

Stick to the Plan Burlington

A group of Burlington residents engaged and empowered to determine the future of Burlington development at Brant and Ghent with the support of their elected representatives.

Burlington residents are not in favour of developer lead over intensification city planning

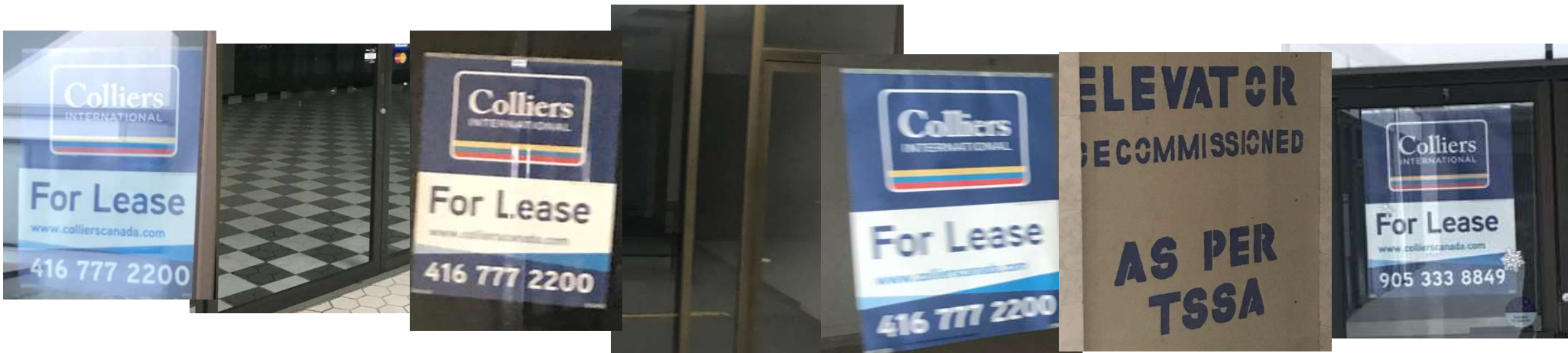
Candidate	Votes	%
Marianne MEED WARD	23,360	46.04%
Rick GOLDRING	16,781	33.08%

- A clear message on what Burlington thinks about developer lead densification
- A clear message that the Official plan for densification was not in the interests of residents.
- A clear message that residents not developers will say how provincial targets will be met.

Developers continually fail when they try to predict what we need and what will work

- Failure when mixing residential & businesses in our area
- Unsafe and unlivable traffic patterns for new and existing residents
- Destroying the balance of light, wind, space
- Destroying the very neighborhood look and feel they are trying to sell

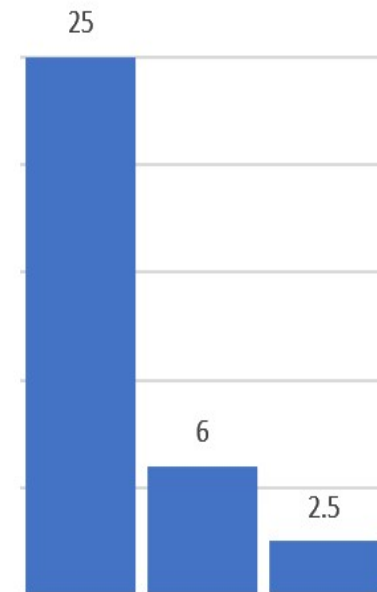
The current Brant & Ghent tower shows that towers with businesses in this area are a complete failure



- Countless for lease empty units
- Largest tenant is Oxford college which is not a desired mall tenant but a now long term stop gap for desperate landlords with no other prospects
- An elevator decommissioned

Proposal is a major change of the contract between city and residents

- This is not what existing residents signed up for
- Proposed 25 story ask is not even close to the current zoning of 2.5 and 6 story zoning
- Extreme heights are not justified
- Developers win, residents lose, who do you represent?



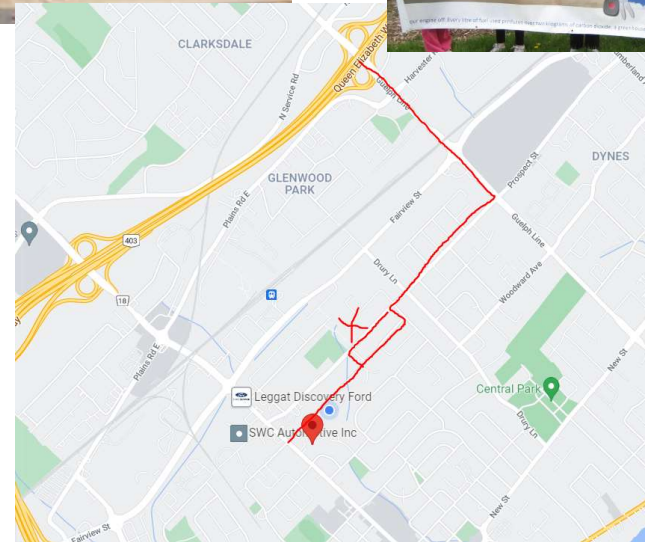
Developers own studies highlight how misguided these developments are

- Issues with noise pollution
- Light pollution/shade impacts
- Wind and snow drifting



There is no way to safely integrate this much traffic into the neighborhood

- Studies done during 2020 COVID lows
- Studies done without the impact of already approved but not completed development in downtown whose traffic will flow through this exact intersection
- Unsafe and unlivable traffic patterns for new and existing residents
- Brant and Ghent traffic light changes won't mitigate the majority of residents who commute east by car and drive local streets from Guelph line to get to Brant area to avoid a troubled QEW at Brant.
- Ghent and the areas many too long and too straight streets are prone to excessive speed despite speed hump attempts (80 Km/hr on Ghent prior to first speed hump are common)
- Estimates of Increased traffic trips at Brant and Ghent are not realistic and don't predict patterns impact on adjacent residents



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- We call for a complete and full dismissal of this ridiculous zoning proposal on these and other grounds shared by similarly concerned residents