

ROSELAND HEIGHTS COMMUNITY ORGANIZATION

RHCO Delegation to Burlington City Council re: "Maranatha Gardens" (Proposed Development)

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- I stand here on behalf of the Roseland Heights Community Organization, our leadership team and over 250 members - a number which is rapidly growing.
- Our neighbourhood community association was formed in 2013. More information can be found on our website, and Facebook page.
- This matter is exactly why we were created – to inform, engage and provide a voice for concerned residents.
- We've heard from so many people. Their message is very strong and clear: At 6-storeys, this proposed development is not acceptable. It's not in the Ward or Burlington's best interests at that height.
- Citizens have told the RHCO they're concerned about many issues.
- For example....Building a place for seniors in our aging population is absolutely needed. Supply-and-demand is in a crisis mode in Burlington. It should be noted: this place is not a retirement home, long-term care facility or assisted living.
- Based on its targeted rental rates, and looking at the City's own policy, this place for many seniors will not be affordable. That's a huge and growing issue in Burlington. But a developer is entitled to make its own business plan.
- At Committee, you seemed to be swayed by the focus on seniors. That's understandable, and commendable. There are, of course, other issues to consider.
- People have also spoken to us about foreseeable risks or threats to the immediate neighbourhood.
- For example.... The impact of allowing 6-storeys on the sale and utilization of lands not owned by the City, at the north-east corner of the General Brock Parklands. The hard-fought battle to save that precious green space isn't over.
- There's also concern about traffic congestion – seniors are 55+ years of age, and drive cars. So do their visitors. There's concerns about opening the floodgates for similarly incompatible properties along New Street, and beyond.

- But the main and most substantive concern, as expressed by people to the RHCO, revolves around massing. In particular, the development's proposed height, and physical scale or presence.
- Simply put, the proposed large 6-storey apartment building is not compatible with the character of this low-density neighborhood.
- To be clear, a 4-storey building is permitted on these lands - however, you won't find anything nearby or within view along New Street, which is above 3-storeys.
- The RHCO acknowledges the reality of intensification. Burlington must build up now.
- But exactly where, how high and in what way? There's the rub. That friction is an escalating and daunting challenge for City staff, developers, citizens – and Council.
- In many ways, you're the 'gatekeepers' to protect and enhance what our community wants and/or needs. So many interests to balance. Tough decisions. It's about quality of life, and living here. Now, and for future generations.
- Our members have heard from, or met with most of you about this proposed 6-storey building.
- With respect, Councillor Craven, a street like Fairview in our Ward 4 is more like Plains Road in your Ward 1. New Street? It's nothing like Plains Road - especially this part of New Street.
- With respect, Councillor Sharman, you claim massing is a legal question. That's true. But there's no question Council represents the community, and you can't deflect that responsibility tonight - nor entrust the OMB to decide our fate later.
- With respect, Councillor Dennison, who have you been listening to in Ward 4? The RHCO petitioned and canvassed all of Roseland Heights, and beyond. You've received emails from residents. Listened to presentations or delegations. RHCO conducted an online survey, which is admittedly unscientific, but no one agreed with the proposal for a 6-storey building. There's overwhelmingly clear opposition to build anything above 3 or 4 storeys. These are your constituents speaking.
- To be clear, this is not about people saying, "Not In My Backyard". People understand or at least accept.....there will be an apartment complex. But there shouldn't be, and they don't want, a 6-storey building!
- The developer first proposed 8-storeys. That wouldn't pass. So the building was modified to 7-storeys. Now, 6-storeys.
- Start at 8, when a maximum 4 is permitted. Reach a compromise at 6. With respect, this isn't a poker game. It's not about who will 'blink' first. 6 storeys is not a winning hand, in any event.
- Up to 4 storeys is playing by the rules. The City compromises much - when it does not even play by its own rules.

- Burlington has an “Official Plan”. It’s not called the “Official Suggestion”.
- While there needs to be some flexibility, it’s vital to respect and uphold the Official Plan – otherwise, its fundamental purpose and core value to help build and guide our community, is undermined.
- 6-storeys should not be an exception to those rules.
- RHCO believes if Council continues to bend rules, you’ll only serve to frustrate citizens and break our spirit. So many people have told us, “Why bother to fight this, if Council won’t listen?”
- We implore you, please vote in favour of hearing your residents’ voices. Vote in favour of following your own rules. Vote in favour of following a better path for intensification, in this part of Canada’s top mid-sized city.
- The RHCO and its members ask you tonight to vote against a 6-storey apartment building on these lands.
- Thank you for your attention.