

November 25, 2020

Mayor and Members of Council
City of Burlington
VIA EMAIL TO: jo-anne.rudy@burlington.ca; clerks@burlington.ca

Dear Mayor and Members of Burlington City Council:

RE: Burlington Official Plan

I've been thinking for a long time about the City's Official Plan and how Burlington is going to grow. I have many concerns and after thinking this through, I've decided to send this letter to you.

I am very concerned about a number of policies related to the Upper Brant Precinct in the Downtown Section of the Official Plan. The Upper Brant Precinct is to have significant growth with the tallest buildings in downtown Burlington located here. When I read the policies and the Placemaking Guidelines, it seems that the City is contradicting itself with the overall direction of tall buildings and then the details in the various policies. Examples include the 20m setback from Brant Street, the increased distance between tall buildings, the requirement (or not) of terracing, and more.

The City is also creating a circumstance, with the proposed "shifting" (to quote the Mayor) of the Urban Growth Centre to Burlington GO. There are many who have invested in downtown Burlington on the basis of the Urban Growth Centre being in downtown. What happens to these investors? How can the City continue to treat people who want to build Burlington this way?

What I do know, from my many years in the real estate industry, is that the existing downtown plan hasn't worked. The 4 to 8 storey height limit – one touted by some members of Council as a good plan for downtown – has led to expensive OMB hearings and losses by the City. Now we have another version of a downtown plan led by a Council that supported the previous plan that didn't work. I want to have a plan that can be built, that doesn't create red tape, and provides certainty for investors and property owners. I just don't think this version of the Official Plan and the Downtown policies will achieve any of these goals.

I also request that I be provided notice of decision under the Planning Act regarding the Burlington Official Plan.

Yours truly,



Peter Rusin, [REDACTED]
[REDACTED]

Copies: Curt Benson, Halton Region (curt.benson@halton.ca)
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