

## APPENDIX 3 – Public Comments

-----Original Message-----

From:

Sent: Tuesday, February 21, 2017 4:29 PM

To: Plas, Kyle

Subject: 421 Brant - Proposed 27 storey Apt.

Dear sir: how can a massive 27 storey building possibly enhance the typical one and two storey retail establishments and retail district of our downtown? This could destroy the "quaintness" of the downtown and certainly become the absolute main focal point visually. If it were located one or two blocks off Brant Street, then I'd have far less concern. Could you imagine a 27 storey building on the main Lakeshore Road downtown shopping area of Oakville? They would not allow it, so do not allow Burlington to pioneer this significant change of use and main street density. This will be a major dynamic for setting the future course of our main retail street.

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**From:**

**Sent:** Tuesday, February 28, 2017 2:18 PM

**To:** Plas, Kyle

**Subject:**

The following are my concerns

1. The impact on traffic
2. Burlington losing its quaintness as a small town
3. Foreign investment driving the real estate market as many foreign people are buying up real estate in Burlington
4. The aesthetics on the city
5. This will be for the "affluent buyer: not families

I do not like the direction the downtown is going...concrete jungle without heritage

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**From:**

**Sent:** Monday, March 06, 2017 10:55 AM

**To:** Plas, Kyle

**Cc:** Meed Ward, Marianne

**Subject:** 421-431 Brant St. Planning Application

In response to your invitation to a "Neighbourhood Meeting" on March 28 regarding the above development proposal, I would like to submit my opposition feedback.

This type of building does not belong there, unless the City has plans to turn downtown Burlington into a sea of high-rise buildings that further destroys our beautiful lakeshore environment. We are privileged to be situated in such a beautiful location, but it is not appreciated by planners and developers who only see dollar signs as progress. In my opinion this building would be an unattractive eyesore, opening the door to other such buildings springing up and forever ruining the neighbourhood/downtown core.

Please don't change the by-laws any more to accommodate greedy developers. We need to keep downtown Burlington unique and beautiful.

P.S.

I used to live on \*\*\*\*\*. and attended another such neighbourhood meeting to discuss a proposed application for the Strata building. There was much opposition, but in the end the developers were selling off units on the top floors at a private reception BEFORE approval of the zoning by-laws had been changed. I read in the paper that the developers promised to beautify some intersections in exchange for by-law approval. The extra wind force created by the finished building was noticeable to anyone walking along \*\*\*\*\*, and there was a constant stream of garbage blown onto my property, particularly heavy on blue-box days.

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**From:**

**Sent:** Wednesday, March 08, 2017 12:55 PM

**To:** Plas, Kyle

**Subject:** Planning Application - 421-431 Brant St. - File 505-01/17 & 520-02/17

Dear Sir:

By way of background, I have been a resident of the City of Burlington for some forty one years. I have also had an office downtown since 1978. I have seen a great change in the landscape of the downtown over the years.

In the early 1980's and 1990's the downtown was basically a wasteland. Very few businesses located here and most businesses were struggling to operate. In fact, \*\*\*\*\*in the early 1990's, we were closing parking lots for the simple reason no one wanted to be downtown.

When I look at downtown at this point in time, it has become extremely attractive to many of my clients who wish to sell their single family dwellings and purchase condominiums due to lifestyle changes. What was once an unattractive area has become, in my professional and personal opinion, a prime area for people to relocate. As a result, we are see businesses prosper and downtown has become a hub of activity on weekends and evenings.

As single family dwelling units which existed in the past and at present, we cannot lay the success of downtown to the existence of single family dwelling units. The change occurred when we saw the high rise condominiums being developed along the Lakeshore and in downtown itself. This brought people and resources which benefitted the local businesses. When I look at any other major city whether it is in Canada or in such places as Rome, London, or Paris, I noticed that these areas are populated by high rise buildings. Traffic concerns have not been the major consideration for people living downtown nor has it been an impediment to businesses.

When I hear people mention traffic jams in Burlington downtown, it consists of a three to five minute wait. In Toronto and other areas, a traffic jam means you haven't moved three or four blocks in a 15 to 20 minutes .

On a planning basis, the Province has insisted that there be infilling. Infilling should occur in densely populated areas such as downtown and Plains Road and on major arterial roads. Allowing a severance in Aldershot is not going to accomplish the strategic population growth as mandated by the Province.

I well recall the traffic concerns when the condominiums were built along Lakeshore around the hospital area and Spencer Smith park. Having travelled Lakeshore from both directions for over 35 years, I have yet to encounter a traffic problem where people from the condominiums are lined up either to turn into the condo or exit from same. To

say that there will be a traffic problem because of the concentration of same are both unrealistic and totally and absolutely unfounded.

I fully support the application as submitted unless the planning process says we should remain at a three and four story building throughout downtown. I thank you for the opportunity to express my personal and professional comments.

Yours truly,

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Letter regarding the planning application for 421-431 Brant Street  
Files: 505-01/17 & 520-02/17

Dear Mr. Plas,

I am a new resident of Burlington, who just moved into an apartment last July in your beautiful and charming downtown area. I was immediately drawn to this area because of its 'smaller town feel', yet modern and trendy aura, and of course, the beautiful lakeshore areas. Shortly after I moved in, I heard that the building under construction on Lakeshore Road at the end of Pearl Street was set to be a 26 storey building. My heart sank. Although this building under construction is not near my new home, I have feelings of sadness, both for the current residents that this local, higher than everything else around it, building at the water's edge would affect, but for Downtown Burlington as a whole. I immediately thought, where there is one, more will follow ...

And so, as I had feared, I hear of yet another developer wanting to build a 27 story building in the heart of Downtown Burlington, the highest structure to date, that I am aware of. This building will be visible from my home, and dwarf our City Hall Building that will be across the road. Although I am a newcomer to this City, I strongly feel that the City, if it allows this development to take place, will be headed down a path on which there will be no turning back. You see, I have seen this happen before, as I moved here from Niagara Falls, Ontario. The city approved the construction of one higher structure, then another, and then pretty soon it became normal for larger and larger structures to be built in order to maximize the tourist dollar income for the city by offering better and better views of the Niagara River and Falls. In my opinion, the beauty of the Niagara Falls skyline from the parkway below, or on the river itself, has been lost to the commercialism that is the tourism industry. That being said, yes tourism is the backbone of the economic survival of Niagara Falls, as industry has all but abandoned it, but the charm and natural beauty of many areas of Niagara, in my opinion have been sacrificed to accommodate these ever higher reaching buildings.

My fear is that history will repeat itself here in Downtown Burlington if this 27 storey building is allowed to be constructed. A precedent will then be set, as this will be two taller buildings permitted, and it will be harder and harder to restrict the construction of higher and higher structures. More developers will find ways to purchase downtown property and build more and

more high-rise apartments and condos. They will use the charm and beauty Burlington's Downtown to draw more and more people to this area. Perhaps not in my lifetime, but one day, as more and more of these high rise buildings populate the area, all that is the lifeblood of downtown Burlington will be lost. The smaller town feel of this area, while still being very much a part of the City of Burlington, will lose the charm and serenity that make it such a great place to live, and to visit.

Whenever I return to the Burlington Downtown area, be it from work or another city or town, I immediately feel a sense of calm and comfort to know that I am home. Home to the beautiful downtown core, where people feel safe and free to walk the well-lit streets, and breathe the fresh air blowing in off of the lake. A place where I can look out my windows and see the sky all around me, where the existing higher buildings are all close to the same size and not all crammed together, creating a sense of equality amongst the landscape of this beautiful area.

Perhaps one may think that I want to deny this feeling to others who would benefit from more available living space here. I do not. I would just like to see the City adhere to a municipal plan that would restrict the height of the buildings in the Downtown core to maintain a maximum height of 18-20 stories, preferably even lower closer to the water, so that the charm and beauty of this area can be enjoyed for years to come for the current and future residents of Downtown Burlington. I would also hate to see this area become too saturated with condos and apartments, creating traffic congestion and overcrowding of the landscape, which would then become a deterrent for visitors to this beautiful area, and the death of the Downtown's charm. Sincerely,

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**From: Sent:** Tuesday, March 28, 2017 11:48 AM  
**To:** Plas, Kyle  
**Subject:** Proposed Development, 421 Brant Street Inc.

Dear Kyle,

Thank you for this opportunity to voice our opinion about the proposed development for 421-431 Brant Street.

We live in the downtown near the intersection of \*\*\*\*\*. We love living downtown and certainly understand why others might choose to do so as it is most enjoyable to walk up and down Brant Street especially on a sunny Spring or Summer day. If you have ever visited London England you will have noticed that on a sunny day you can clearly see blue sky and feel the warmth of the sun as it filters down to the street and cafes allowing everyone the chance to benefit from it. The complete opposite is true in certain areas of Burlington's downtown core where high rise development blocks the sun from ever reaching the street level. We understand the economies of

scale for developers investing in the downtown but this proposed development will not only block the sun but dwarf City Hall which currently stands as a landmark on Brant Street. It will also, at the proposed height of 26 & 27 stories be a huge departure from the charming boutiques and restaurants that offer a welcome alternative to shopping in indoor malls.

Our opinion is that a smaller (fewer stories) version of this proposed development be explored as we do not support the current application.

Once again, thank you for your consideration of those who will be impacted by this.

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Brant Street is downtown Burlington's destination thoroughfare, a street with small shops and restaurants, a street to enjoy an evening stroll, a street packed with visitors during summer festivals. Intersections at Brant and James Street along with Brant and Lakeshore are two focal points on this thoroughfare. Brant Street with primarily two story buildings, wider sidewalks and occasional parkettes, provide areas for residents to mingle. Burlington's city hall with its unique design and multi-use plaza is the street's feature building.

North of city hall, 460 Brant Street provides a three story podium facing Brant Street with a residential tower facing Locust Street. Guidelines for the development of the block east of Brant Street, which includes 421 Brant Street, suggest building heights of 5 to 8 stories (City of Burlington Downtown Urban Design Guidelines, Brook McIlroy Planning + Urban Design, October 10, 2006). Such design characteristics help to maintain a friendly small town characteristic of Brant Street.

In this setting, a proposed 27 story tower, whose footprint occupies the majority of the building site, and whose proposed design provides virtually no podium, is inappropriate for the site at 421 Brant Street. The proposal, while focusing on an "exciting building" design, has totally ignored the existing characteristics of the Brant-James Street intersection. While the building design may have merit, it is proposed for the wrong location. A tower exceeding 8 stories would be more appropriate east of John Street.

The City of Burlington should be encouraged to do whatever possible to maintain the people friendly characteristics of Brant Street. Further, the city should consider streetscape design for James Street. The James Brant Street intersection is the focal center of downtown Burlington. Preserving its characteristics will not happen accidentally.

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**From:**

**Sent:** Tuesday, March 28, 2017 5:47 PM

**To:** Meed Ward, Marianne; Plas, Kyle

**Cc:** Core Residents

**Subject:** 27 storeys do not belong on Brant St.

Brant Street is incredibly important to the success of the entire City and 27 storey buildings do not belong here. The Official Plan denotes 4 to 8 storeys. 27 storeys here is unnecessary and irresponsible development.

There are still so many sites in our City that are perfect for tall buildings, all along the GO train line, Burlington Mall would be much improved with a tower at each end, Mapleview Mall could use a tower at one end, Skyway Plaza is currently wasted space, there are lots on Guelph Line and Maple and on and on. All of these sites are better suited to handling the infrastructure required of such developments. The City of Burlington can easily meet their intensification goals without overbuilding Brant Street.

Downtown Burlington is a vibrant and complex place. It's a blend of buildings, neighbourhood spaces (like the art gallery, the theatre, community centers), and many jobs and homes. It's also made up of the spaces between buildings: streets, parks, sidewalks, and squares. Downtown is where Burlington gathers—a place to stroll, shop, eat, take in the scene, be entertained, or enjoy our amazing public places.

We need a new, more holistic approach to thinking about our downtown streets: how we allocate space, how we prioritize different users and uses and how we design Brant Street. We are a small City and we have only one Brant Street. Neighbouring cities, such as Toronto and Hamilton have numerous downtown areas with low rise streetscapes that can flourish into exciting vibrant neighbourhoods. As skyscraper developments are drawn to these hip neighbourhoods, they push out the small entrepreneurial businesses & community gathering places. Those cities have other neighbourhoods where these young entrepreneurs can relocate. Burlington does not have this luxury and we must be vigilant in protecting Brant Street as a vibrant, people oriented community centre; especially south of Caroline Street.

If Developers are allowed to mass skyscrapers along the length of Brant Street south of Caroline Street, what made the area vibrant will be destroyed. Currently, the street is alive with residents and visitors strolling, dining, browsing, shopping, walking to the lake and participating in the community. Brant Street is a gathering place for the entire City. When the Olympic flame came through Burlington, the City gathered on Brant Street to

cheer on their neighbours and participate in their community. Brant Street is the heart of our City and this area can either make or break our community.

Entrepreneurial businesses are key to building a vibrant downtown and if skyscrapers are allowed to flourish along Brant Street these will be lost. We already have examples of this occurring in tall buildings on Brant Street; Upper Canada Place is a disaster at street level as is Burlington Square at Ghent. At the entry to Brant Street from the Lakeshore, on the west side, in the base of Buntin's Wharf, the franchise coffee shop has closed & we now have a newly opened franchise pizza shop, a mortgage office and a pharmacy. On the East side of Brant Street under the government housing high rise, there is a Condominium Development Show Room that is closed five days of the week.

We have a new hotel complex being built on the Water and it will draw business visitors and tourists alike. What will they experience in the Downtown Core? An interesting vibrant community or a mass of skyscrapers housing financial services, medical services & chain franchises at retail level? Skyscrapers do not make for people friendly environments. They create sunless sidewalks and streets, a lack of green space, windy environments and congested traffic; we do not have the infrastructure to move traffic through and around the Downtown.

The Toronto news is now rife with stories about how the City of Toronto is trying to reclaim buildings to put in park space and bring the people back. They are trying to re-energize 6 kms. of King Street that has been Developed into a congested mess during the day and an absolute ghost town at night. We have history and experience to draw from and we should be utilizing the available information.

There are myriad research studies available on how to build vibrant, strong downtown communities. Last year a group of Burlington agencies hired Jim Diers, a world renowned community builder, to speak in Burlington about his work building communities. He was appointed in 1988 as the first director of Seattle's Department of Neighbourhoods where he served under three mayors over 14 years. He has published so much content about how to build a successful downtown, building structures that are people friendly, what draws people out into the community, and what keeps them participating and we should be utilizing this information to create a vibrant Brant Street.

Most of the stores on Brant Street are currently owned by Developers. The premises are being allowed to get run down. Developers want to be ready to pull the trigger "when the height is right" to build. Small entrepreneurs want to open businesses, but Developers won't grant long leases which makes it difficult to do leasehold improvements and to see a future for their businesses. We have lost many of these small entrepreneurs to the Hamilton downtown which is thriving and drawing young people.



Being a downtown resident, I hear from new Downtown residents that they were drawn to Burlington from other big cities as we have such a gem here on the Waterfront. They are astounded to hear that we might allow Brant Street and the downtown core to become a mass of tall buildings. They can't understand why our City officials don't understand what we have here and that we should be very careful not to destroy it.

I am not anti-development, but I am pro-responsible, reasonable development. I am not an activist, and I would rather be walking my dog by the Lake, but I had to comment on this unnecessary 27 storey building. I love my Downtown Community and I want to continue to live here and enjoy the Waterfront and the pedestrian friendly downtown. I cannot just stand by and watch Developers be allowed to ruin Brant Street.

As Downtown continues to grow, we need to commit to a plan to help shape its future. This is the moment to uphold the Official Plan to ensure Downtown continues on a path towards a more liveable, connected, prosperous, resilient and responsible future.

Thankyou for your consideration,

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From:  
Sent: Friday, March 31, 2017 3:40 PM  
To: Mailbox, COB  
Subject: Proposed development at 421-431 Brant St.

I wish to express my opposition to having a high rise development at this site. We finally have an attractive, walkable downtown which accommodates our festivals and activities as well as having desirable retail and restaurants. Why ruin what we have? Our downtown is now vibrant and attracts residents and tourists. This building would be out of place. We need to protect our current environment and enhance, not destroy it.

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Mr. Kyle Plas  
Senior Planner – Development Review  
Burlington Planning and Building Department  
426 Brant St  
Burlington.

March 31, 2017

**Re: Planning Application for 421-431 Brant Street)**  
**(Files: 505-01/17 & 520-02/17)**

Dear Mr. Plas,

As a long standing owner of a down town premises the  
have a number of concerns about the above planning application. As a community  
organisation we consider developments should be in keeping with the style and culture of the down town  
area.

We are not against such developments and many features of the proposed facility will bring an attractive  
and updated look and feel to the area, which would help with the continued revitalization of the center of  
Burlington.

That said we are concerned with the following aspects:

The proposed height of 27 stories is out of place with other developments in the area and reducing the  
height to 17 stories would be in keeping with other projects in progress.

Parking allowance of one space per condominium unit is totally inadequate considering the facility  
proposes to included significant office space, retail facilities and a shopping complex. The added pressure  
on current parking will be significantly increased. Though one would like to consider that public transit  
could substitute for much of this increased traffic, adding no additional parking for non-condominium users  
is unrealistic. The inclusion of additional public parking should be integral to the application.

We thank you for considering these comments and request to be kept informed of further progress and  
developments on this file.

Sincerely,

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## Report PB-38-17

**From:**

**Sent:** Saturday, April 01, 2017 3:58 PM

**To:** Plas, Kyle; Meed Ward, Marianne

**Subject:** Comments on 421 Brant Proposal

Hi Marianne & Kyle:

Thank you for sponsoring/ participating in last Tuesday's community meeting on the above subject.

The developer spent much of the night speaking about their motivations of a) helping the City of Burlington meet their intensification goals b) invigorating the downtown scene and 3) advancing the standards of urban design in Burlington. Incidentally, you can't fairly compare the silhouette of a slab building such as 360 Torrance with a single podium-based design on 421 Brant because the latter is probably half the lot size. You have to compare it to two! While Carriage Gate may desire to accomplish some of these goals in their design, proposing a 27-storey design right in the heart of downtown just smacks of corporate greed to me, and I expect to most stakeholders here. The bigger issue is that these tall building applications are becoming the norm for future developers in downtown Burlington.

Has the City of Burlington somehow signalled to developers that this is what we want?

Are we vulnerable to receiving a flood of outlandish proposals, with a subsequent "let's half the difference" negotiation, or worse still "going to the OMB"?

Why not propose 50 stories, then?

From a layman's perspective, downtown Oakville seems to have been able to make their zoning by-laws stick. Can we learn something from them?

Is the full City of Burlington council (to a person) concerned and acting coherently on this issue?

The OMB decision on the ADI Nautique proposal will undoubtedly and profoundly influence Burlington's downtown future.

I truly fear what will be developed at the Waterfront Hotel, if ADI wins and/ or the City doesn't get control of this situation, and soon.

I don't have to remind you that what gets built now will have to be lived with and accommodated by our residents for generations to come!

The developers and architects with 35+ years' experience will have made their profits and be long gone!

## Report PB-38-17

That's my 2 cents worth.

All the best,

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To: Kyle Plas, Planning Dept. City of Burlington

CC: Councillor Marianne Meed Ward

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Re: File No: 505-01/17  
421 Brant Street, Burlington  
Carriage Gate Homes

Date: April 4, 2017.

From:

I am a citizen who has taken an interest in issues at or near our waterfront and in the downtown core over the past seven years. I am concerned when I see attempts at over-intensification being made in Burlington, especially in our downtown core.

Carriage Gate Homes has made application for Official Plan and Zoning amendments to construct a 27 storey condominium, including retail and office space on the first two floors, at the corner of James and Brant Streets. I attended the Public Meeting on March 28<sup>th</sup> where Carriage Gate presented their vision and justification of this building at this site and Councillor Marianne Meed Ward moderated the question and comment session following. City Planning staff, including yourself, provided background planning information and helped answer questions along with the Carriage Gate representatives.

The building in proposed is, in itself, impressive in design and architecture. An appealing aspect of this design is the incorporation of both two bedroom and three bedroom suites, comprising over 65% of the total 183 suites proposed. Bringing and keeping families in the downtown core has to be a goal of Burlington Council in order to enhance and enliven the downtown's viability as the city's foremost mixed use neighbourhood and centre for recreational, historical and cultural activities. Buildings of these types also support the need to keep Central Elementary and Central High Schools open and available for students to walk to.

It is the relative height of new building applications to existing buildings though that is at the core of the conundrum facing downtown Burlington. Intensification and densification have been mandated by the Province and Burlington has no more designated greenfield sites for new residential buildings, if we are to protect our rural north and our designated industrial/commercial zones.

The questions are – how high is too high, how dense is too dense and how many of these types of buildings are too many? All bring more cars to the downtown, to navigate arteries that already become clogged year-round during all rush hours and on weekends from May through September. Bringing more residents to the downtown is productive if 1) many of them can also work downtown or at least in Burlington, 2) they can afford to buy their residence and raise families whose children can walk to their schools, 3) they can meet most of their shopping needs in the downtown and 4) they can leave their cars parked in their residence spot during most of the weekday.

Few buyers of future downtown condos will be able to satisfy even one of these criteria. There are few employment opportunities downtown because not many businesses are being attracted there. The same goes for Burlington as a whole. The prices for two and three bedroom units, suitable in size for families, are usually out of reach for the very people we want to buy them. There is only one basic grocery store and no hardware store downtown. Those that work are nearly all commuting in their cars every weekday, even if only to the GO Station on Fairview.

My point is that we desire our downtown to be a walkable community for most people who live there, but haven't found a way to provide many jobs and suitable services that can be walked to, or at least commuted to by public transit. Only the students who live downtown have the primary service they need, elementary and secondary schools, near enough to walk to. Unfortunately Burlington City Council has taken little interest in insuring that this will continue in the future with its official silence on possible school closures thus far.

The downtown neighbourhood requires more families rather than seniors and empty nesters to inhabit any future residential buildings in order to encourage a better demographic balance that adds vitality and life to a community. So I'm asking the City Planning Department and City Council to consider the unit makeup of each new application and ensure that the majority of units be two and three bedrooms. One big question – will they be affordable enough for families?

Getting back to my original questions about height, density and numbers of buildings, we have to look at where we are now in our intensification mandate. According to the latest figures supplied by our Planning Department, we should be at about 74% of the 2031 density goal by 2021, when current projects now started are complete. That leaves another 10 years to add the density required to complete the last 26% of the goal. We are obviously well ahead of schedule and there is no need to rush projects through simply because they are proposed.

Building condos strictly for seniors and empty nesters is unproductive because they already make up a high proportion of residents in the downtown. Building condos for mixed groups is the preferable alternative.

I'm not sure that the podium concept will be much more successful in attracting small businesses to the downtown versus condos without podium bases. Podiums do allow more space between actual residential units in one building to another, but only if buildings are built one after another in rows up a street. They do offer some benefit in creating more open space for views of the sky though, at the expense of offering fewer units per storey. This is one reason why developers want higher buildings – so they can get the unit count up to what they see as a profitable venture.

The retail and office space provided in these podiums is good to have, as long as the units can be filled with viable businesses. Of course parking for employees is not provided, so more employees in a space may again mean more cars added to the downtown. The ideal of course would be to live and work in the same building, but this is probably something that rarely occurs.

If the pattern of new buildings is to be podium bases with narrower condo structures than in the past rising above, in keeping with Burlington's Tall Building Guidelines, then how high should Burlington allow these buildings fronting on Brant Street? The new Official Plan Draft seems to indicate 12 storeys as being acceptable. Is this acceptable in this location, across from our signature City Hall? I think a 27 storey building across from our City Hall is too dominant.

A 12 storey building would certainly not be as dominant and I could see it as acceptable. This would only leave 10 storeys for condos above the podium. Can a developer provide the appropriate mix of 2 and 3 bedroom units in this height, priced for families, and still make a reasonable profit? I don't know. This is a key question going forward for the City. What height is required to satisfy both the City's and the developer's requirements?

I'm not even sure if condo after condo up Brant Street, all around 12 storeys in height would add or detract from our downtown premier street. Certainly there are buildings like the Coronation Tavern, City Hall, Smith's Funeral Home, St. John Church and some of the offices in older historic homes on the west side of Brant that are worth preserving and that would continue to add interest to the street if it otherwise consisted of mid-rise condos on podiums. But I believe that a seemingly endless row of 12 storey condos along Brant Street would detract rather than add to the interest on the ground for the pedestrian.

Once this building, no matter what the height, is eventually approved, it will lead to a number of other applications along Brant Street for similar and probably higher condo buildings. It will set a precedent for redevelopment of Brant Street north to Ghent. I am asking the City to negotiate with this developer to build a condo that is no higher than 12 storeys, with at least 65% two and three bedroom units, that is respectful of the site across from City Hall and does not incent other developers to apply for taller buildings than required to meet our intensification mandate.

Thank you.

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**From:**

**Sent:** Tuesday, April 04, 2017 2:49 PM

**To:** Plas, Kyle

**Subject:** the proposed 27th storey bldg on Brant St

Hello,

I was at the meeting last Tuesday and I was shocked at the attitude of these developers. They don't get it. We do Not want a building, either office or condo, that high in downtown Burlington. We don't care about the Hub. Build it on Hwy 5 (Dundas St).

People do Not want a tall building obstructing their view of the lake etc and, if you councillors at City Hall and the OMB let these developers build a 27-storey building, you are not working for us, the people of Burlington.

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**From:**

**Sent:** Wednesday, April 05, 2017 5:31 PM

**To:** Plas, Kyle; Meed Ward, Marianne; Caldwell, Phil

**Cc:** Mailbox, Office of Mayor Rick Goldring; Pam Casey (pcasey472@outlook.com)

**Subject:** 431-431 Brant Street Meeting Comments

Thank you for the neighbourhood meeting about 421-431 Brant on March 28, it was very informative and thought provoking.

Some opinions and comments I would like to share.

**1. I have no problems with the height of the building** as long as the streetscape is maintained with available retail and service suppliers. I have lived and worked in buildings taller than being proposed where I knew the necessary services I needed would be within a short walk. I do not visually see the difference of a twelve story limit versus a 27 story. I lived and worked in Chicago on a contract for a while and the buildings did not detract from the "Magnificent Mile". I also lived on Yonge north of the

401 in Toronto while on a contract and the area had a lot more services than downtown Burlington yet had buildings above 27 stories. The buildings typically were thinner towers so light did get through.

**2. A bit about me for reference.** I have lived for the past two years on Brock Street and for the 30 years prior to that in various locations in Burlington. Similar to a comment in the meeting I also drive less for services and frequent downtown for services since moving downtown. I walk to restaurants, coffee shops, movies, flower shops, post office, liquor/beer stores, medical needs but I do not “shop” in downtown Burlington because I do not tend to shop in high end high price exclusive type shops. I think I may not be then only one as I drove along downtown Brant Thursday at 11am today and only noticed one person walking on the sidewalk downtown at that time. PS. I grew up in Brantford which had a vacant downtown (used in a horror movie) until a University and I think some good planning revitalized some of downtown Brantford. I also enjoy the green spaces in and around Burlington and would fight hard to keep these.

**2a. More Walking.** I believe more people living downtown or close will create more foot traffic and not necessarily a lot more car traffic but it will cause some.

**2b. Shopping downtown.** I do not view downtown with its current stores to be an attraction to get a lot people to come downtown. The restaurants and services are but not the shops. Currently most stores are not open weekday evenings so most working people could not use them.

**3. Congestion.** There was concern at the meeting about traffic downtown because of this 28 story building. I have assumed this building would have about 300 people in it. If the proposal was for three 12 story buildings for 300 people the congestion effect would be the same. I think the key here is **how many additional people** will be living in downtown Burlington and not the size of the building. Currently it does take some time to park downtown although I always find a spot. If we revitalize downtown with residents and better shopping then **parking will be an increasing issue.**

**3a.** The more buildings we build the bigger the footprint of buildings will become and with **bigger footprint comes bigger costs** for us to support (streets, sidewalks, facility connections, lighting).

**3b. Downtown people forecast.** I saw a reference to a growth target of 185000 for Burlington and we are almost there. Not sure if this means we stop growth after that target is met but I think we will likely continue to grow but have not seen a longer term forecast with estimates for downtown. So I put together the following as how I would approach it. My math and assumptions can certainly be questioned and would love to see how a city forecast would approach the issue.



- 3b i. **My Forecast.** If we continue to grow at the 4.3% rate (2011 to 2016, Census) I would see our growth in Burlington as:

2016	183,314
2021	191,196
2026	199,418
2031	207,993
2036	216,937 a growth of 33,623 people over 20 years.

- 3b ii. **Placement of people across Burlington.** Was not sure how to address this but made the following assumption.

50% of people would locate in “Hubs”.

50% of people would locate across other areas of Burlington.

Rounding the forecast down to 32,000 for ease of math then I assumed each Hub would have to accommodate an equal number of people or about 4000 additional residents per Hub. So to the downtown Hub 4000 people would be added.

- 3b iii. **Building Forecast.** This part gets interesting. Using the proposed building of 27 floors I assumed from the unit layouts that this may represent about 300 people in the building. I did the following math to look at how many buildings would be needed for 2036.

27 story buildings of 300 occupants is about 13 buildings in the downtown Hub.

12 story buildings of 120 occupants is about 33 buildings in the downtown Hub.

So if Burlington continues to grow and my assumptions are even ballpark seeing 13 buildings near the downtown Hub might be possible but 33 buildings would require multiple blocks of current single unit houses to be expropriated. Especially if the blocks adjacent to Brant are excluded from any taller buildings. Even if its shorter buildings closer to Brant and higher buildings blocks away it will still be a lot of buildings.

I hope this has been helpful. I know for me if this was just a one building or two building discussion the issues would be less but taking a more long term and more comprehensive look I think helps to focus the discussion.

\*\*\*\*\*

**From:**

**Sent:** Thursday, April 06, 2017 11:17 AM

**To:** Plas, Kyle; Meed Ward, Marianne; Caldwell, Phil; Mailbox, Office of Mayor Rick Goldring

**Cc:** Ron Casey

**Subject:** 431-431 Brant Street Meeting Comments

I am writing in regards to the proposed tall building (421-431 Brant Street) which is located at the corner of James and Brant Streets in downtown Burlington.

First I want to say thanks for having the neighbourhood meeting on March 28 to inform us all of the planning process and to hear from the applicant about this proposal.

My husband I have lived in Burlington for over 35 years and two years moved to the downtown so we could walk and bike and walk to restaurants and the movie theatre in Upper Canada Place. We do not shop downtown as the shops that are there are aimed to the elite of Burlington.

I am in favour of this development in downtown Burlington. This is a wonderful opportunity to start to redevelop the downtown. Currently our downtown area has become a spot for the elite of Burlington to shop and dine. During our wonderful events such as the Sound of Music and the Rib fest, this changes as lots of folks will come to dine and take part in the events. I am hoping with the development of this new tall building all that will change.

This tall building will bring approximately 500 new residents, new retail and possibly new business into the core. The proximity to our core will allow the new tenants to walk, bike, shop and dine in the downtown. And since it will be located near the downtown mobility hub, this should allow the new tenants to use public transit as well.

Due to the location, this is a win-win for [Burlington`s involvement in reducing the city`s impact on the environment](#). Since this is a tall building the base of the building is smaller and the tower is set back from the podium.

In my opinion, the environment should be the City`s main consideration in reviewing this proposal. We need to preserve the water and energy which will be kept to a minimum given that this building has not got a huge footprint on Brant Street.

I appreciate you reviewing my comments and I look forward to seeing the next phase of the proposal come out for all the interested community members to read. I also look forward to attending the mobility hub intros on April 12<sup>th</sup> and the meeting on the 20<sup>th</sup>.

\*\*\*\*\*

Report PB-38-17

**From:**

**Sent:** Thursday, April 06, 2017 12:11 PM

**To:** Plas, Kyle

**Subject:** 421 Brant Street

Kyle Plas,

I would like to make you aware of my serious concerns regarding the proposed building project for [421 Brant St.](#) I believe that a building of a height greater than four or five stories would be completely inappropriate at this location. An oversized tower such as proposed would completely dominate city hall and surrounding architecture ultimately leading to a proliferation of outsized buildings in the downtown core, extremely high density of population and traffic.

Yours truly,

\*\*\*\*\*

Burlington, ON  
L7R 2J6

Friday April 7, 2016

E-Mailed

Burlington Planning and Building Department  
PO Box 5013, 426 Brant St.,  
Burlington, Ontario  
L7R 3Z6

Attention: Kyle Plas, Senior Planner, Development Review

RE: 421-431 Brant Street - File No. 505-01/17 & 520-02/17

Dear Mr. Plas,

I am writing to you on behalf of \_\_\_\_\_ the property owner of  
in response to the development application for 421- 431 Brant Street.

We are generally supportive of the proposed development and are excited by the potential to revitalize the Brant Street corridor as the City targets growth in key areas. However, we have some concerns regarding the impact of the proposal on the future redevelopment potential of our properties.

Therefore, we wish to be included in all future correspondence regarding this application and look forward to working with the applicant and City to reach a mutually beneficial solution for all parties.

If any additional information is required pertaining to this matter, please do not hesitate to contact me directly by phone or email.

Best regards,

## NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Official Plan & Zoning By-law Amendment Applications  
Address: 421 – 431 Brant Street  
Files: 505-01/17 & 520-02/17

Please Indicate Below Any Comments or Special  
Concerns You May Have About This Project

DOWNTOWN BURLINGTON HAS AN "OLD WORLD CHARM"  
THAT WILL BE DESTROYED BY THIS SLICK MODERN  
HIGH RISE. IT WILL OPEN THE DOOR TO MORE  
MODERN CHARACTERLESS HIGH RISES.

IT IS PLEASANT TO WALK ALONG BRANT ST & VISIT ALL  
THE UNIQUE & VARIED SHOPS. DON'T RUIN IT.

THE BUILDING WILL BLOCK SUNLIGHT ON OUR  
BUILDING'S SWIMMING POOL.

THE ARTIST CONCEPT SHOWS SAPLINGS ALONG THE  
SIDE OF THE BUILDING. THERE IS NOT ENOUGH ROOM  
FOR TREES TO GROW.

THAT STYLE OF BUILDING DOESN'T BELONG.

IT WILL CREATE TRAFFIC PROBLEMS AND  
PARKING PROBLEMS

DON'T CHANGE THE BY-LAWS TO ACCOMMODATE  
GREEN

PUT UP A BUILDING WITH CHARACTER SIMILAR TO  
THE BAXTER COMPLEX ON ELIZABETH ST.



**RECEIVED**

APR 07 2017

**CITY OF BURLINGTON  
PLANNING DEPARTMENT**

Please deposit in the comment box when you  
leave or mail to:

Attention: Kyle Plas

City of Burlington Planning and Building  
Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

or E-Mail to: kyle.plas@burlington.ca

(Please **FULLY** complete this section, if you  
wish your comments acknowledged.)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

(Optional)

E-mail: \_\_\_\_\_

**NO LATER THAN: April 7, 2017**

**Notice of Collection of Personal Information**

Personal information is collected under the authority of the **Planning Act**, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issue(s) and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642



## NEIGHBOURHOOD MEETING COMMENT SHEET

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Address: 421 - 431 Brant Street  
Files: 505-01/17 & 520-02/17

Please Indicate Below Any Comments or Special  
Concerns You May Have About This Project

- would help in  
peak traffic flows  
6-10 floors?
- Need office buildings downtown - class A - Bottom 6-10 floors?
  - Need to treat John St as a pedestrian friendly street not as a 'back lane' st.
  - Design of proposal is not exciting - what does it add?
  - This is a 'start' of huge buildings along Brant St. - careful of taller ones to follow (max this one at 15-20 floors)
  - When this happens our transit & transportation infrastructure will not be supportive nor 'green'
  - Provide wider sidewalks
  - The city has to finish the HWB study before allowing this tall condo building.
  - For the extra floors what is the city requesting for them - cash for 3? (section 37?)
  - City has to develop the old rail line (mostly parking) to below grade parking - parking & other public amenities
  - This parking will help as it may be in need soon.
  - pay for them by building office buildings

## NEIGHBOURHOOD MEETING COMMENT SHEET

RECEIVED

APR 10 2017

City of Burlington  
Planning Department

Subject: Official Plan & Zoning By-law Amendment Applications  
Address: 421 - 431 Brant Street  
Files: 505-01/17 & 520-02/17

Please Indicate Below Any Comments or Special  
Concerns You May Have About This Project

Build all the High Rises you want further  
North but Not Down-Town Burlington.  
Why is this so hard to understand. If you  
don't respect Our Wishes Why should we  
Respect "You." There is talk of High Rises  
attempting to be built by a # of Dev. 10-T  
Belm Caroline. For those of us in Low Rise &  
single homes we Do Not Want to be Surrounded  
by Hi Rises - so we cannot see anything else &  
the sun will be blocked. It is Not the One Dev.  
Bldg. - One said there would be NO more Traffic? of  
course there will - more People = more Traffic, as  
person & visitors, delivery, moving & everyone will  
drive to get to - malls, grocery stores, Doctors,  
Burlington does Not have all the Required Amenities  
as we go to Hamilton, for side of Oakville, who  
knows where else. They cannot be walked to & Public  
Transit if can get you there requires many transfers  
2 even in Burlington & many many hours.



This is so bad that as a younger person & mother  
even though a mature mother - Transportation &  
wait times were eg 2 hrs to Oakville f. Bulbake  
to Sheridan College & 2 Return - 2 hours to  
McMaster Univ. & No matter if only 1 class  
in Return bus was 4 pm & 2 hrs back &  
get off at son's school in after sch. day & we  
walk home if physically able & weather OK  
if not wait for another bus - home by 6+ - 7 pm  
Make supper, some work - Both Mothers & kids &  
child's try to get some sleep. Lack of sleep  
because of lack of transportation - lot a lot of  
Time & money add High **Burlington** lost of Parent  
problems in high rises to electricity heat not on taking  
stairs etc etc

Please deposit in the comment box when you  
leave or mail to:

Attention: Kyle Plas

City of Burlington Planning and Building

Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

or E-Mail to: kyle.plas@burlington.ca

**NO LATER THAN: April 7, 2017**

(Please **FULLY** complete this section, if you  
wish your comments acknowledged.)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Postal Code: \_\_\_\_\_

(Optional)

E-mail: \_\_\_\_\_

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Women are so worn out - by the time we retire we  
want the luxury of enough space, heat, water, NO  
walking stairs NO sharing with so many people. + Want to enjoy  
the view

## NEIGHBOURHOOD MEETING COMMENT SHEET

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APR 10 2017  
City of Burlington  
Planning Department

Subject: Official Plan & Zoning By-law Amendment Applications  
Address: 421 - 431 Brant Street  
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Please Indicate Below Any Comments or Special  
Concerns You May Have About This Project

We all need a place to live that costs no more than 1/4 of monthly income. Very few persons want to live in a high rise. It is not practical with children & pets, too many trips up & down - no spontaneous visits to outside & enjoy view. Issues also are a serious disadvantage if Power is Out. How many can take stairs - if down - make Back up - a certainty many cannot. Where to go then? Many take units wherever they can get them as they are scarce. In my opinion & of others there should be no High Rises Below Caroline St. as it blocks the sight line to the Lake. This should Never Happen as this is the #1 Reason people want & enjoy to live here. Visitors come for the same reason to see the Lake, Park & beaches from the Lakeshore all along & anywhere down town.



Bidders can not & should not expect to be  
welcomed with "open arms" when they try to  
force us to accept what they want built  
motivated by profit only. Their main  
concern should be to give us the choice of  
designs in size & cost that we want to  
have - we are not interested but insulted with  
the idea that they can force us through the  
OMB. These are the tactics of a Bully & one does  
not need to look far to see how that plays out.  
Please consider the Residents & build lower bldgs.  
but more of them especially down town. Down Town is  
**Burlington** Special to Residents  
& attempts to destroy  
it are not & will not be accepted

Please deposit in the comment box when you  
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City of Burlington Planning and Building

Department

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Difficult to Hear Most - Hold Microphone  
Closer to Mouth & Project Voice as if in Stage.  
Should Use Visual CC on a Screen.  
- In Response to ques. Knowing that Burlington  
is "Height Rise Avenue" Why insist upon  
I would like to hear the Answers.  
Sect 37 Com. Ben. Not Acceptable  
That is like Beating someone & sending flowers  
ex. time a "Saw" - Not Acceptable, a helpful  
Our City - Our Rules - Get Rid of OMB Clerk  
being Allowed to go against Our Wishes & Needs.  
Cost of Apts - I heard <sup>too small</sup> 250 sq ft - Simon  
told me later that was 2 & 3 BR.  
That Size is a 1 BR. - Better Not Be Less Than 900.  
Women especially require more space - as are  
keepers of all family belongings - memories,  
furniture etc. Grandparents & great grandparents, pix  
history, documents & of all kids & grand kids etc. Women  
single seniors etc more apt to have company - family  
friends, ex-volunteers, hobbies, crafts etc than <sup>single</sup> male  
cousins/paunts.



I have only met one man who was a widower, yet he  
was writing his family's history & was memoirs &  
used a computer. Women - Single, Div., even younger widows  
need spaces & nice apts. that are affordable &  
less than 1/2 their income - 25% at most. Women are  
deliberately paid much less for same work & not given  
& they often are raising all children alone. It is an effort  
to have developed (mostly men) try to develop what they  
they want for apartment costs for busy & inadequate  
accommodation in Bldgs so high. Most women do not want to live in.  
Not practical. Build, Bldg, Spacious Apts, Town Homes, 2 or more  
Bathrooms - back yards - Privacy - lg. closets & storage at a price  
Seniors & Mothers solo support can live in, Seniors couples  
as well - Not all have a **Burlington** hefty pension from large  
companies - No longer playing into lg. pensions & second wives. No  
longer are entitled.

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Burlington, Ontario L7R 3Z6

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