

New Residential Zoning Bylaw: DGM-69-25

Oct. 7, 2025

It is important for City Staff, Consultant Groups and the final decision makers, you, our City Council to not only say 'you have made yourself clearly understood' but to actually include citizens' data equally to all other stakeholders involved in the development of our New Residential Zoning Bylaw. ACT please.

I have been to Council Meetings for the New Zoning Bylaw since 2013. My community has voiced its concerns, shared its data both qualitative and quantitative yet it is not present in the current Draft. Other communities have come forward as well. Timelines are always tough to meet. I've been waiting for this and I am disheartened with the following omissions.

Areas of identified concern in my prior delegations have been from discussion sessions with Staff and Consultant Groups since 2013.

*By decreasing setbacks in new build one to one infill there will be more flooding. We have experienced it. The deeper the build and the larger the lot percentage usage the more likely the flooding will be. We have experienced it. We have heard the builders surprise when they hit the higher water table earlier than expected and need to regroup their team and adjust their plans.

In this draft:

- Front yard, back yard and side yard setbacks have been decreased
- Yard or Lot percentage usage has been increased significantly due to increased massing allowances whether individual form, triplex, fourplex or A.R.U.s
- Bill 17 seemingly might allow for an additional 10% above the aforementioned changes
- Decks and covered porches when not included in yard percentage usage and with basements beneath them extend iceberg builds beneath the above ground massing

On August 4th of 2014 Burlington's 17 creeks and many below the surface tributaries flooded many neighbourhoods in South Burlington. The creeks run through and their tributaries are beneath us. Examples from 2014 where streets not immediately beside Shoreacres Creek are Bennett in the Longmoor area and Tuck within the Shoreacres area, 5 streets east of Shoreacres Creek.

Last July 15th of 2024, again FLOODING became a significant concern to homeowners in certain areas of Burlington, some predictable, some not. Many in my neighbourhood flooded for a second time. The data that you have heard many times here at City Council is that on one street with 3 new infill massing scenarios between 2014 -2019 had three abutting neighbours' homes incur first time flooding in their basement since their home was built in 1954. Each homeowner spoke to you, here at City Council.

Yard percentage usage and underground massing cause flooding. You, as our City Council have a say in ensuring that setbacks are appropriate no matter the built form: single, semi-detached, triplex or quadplex. Your voice and your vote about underground massing known as Iceberg Builds should reflect your knowledge of flooding in Burlington, particularly in South Burlington where you have heard my voice and others too many times to count. Now I count on you. We count on you.

Mary Alice St. James Co-chair of A.C.T.

