Pre-Consultation Community Meeting Minutes
Project Name: 35 Plains Road East, Burlington
Project No.: 21024

Meeting Date: June 10th, 2024

Panel Members:
Mayor Meed Ward (City of Burlington)
Councillor Galbraith (City of Burlington)
William Wallace (City of Burlington)
Alicia West (City of Burlington)
Kregg Fordyce (Proponent)
Luca Chandler (Proponent)

Meeting Agenda:

1. Introductions to the panel
2. Meeting agenda & technical considerations
3. Staff presentation of the planning process
4. Proponent presentation of the proposed development
5. Question period
6. Closing remarks

The following table summarizes the question period of the pre-consultation community meeting:

Question Period		
Speaker	**Question**	**Response**
Jenny Rawlins (Community Member)	There is no visitor parking in the area. The 6 proposed spaces will not be enough. Can staff speak to paid parking being introduced in the area?	
Kregg Fordyce (Proponent)		We are aware that we are proposing a lighter amount of parking. But we are also sensitive to the changing policy surrounding parking which is emphasizing the decrease of parking and automobile use. In this instance, we have bus service and are within walking distance to the GO station. Units are more affordable without parking spaces, and more accessible. Building additional levels of underground parking is also very expensive, in cost and in terms of environmental impact. We understand that lower parking rates can be difficult to support from the community, but we believe this is the appropriate direction for this development.
William Wallace (City of Burlington)		You are right that policy is changing to reduce parking requirements, which limits city staff in how they can address parking needs. But we are also seeking to encourage greater modal split and reduce dependence on automobiles. Transit, bicycles, pedestrian travel, and the GO all support greater modal split at this location.
Jenny Rawlins (Community Member)	I would like to reiterate that this kind of development does not match the proposed parking rate. This area has a high senior population, who will not use bicycles or transit. If you want to add these residences and commercial units, you will need more	

	parking. It feels like the site has changed hands multiple times over the last years. Developers are just flipping the property over and over and not building.	
Kregg Fordyce (Proponent)		The same developer has applied for the last two applications. The market has not responded to the previous application, and it required changing. The developer is eager to get something built here.
Jenny Rawlins (Community Member)	Can you share the name of the developer?	
Jenny Rawlins (Community Member) & Kregg Fordyce (Proponent) & Mayor Meed Ward (City of Burlington)		**Back and forth on who the developer is, how long they have been involved, and why the units didn't get sold previously…*
Mayor Meed Ward (City of Burlington)		There are lots of reasons why units are not being built. Developers who cannot sell units will return to the development application process to propose a new project. This is the system at work, and not a bait-and-switch. Please subscribe to the proposal website to keep up to date with this, as it is still very early days.

Jenny Rawlins (Community Member)	How much retail space is proposed?	
Luca Chandler (Proponent)		Just under 5,000 square feet of retail is proposed at ground level.
Jenny Rawlins (Community Member)	This amount of retail should require much more parking. If developers have the money to purchase the land, can you please hire someone to care for the land while it is vacant? It shows that the developers do not care about the perception of the area.	
Kregg Fordyce (Proponent)		We can definitely bring that back to the developer.

Closing Remarks	
Speaker	**Remarks**
Councillor Galbraith (City of Burlington)	I had some of the same questions that Jenny raised about the developer changing hands. There are a lot of approved developments in the area which are not being built or sold, so I understand that the market has changed, and it has been a tough environment. I'm happy to see the commercial and would like to see the larger retail spaces remain. We have a demand for food operations: grocery stores and restaurants. I encourage everyone to follow my newsletter or reach out to me directly with any questions.