

# Delegation on New Zoning Bylaw Review Project

*Presented on 09/13/2022*

*By Burlington A.C.T.*



**ACTIVE  
COMMUNITY  
TEAMWORK**

# Objective of the delegation

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*Since 2013 many of us within our community association have been fulsomely engaged with our City's Planning, Zoning and Development Bylaws and the Official Plan.*

***A.C.T. wishes to be involved in this Review Process as it is focused on our City's Vision for the future.** In our view:*

- It is important to collaborate with all stakeholders and neighbourhoods.*
- Our voice has supported initiatives city-wide and way back in 2013 we were told that everything about development is about Zoning.*

*We appreciate the opportunity.*

# Community has been experiencing increased flooding following Infill



- A 1950s original 1300 square foot treed-lot bungalow flooded for the 1st time following new infill
- 4 out of 4 new builds in the area have flooded a neighbour
- The infill has a much deeper basement and far more expansive lot coverage
- Double sump pump systems are now present in most older homes, as well as generators.

## A.C.T has been highly engaged in discussions since 2013

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- A.C.T. has been busier than ever with 8 C.O.A. mtgs within our own community and 5 in other wards
- Our across Burlington delegations and Regional delegations are on the public record re. flow of water downstream towards the lake and the need for Zoning awareness and conscientious practices re. building trends (environmental footprints and flooding)
- Minor Variances
- As per A.C.T.'s high percentage of community involvement since 2013, we desire that our highly engaged community be included in all Zoning discussions



# The New Normal is BIGGER in all directions



Problems that we have experienced over the past two years, that are concerning for flooding/relate to zoning are:

1. When will covered porches be included in yard percentage usage LIKE uncovered porches?
2. Given the presence of hot water, cold water full supply lines, walls of appliances, countertops and cupboards alongside another full wall of gas supply hook ups for the potential of a full fireplace wall, when does a covered porch get included as a taxable livable space? When does it get included in ground floor square footage? Yard percentage usage should be a minimum, as well as ground floor square footage. This is particularly important due to neighbours lack of privacy, the grading height of the new build, HVAC systems on the covered porch's rooftop, walk-out windows, skylights and much more.
3. When will Iceberg bungalow basements which expand beneath the covered "unaccountable living space" and all ground floor spaces get considered as the livable, taxable space that they are?
4. Encroachments: the new style Iceberg window wells seemingly should be considered encroachments. Neighbours are expected to allow construction vehicles in their abutting property's sideyard because there is not enough room for ladders, small construction vehicles, etc;. Examples are plentiful.

**Thank you! We are proud to live in Burlington and hope to be further included!**

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*Paletta Park on a wintry day - Carolyn H.*