

**Delegation Opposing the Zoning Amendment requested by
Losani Investment Corporation at 127 Plains Rd West
(Planning Files 520-5/25 and 505-4/25).**

There is a joke among Physicists that that time only exists so that every event in the universe does not happen at the same moment. If that's true, then land-use planning exists so that every housing unit in the city is not built on the same plot of land.

Cities are tasked with creating the framework that provides residential, business and commercial developments with appropriate infrastructure to meet the needs of existing residents and projected population growth.

Zoning is the tool by which that framework is planned and achieved.

Without zoning, developers would be free to build what they wish, where they wish, regardless of any impact on the community, the city, its plans or its budgets.

Amid shortages of housing, it can be tempting to overlook zoning limitations to increase housing supply.

In the long term, however, ignoring zoning limitations distorts demand for our city's planned infrastructure.

Inevitably, that adversely effects the ability of our city to operate efficiently, productively and harmoniously.

Which, surely, is the goal of our city and therefore, the whole point of land use planning and zoning.

Zoning requirements do not limit building heights for the sake of limiting them. Nor for NIMBY-ism, nor the whims of trendy planning ideology.

They are in place to ensure our city meets federal and provincial population growth targets while making best use of current and planned physical and social infrastructure.

Infrastructure that is Planned years in advance.

A Planning process that considers supportable densities for city precincts so city departments can plan and budget to provide water, sewage, power and roads, fire and emergency services, public transit, educational facilities, recreation centres.

Services and amenities which are based upon that planned density for each city zone or precinct.

Amendments which exceed planned height and density distort demand for city amenities, rendering those planned amenities incapable of serving the community they were intended to serve.

Distortions which, if allowed with increasing frequency, in a city precinct, ultimately lead to worsening traffic congestion, overcrowded schools, stretched emergency services and a lack of community facilities, all of which we already see too frequently in Aldershot.

In Aldershot where some 8 or 9 percent of the population will bear 30 to 35 percent of our city's increased housing density, public and social infrastructure is already overextended. The city 5-year Community Facilities Plan offers Aldershot no relief in this matter.

Allowing higher than planned intensification will only worsen this already fraught situation.

Burlington has some thirty-nine approved development applications for over 7,000 housing units and already exceeds planning approvals to meet its 2031 housing targets.

But very few of these are actually being built.

So it is clear that zoning height limits are not what prevents housing from being built in Burlington.

No! Housing shortages will only be overcome by building to achieve functional land use and zoning plans.

The current Burlington MTSA plan and precinct zoning, as approved by The Region and The Province, provides that functional land use planning.

So only amendments that improve land-use, serve our community and make our city work better should be considered by council.

The Zoning Amendment requested by Losani Investment Corporation, to allow increased height and density at 127 Plains Rd West, does not meet those criteria and should be rejected by city council.

Respectfully submitted.

Jim Young.



August 12th. 2025.