

October 28, 2016

Chair and Members of the Development & Infrastructure Committee,  
City of Burlington,  
426 Brant Street,  
Burlington, Ontario  
L7R 3Z6

Re: Report recommending refusal of the application for a Zoning By-law amendment for 143 Blue Water Place and 105 Avondale Court - PB-91-16

We support the staff recommendation of refusal for the above-noted development proposal for 35 two-storey town houses, four two-storey semi-detached dwellings and an underground parking garage on two lakeside lots in southeast Burlington.

As detailed in the staff report, the proposed development does not support smart intensification principles: a) it is not located in an identified intensification/mobility hub location; b) it does not advance transit-oriented development; c) it does not meet the City's goals of providing public access to the waterfront; and, d) it would negatively affect Burlington's tree canopy.

The City is establishing clear development guidance in its Strategic Plan and Policy Directions on Urban Structure and Intensification. We see your decision on this current proposal as an opportunity for the Development & Infrastructure Committee to 'set the stage' for adopting this new and necessary way of thinking - one that prioritizes and is consistent with smart, sustainability-focused development.

In particular, we draw the Committee's attention to the following staff observations:

1. "The proposed development would require extensive tree removal - the equivalent to over 60% caliper and canopy loss. Existing mature trees between each residential block will be lost. There are also a number of At-Risk tree species on the subject property."

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Established in 2007, BurlingtonGreen is a citizen-led, not-for-profit environmental organization. Through awareness, advocacy, and action we mobilize the community to make Burlington a healthier, more environmentally responsible City. To learn more please visit [www.burlingtongreen.org](http://www.burlingtongreen.org).

For inquiries please contact: Amy Schnurr, Executive Director, BurlingtonGreen Environmental Association, [amy@burlingtongreen.org](mailto:amy@burlingtongreen.org), 905-466-2171

2. "The provision of public open space and trail is feasible and is consistent in fulfilling the objectives of a visible, interconnected and publicly accessible waterfront."
3. "Based on the technical reports which were submitted with the application and reviewed by staff at the Region of Halton and the City of Burlington, adequate municipal services are not available to accommodate the proposed development including the provisions of water, wastewater, storm sewers and parkland."
4. "Overall the proposal represents an over intensification of a stable low-density neighbourhood, putting strain on an under-sized private road in an area under-served by public transportation"

We respectfully request that the Committee accept the staff recommendation to refuse this proposal.

Best regards,



Gloria Reid,  
Board President,  
BurlingtonGreen Environmental Association

c.c. Doug Brown,  
BFast

Deedee Davies,  
Waterfront Burlington

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