to the waterfront.

- Burlington's downtown belongs to all the citizens of Burlington and should be developed as a vibrant, inclusive place for people to live, work, shop and entertain themselves.
- Burlington's downtown is the cradle of its waterfront – a natural asset belonging to all citizens and deserving of completely open access, and careful, responsible stewardship.
- Access to Burlington's waterfront includes visual and line-of-sight approaches. It must neither be blocked from public entry nor blocked from a reasonably unobstructed view. What is or is not "reasonable" is a determination that must be made carefully and by fairly considering all affected parties and interests.
- The height of buildings that border Burlington's waterfront and core downtown areas must be carefully regulated to allow open access and appropriate sight lines to the waterfront and green spaces. Again, the degree of regulation must reflect the fair and careful consideration of all affected interests.
- The City's approved Official Plan and the plan in force is the 2008 version that has been judged to be consistent with the overriding 2014 Provincial Policy Statement and Growth Plan. As such, all development proposals being submitted for approval should be assessed using the terms, conditions and provisions of the 2008 Official Plan.
- Optimization of provincial intensification objectives should not be accomplished solely or primarily through the construction of 'tall' buildings in the City's downtown core. Alternate approaches and locations must be considered and "optimization" should not be considered to be synonymous with "maximization".
- Development proposals that seek approval to construct in the downtown core must provide clearly identified/identifiable, valued, measurable community benefits. The determination of these benefits must be an open and collaborative process involving all affected parties and must be pre-rather than post-approval.

- Development proposals should always consider and identify the **cumulative** effects for things such as traffic, parking, shadowing, wind tunnelling etc. rather than those specific and isolated to only the development being proposed.

We Love Burlington Executive

Blair Smith

Lynn Crosby

Josie Wagstaffe

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