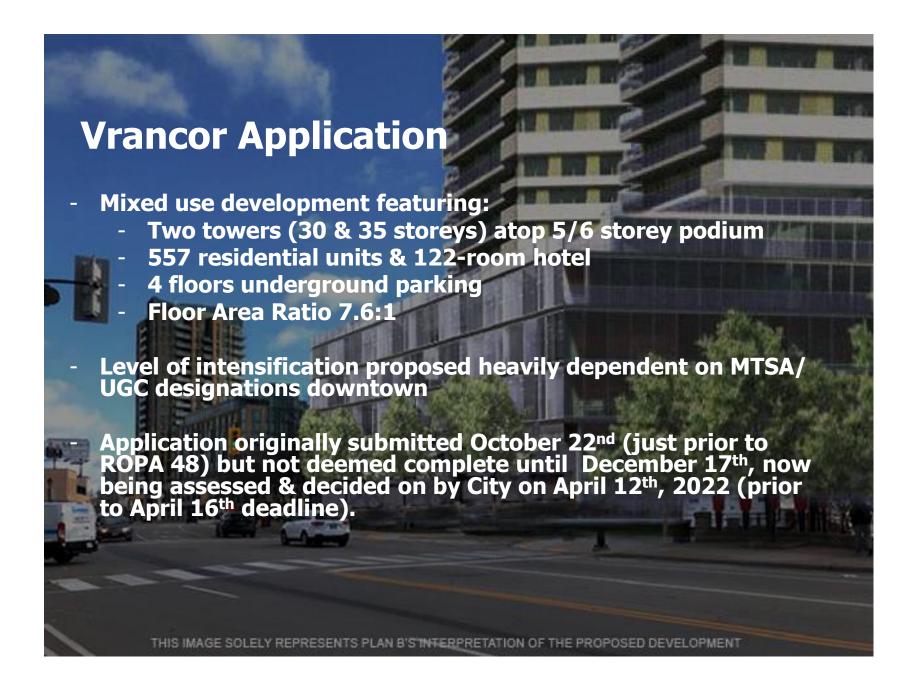
CPRM April 12, 2022 PL-24-22 Delegation material from Don Fletcher



Citizens' PLAN B Delegation

Statutory Public Meeting re: Planning's Recommendation PL-24-22

D. Fletcher April 12th, 2022



Application from PLAN B's Perspective

- Our focus remains on ensuring that any redevelopment of the Waterfront Hotel
 - Enhances the Brant Street gateway to Lake Ontario &
 - Extends the green/ open space of Spencer Smith Park
 - The Application fails to accomplish either.
- We acknowledge & respect the property owner's right to profit from his investment, and that this will necessitate a "reasonable" amount of massing & building height.
 - The BUD panel experts & majority of residents consider inappropriate for its' context.
- PLAN B has sought a "Win Win Win" for all parties.
 - Application provides little to no evidence that community feedback has been considered

Planners' Assessment (PL-24-22) of Application

- Proposed development is at a scale & intensity that is inappropriate for the existing & emerging local context.
- It is not consistent with the Burlington OPs, Halton ROP or Ontario Provincial Policy Statement (PPS) & does not conform to local policies of built form, urban design & parkland dedication
- Application has not provided for land being conveyed to the City under existing Parkland Dedication policies & by-laws. Parks Design & Construction clearly requires land on the West & South sides of the property to improve pedestrian mobility and access for emergency/ maintenance & large event vehicles, for the future. The City can exercise this right, in good faith.

Planners' Assessment (PL-24-22) cont'd

- Only 4 of 13 Intensification Criteria (1997 OP) are satisfied, and 8 of 16
 WHPS June 2018 Key Policy Directions are met.
- Applicant's Park Concept Plan offers a public washroom, but is sadly deficient in integration of planned development with Spencer Smith Park.
- Shortfall of 100 +/- parking spaces
- Below-grade parking that is built out to lot lines (& apparently beyond) ignoring the 3m setback Zoning By-law requirement.
- Ramp from underground parking that does not provide minimum 7.5m setback to allow those exiting in cars to see pedestrians & cyclists at street level.
- 49 of 53 (arguably healthy) trees on-site and within 5m will be removed.

PLAN B endorses Planning's Recommendation

- The analysis is objective, well-researched and comprehensive.
- Based on the extent of the deficiencies, errors & omissions and violations identified in the analysis, the Approve with Modifications option that we recommended at the February 15th Statutory Public Meeting is obviously not workable.
- > PLAN B wholeheartedly endorses recommendation PL-24-22 to **REFUSE this application**

Waterfront Hotel Planning Study Impact

- The Preferred Concept 2022 provides a development design concept that <u>balances</u> the viewpoints of Residents, vision of City & its' Planners and the needs of the Property Owner. It also solidifies the City's Parkland Dedication requirement.
- 16 Key Policy Directions (PB-23-18) have already provided a planning framework & informed the Applicant's development of the Application & the Planners' Assessment.
- WHPS PL-28-22 will <u>uniquely</u> influence any future:
 - Negotiations between the City & the Applicant
 - OLT appeal(s)
 - New Application(s)
- > PLAN B strongly recommends that WHPS PL-28-22 (as amended) be approved without delay.

Assuming PL-24-22 Approval, What's Next?

- Reach out to Vrancor < 20 days, attempting to:</p>
 - Separate Wants from Needs
 - Establish WHPS's TPC 2022 as Basis for Moving Forward
 - Negotiate a "Win Win Win"
- Be Prepared for OLT Appeal

Apply Lessons Learned at OLT

Develop a Comprehensive Strategy

- Identify Points of Leverage
- Establish Goals

Build Competent Multi-disciplinary Team

- Top Gun Litigator(s)
- Bona fide Expert Witnesses
- Project Manager

Execute Plan

With Passion & Persistence



Questions?

