

Delegation for Sept 30, 2020 Community Planning, Regulation & Mobility Committee Meeting

Delegation Representing Burlington Lions Club, 471 Pearl Street, Burlington

Perry Bowker, Secretary is a long time Lion and Board Member of this and other NFP organizations

Jim McLaughlin, Past President and latest Property Agreements Negotiator (with others). Jim is an 11-year member and grew up within blocks of the Club Property, and has lived in 5 Wards

Burlington Lions Club: chartered 1925, incorporated NFP 1952, began assembling the block in 1929 for the purpose of providing a variety of public service facilities and activities to benefit the community. The Club has a longstanding strong partnership with first the Town and now City in helping develop many public sites to mention a few: Mountainside Pool, Nelson Splash Pad, Appleby Ice Facility, Senior Centre, over \$400,000 to the Hospital, maintaining war memorials, and supporting numerous not for profit local and regional service agencies and youth high school awards.

This delegation has to do with our property, being the entire block bounded by Pearl, Maria, Martha, and James Streets. However, for zoning and land use purposes, it is divided into two parts:

Southern Portion: Includes a Building partially leased to ROCK, providing Community Mental Health Service and their Head Office for all of Halton; as well as Lions Headquarters, and a Hall for multiple private and Community Service purposes.

Northern Portion: Commonly known as Lions Park, consisting of A) a playing field, B) Parking for all on site activities, and C) a playground. In 2010 the Club invested \$155,000 to upgrade A & B plus trees in B & C and providing a youth Soccer pitch. City recently updated all the Playground Equipment

OP and various Proposed Amendments:

The City has been making steady progress against some heavy head winds from some developers and more senior government in terms of expressed unrealistic overdevelopment expectations, heavily centered around a mistaken notion of a lower Downtown "Mobility Hub". Planners and Previous Councils had difficulty creating a finished document that recognized the wishes of some developers for almost unlimited height and lack of office/retail parking unbalanced against a stronger tide of citizen opposition, including from this Club to moderate the growth and development to a much more reasonable Plan and Policies that would easily meet the Ontario Government mandated minimum density levels by 2013 and not result in overdevelopment. Under the previous Council some approvals grossly exceeded citizen's wishes and the current Council of 7 has only 2 members from the previous. OP and overdevelopment may have been major factors in that change. Now, significant improvement is seen in reducing overdevelopment but not enough without the Amendments proposed by the Mayor and Ward 2 Lisa Kearns last week that seeks to fine tune the Planners' work by addressing specific properties where lower height and refined Use) and occupancy. Potential development can occur and still easily meet and

surpass 2031 Minimum Goals. Such Amendments have significant benefit for all in making clearer to developers the City's and citizens Expectations in new development. Less development will reduce the impending overload on many sectors of infrastructure in the Downtown area and not limited to street capacity, water, waste water and hydro services not all of which are fully covered by development fees.

Lions Club's property: Long-term goals of City and Club seem aligned.

Southern Portion: Latest Amendments propose change from proposed Mid Height, largely residential and office to **Downtown Public Service** which encompasses a much broader list of uses more in keeping with some of the existing uses of public healthcare, education, cultural activities, civic administration and institutional uses. Such uses visualize a lower height than the current Proposed up to 11-17 stories.

Club's position to the City: Club has no objection to the **Downtown Public Service** designation on its Southern Portion.

Northern Portion: The Northern Portion is covered by an Agreement with the City that if the Club wishes to sell the Northern Portion, the City holds a Right of first refusal to purchase according to terms of the Agreements going back to 1991, and if purchased it is with the intention of this Portion being Park. In the event the City does not exercise its option, it causes the Club to pay the City a substantial payment relative to a matter on the Southern Portion. Clearly, the Club needs the Northern Portion to continue to have a Market value in keeping with the intent and designation at the time the mentioned Agreements were made, without reference to the word Park or anything having a similar connotation for this purpose. The Club recognizes part of the City's Designation, that being the colour of the area is consistent with respecting the Agreements, but the Circle Symbol connected to the Legend and other Circles has too much Park connotation.

Club's Position to the City: Colour designation is Ok. The Club **opposes** the green Circle designation and Legend text. Please remove the Circle and if desired, replace with a different symbol connected to the Legend box with different text, as suggested: current owner respects Agreement with City and if City purchases has the intention to be Park. Continuing to depict as a **New Park** could be detrimental to the Club.

Comment: Club does not have current plans to sell the Northern Portion nor alter the existing use.

Summary:

1. Proposed Amendments further amended by the Mayor and Ward 2 Councilor Amendments issued September 25, 2020 are carefully developed from their analysis of existing and approved developments conclude that density Goals will be met and surpassed with little additional development. Therefore, the latest mentioned amendments are **supportable and wise**. This will also result in more efficient use of Staff and Council time and legal expense. The Club urges other Council Members and Staff to also support these amendments that will result in more moderate and appropriate heights and uses.

2. The club asks that the green Circle be removed from the Club's Northern Portion and a reference be made to a suitably amended Legend text as requested (on Figure 2 of Appendix 21-B).

Thank you, Burlington Lions Club