Appendix D – Public Comments

#	Name & Address	Date Received (by email unless otherwise stated)	Comments
1	Kelly Kealey Elizabeth Garden [redacted]	June 4/18	I am a resident of Elizabeth Garden and was just informed of the new development proposal for 5353 Lakeshore Road. As much as I like the idea of a new Plaza I have some concerns regarding the high rises and additional 900 units - I hope you can answer my questions/concerns. How do you plan on dealing with the strain/influx to our current roads? Lakeshore and New St are already very busy and this will just make them worse. (It took me 25 mins to get from the Lakeshore plaza to the Bronte Go station this morning). I'm worried this will result in the same situation in Port Credit. Port Credit has absolutely clogged the arteries of their roadways to the point where transportation is a nightmare. They have added mid-rises, low rises and townhomes without addressing the need to upgrade their roadways in order to accommodate all the additional cars on the road while spiking the population. With 900 new residential units - has anyone considered what the impact of 2000 additional cars will be? How will you increase the roads for that many extra cars? And how will you prevent people from cutting through the smaller side streets? Also with the current state of the local schools how is the city planning to absorb the additional volume of kids that will eventually move in. Also, what will happen with the current tenants as I have a child that goes to Small Wunders Daycare and we are very happy with them and the location. Please let me know if there will be an opportunity to voice our concerns to the city before this proposal is approved.
2	Michael McCleary Kenwood Avenue [redacted]	June 5/18	My name is Michael McCleary, I am a resident of Kenwood Avenue. I grew up in Burlington in the 80's, left for Toronto and just returned last April to raise a family. We chose Burlington as a community because of it's neighbourhoods and communities and to escape the constant construction of high rises and

Appendix D – Public Comments

			over population of Toronto. I can't tell you how upsetting it was this morning to see a development proposal for highrises on Kenwood / Lakeshore. My family invested in Burlington, we paid well over a million dollars for a home in a residential community that we expected to be apart of for years to come. I can't see that happening if this development goes through. I also have to wonder if the impact of adding 900 residential units to an area that already suffers much traffic congestion from the two elementary schools has even been assessed. 900 units could mean upwards of 2000 people, there is no way the area could withstand that traffic influx in the mornings / afternoons. Lola, i o understand that this is just the proposal stage and I appreciate you going to the community for input. Please keep me posted on this development and included me on any mailings that go out to the community. I plan on being very active in this matter.
3	Josette Giacalone Elizabeth Gardends [redacted]	June 5/18	A Facebook community has been posting photos of the proposal for the Lakeside shopping village. Your email is indicated to pass along thoughts. Here are my thoughts! I noticed that some of the buildings will be 16 storeys. I was under the impression at the meeting last year that most in the community found low rise buildings (4 or 5 storeys) acceptable. While I am for a redevelopment in this area, I would not like to see high rises in this quite community. Can you advise the best way for me to communicate my opinions? I STRONGLY oppose the high rises and would like very much to see this changed.
4	Tammy Maxwell 5300 Banting Court, Burlington, L7L5E4 [redacted]	June 5/18	I am emailing regarding the proposal for 5353 Lakeshore Road. File number 520-03/18 and 505-03/18. I have a few concerns regarding the proposal and was wondering if these plans are finalized or if the communities concerns would be heard? To begin, I am worried about the size of this project and the impact that will have on the residents in this community. I live on Banting court and am quiet

Appendix D – Public Comments

			alarmed about the height of some of these buildings and the impact that will have on my privacy. As well, I am very concerned about the increase in traffic in the area. This neighbourhood has a lot of children and a elementary school nearby, I am concerned about the added traffic to the neighbourhood and what that means for the children who play outside. Also, I am concerned about the "visitor parking" spaces shown along Kenwood. Are those spaces being placed on the road?? Also, when will a meeting be held for this proposal?
5	Irene Mellon [redacted]	June 5/18	The revitalization of the Lakeside Plaza has been dangled in front of us for so many years it is hard to believe that any proposal will go forward. I would like to say that the plan looks fantastic and would greatly benefit the community. My question is what are we waiting for? Is council holding up the permit? If the current council doesn't give the go ahead will the process have to start all over again if a new council is voted in in the October elections? In essence I am asking is there a serious chance that this will go forward or just another proposal put before the city? I apologize if my tone sounds frustrated but I live and work in the neighbourhood and have been fending off questions from neighbours and customers for years and would like to have some positive news on our deteriorating plaza.
6	Frank Attardo 501-5340 Lakeshore Road Burlington, ON L7L 7A8 [redacted]	June 6/18	I was present and participated in the discussions that were held at the public meeting that the city hosted several years ago in regard to the redevelopment of this property. Present at that meeting was a representative of the owner of this property. There was an open discussion as to what would be included in their proposed redevelopment. I am sorry to say that none of the points that were made that evening have been heard nor acted upon by the developer/owner. What we are seeing in this proposal is a total monstrosity. It is a true example of how to over develop a property. This would have been an opportunity for the developer to have created a true jewel along the Lakeshore in Burlington. I often wonder why such development take place in Oakville but not in Burlington.

Appendix D – Public Comments

			I say shame not only on the developer/owner, but also to the local political representatives that were present at that meeting and have obviously not heard what was said by the residents. We have been misled. As such, I will oppose this proposed redevelopment at Lakeside Plaza.
7	Corrine Moore [redacted]	June 6/18	While we are excited about positive re-development, residents of Elizabeth Gardens have concerns and questions about this proposal: 1. What is the City of Burlington doing to ensure developers don't continue to decrease needed parking space? There seems to be about 60 parking spots for the grocery store and no ground-level visitor parking spots for the new apartment buildings. 2. What are the plans for the increased road traffic of this and several other high density proposals on the table? There does not seem to be a plan for the needed widening of the QEW, New street, Appleby, Lakeshore, and Burloak to accommodate the thousands of extra vehicles in this and other local developments coming in. One of the reasons we have no desire to live in Mississauga and came to Burlington is because it does not take us 45 mins to get from the highway to our home 7km away. 3. Why is the Board of Education and the City of Burlington getting rid of the only high school/community centre/ gathering building (Bateman) our community has while injecting more and more population into our area? You are responsible for setting up a serious problem for the future of our youth and community between Appleby and Burloak. 4. What is the city doing to ensure our local already over-taxed and often flooding sewage problems will be addressed? We have residents who have had 3 plus sewage backups in the past few years alone.
8	Peter Da Silva [redacted]	June 8/18	I am a resident of 5475 Lakeshore Road and would just like to state my disapproval of the proposed development for the above-captioned development.

Appendix D – Public Comments

			As it is right now, the traffic along Lakeshore Road has gotten worse through the years and the addition of 900 residential units will just make living here untenable. We only have a few areas where there are no buildings or edifices and to take that great space away is just a pity. I am sure that "development" is where the city is heading, for purely economic reasons, but this development further erodes the beauty of what was once a great Burlington. I hope this does not push through.
9	Lianne Natale [redacted]	June 9/18	Glad to see that the much needed face-lift of Skyway Plaza is finally underway. However the amount of residential units is not what this area needs. The congestion of Lakeshore road at rush hour or busy parts of the day is a snail crawl. With 900 units with estimated 2 people in each that's 1800 more people trying to get out on the roads, transit etc. Kenwood, Burloak, Spruce will become through ways and contest residential areas. Another proposed site is Fortino's Plaza which is supposed to have a high condo built. Again same problems. The school board is closing Bateman High School and have they not considered the overflow of potential students with all these developments? I have heard Building Dept and School Boards don't always talk. I am cheering on the much needed face-lift but very concerned about the traffic and problems associated with over populating a older area of Burlington. It basically is a huge square that is taking on at least 6500 more people with the proposed buildings...Fortino's and Skyway. Burloak to Appleby and up to just above New Street. Sewage, Hydro grid, etc.
10	Antoinette Gatt-Hudgin [redacted]	June 9/18	My husband and I are the owners of 216 Thomas Crt. We recently saw the proposed sign and have a problem with the size of the buildings and the proposed capacity of the area. The amount of traffic that this will bring will bring an element of danger to the residents of the area especially the seniors

Appendix D – Public Comments

			already in the buildings. The number of floors do NOT fit in with the current size of the present buildings. We are seniors and have difficultly crossing at present because of poor street lights. We bought into the area because there was zero new growth. We do not want our peace disturbed with the added traffic and noise.
11	Roger Lenney [redacted]	June 7/18	The plaza on Lakeshore road, across from the park, now has signs indicating the developers want to build massively. My understanding is that sewage line limitation has not been dealt with. Lakeshore road is already overcrowded. The area is one of modest homes. If there has to be more high rise building the Appleby GO station would at least get people out of town without further traffic problems and occur in an area already condo dominated. Do we have to follow the city with every spare corner building 30 story condos, adding to an already overbuilt area, with inadequate public transportation.
12	Tammy Maxwell [redacted]	June 19/18	I am emailing again regarding the Lakeside Plaza development, I am hoping to inquire about when a meeting will be held and if the communities input will be taken into consideration before renovations begin, mainly with regards to the size/height of this development? I am all for renewing that space but I'm not for 900 residential units in that one spot. I can't even begin to imagine how that will impact us with increased traffic not to mention the retail that will also draw in people. I live at 5300 Banting Court and will be greatly impacted by a development that size. I am worried about the increase traffic, the lack of privacy my backyard will have with massive condo's towering over it and know that my neighbours and community members feel the same way.
13	Kevin Bessette 122 Boxley Road Burlington, ON L7L 4S1 [redacted]	June 19/18	My name is Kevin Bessette and I live in the Elizabeth Gardens neighbourhood at 122 Boxley Road. I was one of the many hundreds of people at the public meeting at Robert Bateman High school a couple of years ago and I have some concerns for the proposed development on 5353 Lakeshore Road. The popular consensus at the time was for the redevelopment of the strip plaza and paved parking

			lot into a series of low level 3 storey mixed retail and residential with green space, pathways and areas that would link the residential homes in the area to the Burloak waterfront park and foot traffic access to the shops and amenities of the area especially for the current residents to shop without having to drive. In my opinion, the proposal as signage represents on Hampton Heath would have a very significant negative affect on the neighbourhood. Namely, high density housing. The proposal for 900 residential units with even only 1 or 2 cars per unit would increase the traffic using Lakeshore, Burloak, Appleby Line, and Hampton Heath by 1500 cars. I am not sure if anyone from city planning has attempted to make a right turn onto Lakeshore (Westbound) from Hampton Heath at the 5 PM evening rush hour let alone the attempt to make a left! There is quite a wait to make this turn currently and it usually only happens when someone lets you in as traffic is stopped because it is backed up from the lights at Kenwood. The shadows that 18 storey buildings cast are quite evident by looking no further than Admirals Walk at 5250 Lakeshore. In the height of summer it is not so bad as the sun passes over head but the winter spring and summer months would render much of the area in darkness. Please know that I am not against change or progress for the good of this Wonderful City of Burlington that I am proud to call my home. I do understand that a developer wants to maximize their return on investment by putting as many units as possible on the smallest foot print. The city would also surely be happy to collect more property taxes as well. I hope you will keep me informed of the process and progress of this application and please do let me know of any public meetings that I will gladly attend. If there is any opportunity for me to be involved in this process as a community committee member I would welcome the invitation.
14	Paul Nelson [redacted]	June 21/18	Just want to show my support for the residential, commercial, retail plan at 5353 Lakeshore. As a nearby 76 year old resident, I'm tired of seeing

Appendix D – Public Comments

			the tacky decline of the shopping centre and am very hopeful that the mix of residences, office space and shops will attract a younger crowd to the area. If not, current condos are likely to become "God's Waiting Room" where Burlington's elder population are warehoused and the area continues to deteriorate. As a former resident of Bronte, I would also like to point out a shortcoming of Oakville's planning. Overzealous pursuit of live/work structures resulted in a severe shortage of useful retail space. As a result, the area has struggled to be more than an elder village with not much success.
15	VY [redacted]	July 4/18	I am very surprised that the City of Burlington would allow such a high density development along the Lakeshore Rd when the street seems barely able to accommodate the present traffic along this two driving lane road . The saving grace at this time seems to be the center turning lane which facilitates flow somewhat , but this lane could effectively turn into a “parking lane” if traffic flow increases. Perhaps the City is also unaware of the heavy traffic load on this road when there is heavy traffic on the 403/QEW corridor. Lakeshore Road functions as one of a few alternate traffic routes through this area. It can be difficult to get out of the driveway onto the road normally and this is worse when there is an accident on the highway or another cause of major delay on the highway diverting traffic to Lakeshore Road. In my opinion this is not a sound decision to allow such a huge development. I sincerely hope the city will look at this closer from the point of view of traffic management and the mammoth challenge of Lakeshore Road in this area to accommodate any extra traffic load that would accompany such a development. Heavy traffic does not make a livable city.
16	Roger Lenney [redacted]	July 5/18	That the e mail address on the sign by the “Food Basics’ plaza does not let you get to Lola Embertson is unsurprising. Planners don’t want criticism of developers projects. Lakeshore road is already busy and jammed at rush hours. Spruce is also busy. The modest homes of the area don’t need a few hundred more people to crowd the sidewalks and roads. The schools are already overloaded. The

Appendix D – Public Comments

			plan creates a vastly too dense population. That we have to follow Toronto in putting a high rise on every available lot, and emulate its jammed streets, is bad, BAD, planning.
17	Ms. Rankin [redacted]	July 10/18	Will the proposed apartment buildings be rentals? (I'm unsure if absolutely all apartment buildings are rentals by definition or not) Will the proposed apartment buildings be NON SMOKING buildings inside the individual units or suites? Smoke that is generated inside tenants' suites can (and does) float into other tenants' units through plumbing, vents, by passing under doors in hallways, etc. I am aware of the law regarding non smoking in public and common areas such as hallways. But second hand smoke and the smell of smoke is, at the very least, very upsetting to non smoking tenants, if not an OUTRIGHT HEALTH HAZARD. For non smoking to be enforced, the lease that a tenant signs needs to have that restriction explicitly stated within it. Will the proposed apartment buildings have average rental rates, commensurate with rates of nearby rental housing? Do we know yet the approximate range within which the rental rates will fall? Finally, do we know yet approximately when rental applications are projected to start (for example, while the building is in the progress of being completed therefore through a model suite approach, or 2 years from now, etc.)? Thankyou very much, in advance of your reply.
18	VY (second submission)	July 13/18	By the way it appears to me that the only tenable alternate travel routes through South Burlington, if there is a delay on the QEW/403 corridor, is Fairview Road and Lakeshore Rd. Harvester Road, South Service Road and Speers Road all dead-end, and do not provide a throughway for access between Oakville and Burlington. Wyecroft Road is only accessed at the border between Burlington and Oakville. Even the North Service Road does not provide uninterrupted access between Trafalgar Road and Burlington. Over the past number of years, I have normally seen long traffic delays on the QEW/403 Westbound across Burlington to Hamilton starting as early as 1530 hours in the afternoon and continuing on usually

Appendix D – Public Comments

			into the early evening hours. In the morning Eastbound traffic across Burlington is extremely heavy for many hours as I am sure you are aware. Hamilton traffic will also impact diversionary flow along Lakeshore Road. From personal experience, Hamilton appears to be becoming significantly more challenged for traffic flow in both directions on the freeway over the last 5 years particularly at rush hour (which seems to be getting progressively longer) , with , as far as I can tell, only the two reasonable alternates routes between South Burlington and Hamilton, as mentioned above. Dundas Road Hwy 5 in North Burlington cannot, as far as I can see, handle a great deal of diversionary traffic. Again this traffic flow is a part of the greater traffic pattern between Toronto and Niagara which may impact local traffic flow, and potentially affect diversionary traffic along Lakeshore Road.
19	Joseph Bardaro [redacted]	July 13/18	Unfortunately my wife and I were not available to attend the town meeting regarding the planned development. We are residents of Burlington, not to mention tax payers. We live at 5081 Lakeshore Rd, just west of the planned development and are animately opposed to such a development. Lakeshore Rd (from Burloak to Brant) is already highly congested with traffic, so adding these proposed 900 residential units will make it even worse. Already what should be a 5 minute drive from Burloak to my driveway, some days takes up to 15 even 20 minutes. There are no such 18 story building on the north side of Lakeshore and I believe adding such towers will ruin the landscape. This said, I along with the neighbors I've been in contact with, are greatly opposed to such a development and would ask the city to reconsider their position in allowing for such. Please let me know if there will be other city meetings regarding this site and both my wife and I will attend.
20	Rob Nelson 5417 Randoph Cres. Burlington, ON L7L 3C4 [redacted]	July 16/18	Just a note to pass my concern regarding the proposed development of the Lakeside Plaza. First off am suspicious and concerned just why the open houses are planned for the summer months, when many people are away on vacation and unable to attend. I do understand that a neighbourhood

Appendix D – Public Comments

			meeting will be scheduled. I would suggest more meetings than one will be required. I'm disappointed that the proposal is for rental until only, and am not happy with the scale of the buildings. I support the need for rental units, but I would suggest half should be in the form of condominiums to promote pride of ownership. I am very concerned for the future of the neighbourhood if the plaza is owned and operated by the current ownership. It does sound harsh, but I have been a resident living near the plaza for the last several years and see the appearance of the plaza on a daily basis. Always paper and garbage throughout the parking lot and is generally a poorly maintained property. I would expect little change if current ownership or management is involved in managing 900 rental units. I feel this proposal will adversely affect the feeling and possible safety that our neighbourhood has enjoyed for many years.
21	Laura Lawrence 5280 Lakeshore Road, Apt 307 Burlington, ON [redacted]	July 24/18	Lola further to our telephone conversation this morning, kindly consider the following suggestions when developing 5353 Lakeshore Road, also referred to as Lakeside Plaza. The website below illustrates one such concept to incorporate a Grocery Store/Retail Space on the main floor of a mid-rise (only) multi-housing complex. Such a concept would allow residents to not have to leave the building when shopping. It could also incorporate an Accessible Resource Community Service Centre; Indoor Pool / Fitness Centre; Community Hall; PubLic Health Facility etc. - with costs that could be captured under the monthly fees of residential units above. Housing For Special Needs Adults: Lola our city needs more Affordable Housing - Group Residents; Assisted Living Facilities etc. and not just for Senior Residents but for the Mentally Challenged. Right know many in other cities house them in the outer areas away from city centre service areas. Could we not in Burlington incorporate both ownership, rental of all income levels that would not

			affect the value of surrounding High to Mid Income Level Residential Real Estate. It can be done and we in Burlington could show other cities in North America that this City of Burlington can actually take a humanitarian role in this regard! Traffic: Have only two N/S corridors off of Lakeshore Road serve the traffic in and out of this complex via Kenwood Ave and Hampton Heath Rd. - both with existing Pedestrian Street Lights that can manage the traffic flow. Note: Due to the constant flow of traffic on Lakeshore Rd., the control of heavy traffic into such a complex is critical. Parking: By incorporating underground parking to include both residential and retail will reduce the need for exterior parking with space at a premium - space that could be better used to house mid-rise towers and green space. Green Space: Wide attractive Tree-lined Boulevard/ side walks along Lakeshore Road will not only be an attractive "street appeal Real Estate feature - but if done correctly! - will serve as the Flag Ship into the City of Burlington - it should be strongly noted that whatever one does under Ward Five - which is the gateway into this magnificent City - will either leave a strong impressive statement - or could cause great disappointment....Lola I expressed my love for this city over many that I have visited, please let's make this city stand out as one that truly did manage to get it right! https://www.retail-insider.com/retail-insider/2017/9/save-on-foods-calgary
22	Lucy Belvedere 5280 Lakeshore Road, Unit 603 Burlington, ON L7L 5R1 [redacted]	July 24/18	Regarding the Lakeside Village Plaza Redevelopment: The residents surrounding Lakeside Village Plaza have long awaited its redevelopment. However, the present proposal will be a monstrous overdevelopment that clearly represents undesirable intensification that large segments of Burlington

	[redacted]		citizens have been opposing in many areas of the city. Instead of beautifying the area, the result will be an ugly concrete jungle look that will also endanger the safety and health of those living in the surrounding neighbourhoods that include high numbers of seniors and children—our most vulnerable. On page ii of the proposal it states "The proposal can be adequately serviced and does not create any impacts to the existing site and surrounding area." Seriously? The proposal's hyberbolic language paints a picture of an idyllic, tranquil addition to our neighbourhood and ignores the damaging impact that will result. I too can use such language about the impact: this project will destroy our neighbourhood, but it will satisfy the greed of the developer who will build and leave, not live in our neighbourhood. 1. Regarding the height survey (page 14): note that all the tallest high rises (10, 11, 18 & 19 storey) in the vicinity were built long ago, as far back as 1978 and are set back a fair distance from the road and a good distance apart; the most recent additions built after the year 2000 have been 5 and 8 storeys following a guideline that is more reasonable for a Residential Medium Density area. **This proposal squeezes in two 6 storey, one 14 storey, two 18 storey, and a 10 storey at the site, all built close to the road on a mere 193 metre frontage. Also included on site the 6 storey townhouse and restaurant on Kenwood. Then lining the back of the property are two 11 storey, and two 4 storey buildings, along with the Grocery Store. No doubt such a proposed density guarantees a claustrophobic, obscene effect. No impact? Seriously? Say no to the rezoning to Residential High Density. Residential Medium Density is a better fit on this land** 2. People move to this area to get away from the concrete jungles and traffic congestion that plagues municipalities such as Mississauga. This proposal will create a traffic nightmare. Lakeshore is already a high traffic area. It is also used as a detour when the QEW is blocked within the Burlington boundaries. The traffic/noise/air quality impact has conveniently been UNDERESTIMATED by the proposal. Our air quality and mobility safety will be far worse if this proposal moves forward as is. Considering the

			additional development proposals for the nearby Appleby Line-New Street and the Appleby Go area, it too will certainly only magnify the negative effect for this part of the city. INCREASED AIR POLLUTION, NOISE POLLUTION, and TRAFFIC CONGESTION: is this what we have been waiting for all these years? No impact? Seriously? 3. The parking allotment for the businesses and offices planned are so limited and inadequate that it will be impossible to conveniently find a spot when trying to access the services and shop at the site, a most unfavourable outcome. 4. In this stretch of Lakeshore Road, there has been flooding on numerous occasions when heavy rains have occurred. Will this overdevelopment not make such a situation likely worse? YES, WE WANT LAKESIDE VILLAGE PLAZA TO BE REDEVELOPED. HOWEVER, WE WANT IT TO ENHANCE OUR AREA AND MAKE IT AN INVITING PLACE TO LIVE, NOT MAKE US WANT TO MOVE AWAY! PART 2 EXAMINING THE REDEVELOPMENT OF LAKESIDE VILLAGE PLAZA MORE CLOSELY: The goal of the nearby Lakeside Village Plaza community should be to stop any amendments or rezoning requests for this project. **We must insist it remain a Residential Medium Density – Neighbourhood Centre designation** if we are to preserve the health and safety of nearby residents and avoid over-intensification (even higher levels of traffic, noise, air pollution) which will harm the nature of our area/neighbourhood as it now exists and decrease our quality of life. <u>According to the Burlington Official Plan adopted in April, 2018:</u> The descriptions that pertain to the Lakeside Village Plaza land are as follows: **1. Urban Area** **2. Secondary Growth Area** **3. Residential Medium Density** **4. Neighbourhood Centre**

			5. Mixed Use Node Residential Medium Density Height Restriction = 5 to 11 storeys The developer is NOW requesting amendments and redesignation of the area that completely ignore the designations outlined in the new official plan. Of what use/value is an Official Plan (just recently adopted) if a developer such as the one for Lakeside Village Plaza shamelessly requests **such <u>dramatic/significant changes</u>** to what was initially intended for this area so soon after the plan is supposedly put in place? FEARS EXPRESSED IN AN INTIAL COMMUNITY MEETING NOV. 24TH 2015 APPEAR TO BE COMPLETELY IGNORED BY THE DEVELOPER! **Such behaviour by the developer makes a sham of any community input meetings and devalues the importance of the neighbourhood citizens who will be impacted most dramatically by this project!** LAKESIDE VILLAGE PLAZA HAS AN URBAN AREA-NEIGHBOURHOOD CENTRE DESIGNATION. The developer is proposing to make it a Residential HIGH Density area! The proposed redevelopment appears to also surpass the recommended density for a high density designation (which is allowed for each particular designation in the Burlington Official Plan with amendments). THERE IS A SHARP CONTRAST IN DENSITY BETWEEN RESIDENTIAL MEDIUM AND RESIDENTIAL HIGH DENSITY AREAS. The Developer takes the residential medium density designation (a minimum density of fifty-one (51) units per net hectare) and wants it changed to a high density designation, as well as, **EXCEEDING** THE HIGH RANGE OF 185 UNITS PER NET HECTARE WITH THIS PLAN. Developer has 235 units per hectare in the proposal. I was told by the planner at the first open house on July 18th that if this proposal is approved, a rough estimate for completion of the project from start to finish could take about 15 years. That absolutely shocked me. The thought of having the plaza in 'construction mode' for that length of time would

			mean the constant disruption of the lives of the nearby residents for an equivalent period of time. Who in their right mind would think that this is acceptable? I have lived in Burlington for 27 years, with the last 21 being at the Royal Vista. I will be 69 in October, 2018. Fifteen years could easily be the rest of my condo life. Maybe, I should add "if I am lucky enough to maintain my health". (My mother died at age 84...my father at age 91.) I hate the thought of being in a construction zone for the rest of my life. Please do not accept the Residential High Density rezoning. Part 3 The Provincial Policy Statement, The Burlington Official Plan and the Requested Rezoning and Amendments Here is my understanding of the Developer's Proposal Section 5 as it relates to the Provincial Policy Statement (PPS), the Growth Plan for the Golden Horseshoe and the Burlington Official Plan (OP) Chapter 8 Land Use and Chapter 14 Schedules and Tables: This portion of the Developer's proposal attempts to justify their request for rezoning with further amendments by claiming to align with the PPS and Growth Plan for the Golden Horseshoe. Let's not be fooled by what they quote from these documents. The city has already included within the OP (adopted April, 2018) development objectives that meet the PPS requirements and the Growth Plan for the Golden Horseshoe **WITHOUT THE NEED TO REZONE** as well as make even further amendments that alter the OP in order to allow the Developer's aggressive proposal that is totally incompatible with our neighbourhood and jeopardizes our present quality of life. The OP has come about after three decades of intense planning, discussions and revisions. The Developer is now saying that the newly adopted OP is not really good enough as it pertains to this parcel of land. The OP sets out that Lakeside Village Plaza is a **Residential Medium Density** and Neighbourhood Centre. The Developer wants to change it to a Residential High Density and Neighbourhood Commercial designation. There is a big difference between the two designations. Consider that in Section 5, they are attempting to

Appendix D – Public Comments

			justify their plan as a Residential High Density designation, and even have the audacity to need amendments to that designation in order to build their monstrosity. THE APRIL 2018 OP HAS GOT IT RIGHT FOR THIS PARCEL OF LAND. However on P. 99 of the developer proposal it states: "(b) The proposed Amendment better implements the direction of the PPS and Growth Plan than the existing OP policies." No it doesn't! The developer is pushing for over-intensification and states that their proposal aligns with the surrounding neighbourhood. It does not! The land is underutilized now, but the OP allows the appropriate level of intensification without the need to rezone with even further amendments. IT IS THE DEVELOPER WHO IS WRONG TO TRY TO CONVINCE US THAT THEIR PROPOSAL WILL BENEFIT OUR AREA MORE SO THAN WHAT HAS BEEN SET OUT BY THE OP. I repeat: let's not be fooled when they throw at us statements from those other two documents. The city has already implemented measures to satisfy those document parameters within the Official Plan. We can accept the OP designation for this parcel of land which suits our neighbourhood just fine! Keep it at: Residential Medium Density! The developer blurs the request to rezone by insisting it 'optimizes' (lovely word, eh?) a site instead of admitting it is intensification on steroids…over-building, over-intensification and completely unnecessary.
23	Dr. Asim Tuzun Royal Vista 1012-5280 Lakeshore Road Burlington, On L7L 5R1 [redacted] [redacted]	July 30/18	On July 18th I attended the open house where I had the opportunity to view the conceptual plans submitted for the Lakeside Plaza redevelopment application. Unfortunately, the present proposal clearly demonstrates extreme over development of the area. Although, I welcome Lakeside Village Plaza being redeveloped, the current proposal would have the following severe negative effects. It would create:- • An excessively high density residential area • High rise buildings where low and medium rise would be far more suitable and not spoil this beautiful area.

Appendix D – Public Comments

			• Buildings far too close to Lakeshore Road. • Inadequate parking area. • Traffic congestion. • Increased air pollution. • Noise pollution. The Lakeside Village Plaza area **MUST** remain a Residential **MEDIUM** Density Area which **SHOULD** have **LOW & MID RISE** buildings only. I hope that you will listen to the voices of the residents who live in the neighbourhood and not to the developer who will build and leave!
24	Noella Gour 1211-5280 Lakeshore Road Burlington, ON [redacted]	July 31/18	This is to submit comments regarding the proposed upgrading of the Lakeside Village Plaza. The proposed plan is extravagant; it may be ergonomically appropriate for a village considered the gateway south to Burlington. However, considering the demography of the residents of the existing condos, this represents a density which is not in keeping with the needs of the existing residents. Traffic already is challenging so I can imagine the results of integrating close to 1500 residents in the area. The proposed location of the grocery store would represent a major challenge to access; parking is another consideration. On Sunday, from m livingroom window, I counted 42 vehicles parked by Food Basics. Therefore, parking and relocation of Food Basics to the Kenwood north corner of the planned space for the store should be considered. Density is the major word for this project and must be considered. Thanks for considering these comments.
25	Victor Polak and Jennifer Hill 302-5280 Lakeshore Road Burlington, ON L7L 5R1 [redacted]	Aug. 8/18	We attended an Open House meeting on July 18th, 2018 and met some of your colleagues. One of them recommended that we write to you and express our feelings about the project. While we believe it is a great idea to upgrade the existing, old plaza but we feel that the scope and magnitude of the development which is being proposed is too large and overwhelming. As we understand, it is being proposed that the development, once completed, will bring 900 families to our neighbourhood, a total of about 3,000 to 4,000 people. Given the total size of the lot, population density will be very high and

Appendix D – Public Comments

			disproportionate with the surrounding area. The number of cars using Lakeshore and the side roads (Kenwood etc.) will also increase significantly - we understand that there will be approx. 1,500 parking spots for the residents of the new development and we are trying to envisage the impact of an additional 1,500 + cars on the daily life of our quiet community. The neighbourhood is home to a great number of seniors, like us. We live in Royal Vista, across the plaza on Lakeshore Road and we are worried about the resulting traffic congestion, not only on Lakeshore Road but all the surrounding roads and streets and the impact this will have on seniors walking and trying to cross the streets. It is proposed to build several very tall condo buildings, including 11, 14 and 18 storey. The only 18 storey building in this community is Admiral's Walk, which is an anomaly and, frankly, should really stay that way. We do not want our neighbourhood to become a "condo city"! Again, we support the re-development of the Lakeshore Plaza but we strongly believe that smaller buildings, of say, 6 - 7 storey, would be a much better fit in our neighbourhood, without creating an overwhelming environment for the residents of our quiet community. If the new development is permitted along the lines of what is being presently proposed, the atmosphere, ambience and characteristics of this neighbourhood will be permanently altered and, frankly, not for the better. We appreciate the opportunity of voicing our concerns to you and hope that these concerns are part of the decision making process.
26	Peter Bradstreet 270 Foxbar Road, Burlington, ON 	Aug. 8/18	Just attended the open house for this proposed development project at Lakeside Plaza in Burlington. Thanks for giving us the chance to see the plans up close and give feedback. My feedback echoes what pretty well everyone else in the room was saying, but I will list thoughts here: We definitely support a redevelopment of the site. Mixing commercial, retail, and housing is the right

			idea. Would like to see the project scaled back in terms of height and possibly number of buildings. Buildings are very close to Lakeshore, Kenwood, and Hampton Heath – would there be consideration for moving them back a bit from the road for a bigger safety barrier? There does not seem to be any plan for a mix of rental rates – we assume some units would be geared to lower income but not sure of the mix. 200 parking spaces seems inadequate for that much commercial and office space. And in times of major snow, often parking spaces cannot be used as snow is piled there from clearing the rest of the lot. Not sure of the number of underground parking spots for tenants, but pretty well every family has two vehicles. If there is inadequate underground parking, do tenants simply park in the retail lot? What about visitor parking for tenants? Access for eastbound cars turning from Lakeshore into the complex is already dangerous, and with added traffic will be a bottleneck (and safety hazard) on Lakeshore. Perhaps the Lakeshore Road access driveway should be ONLY for westbound traffic, forcing the eastbound cars to turn onto Kenwood or Hampton Heath at a traffic light to access the buildings. We assume the traffic light at Hampton Heath must become a regular light not just a pedestrian signal. Is there any thought of greenspace/playgrounds for the families living there? The new Burloak Waterfront Park is too far away for parents to allow their children to play there unsupervised, and the current park at Lakeshore Arena needs redeveloping also. Further to that, a pedestrian overpass connecting this development to Burloak Waterfront Park would be a great – and safe – idea. 100's of children crossing Lakeshore there to get to the new splash pad is dangerous. Where is the bus/transit dropoff or loop? Buses

Appendix D – Public Comments

			cannot safely stop along Lakeshore with that additional population. Is there a lane or safe route for bicycle access? Bike racks?
27	Denise Davy 5116 Bayfield Crescent Burlington, ON L7L 3J6 [redacted] [redacted]	Aug. 13/18	Thank you for listening to the community's concerns about the Lakeside Plaza development proposal. I have lived in this area for more than 40 years and 14 years ago, I bought my parent's house so I've seen the plaza go from a vibrant place that included a library and several very popular stores into the rundown plaza it is today. For that reason, I'm pleased to see something finally being proposed that promises to bring life back into this property. However my main concern is that we desperately need more housing for families in this end of the city, especially affordable housing, but these units are too small and will likely only draw seniors. Every new build in the south east has been a seniors residence, including the 3 seniors homes beside and across from the plaza, Pinedale Estates and the new proposal for the Fortinos plaza. Where is the equity in that? A healthy community is one that includes all ages and lots of diversity. Within walking distance of Lakeside Plaza there are 3 elementary schools (Mohawk Gardens, St. Pats and Pineland) plus Bateman High School which residents are still fighting to save. There is also the beautiful new Burloak Waterfront Park, Skyway rinks, Appleby GO, and 3 grocery stores (Food Basics, Fortinos and Longos), all of which make this development a perfect location for families. Families will flock to this location. The old school belief was that families would not buy condos because they want single family dwellings with their own yards. However, the cost of housing has altered that trend and more and more families are moving into condos. Combined with the location which provides all of the amenities, including a park, within walking

Appendix D – Public Comments

			distance, this is an attractive spot for families. I also have a general concern about the hi-density of this proposal and it does not seem they have allowed enough space for parking. The developer needs to increase the size of the units and decrease the number of units. I realize this would mean less profit for them but this is not their neighbourhood, it's ours and residents deserve a say. I want to add that all of my points have been expressed by the vast majority of residents, both at the information sessions and on social media. There is also a concern expressed that we won't be listened to so I hope the points I've made will find their way into the next set of plans for Lakeside. Thank you.
28	Pauline Laing 505-5340 Lakeshore Burlington, ON [redacted]	Aug.13/18	OVER DEVELOPMENT The proposed addition of approximately 900 residents in this area is unacceptable. We do need to accept some intensification in urban areas, but 400 would be a much more reasonable number and 8-9 stories would be an appropriate maximum height. With the proposed numbers, the traffic congestion would be intolerable given that a significant number of residents will permanently prefer private transportation over local buses. Lakeshore is already crowded at peak hours. COLLISION HAZARD The plan shows an exit from the Plaza area directly opposite the driveway of 5340. This is an invitation to a collision. Anyone who has tried to exit from 5340 knows the difficulty of predicting when cars exiting the Plaza will even notice waiting cars at 5340. Having one exit directly opposite the other will only increase the hazard. Traffic lights may not be practical given the proximity of Kenwood and Hampton Heath, both of which have lights.

Appendix D – Public Comments

			MIX OF HOUSING Developers need to provide much more early information on the types of housing proposed. A mix of types is reasonable, but without knowing such things as the definition of “affordable housing” or “seniors accommodation” it is impossible to judge whether the planning is suitable. How many units in various categories are planned? This information needs to be public at stages early enough to allow comment. Having this information only at the final stages excludes the public from meaningful comment. WATER MANAGEMENT Water Management plans need to be thoroughly vetted in view of the increasing hazards of climate change and the inadequacy of engineering standards based on years past. The 100-year storm of previous years is not the 100-year storm of 2025. Are we taking new realities into account? Careful review of the studies and plans by appropriate experts is essential. There have been serious problems in Burlington including inadequacy of existing storm sewers when lake levels are high. INADEQUATE PARKING The amount of parking proposed is insufficient. The very limited surface parking is not sufficient for businesses, customers, and visitors to residents. As a past member of two different condo boards, I have seen that condo residents have a habit of using surface/visitors parking when it suits them for short term parking (several hours) and unless there is a more rigid system of parking enforcement than I can imagine being practical, there will be constant problems. OLD-STYLE PLANNING The grocery store is a single story where added accommodation above could reduce the height of other portions of the development. Urban grocery stores are now frequently located beneath accommodation designed for residences

			or business. Why are we adopting a very old style one-storey plan for the grocery store here? CONTINUING LEASES New lessees should be considered for business space. Food Basics, the present business, is a limited outlet. We need consideration for a more full-service outlet such as Longo's or Fortinos. Similarly with other business space. DATA GATHERING A variety of methods need to be used to gather public input. There should be a survey developed to provide opportunities for people, often younger residents, to communicate electronically in this format. Such an outreach could be based on key issues identified in early input while giving opportunities for adding categories. COMMON ELEMENTS FOR CONDO BUILDINGS It is unclear whether condo buildings that are part of the development would have any surrounding (owned) common elements. This is a point that needs to be clarified, particularly with reference to surface parking and
29	Melanie Flynn 5149 Banting Court Burlington, ON L7L 2Z4 [redacted]	Aug. 14/18	Thank you for holding the information open house last week regarding Lakeside Plaza. I understand it was not an easy meeting there were some upset people and I was one of them. I live in the townhouse complex across the street on Banting Court. Here are some of my concerns with the redevelopment of Lakeside Plaza and as well with the new arena being built. With the construction of the development possibly lasting up to 15 years what measures will be in place for the residence living near this ongoing construction. Are there studies that are done for noise and air quality for residence of the surrounding area? Is this something the city can ask the developer to do as part of the approval process? Skyway arena - the new entrance for the proposed

Appendix D – Public Comments

			double rink (maybe its official) is going to be directly across the Banting Court. My understanding is it will be a shared entrance for the new townhouse units and the rink. Will the city be putting anything in place for residence who are turning onto Banting Court and encountering traffic from development and rink? Perhaps a dedicated turning lane? Current ward 5 Councillor Paul Sharman was explaining that the city needs affordable housing and that is one reason he thinks this is a good redevelopment. That does make sense but why is the city building a double rink arena right beside affordable housing? Is an arena the right avenue for affordable recreation? Is that something that is realistically an option for everyone. Why not tear down the arena and leave the park for land that everyone can use? Wouldn't more green space be more beneficial with the new high density redevelopment? The city has a responsibility to make sure the developer makes this redevelopment a vibrant addition to Burlington not just a place where people come to sleep and then leave for work. For me and others present we saw no ambiance in the proposals, you need cafes, shops people will want to gravitate to and even courtyards within the development. There is such an opportunity here to turn this around. These are a few concerns I have. I know there are huge concerns about infrastructure but I will leave that to people who are knowledgeable about appropriate questions to ask. I have sent this letter to my husband and sister who were also present at the open house.
30	Stephen F. White 274 White Pines Drive Burlington, ON L7L 4E7 [redacted]	Aug. 18/18	As a long-time resident of southeast Burlington I am writing to formally express my strong opposition to the development proposal for Lakeside Village Shopping Mall presented by Glanelm Property Management. **Background:** I have lived in Burlington for forty-three years, and

	[redacted]		am a frequent patron of Lakeside Village Shopping Centre. At one time in the 1960's and 1970's this was a thriving mall. Over the past twenty years it has fallen into serious decline. Like many residents, I am anxious to see this mall redeveloped so that it can again emerge as a vibrant hub of the local neighbourhood. Like three hundred other residents I attended a public meeting in November 2015 when participants were asked to provide their feedback, suggestions and ideas. Over the past three years I have waited anxiously to see the development proposals that would emerge. When the proposals were announced in May of this year, and subsequently presented at public meetings in July and August, I was, like many residents, aghast. The proposals bear no resemblance to the residents' feedback presented previously. Moreover, the proposal as referenced in the Planning Justification Report, is seriously deficient in several areas. The following is a summary of specific deficiencies and concerns I have: **1. Building Height**: The proposed re-development will, according to the Planning Justification Report, occur in five phases, resulting in the creation of 900 residential units. The proposal envisages six buildings situated along the north side of Lakeshore Road. This level of density, coupled with the proximity to Lakeshore Road and the existence of high-rise developments across the street, will create a significant wind tunneling effect. Moreover, the sheer magnitude of the development will obscure public visibility of the mall from Lakeshore Road, and visibility and access is vital to commercial businesses operating in the mall. Moreover, Lakeshore Road is a two lane street. Placing high-rises so close to the road is not only restrictive, but in the event of an accident or emergency could create serious congestion problems. **2. Density:** The developer's proposal calls for the creation of nearly 1,000 residential units. This additional density will greatly augment traffic congestion that has steadily increased in recent

			years. **3. Parking:** According to the Parking study, the proposed redevelopment will see 1,350 parking spots: 1,150 underground spots, mostly reserved for residents, and 200 surface parking spots. The 200 surface parking spots represents a significant reduction in parking spaces from the current state, and fails to recognize that except for seniors and residents living across the street from the mall most people who travel to this plaza do so by car. A reduction in parking spaces will create problems for many patrons, and could compel many to shop elsewhere. **4. Traffic Congestion**: There has been a significant increase in the volume of traffic on Lakeshore Road that the traffic studies referenced in the Planning Justification Report do not fully depict. A recurring problem for area residents involves the use of Lakeshore Road by motorists wishing to avoid traffic jams on the Queen Elizabeth Highway or the Burlington Skyway. When there are accidents on the motorists seek an alternate path through the City. Because Lakeshore Road winds through both Burlington and Oakville this street can see greatly increased volumes at certain times. This problem is especially acute during the summer months, a fact not referenced in the traffic study. **5. Shadowing:** The Shadow Study for this development prepared by Cynthia Zahoruk Architects indicates there will be significant shadows during the summer in the morning, and worsening in the winter months between December through March. This excessive shadowing is clearly visible in the site plan diagrams prepared in the Shadow Study. **6. Commercial Viability:** Retail businesses struggle in today's economy, and maintaining a strong local presence and visibility is crucial to their long-term survival. Businesses that cannot be seen from Lakeshore Road because their storefronts are obscured by buildings creates conditions that are not conducive to the

			long-term growth and prosperity of commercial enterprises in the mall. **7. Phased Development**: The developers' proposal calls for the construction of the mall in five phases is concerning. I have heard that the timeframe for the development of all phases could last ten to fifteen years. This is excessive, and the amount of noise, pollution and dislocation this would create is unacceptable. The first phase would see the destruction of the northwest corner of the mall that presently houses a very popular daycare. This daycare provides a valuable service to parents with small children, and any disruption or even temporary relocation of this business, regardless of the duration, creates a problem for parents. **8. Environmental Concerns:** The amount of attention paid in this report to the creation of green space and landscaping is disappointing. Suffice to say that there is much more that could be done to make this development visually appealing and environmentally sustainable. **9. Residents' Feedback**: Pages 92 – 98 of the Planning Justification Report contains a summary of feedback that was provided by participants at the November 2015 Open House. The words "limited height", "low rise" and "medium height" appear multiple times, as do the words "No high rise". This section of the Report contains several other suggestions that the developers appear to have ignored. **10. Flooding:** Southeast Burlington experienced a major flood on August 4, 2014. 3,300 homes were affected, and the damage was in the millions of dollars. Major contributing factors to this situation were increased density, the lack of upgraded infrastructure (i.e. sewers, watermains, etc.) and a lack of trees and vegetation that could absorb the water and runoff. My fear is that the scale and magnitude of this development will exacerbate an already serious problem and one that, according to climatologists, will only get worse with global

			warming. **A Better Plan**: As mentioned at the outset, the developer's proposal has failed to address both the needs of residents and retailers on several levels. Having spoken with many attendees at the July 18th and August 8th Open Houses there appears almost universal consensus that this proposal is seriously deficient on several levels, many of which I have highlighted before. Speaking as one resident this is what I would like to see as part of a redevelopment plan: A development situated to the north end of the existing mall property with physical integration of both residential units and commercial enterprises; Low to medium-sized residential developments with commercial space on the ground floor, and residential units above; A maximum height of six stories; An "L" shaped design configuration similar to what currently exists; A construction period for the entire development that does not exceed two years in duration; Consideration given to making part of the residential complex a cooperative housing development to address the need for affordable housing; Temporary accommodation and specific provisions made for existing businesses so that they can continue during the period of construction while minimizing the negative impact upon their clientele; Keeping developments away from Lakeshore Road so as to preserve sightlines into the mail; An increased focus upon landscaping immediately in front of residences and businesses, as well as around the perimeter of the mall property and that portion that fronts onto Lakeshore Road;

Appendix D – Public Comments

			A doubling of the number of above ground parking spaces to 400. In summary, it is my hope that the developer and the City Planning Department will seriously reconsider many of the components of this project with a view to altering the plans to make them more congruent with residents' and tenants' needs while preserving the character of the adjoining neighbourhood.
31	Wendy and Atipol Supapol 5280 Lakeshore Rd Unit 411 Burlington, ON [redacted] [redacted]	Sept. 4/18	We are writing to you with comments about the proposed redevelopment of lakeside plaza (formerly skyway plaza). We are long time residents of Burlington, and care deeply about the city and its development. We recently sold our home and have purchased a condo very near the proposed development (Royal Vista) so are particularly interested in this area. One thing that initially put us off purchasing in east Burlington was the lack of amenities such as restaurants, coffee shops, patios and other venues. With more intensive development and crowding in the downtown area, pedestrian friendly retail development in other areas is needed; therefore the new lakeside development could be a great opportunity for East Burlington. We do have concerns about the proposed development. The proposal for high-rise buildings right along lakeshore rd. blocks the development off from the street and the existing community and is not inviting. Higher level buildings if any (midrise seem nicer for a mixed development), should be towards the back of the development. Perhaps the mix should be less residential and more retail and service. We welcome keeping a grocery store, drug store, bank, etc. As many elderly in the area do not drive, it is good that basic amenities are within walkable distance. In addition, we would love to see a specialty grocery as well as no frills, a patio/restaurant, starbucks or other coffee shop, another reasonably priced restaurant/coffee shop, some other interesting retail stores, and possibly services such as doctors dentists etc. The park area to the east of burloak is being developed, and it would be nice if park goers could walk to icecream and coffee shops, or have lunch in the

Appendix D – Public Comments

			area as opposed to having to get in the car and drive either downtown or to Bronte. These are our thoughts for now. Looking forward to the next community meeting and to learning more about the development as it progresses; could you kindly let us know when it will be? Thanks very much,
32	Bonnie Lennard 1444 Alfred Crescent Burlington, ON L7S 1K7 [redacted]	Sept. 6/18	I wish to express my dismay at the high-density development proposed for Lakeside Plaza. I do not feel we need to jam high-rise buildings into so many sites in Burlington. We have already reached the provincial guidelines for population growth. It seems the developers are too focused on large buildings and large profits! Downtown Burlington is also being forever changed by this credo of tall high-rises at many corners. Traffic & congestion are already an issue for car travel in Burlington. Let's keep heights to 4 or 5 stories! I would be pleased to hear from you.
33	Michael Lennard [redacted]	Sept 6/18	I am writing to tell you that as a local resident, I do not support the development of the Lakeside Plaza as outlined on the notice at that location. 7 residential towers, some of them up to 18 floors providing 900 units in total, will detrimentally impact the local community, and cause traffic congestion in the Lakeshore / Kenwood / Hampton Heath neighbourhoods. There should be a maximum height limit of 6 to 8 stories. The city of Burlington seems to have lost the ability to manage development at a sustainable rate allowing far too many high rises along Lakeshore Rd and elsewhere in the city. Please advise what local residents can do to express their concern over the scope of this development.
34	Brenda and Ron Kelly 227 Thomas Crt Burlington, ON L7L 4N1 [redacted]	Sept 14/18	Please include our names in protesting the proposed plan to replace Lakeside Plaza. Although we want a change we are not happy that our zone which only includes midrise condos are now proposed to be replaced with18 floor multi buildings. We do not want Mississauga in pretty Burlington with cold concrete structures.

Appendix D – Public Comments

			Our suggestion is to replace with single/townhouses. Also some storefronts with 4-6 level condos.
35	Svetlana Blumenkranca 5195 Banting Court Burlington, ON L7L 2Z4 [redacted] [redacted]	Oct.14/18	Hello I'm the owner of the townhouse at Banting CT complex, and would like to express my strong disapproval of the Lakeside Plaza project as it is currently presented. First of all, 18 story buildings along the Lakeshore will create a tunnel like roads and seem absolutely inapproprate for the residential neighborhood. The owners of the Banting complex wil be viewing the sky scrapers as close as about 500 m away from their homes and the trip to the lake will become dreadful journey through the labyrinth of multiple skyscrapers. The sunset will hardly be visible from the park blocked by the 18th story buildings. Second, I'm very disappointed to see this proposed planning even to get this far. Obviously, the developers are eager to squize as much as possible on the small piece of land, but I sincerely hope that the city of Burlington's common sense will request on getting this plan revised and lowered down to 6 story buildings at MAX. I'm pretty sure that all of the home owners in this neighborhood are as disappointed as I am, and reaching out to the city officials in hopes that this plan does not get approved as is. Having said that, the shopping plaza does require revampimg, but not at the cost of having a downtown Toronto built in it's place blocking all sky views.