

# **Additional Public Comments 490 Brock Street**

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**From:** Bill Mercer [REDACTED]

**Sent:** Sunday, October 01, 2017 5:43 PM

**To:** Plas, Kyle

**Subject:** 492 Brock St & 1298 Ontario St.

Kyle, one of my concerns with this building is the total height of the proposed building. I could live with 22 stories including the mechanical and whatever else is proposed to take the building well beyond 22 stories in total.

My second concern is traffic, Ontario and Elgin Streets are the same as they were in 1964. Brock street has been improved but is still only single lane each way. Considering the dramatic increase of the population now living in the immediate area and the vehicles using these narrow streets to access offices and buildings East of this area.

To say the number of people driving cars will decrease is a pipe dream, most of the people I deal with work out of town or reside outside of Burlington and a car is a necessity.

Using Burlington transit is great if you want to go to the go stations or the downtown depot, outside of that it is totally inadequate.

Sent from [Mail](#) for Windows 10

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**From:** Sean Harris [REDACTED]

**Sent:** Tuesday, October 03, 2017 1:32 PM

**To:** Meed Ward, Marianne; Puletto, Jenna

**Cc:** Gartside, Georgie; Plas, Kyle

**Subject:** Molinaro Group Proposal- 490-492 Brock Ave. and 1298 Ontario St.

Hello,

After attending the City/Molinaro meeting regarding the proposed 22 story development on Brock St, we do have a strong concern regarding traffic.

Much of the debate/opposition to the project seemed to be in relation to the potential generation of a higher volume of traffic on Ontario St.

One of the attendees made an excellent point to alleviating the traffic problem, by suggesting the main volume of the residents' vehicular traffic be directed to Brock Street access.

In our opinion, this approach makes a lot of sense. Especially in regards to our properties future development, as the only choice for the final HRDH zone within this block, would be to empty onto Ontario St.

We would like to officially oppose the proposed building sites plan, as it pertains to the building access/traffic concerns.

If this mail is not the proper mechanism to submit our opposition, please advise the appropriate forum/ document.

Hopefully common sense prevails and a change can be made for the betterment of this neighborhood and City.

Thank you for your time.

*Sean Harris and Margaret Vermeltfoort.*

1290 and 1292 Ontario St,  
Burlington,  
Ontario  
[REDACTED]

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**From:** esther.mar esther.mar [REDACTED]  
**Sent:** Friday, October 06, 2017 8:58 AM  
**To:** Plas, Kyle  
**Cc:** Gartside, Georgie; Meed Ward, Marianne  
**Subject:** Re: Proposed Development for 490-492 Brock Ave and 1298 Ontario St.

Good Morning Kyle,

Further to the note below I'll try to make this brief because I think the writing is on the wall that the city will approve the project. Given that, I'd like to make sure it is approved such a way as to make it less detrimental to the neighbourhood.

My main concerns are linked to each other in how they impact traffic:

- degree of increased density with these number of units (170 units in 22 stories)
- garage entrance onto Ontario Street

With respect to the second point, the west end of Ontario Street already has high density of apartment units on the north and south sides of the street. The remaining small structures between the tall building on the southeast corner of Ontario & Maple and the proposed building on the southwest corner of Ontario & Brock are bound to be torn down at some point in the near future and replaced by tall buildings without any options other than having garage entrances onto Ontario Street. At the very least the proposed building has an option of having its entrance on Brock.

The road infrastructure in this neighbourhood is not designed to support the proposed growth. So, please:

- fewer units
- garage entrance on Brock

Thanks for your consideration,

Esther Mar  
1335 Ontario Street, Unit 13

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**From:** Rudolf Reusse [REDACTED]

**Sent:** Wednesday, October 11, 2017 7:41 AM

**To:** Plas, Kyle

**Subject:** Objection

**RE: 490-492 Brock Avenue**

**Even though it is a waste of time and effort, my wife and I like to exercise our rights to file our objection against the proposed erection of another high-rise building at the aforementioned address.**

It is our opinion that the 22-storey building will increase the traffic in our residential area, and that the structure will certainly block the rest of our much appreciated lake view.

It is a foregone conclusion that the application filed by the established and well connected Molinaro Group will succeed. The building will certainly be constructed because the project will generate tax income for the City of Burlington.

So much for creative City Planning.

Rudolf & Hermy Reusse - 1265-1609 Ontario Street, Burlington, Ontario L7S 1X8

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**From:** Gillian Ready [REDACTED]

**Sent:** Thursday, October 12, 2017 11:07 AM

**To:** Plas, Kyle

**Cc:** Todd Hamilton

**Subject:** Objection to condo development at Brock/Ontario

Hi Kyle,

I attended the meeting regarding the condo development at the corner of Brock Avenue and Ontario Street at the Burlington Arts Centre on September 27th.

Although I did voice my objections at the meeting, my husband and I would like to ensure our names are officially recorded as being opposed to the developers' plans. We live at 476 Nelson Avenue.

We object to the proposed height of more than 20 storeys and believe it should be limited to 7 storeys as per the current municipal plans.

We are already subjected to a lot of light pollution at night from the condo at the corner of Brock and Elgin. The design of the new condo is such that we would be subjected to significantly more light pollution.

The height of the new condo, even if "stepped in" on the higher storeys would cause our back yard to be shaded. The shade caused by the Brock/Elgin condo already reaches the fence line. A condo restricted to 7 storeys would not a shade impact to homes along Nelson Avenue.

The parking lot on Brock is already quite busy overnight throughout the week due to existing condos in the area. The proposed condo plans do not allow for enough visitor parking so this lot will see many more people parking overnight.

The current condo plans will severely diminish our privacy and our property values.

We look forward to hearing from you.

Kind regards,

Gillian Ready and Todd Hamilton  
476 Nelson Avenue

██████████5  
Sent from my iPhone

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**From:** Ben Lewis [██████████]  
**Sent:** Thursday, October 12, 2017 4:17 PM  
**To:** Plas, Kyle  
**Subject:** Condo Development Brock Road

Hi Kyle,

I would like to list my name as well as my husbands name in being opposed to the development of a condominium on Brock Road of 20+ storeys.

We reside at 480 Nelson Avenue. A 20+ storey condominium would unfavourably impact our lives in our current community.

We look forward to hearing from you.

Best regards,

Brittany Lewis and Benjamin Lewis  
480 Nelson Avenue  
Burlington

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**From:** Erik G [REDACTED]  
**Sent:** Thursday, October 12, 2017 6:37 PM  
**To:** Plas, Kyle  
**Subject:** Comments about 490-492 Brock Avenue, Burlington

Hello Kyle,

I am a resident of 1275 Elgin Street. I received the flyer about sending comments to you regarding the new development proposal for 490-492 Brock Ave.

My only suggestion would be to try to ensure that the retail area at ground level be made suitable for "approachable" retail stores as opposed to offices or the like.

As an example of a poorly implemented layout/design: On 472 Brock Avenue, their "retail" are amounted to a Molinaro office and an office for a Liberal MPP. These, while contributing to the commercial area of Burlington, offer no improvement of lifestyle to the residents of the surrounding area.

It is clear that by design, this space is not suited for walk-in-walk-out retail. If this development has more purpose-built retail space (i.e. large windows, a few parking spots for customers at street side (or counting on the Green P parking)), this will attract retailers that will serve well the residents of the area.

Please consider this feedback as a part of your design considerations.

Thank you for your time,

Erik Gaspar

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**From:** Christina Ronzio [REDACTED]  
**Sent:** Monday, October 16, 2017 9:08 AM  
**To:** Plas, Kyle  
**Subject:** 490-492 Brock St & 1298 Ontario

Dear Kyle,

I am writing to provide comment on the Molinaro Group proposal for Brock/Ontario St.

I am highly concerned about heavy traffic on Ontario St adding another 185 underground spaces.

As a resident at Burlington Towers I witness daily idiot drivers who are impatient and driving too fast around corners at Maple and Ontario, who unsafely pass people they are impatient to wait behind when one is making a legal turn. This danger provides not just an increased chance in traffic accidents (which also causes traffic snarls) but impatient drivers hitting the gas on Ontario St because they are pissed off could lead to the injury of bicyclists and pedestrians, not least of all children.

It is already frustrating to try to pull into the BT lots....I can only imagine what the added volume will be with a new building entrance/exit within a city block of the already heavy population.

There will be tremendous backups at Maple and Ontario as people turning into Ontario wait to turn left into BT property and cars behind them wait to access 1298 Ontario at rush hour.

This is to say nothing about what happens when the QEW, Burlington Skyway or 403 get closed due to reckless driving or structural issues.

I think it is a mistake to have another 170 units, so 200-500 people in such a short city block when the roads are one lane each direction for egress.

Thank you,

Christina Ronzio

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**From:** Kathy May [REDACTED]  
**Sent:** Monday, October 23, 2017 12:58 PM  
**To:** Emberson, Lola  
**Subject:** 490/2 brock

I live at 1265 Ontario st .in the morning rush and night rush it almost impossible to cross the street or get into our driveway for the parking . This needs to be look at thanks Tom

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Sept. 27. 2017 **RECEIVED**  
Burlington SEP 29 2017  
City of Burlington  
Planning Department

Dear Sir or Madam:

My husband and myself at 91 & 89 were not able to attend the meeting on Sept 27. - so the reason for this letter. We live at 1305 Ontario St #710 facing Ontario St. Our thoughts re the building to be built at 490-492 Brock St.

- 1- Much Too large for the size of the lot !!
- 2- There should be an entrance for cars onto Brock St as well as the one shown on Ontario St.
- 3- The Ontario St Entrance east of the bus stop is quite close to the ramp of ~~of~~ our ramp to 1305.
- 4- A school bus picks up students - possibly 10 or 18 of them - on the south side of Ontario St at Brock Av. which is a safety issue for students !!
- 5- Far too much traffic & congestion for Ontario St and safety issues for our Seniors crossing to the bus stop !! - with only one entrance to the complex.
- 6- The details of parking spaces shown on sketch #2 for ground floor businesses and tenants does not seem adequate since street parking is very limited.

Thank you for reading our concerns re what we feel is too large of a building.

Sorry I wasn't able to typewrite this - my old typewriter decided not to work - My apologies !! Dorothy

Oct. 25, 2017

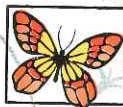
Dear Lola Emberson:

Managed to get my typewriter working on a narrower piece of paper. A Follow-up to my Sept. 27th letter. Two more thoughts.

1. With only 1 exit/entrance to this rather small property, concern about Moving Vans and Garbage trucks accessibility to the property.
2. When there are bad accidents on the Q.E. and the Skyway Bridge, Maple Avenue can become a horror story and Ontario Street can be a horror story sometimes almost to Brant Street.

Thanks for allowing <sup>me</sup> more input!!

*Dorothy McIlroy*



Dick & Dorothy McIlroy  
1305 Ontario St Apt 710  
Burlington ON L7S 1Y1

RECEIVED  
OCT 30 2017  
City of Burlington  
Planning Department

# NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Official Plan & Zoning By-law Amendment Applications  
Address: 492-492 Brock Avenue and 1298 Ontario Street  
Files: 505-02/17 & 520-08/17

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

Parking/Traffic Zoning By-law Amendment is required.

Visitors, retail staff + customers parking is not adequate.

Emergency Vehicles access is hindered because Brock Ave. now only has paid parking on east side + Emergency Vehicles will have to park on west side therefore through traffic will also be affected.

492 Brock Ave. has 1 driveway to enter + exit onto Ontario St. it is also directly across from Burlington Towers driveway.

Why no access onto Brock Ave? There are already too many driveways onto Ontario St. between Maple Ave. + Brock Ave.

Height Zoning By-law Amendment is required.

This changes number of people + cars in this area.

Density Zoning By-law Amendment is required.

This area of Brock Ave/Elgin St/Ontario St/Maple Ave is already subject to too many buildings in height, density + traffic. How much more do we cram into this area?

Why are so many Zoning By-laws Amendments necessary or needed?

Why are By-laws so easily ammended by anyone who wants to suit themselves? By-laws are put into place to protect all, so if they can be so easily changed they are no use.

We do not want to live like we are in downtown Toronto.

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*I request the City to not release my personal information.*

*Thank you*



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: Burlington

Postal Code: 

(Optional)

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

**NO LATER THAN: October 13, 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

Dear Mr. Plas,  
City Planner,  
City of Burlington

October 9, 2017

My husband and I are residents of Ontario St. and recently attended the community meeting on development of the **site at 490-492 Brock Ave. and 1298 Ontario St. by the Molinaro Group**. We have a number of concerns about this development.

- **A “one-of” approach to planning:** All of the reports we read treated this site in isolation and did not consider the fact that there are sites on both sides of this development zoned for high density development. It is extremely likely that the properties 1280-1292 Ontario St will be assembled for development in the near future. With soaring land values downtown, 490 Nelson is also ripe for redevelopment, as are several other sites in the surrounding neighbourhood. The decisions made by the City for the 490 Brock Ave site will set precedents for these surrounding properties that will affect building height, density, shadow effect, traffic and noise in our neighbourhood for years to come. **We feel strongly that the proposed plans for 490 Brock should take into account the implications on future developments in the area.** In a recent interview, Councillor Marianne Meed-Ward said that planning in the downtown should not proceed "piecemeal" and we strongly agree with this perspective.
- **Excessive height:** At 22 storeys (in reality 24 storeys with the rooftop amenity), this development far exceeds the height permitted in Burlington's official plan and is considerably taller than any building in the neighbourhood. Even the Strata, which is the tallest building in the area, is only 21 storeys and is situated on a major arterial road, not a 2-lane residential street like Ontario St. A development more in keeping with the Official Plan guidelines and the height of surrounding buildings, and **definitely not higher than the Molinaro's recent 14 storey construction on Brock St., would be a more acceptable use of this site.**
- **Site overdevelopment/intensification:** At 773 units per hectare, the density of this project is excessive. There is no other building in the area that comes even close to this level of density and it far exceeds the limits of Burlington's Official Plan. Even the Strata is only 321 units per hectare. The Molinaro's representative argued that we need this level of intensification to meet provincial guidelines but, with a minimum of 23 residential projects on the books at this moment and more to come, the downtown does not need this high degree of density to meet its intensification goals. And, in fact, based on the Places to Grow legislation, the downtown is to have 200 residents per hectare, which the city is on track to achieve. This has been repeatedly stated by Councillor Meed-Ward and the mayor in the fight against the 28-storey ADI development. Although we support the need for more affordable housing in Burlington, 490 Brock is clearly being overintensified and **we would prefer to see 300 or less units per hectare.**
- **Traffic:** If the development goes ahead as planned, there will be a serious impact on traffic on Ontario St, particularly given the potential for the construction of more high-rises in the next few years. Ontario St. is already a preferred route for cut-through traffic, especially for people trying to avoid the frequent slowdowns on the Lakeshore and Brant St (which will also get worse as the Bridgewater is completed and the Waterfront lands are redeveloped with a view to wider

pedestrian boulevards). It is already difficult at times to exit driveways in our townhouse complex because of traffic backups on Ontario St. And if traffic isn't crawling due to slowdowns, we face the greater risk of speeding cars, racing to get to Maple St and the highway. The volume of traffic now makes it challenging to cross the street at times to reach the downtown amenities in the area. As this development and the other 23 planned projects come on board, the traffic situation will only get worse, particularly as there will be retail uses at 490 Brock that will also bring more traffic into the area.

**To help address this concern, we would like to see the parking garage exit onto Brock or Elgin Street instead of Ontario St.** At the meeting, the Molinaro's consultant agreed that re-routing the parking garage exit to Brock St. would be possible. **We feel strongly that this should be a requirement of the development,** despite the fact that it will require some reconfiguration of the current building design to accommodate. We also feel that more vigilance should be paid to preventing cars from stopping on the road to shop at the convenience store (1325 Ontario St). This already causes bottlenecks and interferes with safe turning on Ontario St and the negative traffic impact will be compounded further when combined with the frequent left turns required to access 490's parking garage as currently designed.

- **Parking:** While the developer's consultant touted the walkability of the site, the reality for the foreseeable future is that Burlington is a commuter city. Many people relocate to the downtown because of the proximity of the various highways – this is frequently mentioned as a benefit in local real estate ads. Even the smallest rental units often house two people with two cars. The 490 Brock site will offer only one parking spot per unit and only a handful of parking spots for visitors, which must be shared with customers of retail businesses in the building. This will result in residents and their guests using the municipal lot on Brock St and on-street parking. We are already seeing this happen since the completion of the existing Molinaro building on Brock St. **As a result, Burlington taxpayers are subsidizing the developer by providing parking for their tenants.** It also reduces the amount of parking available to support downtown businesses and restaurants, which undermines the economic viability of the downtown. We object strenuously to this blatant misuse of taxpayer dollars.
- **Noise, shadowing:** In an article in the Burlington Post on Sept 28, 2017 about the redevelopment of the Waterfront Lands, Councillor Meed-Ward said that the city should adhere as closely as possible to the existing heights allowed on the site and should take into account the existing heights of buildings to avoid a canyon effect on Lakeshore. If this is a requirement for the Lakeshore, which is a busy major arterial road, it should be even more of a requirement for the residential neighbourhood of Ontario Street. We already have a concrete canyon effect on Ontario St, with a long line of highrise buildings on both sides of the street. This causes noise to bounce around to the point that we can hear every word of conversations from people on balconies of nearby apartment buildings. It also causes excessive shadowing of surrounding properties. The addition of another huge highrise on our street will exacerbate both of those problems considerably, and will add further light pollution, which is also an ongoing problem. We support our neighbours in the area with their concerns about the canyon effect and the various impacts on their quality of life and **feel that a lower, less overdeveloped building design will help to address their concerns.**

In summary, there were many valid concerns raised at the recent neighbourhood meeting and we are raising some of them again in our submission. We sincerely ask that the city work with the Molinaros, who have already benefitted significantly from Burlington's growth in land values, to find the compromises necessary to address these concerns and develop a design that reflects the needs and best interests of the downtown community. Burlington's Official Plan was developed by qualified teams of planners in consultation with Burlington citizens to shape and protect the future of our city and we do not want to see that vision undermined to satisfy developers' self-interests.

Sincerely,  
Anne and Chris von Rosenbach

## PREAMBLE

In 2009\2010 we purchased and moved into a condo in Burlington. Previously we had lived in Oakville then moved to Vancouver upon our retirement. We spent nearly 20 years in Vancouver and then returned to Ancaster, Ontario in 2003. At the time of our condo purchase in Burlington, we knew we had found an ideal area in which to live, 1272 Ontario St at the corner of Maple Avenue; this area had all the good feeling of an interesting and diversified community. It exuded a sense of permanence security and convenience. It was tucked away in an established corner of the town. There was a friendly mix of many different types of buildings and services. There were/are two churches and a cemetery of historical significance, a school which is much devoted to our community needs, the Burlington Performing Arts, the Burlington Art Gallery, the JB Hospital, several professional offices in gracious and large old homes. There are senior retirement homes and Longterm Care facilities; there is another facility for our people with disabilities. It was/is conveniently close to major highways, the Queen Elizabeth, the 403 and the Lakeshore which provides access to Hamilton and Toronto and destinations in between. There is a beautiful Gymnastic Centre housed in a low and attractive building, environmentally friendly, green and spacious with both flora and fauna. There was an interesting mix of small and large houses, old and new, townhouses and a small and convenient plaza. There were several apartment/condos mostly low or medium rise. Not crowded but pleasantly full with no spaces wasted.

We could see the Skyway Bridge and although it was always very busy, it was magnificent at night; it was unique, with Hamilton Harbour in the background, a great point of interest. We saw that Burlington had far surpassed Oakville in planning their waterfront with a wonderful park for all to enjoy, easily accessible and very well maintained....and much used at all times. Maplegrove Mall is very acceptable as it is much closer to Plains Road/Fairview which makes it still convenient but placed wisely in the busy shopping area.

## AUTOMOBILES, ROADWAYS AND TRAFFIC

Now there is good parking under the hydro wires but barely enough to serve the area population. This parking makes good use of an otherwise restricted area. It is a plus...not pretty but the cars are at ground-level and not overwhelmingly visible. The hydro wires are a mixed blessing. We don't look up.

A few years ago this area was a well-balanced mixture; likely not planned but it worked. We were told by many who knew the area that this was an ideal location in which to live, especially for retirement years; close to amenities, peaceful enough, very attractive and interesting. Again, it was tucked into a corner of Burlington, 'neighboured' by North Shore without too many direct approaches from the 'outside' world'. If we consider the roadways which are within this area, they are like a labyrinth to navigate, not conducive to through-traffic....often leading a driver in circles. Realistically the only through streets are Lakeshore, Elgin and Ontario with both Elgin and Ontario being too narrow for

additional cars. To add more could and would be stupid and dangerous. Maple Avenue which used to be reasonably quiet is now often jammed with traffic at rush hours or whenever there is an accident anywhere around Burlington; at other times it is just busy; fortunately, Maple Avenue is wider so that firetrucks, police and ambulances can find their way around the stopped vehicles. This is a very busy road for these service vehicles since it leads directly into the hospital, fire station and the Police.

Bottom line, we do not need more traffic and question why this area is designated as high density. It is a dead-end in many respects and is too often at a bottle-neck for fairly long periods of time. Brant Street, as a main street is useless, again too many narrow spots and lane changes. Your main street should be Fairview/Plains Road and/or Harvester....running in the opposite direction. These two streets you can work with; Brant Street you cannot although it could be an attractive feeder street and be very useful as such. (I am sidetracking with another subjective opinion....again)

## HI RISES

In 2010, we began to see the future of what was to come. Hi-Rises. First The Strata.....we watched with horror after learning that the Bylaws were to be broken and this building was going to exceed the number of storeys allowed and that no bylaw was going to prevent Mr Molinaro from getting around this illegal indulgence. We were told that the Municipal Board had been influenced and had granted their permission. Further, the opinion was that the Burlington 'fathers' had no jurisdiction over this Board. So much for elections and the voice of the people, those of us who lived in this area in particular, some of whom who have called this 'home' for a long time and had paid their taxes. As the structure was built, it was realized that you cannot fight City Hall and apparently not Mr Molinaro and the Municipal Board. My personal opinion is that the finished structure was most unattractive; a jumble of too many unrelated bits and pieces: from bottom to top, three levels which do not match nor co-ordinate; a jumble of glass fronted see-through balconies, a mishmash of brick, concrete, glass and unreal looking stone plus a long line of pillars which serve to add to the confusion across the front. The landscaping does not help, resembling an untidy and neglected desert of tall grasses. The building has virtually no property nor space around it as it is built very close to the property line; probably legal but unattractive. The building appears too large for the lot on which it stands. (I digress as this is a personal opinion and I know that The Molinaro Group would not agree with this taxpayer).

Once again Mr Molinaro and Group appeared...just around the corner, using the same tactics to exceed the number of storeys allowed in his proposed new condo, the Brock, corner of Brock and Elgin. He again broke ByLaws and was allowed to substantially exceed the limited amount of storeys with the help of the Municipal Board and Town Council.....I now accepted that our elected Council had no jurisdiction over the rulings of the MB.who do not represent those of us who live in the various areas. So much for basic democracy ! Where have we gone so seriously wrong ?! How can this travesty be corrected and changed?

## A QUESTION

What is this Municipal Board? Where did it come from? Why do they have jurisdiction over the taxpayers? Why are they and a developer allowed to break the taxpayers' BY-LAWS which are there to protect us? Do these people even live in our area? Who are they?

Now, The Brock is complete; Once again, too tall and too large for the lot size....but the landscaping is better !!!!! And now we have three condo/apts built all in one block (Maple, Elgin, Brock and Ontario, Street) two of which were built by Mr. Molinaro and Group . We miss those little houses, gardens and trees that they demolished on Brock which provided some history and character to this community block. And now we are denser and denser. Again broken bylaws which have substantially increased the number of storeys allowed in Burlington apartment/condo structures. The MB is suffocating our area with people and automobiles. which we neither need nor want.

#### DENSITY

At the meeting on September 27, 2017 I spoke and presented the result of a quick and informal survey I had done to assess the number of single family units in this block and at the immediate perimeter. The results were: The Maples 50 units, 3 Burlington Towers 540 units Maple Avenue Properties 108 plus 106 total of 214 units, Maple Crossing 2 buildings 240 units estimate.....The Strata 200 ....units est..... Elgin Rentals 170 units THE TOTAL IS 1564 FAMILY UNITS WITH A SINGLE RESIDENT. If there is more than one person living within these units then the occupancy doubles ! I suggest that there are several units of more than one person and conclude that the total number of people living within one block of one another could now be over 2000 persons If each unit has one automobile then the number of owned vehicles in this block area is beyond substantial. Make sure the MB does some mathematics. This exceeds HI DENSITY for this particular block of residents or residences. You have heard the people speak about 3 driveways within a 50 foot range all coming off of Ontario Street. It is not just a driveway problem it is just too many cars in one small city block. Ontario Street is a two lane road which seriously narrows in places. Ontario Street needs wider and better sidewalks which would allow two people to walk side by side comfortably. We do not want a sidewalk crowding onto a road; we have seniors with walkers, citizens with their dogs, children going to school and now we hear that we are going to be blessed with another Molinaro hi-rise with 170 units (some or many of which will very small and under 700 square feet.....and the corresponding number of cars.....possibly two per unit if these little units appeal to young working couples who both are employed and who both could likely have cars.....a sign of the times. This will be the fourth condo/apartment in our city block. Where will Molinaro construct his next one in this block, we are running out of available land in this one spot. This is a concrete jungle now, most unattractive in the 'backyard' of all these buildings ....just cars and asphalt,....and all of the trees gone.....and the birds. Not too environmentally friendly the lesson here is to do as I say, not as I do. People in authority are not practicing what they preach, another sign of the times. In this location, one more hi-rise building built by anyone including Mr Molinaro, is one too many.

#### IN SUMMARY

My main concerns are:

1. You have incorrectly chosen this corner of Burlington as the area for high density. It should not be packed tightly with hi rises boasting tiny units, cars and increased traffic. Take an honest look at what you will be destroying for the sole purpose of funneling or crowding in more people. Yes, money is involved, more for Mr Molinaro, and certainly more for Burlington in taxation....especially for our residences in the sky which we call air-space; I believe your return

is quite substantial considering our municipal taxes; we are cash-cows which is okay but please give something back to us in return.

2. Do not encroach any further on this area Do not impose on us. This Council and Municipal Board have to approach this problem with a positive attitude, be open to change and correct serious errors made in their effort to plan and govern for our future.
3. Do not allow Mr Molinaro to break our bylaws which are there for our protection and not to increase his financial concerns. We do not want a 25?storey high rise of 170 residential units Mid rise or low rise would be much more tolerable if an apartment building has to be constructed. Further, the present plans show a large deficit for guest parking; 15 spaces for guests for 170 suites, Another bylaw infraction? And certainly space deficient. Where do the store customers park?
4. Ask him to reconsider, not to build a highrise and instead reconsider and opt for some elegant townhouses. Would be much more attractive and acceptable. Consider a senior's residence to provide accommodation at a reasonable cost for occupancy....and of limited height. It will be put to good use in the coming years.with our increasingly aging population
5. Increased traffic on a very narrow Ontario Street is not acceptable. Any more hi-rises will exacerbate an already existing problem. Safety must take priority Elgin Street is also too busy and too narrow for any further increase in traffic c.
6. In his proposed new building, changing the exit/entry area the problem will not disappear, only rerouted for a few feet, three driveways within close range entering and exiting together onto Ontario Street.
7. This proposed new hi-rise's footprint is much too small for the proposed height. Out of proportion for this area. Our environment needs GREEN not concrete. Let us see the sky and not more balconies and glass. You are taking 'green' away from our community. Seniors, children, dog-walkers, young adults, runners, whatever, we all use this area for our pleasure, exercise and daily routines. Allow us to keep what we can enjoy, need and use.
- 8 Please note there's an increase in noxious car fumes because of our increase in traffic on Maple and Ontario Streets. We close our windows now because of this. They remain closed more often than open so please consider this as a health hazard and do not allow this to become a greater threat. It was much more pleasant when our windows were open and fresh air could drift inside ! Save our environment and people today...no time to wait for electric cars. People are complaining about compromised breathing, migraines and allergies. Could it be.....noxious car fumes, drifting upwards and into our units....we have created another hazard to the environment and the people, especially to the residents in your new concrete hi-rise alley.

A question.... Why do you ask me to collect my orange peels and potato peelings and encourage me to do this to protect our environment and yet the 'Powers That BE' break other rules that hurt our environment and do damage to us?. Perhaps I too should ignore the environment and forget my potato peels !!!

Please listen to the people and find alternatives with reasonable solutions. We are concerned about our properties, our health and the environment. The steps you are encouraged to take will not serve well and in time will fail us. As said before, poorly planned density, crowding people unnecessarily together in pigeon-hole hi-rise residences (especially rentals) today will help to create tomorrow's tenements, slums and ghettos.

Thank you for taking the time to read this lengthy 'epistle' I sincerely hope that it gives cause to people who are concerned and interested in other people to stop and reconsider, that you must not impose on others and take away another's right to live a chosen, respectable, law-abiding lifestyle. I heard our Councilor speak of her area of residence as something a bit special to her.....a heritage home. I am sure she would be greatly disturbed if she thought that a ruling Board could or would step in and impose upon her residential area.....to change things to fit their plan and not hers. She should/would have a right to be heard and so do we. This may be a small group but it is a very concerned group. Bottom line, we do not like what is happening to OUR residential area and our immediate surroundings. Do not allow the developer, probably an 'outsider' to change our town or our lives by breaking our laws.....or better yet to build in our area, imposing on us what he believes we should have.

Hopefully there are only a few typos and you can decipher your way through. Having retired several years ago, I am a little rusty and not always computer savvy. your attention and patience is appreciated.

Respectfully submitted: October 13, 2017

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