

**From:** Michael Hribljan

**Sent:** January-13-20 7:38 PM

**To:** 'angela.morgan@burlington.ca'; 'lisa.earns@burlington.ca'; 'mayor@burlington.ca'

**Subject:** Interim Control By-law Land Use Study, Report #PL-01-20

Hello Ms. Morgan, Mayor Meed Ward and Councilor Kearns

I am writing to provide my comments for the record with respect to the Interim Control By-law Land Use Study, Report #PL-01-20.

I have reviewed the above noted study and am shocked to see that it is going straight to council as a recommendation for approval. I am very surprised and disappointed by the recommendations.

It was my understanding that the new council was elected on a platform of putting a stop to the overdevelopment of the downtown, removing the designations and preparing a strong and clear Official Plan.

- We all know that to better manage population densities in the core, designation of the MTSA needs to be removed, Dillion even comments that the John Street MTSA has limitations. So why is there not a recommendation to approach the province modify/remove this designation. This does not imply the removal of this bus stop/tranfer point.
- Gary Scobie and I met with MPP McKenna during summer of Mayor Meed Ward's campaign and our MPP was open to supporting a recommendation from council regarding the downtown mobility hub, and she latter mentioned this in an article in the Burlington Post.
- The existence of the MSTA has been used by the development industry to support taller buildings and intensification in the downtown beyond the Official Plan (current and not approved Grow Bold).
- The recommendations of this report are not what I would expect our councilor and Mayor to support, this does not address the concerns for intensification in the downtown core.
- The public consultation process around this report is non-existent and its key recommendations, and not what I would expect from the government we elected. Yes there was public consultation leading up to the report, but not on the final report itself, which is the most important and has the greatest implications.

I would request council defer the report and extend the ICBL, undertake a comprehensive review of the process, provide appropriate time for public feedback specific to the report recommendations and conduct a thorough assessment of the planning rationale for the proposed MTSA designation for the downtown and the revised boundaries of the Urban Growth Centre.

Respectfully Submitted,

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