Frank Domenic

BURLINGTON WARD 6 · PLANK 04 OF 4

Growth That Fits — With Roads That Keep Up

Growth-with-Services Checklist, honest housing mix, made-whole development charges, and clear status on key Ward 6 roads.

6 sections · 7 costed items · frankdomenic.ca/platform/growth-housing

At a glance

01 **Why this matters here —** The pressure Ward 6 is under, and the checklist every project should have to clear.

02 **The housing we actually need —** Not just more units — the mix that fits the people already here.

03 **Who pays for growth —** Development charges and infrastructure funding, with the full deal on the table.

04 **The places this affects —** Evergreen, Millcroft, and the corridors — named, with honest status on each.

05 **How it rolls out and what it costs —** The sequence and the price tag, through the first hundred days and the term.

06 **Straight talk —** What I won't do — and how to hold me to the rest.

How it rolls out

Day one

- Publish the Growth-with-Services Checklist
- Publish a Ward 6 development watchlist
- Publish a one-pager on who decides what in planning
- Start a Ward 6 development-charges ledger
- Publish where Walkers Line and Appleby work actually stands
- Host a growth and Millcroft town hall

This term

- Checklist write-ups on major Ward 6 applications
- An annual growth-charges ledger residents can follow
- Track the temporary Housing CIP: funding limits, recipients, units, and expiry
- Any DC-reduction agreement: publish forgone revenue, eligible project funding, and the City share

- Evergreen Phase 2 under the checklist, not a blank cheque
- Convene the Evergreen community-energy table before servicing design locks in gas — Berczy Glen model
- Honest talk on Millcroft remaining land and what OLT approval means

Working with Council

- Help push Supply Acceleration / eCheck for missing-middle building types
- A clear in-effect date for the new Zoning Bylaw
- Ask for basement-suite funding support
- Ask Halton to match limited DC relief where rental is truly affordable
- Track community benefits and parkland cash-in-lieu on high-rise files
- Disclose any BCSF Direct Delivery or Local Impact applications and Ward 6 benefit
- Move Regional criteria for converting the Dundas transit lanes to bus rapid transit

What it costs

Costs are stated as they are on the website — no totals are implied.

WHAT	COST	HOW IT'S PAID FOR
Growth-with-Services Checklist	**Within office resources**	Councillor time + this website
Development watchlist + who-decides one-pager	**Within office resources**	Public records; staff scopes unavailable data
DC / growth ledger	**No new budget line proposed**	City, Region, and school-board charges shown separately
Growth / Millcroft town hall	**$0–$2K**	Venue and promotion
Temporary Housing CIP reporting	**Existing HAF-funded programs**	Track limits, awards, units, and expiry — no recurring $5M claim
Evergreen community-energy feasibility study	**Staff-costed; federal GMF grant covers 50% up to $200K**	System capital privately financed in the Berczy Glen model — no City utility
Dundas corridor land-use study	**Staff-costed**	Metrolinx 50/50 cost-share precedent from Mississauga

What I won't promise

- Call a home affordable because it falls inside a temporary HST rebate band
- Cheer growth that skips parks, stormwater, traffic, or recreation timing
- Let “affordable” marketing slide when the prices and unit mix don’t match
- Support blanket DC cuts with no backfill — growth should pay for growth
- Pretend the City can mandate a green Evergreen — provincial law says no; the play is convening, federal money, and the developer’s own brand
- Propose a City-owned energy utility — Edmonton tried and is carrying the losses

Campaign commitments for public discussion. City budget figures are context — not new spending promises.