

Jeremy Skinner Delegation

14 Jan 2020 – Community Planning, Regulation and Mobility Committee Meeting

Interim Control By-Law Land Use Study

Appendix D – Proposed Official Plan Amendments with Proposed Schedules

Draft Official Plan Amendment

Amendment No. 119 to the Official Plan of the Burlington Planning Area

Your worship, Mayor Marianne Meed-Ward

Elected members of City Council

City Staff

Representatives of Dillon Consulting

Representatives of the City of Burlington developers, property owners, business owners and residents

My name is Jeremy Skinner

I am a 4-year resident of Burlington living in Ward 5.

I have an interest in Urban Planning, especially as it pertains to developments which border stable residential neighbourhoods.

I apologize for not submitting my delegation prior to this meeting, but I will send a softcopy to the City Clerk tomorrow morning.

First, of all I wish to thank all of you who have participated in some or all this process.

I am reminded by the words of JF Kennedy “we do this not because they are easy but because they are hard, because that goal will serve to organize and measure the best of our energies and skills”.

Second, our efforts have been timeboxed in respect for the need to return to normal course of business as protected by policies by the Region of Halton, the Province of Ontario and the Government of Canada.

Third, our proposed policy changes must be able to be defended if any are appealed to a higher level of authority having jurisdiction.

Fourth, our proposed policy changes must be respectful of investments already made in terms of stable businesses and residences.

My suggestions for consideration will be in order of occurrence in Appendix D – Proposed Official Plan. I will attempt to cite the related context in terms of subtitle, identified verse and page.

1. Ref: Major Transit Station Area Policies 1.2.23 7.22.2 q (i) Pg.17

Re: compatibility

Suggestion to add sun/shadow and wind to the list of compatibility elements

2. Ref: Major Transit Station Area Policies 1.2.23 7.22.2 q (v) Pg.17

Re. Trees

Suggestion: City develop a set of tree guidelines as to preference in terms of tree species, such as native tree species, and to include location attributes which will enable mature tree growth recommended by city staff, such 3 metre radius of soil with a depth of 3 metres.

3. Ref: Burlington GO MTSA Policies 1.2.23 7.2.3.2 h (iv) Pg.22

Re. Tall Building height variations

Suggestion: City establish building heights based upon angular planes associated with objectives such as: bordering stable residential neighbourhood property lines; minimum of 5 hours of sunlight along the north sidewalk of Plains Rd/Fairview Ave etc.

Suggestion, suite principle rooms should have a minimum visibility of horizon and skylight from above such as a minimum of 45-degree horizontal arch of unobstructed view of horizon and/or 45-degree vertical arch of view of the sky above. Paradigm adjacent to the Burlington GO station and Rosemount Residences located near Guelph Line and Main Street have illustrations where suites had principle room windows which look into other suites associated with affiliated building towers or same building wings.

4. Ref: Burlington GO MTSA Policies 1.2.23 7.2.3.2 h (vii) Pg. 23

Re: a portion of units with 3 or more bedrooms

Suggestion: second and additional bedrooms shall be a minimum of 11 sq metres excluding closet to permit the possibility of two children including 2 beds, 2 dressers and 2 desks.

Suggestion: suites be designed with breakout panels between adjacent suites which would permit the integration of additional bedrooms between owned suites.

5. Ref: Burlington GO MTSA Policies 1.2.23 7.2.3.2 (viii-xvii) Pg. 24
Ref: Map 4 Burlington MTSA Special Planning Area Land Use Planning Pg. 33
Ref: Diagram 5A – Building Heights In Storeys Pg.4 of Appendix E – Proposed Zoning By-Law Amendments

Re: Area A and Area B building heights.

Suggestion: City establish building heights based upon angular planes associated with objectives such as: bordering stable residential neighbourhood property lines; minimum of 5 hours of sunlight along the north sidewalk of Plains Rd/Fairview Ave etc.

Suggestion: Assess whether the proposed building height of 19 storeys associated with Area B2 North can be contained within a 45-degree angular plane as established on the track side of stable residential properties on Fassel Avenue of the Glenwood Park stable residential neighbourhood.

6. Downtown MTSA 7.2.4 Pg.25

Re: Density Targets

Suggestion: City include the vision for Brant St. between Lakeshore Rd. and Dundas St. as described in The Big Move Regional Transportation Plan.

Suggestion: City include the density targets associated with a MTSA and to compare with the density targets associated with an Urban Growth Centre.

Re: fine-grained grid street network

Suggestion: City should assess whether the current fine-grained grid street be maintained for through vehicular traffic or whether some streets be repurposed as pedestrian walkways and public open spaces. Vehicular access for building servicing would be restricted to after hours except in the events of emergencies.

7. General Theme

Re: Underground parking guidelines

Suggestion: City should undertake the development of underground parking design considerations including those related to the integration of trees at ground level. This should include the integration of minimum underground parking floorplate size related to mid-rise and tall building guidelines.

In closing:

Suggestion: City should invest in an Inspire Burlington public meeting on the matter of Urban Planning and transportation Planning.

Presenters could include the likes of:

- Jennifer Keesmaat or a chief planner associated with another Canadian urban centre
- David Brown or another academic known for research into small-sized and mid-sized Canadian Cities.
- A representative for the Ministry of Municipal & Urban Affairs and Housing
- A representative for the Ministry of Transportation – Metrolinks
- A moderator such as Steven Paikin of The Agenda fame

Purpose:

- To dispel the myths which persists among the residents of Burlington as to what City Council can and can't do in terms of controlling development.
- To provide guidance to the residents as to what the City of Burlington should contemplate going forward.