

	Comments	Issues/Concerns
1	<p>From: Lori Kay MA RNCP RP Sent: Wednesday, December 12, 2018 3:50 PM To: Stern, Lisa Subject: proposed 17 storey residence</p> <p>I am writing to let you know I am against this proposal. I live downtown Burlington for the peace and the privacy. I don not want 17 stories in my backyard. I have already lived like this before and don't feel safe.</p> <p>The waterfront of Burlington is becoming so built up . it is unfortunate that the charm is being oozed out of the city for the sake of developers.</p> <p>1164 bellview st</p>	<ul style="list-style-type: none"> • Height
2	<p>From: Stephen Warner Sent: Wednesday, January 09, 2019 10:50 PM To: Stern, Lisa Cc: Galbraith, Kelvin Subject: RE: Site Address Ward 1 1157-1171 North Shore Blvd E - Comments Submission</p> <p>Lisa</p> <p>A pleasure meeting you tonight. I don't envy your job. I just want amend my earlier comments/concerns following the meeting.</p> <p>Primary Concern</p> <ol style="list-style-type: none"> 1. The proximity (within 8 m of the property line) of the townhouses proposed for the north side of the development (I think) will have detrimental impact on our home. That, plus the tiered structure will feel like a forbidding structure crowding out our house. I would support this development, if the townhouses were removed or moved back an additional 5 m. In addition, the retaining wall should have a privacy fence 3 m high on top to increase privacy. <p>Secondary Concern</p>	<ul style="list-style-type: none"> • Drainage • Wind • Privacy • Noise • Parking

	<p>2. The location of the loading zone worries me with regard to noise and smell. Receiving should be restricted to after 8am and before 9pm</p> <p>3. Parking will be an issue on our street. The expectation that staff will use public transit is laughable. There needs to be allowance for the 180 people working at the location for parking. Perhaps they could use the land not occupied by townhouses (if removed) as parking?</p> <p>Construction Concern</p> <p>4. During the initial construction I'm assuming that pumps will need to be running 7/24 to keep the water level down. Plus, I expect they will have to drill down many meters to reach a stable bedrock. They did during hospital construction. The sound of kachunk kachunk commenced early in the morning. I ask that rules are enacted to minimize the sound from the construction after 6pm and before 7am.</p> <p>Thanks for hosting the meeting. It was most informative.</p>	
<p>3</p>	<p>From: Bill Barbour Sent: Monday, December 31, 2018 9:36 AM To: Stern, Lisa; Mailbox, Office of the Mayor Subject: 1157-1171 North Shore</p> <p>I hope the city will stand firm on the present building and zoning plan. There are many other considerations.</p> <p>The proximity to a major highway, ie an accident causing evacuation The high percent of ground cover will produce flooding of North Shore Not enough parking 180 staff at shift change will need twice the mere 145 Most families visit their parents at least weekly. ? There are window washers, elevator repair, inspection . Cogeco , bell ,ground maintenance. Since it is seniors , there will be a lot of ambulances, fire trucks, and no place to turn around.</p>	<ul style="list-style-type: none"> • Traffic (congestion and Safety • Drainage

	<p>I know the railway would not allow such a structure to be built that close and the department of highways should be contacted to help curtail this project. Sincerely Bill and June Barbour Unit 409 1201 north shore</p> <p>Bill</p>	
<p>4</p>	<p>Dear Lisa, Marianne and Kelvin:</p> <p>There are many reasons why this application should be refused.</p> <ol style="list-style-type: none"> 1. Density: The current designation permits a maximum density of 185 units per hectare; this application requests a density of 393 units per hectare- more than double. 2. Height: This application requests 17 storeys (the designation for this precinct is 22 metres). The neighbouring building (LakeWinds) is 12 storeys. 3. Traffic: A severe problem is the additional traffic and the safe ingress and egress into and out of the property, particularly left turns along an already busy and dangerous road. A traffic light is out of the question because it is too close to adjacent traffic lights and too close to the QEW ramp, that runs alongside the property in question. 4. Gentrification of a property that provides affordable accommodation for lower income people. There are way too few places in Burlington for those of less means. <p>This development can do more harm than good to the existing area and neighbouring buildings. As it stands, the buildings next to the two that share the existing traffic light with the hospital, nursing home and OPP station have problems with the residents of buildings to the east. When their residents are exiting their properties, traffic prevents them from turning left, so they come down to the light, turn into the entrance to the two condo buildings, make a U turn around the median, and wait for the green light to make a left turn. Needless to say, this presents a potential problem to the residents of the two buildings when exiting or entering their properties. It can't be helped due to the congestion on North Shore, particularly at rush hour, but the addition of a development with 220 parking spaces for persons going in and out at all hours of the day, plus emergency vehicles servicing frail elderly in 475</p>	<ul style="list-style-type: none"> • Density • Height • Traffic • Loss of Affordable Housing

	<p>residential units going in and out is a recipe for disaster in an already congested area.</p> <p>The impact on the neighbouring building (Lakewinds) is also a concern. This development will shade our property and impact the amount of sunlight available to our units, our landscaping and our pool. That means it will cost us more in heating costs to enjoy our units and amenities, and we already pay quite enough in monthly fees.</p> <p>Obviously, I am not in favour of this development.</p> <p>Claudette Mancini Unit #602, LakeWinds, 1201 North shore Blvd. E.</p>	
5	<p>-----Original Message----- From: Bob Ross Sent: Saturday, December 29, 2018 11:43 AM To: Stern, Lisa Subject: Changing existing zoning</p> <p>We had understood that our new mayor was against the changes in existing high rise development. We certainly disagree with any change in the existing bylaws. The traffic situation is already congested at the site address 1157-1171 North Shore Blvd. The thought of increasing density takes into no consideration the residents living in this area. Long time Burlington residents, Bob and Joanne Ross.</p>	<ul style="list-style-type: none"> • Traffic
6	<p>From: Sharman, Paul Sent: Wednesday, December 26, 2018 6:24 PM To: Jim Feilders; Mailbox, Office of the Mayor; Galbraith, Kelvin; Kearns, Lisa; Nisan, Rory; Stolte, Shawna; Bentivegna, Angelo Cc: Stern, Lisa Subject: RE: 1157 North Shore Blvd.</p> <p>Thanks for your email Jim,</p> <p>I have copied the planner, Lisa Stern for her response. Best wishes for the Holidays Paul</p> <p>From: Jim Feilders Sent: Saturday, December 22, 2018 4:56 PM To: Mailbox, Office of the Mayor <mayor@burlington.ca>;</p>	<ul style="list-style-type: none"> • Loss of Green Space • Density

	<p>Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>; Stolte, Shawna <Shawna.Stolte@burlington.ca>; Sharman, Paul <Paul.Sharman@burlington.ca>; Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca> Subject: 1157 North Shore Blvd.</p> <p>To Council,</p> <p>I would like a reasonable explanation for why density is exceeded and green space reduced.</p> <p>Jim</p>	
<p>7</p>	<p>From: Terry Rose Sent: Friday, December 21, 2018 3:06 PM To: Stern, Lisa Subject: 1151-1171 North Shore Blvd East</p> <p style="text-align: center;">1151-1171 NORTH SHORE BLVD EAST FILES: 505-05/18 & 520-07/18</p> <p>Dear Ms Stern, Senior Planner</p> <p>I have reviewed this application and I note the applicant has chosen to override the Official Plan designation and the Zoning By-law designation for this precinct (Downtown Residential Medium and/or High Density). Furthermore, the applicant negotiated the purchase of this property in the full knowledge of these designations.</p> <p>There are many reasons why this application should be refused but I will focus on these three:</p> <ol style="list-style-type: none"> 1) DENSITY. The current designation permits a maximum density of 185 units per hectare; this application requests a density of 393 units per hectare – more than double! 2) HEIGHT. This application requests 17 stories (the designation for this precinct is 22 metres). The neighbouring building (Lakewinds) is 12 stories 3) TRAFFIC. A severe problem is the additional traffic and the safe ingress and egress into and out of the property, particularly left-turns along an already busy and dangerous road. The additional traffic will 	<ul style="list-style-type: none"> • Density • Height • Traffic

	<p>come from residents (309 suites are independent living), staff (180) and service vehicles (food delivery, laundry, landscaping, maintenance and other contractors). A traffic-light is out of the question because it is too close to adjacent traffic lights and too close to the QEW ramp.</p> <p>I thank you for including these points in your review of this application.</p> <p>Terry Rose Ward 1 Ratepayer</p>	
<p>8</p>	<p>From: Dorothy Rudkowski Sent: Saturday, January 05, 2019 11:42 AM To: Stern, Lisa Subject: Planning Application 1157 – 1172 North Shore Blvd. East</p> <p>Dear Ms. Stern, Senior Planner</p> <p>The above application would seem to not comply with the Official Plan designation and the Zoning By-law designation for this precinct (Downtown Residential Medium and/or High Density).</p> <p>The following are some of the many reasons why this application should be refused:</p> <ol style="list-style-type: none"> 1. DENSITY: The current designation permits a maximum density of 185 units per hectare; this application requests a density of 393 unit per hectare which is more than double. 2. HEIGHT: This application requests 17 stories (the designation for this precinct is 22 metres). In addition, on Page 491, Schedule D, Map of Land Use – Downtown Urban Centre – the pink legend clearly states that the above area only qualifies for “Mid-Rise Only Apartments” (between 5 and 11 stories). This is emphasized again on Page 26 of report PB-11-18. 3. TRAFFIC: A severe problem is the additional traffic and the safe ingress and egress into and out of 	<ul style="list-style-type: none"> • Density • Height • Traffic

	<p>the property, particularly left-turns along an already busy and congested road. The additional traffic will come from residents (309 suites are independent living), staff (180) and service vehicles (food delivery, laundry, landscaping, maintenance and other contractors). It would seem that this location is too close to adjacent traffic lights and the QEW ramp for new traffic light installation.</p> <p>Please consider these points in your review of this application.</p> <p>Respectfully submitted,</p> <p>Dorothy Rudkowski, Ward 1 Ratepayer</p>	
<p>9</p>	<p>From: Ron Gamble Sent: Friday, January 04, 2019 5:32 PM To: Stern, Lisa Cc: Meed Ward, Marianne Subject: Site 1157-1171 North Shore Blvd E--ward #1</p> <p>To Lisa Stern, Senior Planner.</p> <p>With regard to Spruce Partners Inc. & Amico Properties Inc. – Proposal at 1157-1171 North Shore Blvd. E</p> <p>The application is not a small deviation from the official plan, but a major one, more than doubling the maximum density (393 vs 185). Also the height is almost 3 times the current allowable.</p> <p>It looks like the applicant has already purchased this property knowing full well the current designations. Why do developers present applications that blatantly contravene the current designations, in this case a major, major deviation?</p> <p>I have not seen any particulars on the traffic flow, especially where the proposed building will be located. This is a major issue. With 475 suites, & 180 staff, service vehicles for maintenance, food, landscaping, etc., imagine traffic in & out SAFELY, & how congested it will be.</p>	<ul style="list-style-type: none"> • Density • Traffic

	<p>I do not see how the council can even consider an application of such blatant disregard for the current designations.</p> <p>Ron Gamble Ward 1-1201 North Shore Blvd E</p>	
<p>1 0</p>	<p>From: Janet King Sent: Monday, January 07, 2019 10:42 AM To: Stern, Lisa Subject: File Nos. 505-05/18 and 520-07/18</p> <p>We live at 1201 North Shore Blvd. East and have serious concerns about the size (both building height, and number of residents and staff) proposed for the property at 1157-1171 North Shore Blvd. East.</p> <p>The traffic in this area on North Shore Blvd. East is already extremely heavy, especially during rush hour for those either exiting or entering the QEW. The traffic in and out of this proposed facility would be an increased danger to all involved.</p> <p>There are already traffic lights just east of the QEW ramps, as well as at the hospital entrance. The installation of another traffic light for the entrance and exit of the proposed building would be too close to these adjacent traffic lights and too close to the QEW ramp.</p> <p>The height of the proposed building (17 stories) exceeds the designation for this precinct and would overpower our neighbouring 12-story building.</p> <p>The current designation permits a maximum density of 185 units per hectare. This Application requests a density of 393 units per hectare, which is more than double that permitted.</p> <p>We are of the firm belief that this Application should be denied.</p> <p>We look forward to hearing further from you.</p> <p>Paul and Janet King</p>	<ul style="list-style-type: none"> • Traffic • Height • Density
<p>1 1</p>	<p>From: Monika Holenstein Sent: Monday, January 07, 2019 9:06 PM To: Stern, Lisa Cc: Galbraith, Kelvin; Mailbox, Office of the Mayor</p>	<ul style="list-style-type: none"> • Light/Views

<p>Subject: Opposition to planned re-zoning at 1157 North Shore Blvd East (Amica)</p> <p>Ms. Stern I am writing on behalf of my mother (Joan Holenstein) who lives at 1201 North Shore Blvd East, in a main floor condo. Ten years ago, when my mother was shopping for a condo, she was looking for one that had the feeling of lots of space around and lots of natural light. She found the perfect condo at Lakewinds at 1201 North Shore Blvd East and moved into a main floor, south-west facing condo with lots of light and a nice patio to sit outside. The proposed development by Amica is for a 17 floor tower right in front of my mother's patio! All of the natural sunlight will be blocked. During the winter, she will be in the shadow of the tower all day long, with no natural sunlight. This proposed development is above the current allowed density, is above the current allowed height and ruin the quiet residential feel of the area. The highest towers (largest impact) are proposed to be at the closest possible location to the Lakewinds condo, forming a solid wall against the property. Attached is a photo showing in red my mother's patio and a line showing 30 meter distance to the proposed 17 story tower!</p> <p>Our family is very upset by this proposal and oppose such a large development. When my mother bought the condo, we were under the understanding that if the neighbouring property was ever re-developed, it would be in accordance with the Official Plan and Zoning by-laws and would remain a downtown residential development, with building heights no greater than 22m. This would allow some of the character and the value of the Lakewinds condos to be preserved. This new high density, tall towered development will completely ruin the character of my mother's condo, and may result in a significant reduction in value.</p> <p>We urge you to stick to Burlington's Official Plan and zoning by-laws and to reject the Amica development as currently proposed!</p> <p>Please do not hesitate to contact me if you have any questions regarding our concerns and please keep us in the loop as (hopefully) Burlington does the right thing and sticks to the Official Plan!</p> <p>Sincerely,</p>	<ul style="list-style-type: none">• Out of Character with area
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	<p>Monika Holenstein On behalf of Joan Holenstein 1201 North Shore Blvd E Unit 101 Burlington, Ontario</p>	
<p>1 2</p>	<p>-----Original Message----- From: Malgosia Ostrowski Sent: Tuesday, January 08, 2019 9:44 AM To: Stern, Lisa; keving.galbraith@burlington.ca Subject: Proposed development on 1157-1171 North Shore Blvd E. Files 505-05/18 & 520-07/18</p> <p>Dear Lisa, and Kelvin:</p> <p>The main reasons why this application should be refused.</p> <ol style="list-style-type: none"> 1. Density and height - both above current designation permits. 2. Traffic - a significant increase on already busy street, increased safety risk and worsening driving conditions. 3. The impact on our building - shade to our property, decrease sunlight available to our units, landscape and swimming pool. That means increase of heating, lighting cost and blocking the view. <p>The neighbouring Hospital's new extension was described as 7 floor tall. There is 7 floors but few, with raised ceilings and there is also a roof addition with a big construction on the roof which looks like at least 3 floor height. I do not know how high is the building because nobody - neither architect nor the city answered my questions at the past public hearing.</p> <p>The hospital creates new, worse environment, the value of our property units went down because of this. The new project will make it worse. Will it be reflected in our property taxes, can we expect tax cut?</p> <p>I strongly oppose the new construction on 1157-1171 North Shore Blvd E.</p> <p>sincerely,</p>	<ul style="list-style-type: none"> • Density • Height • Traffic • Shadow/Light

	Malgosia Ostrowski	
1 3	<p>From: Doug Thomson Sent: Tuesday, January 08, 2019 6:56 PM To: Stern, Lisa; Stern, Lisa Subject: 1157-1171 North Shore Blvd proposal</p> <p>Lisa Stern</p> <p>The 1157-1171 North Shore Blvd proposal is such a wonderful opportunity for Burlington. There is a severe lack of housing for seniors in Ontario. I believe it is about 30,00 people waiting for a space. This could be a big boost for the seniors in Burlington and a statement that Burlington is going to take care of its senior citizens. Replacing the worn out brown buildings with a showcase feature building that will impress everyone coming down the skyway into Burlington and those passing by on the QEW. Also the jobs created is another big bonus. Yes. I am in favour of this. I would like it to start as soon as possible</p> <p>Doug Thomson</p> <p>North Shore Blvd E.</p>	<ul style="list-style-type: none"> • In support of Senior's Housing
1 4	<p>From: Nancy Disera Sent: Thursday, January 10, 2019 8:13 AM To: Stern, Lisa Subject: 1157-1171 North Shore Blvd E</p> <p>Good Morning Lisa; Thanks so much for taking the time to speak with all of us last night. I am disappointed that we are considering the building of this 17 story senior's residential property. As clearly stated during last night's meeting, this building exceeds the maximum density of 185 units per hectare by more than double. The new builders claim that most residents will not be driving and will have no impacts on our existing traffic but what about the employees working at this location? I find it difficult to believe they will travel to work on our transit system. Traffic is already extremely heavy during morning and evening rush hour. I can only see this structure as being an additional burden to our current roadways.</p>	<ul style="list-style-type: none"> • Traffic • Height

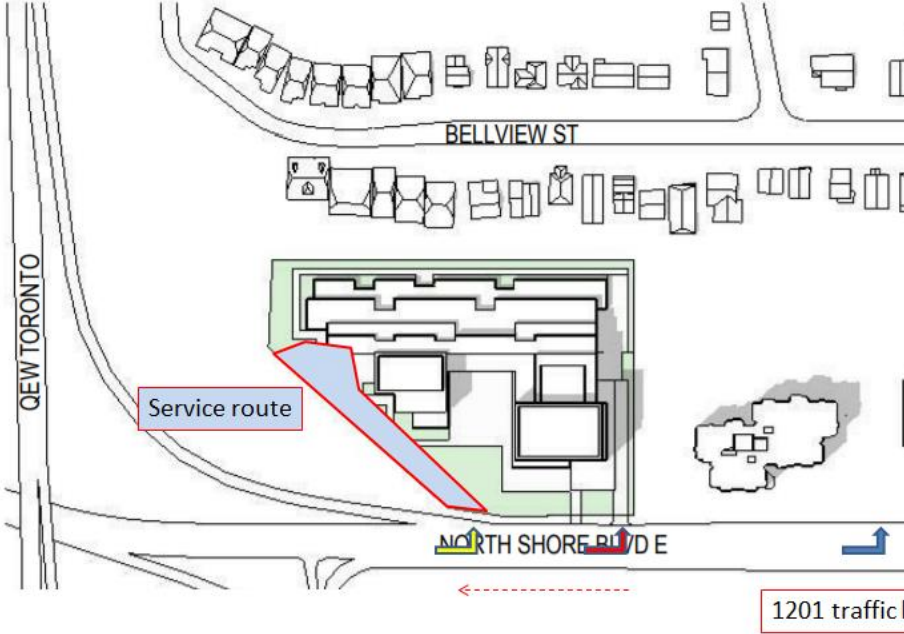
	<p>As for our height restrictions, of 22 meters, how can we justify 17 stories?</p> <p>I am totally against the construction of this property with their current height proposal.</p>	
<p>1 5</p>	<p>-----Original Message----- From: Engaged Citizens of Burlington Sent: Wednesday, January 09, 2019 11:39 PM To: Stern, Lisa Subject: Application – Amica – North Shore Blvd.</p> <p>Lisa,</p> <p>I would appreciate receiving any updates regarding this application process.</p> <p>Thank you</p>	
<p>1 6</p>	<p>From: Claudette Mancini Sent: Thursday, January 10, 2019 4:38 AM To: Stern, Lisa Subject: The Amica Development @ 1157-1171 North Shore Blvd.</p> <p>Dear Lisa:</p> <p>I attended the public meeting last night at the AGB and was not a bit impressed with this development. As a resident of #1201 next door, I'd like to describe how this would affect me, personally. First of all, we have been subjected to several years of upheaval because of the massive membrane restoration of our own building, and now the inside hallway work just begun this past week, also The Sands' membrane restoration, and the building of the new hospital, followed by the refurbishment of the old hospital and construction of the adjoining Halton-McMaster Medical Centre. The noise and confusion had nearly driven us crazy, and the impact on our parking lot was atrocious.</p> <p>A resident of Belview mentioned that their street is now a parking lot for doctors and nurses who work at the hospital. We have the same problem here at Lakewinds, where the same thing happens, not only with the aforementioned, but also with hospital visitors and service vehicles that illegally take our parking area to avoid parking charges, using our valuable spaces meant for our own visitors</p>	<ul style="list-style-type: none"> • Constructi on impacts • Parking • Shadow • Drainage • Noise

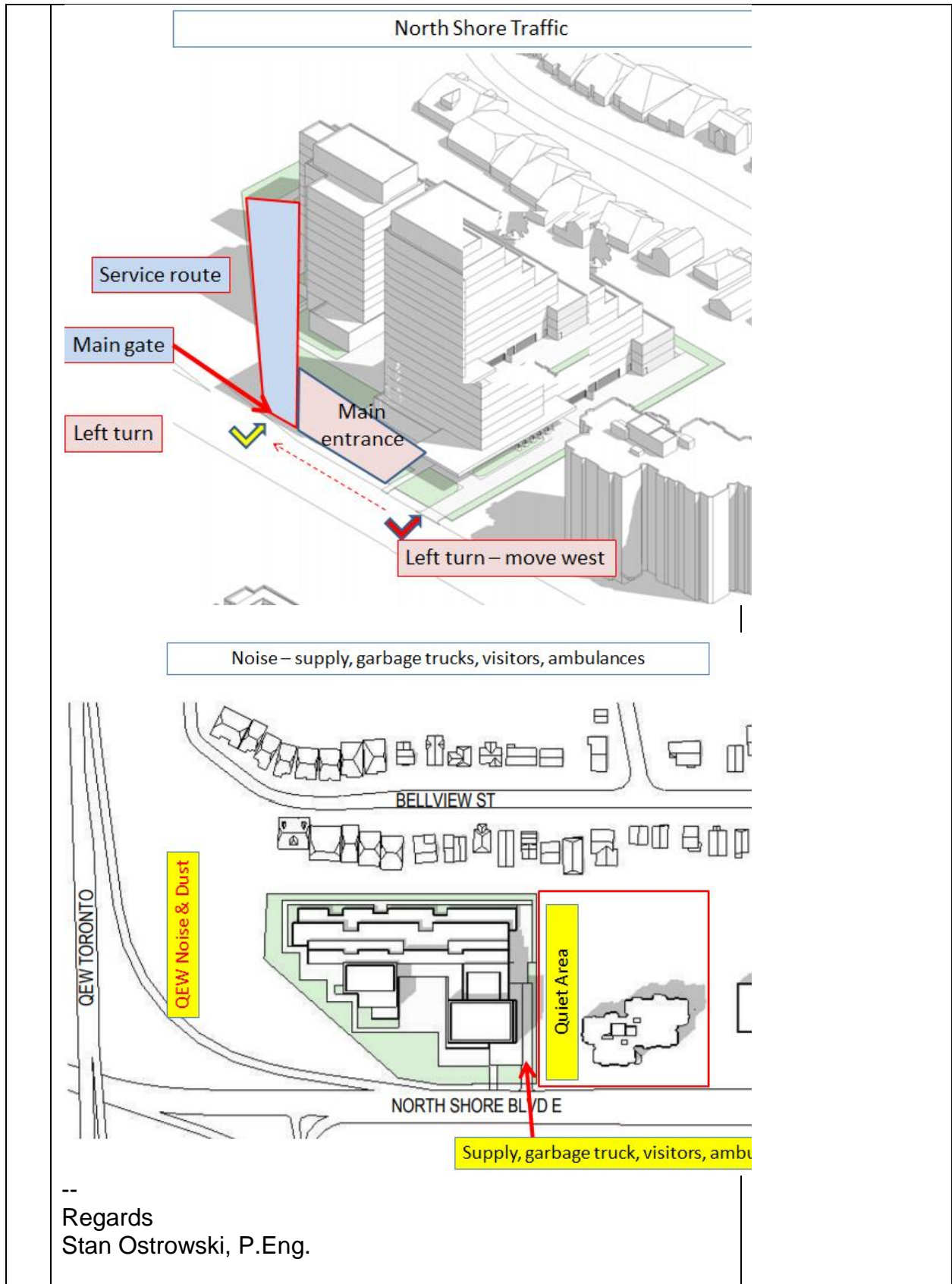
and residents' caregivers. Activities at the park compound the problem. I personally have confronted many illegal parkers who simply ignore all the signage, get aggressive with us if we complain, and on occasion, leave trash and garbage in retribution for us to clean up.

More importantly, if this development proceeds, our Lakewinds property will be subjected to an unreasonable amount of shading from the too tall neighbouring buildings. Our own sun room faces north-west, and we enjoy the warm rays every day in the afternoon, which helps to heat the entire suite, even in the winter. This is our only source of direct sunlight. Shadows from the neighbouring development will take that away from most of the west side of our building, causing an increase in the use of the heating system, thus increasing our heating costs. As well, our swimming pool behind the building, gets full sun from about 11 a.m. until about 5:30 p.m. in the summer months, until the sun goes down behind the trees. This sunlight helps to maintain (and increase) the temperature of the pool water. With the neighbouring development, we will not have access to this help from Mother Nature, and the costs for maintaining water temperature will increase, so we all be affected by a significant increase in our condominium fees as a result. As it is, we have issues with homes on Belview, whose water (mostly from pools) travel downward and drain onto our property, as we are at a lower grade than they are. Because of the location of all service vehicles for this neighbouring development, I also feel that this project will negatively impact our property values, initially from the construction time and nature of the development, the ongoing noise from their maintenance and emergency vehicles, and the negative impact on this property, into perpetuity.

I am very familiar with the Amica building in Dundas. This facility even has a potter's wheel area where potters can work at creating ceramic items. I can't imagine that their residents are even capable of getting to this area unaided, much less using a potter's wheel (as a potter myself)! And I can't imagine that most of the residents of this proposed development would be capable of making use of a gymnasium, for example, such as was described to us last night. In short, the whole idea of this development is nothing more than a costly pipe dream, a high-end unaffordable dream that will impoverish the residents, be unaffordable to those of modest means, negatively impact the neighbours and

	<p>create a crowded environment for everyone concerned. A better idea would be to produce updated affordable residential units with limited amenities for the less fortunate of our city, not exclusive, expensive homes out of the reach of most. I have always advocated for a heated, therapeutic indoor pool for the mobility-challenged of this city, with above-ground accessible parking. As we are adjacent to a hospital, such a facility could be located in a building of reasonable height, in the basement area, and could provide gentle water exercising for those with mobility-related medical conditions. My pleas (presented at a council meeting nearly a decade ago) have obviously dissolved. Dundas' St. Joseph's Villa has such a pool and it is very well attended year-round. Hamilton has a few as well. Burlington has none. Why not? If we are supposed to be the community that has the highest number of elderly per capita, why are their needs consistently being ignored?</p> <p>I leave you with my views on not only this outrageous development proposal, but also on the sorry state of the city where the needs of the less fortunate are concerned, that regularly claims it's considering the needs of our elder residents. Claiming isn't good enough. Some affirmative action would go a lot further to provide for every citizen's needs.</p> <p>Yours truly, Claudette Mancini Lakewinds</p>	
<p>1 7</p>	<p>From: carolanne.scanlon Sent: Thursday, January 10, 2019 8:46 AM To: Stern, Lisa Subject: Community meeting re Amica...</p> <p>...development on North Shore. Please add my husband and I to the distribution list on your project. Thank you. On another note, it was painful to hear so many individuals try and explain the current situation re the "OP " My second comment is regarding the traffic engineer; he was obviously not happy to be at the meeting. He gave an abysmal overview of the current situation on North Shore and the access ramp to the QEW.He spoke only in jargon. Carol and Willis Scanlon 1061 North Shore Blvd East</p>	

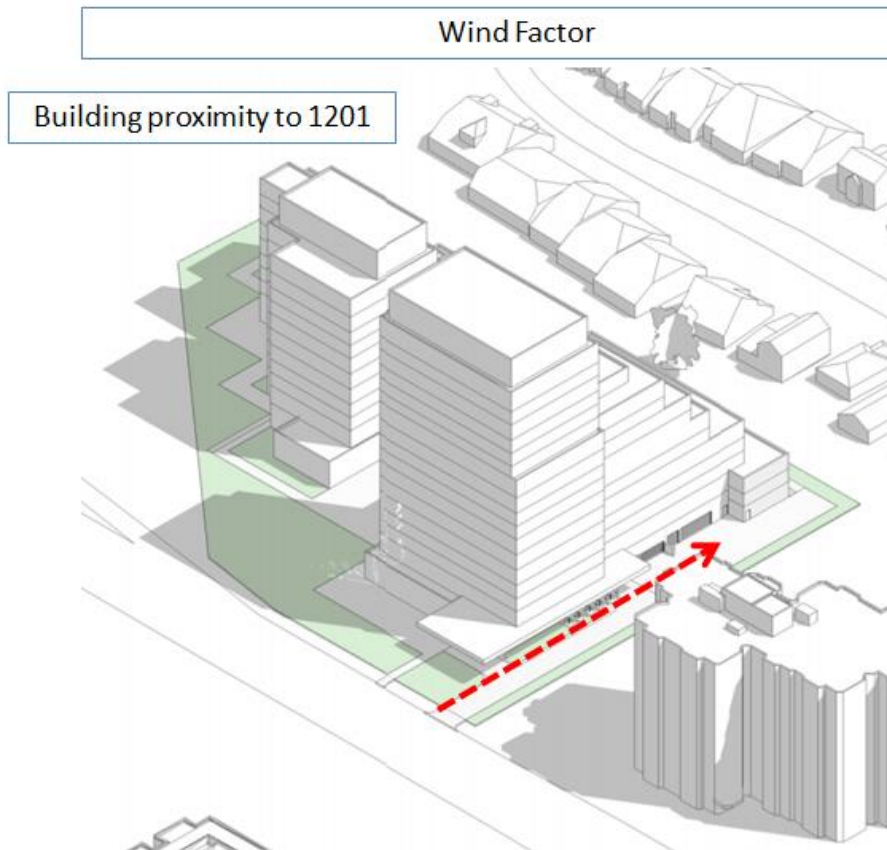
	<p>Looking forward to the Statutory Public Meeting Best Regards Carol Scanlon</p>	
<p>1 8</p>	<p>From: Stan Ostrowski Sent: Thursday, January 10, 2019 10:18 AM To: Stern, Lisa Subject: 1157-1171 North Shore Blvd E - files 505-05/18 & 520-0718 - Noise</p> <p>Hello Lisa, Here is one of my concerns, objections & comments as a resident of 1201 - if the project goes ahead anyway:</p> <p>By making the service access route to the west, the noise exposure due to frequent supply and garbage trucks would be eliminated. At the same time their proposed service route should become a walking path for their clients. Who wants to walk along QEW? Noise and dust exposure is huge on the west side.</p> <p style="text-align: center;">Noise – Traffic Access</p>  <p>The diagram is a site plan showing a building complex. A blue and red shaded area labeled 'Service route' originates from the building and points west towards the QEW Toronto. A red dashed arrow labeled '1201 traffic' points west along North Shore Blvd E. The plan also shows Bellview St to the north and North Shore Blvd E to the south. A blue arrow indicates a north-south road on the right side of the plan.</p>	<ul style="list-style-type: none"> • Noise • Heights • Views • Wind

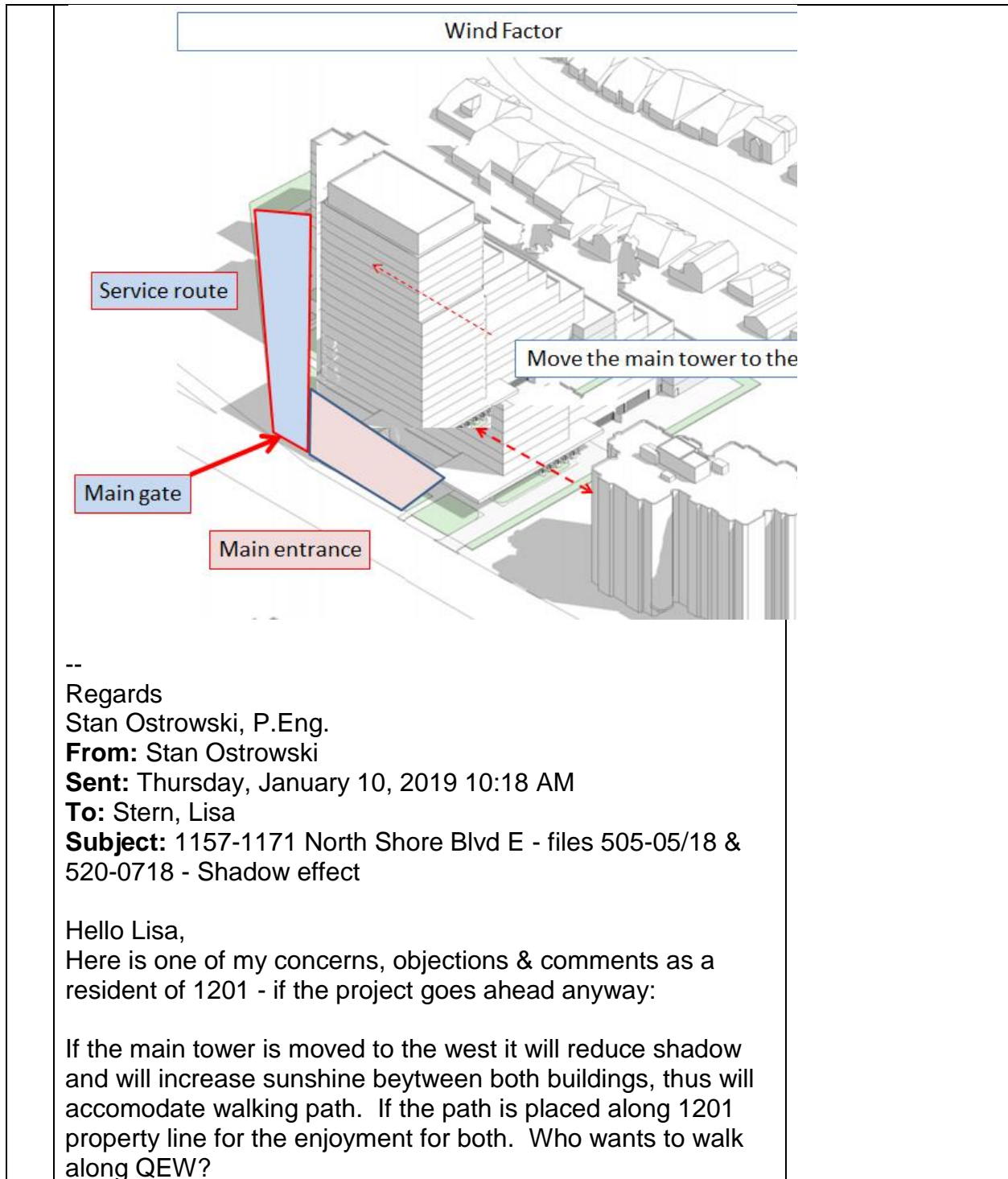


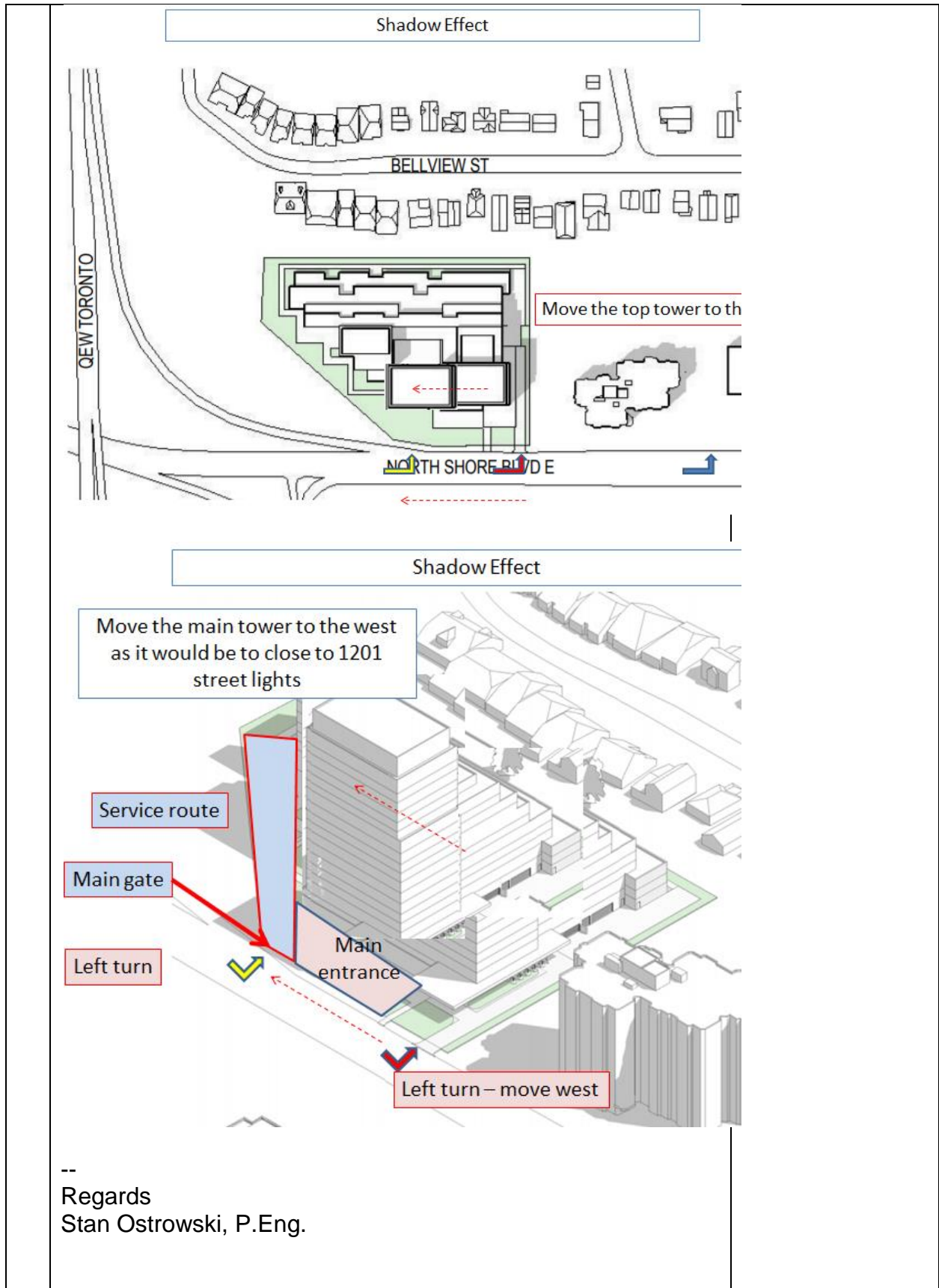
From: Stan Ostrowski
Sent: Thursday, January 10, 2019 10:18 AM
To: Stern, Lisa
Subject: 1157-1171 North Shore Blvd E - files 505-05/18 & 520-0718 - Wind Factor

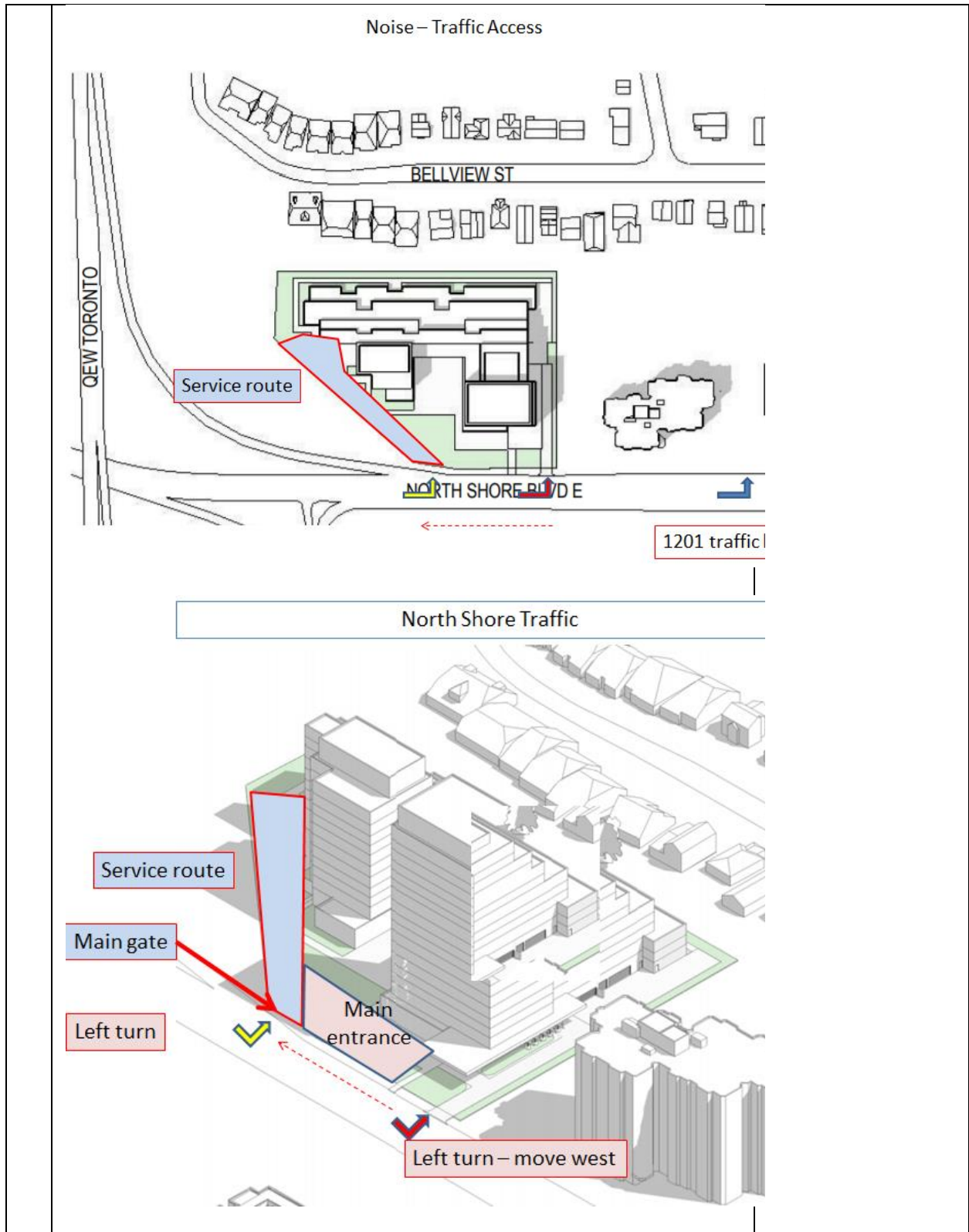
Hello Lisa,
Here is one of my concerns, objections & comments as a resident of 1201 - if the project goes ahead anyway:

We have been experiencing very (extreme) winds on the west side of our building causing damages to the fences, etc. The close proximity (30 meters) of such a tall building will create a real tunnel with accelerated winds in between. Similar what is happening already once you turn to Maple Street from the North Shore.









<p>-- Regards Stan Ostrowski, P.Eng. Hello Lisa, Here is one of my concerns, objections & comments as a resident of 1201 - if the project goes ahead anyway:</p> <p>As we were told, regardless of the future of this proposal, there will something new bult on that site anyway. Either this or Marriot or else. The proposed structure does not meet current standards. It is overwhelming and impacting the neighbours from the proximity (shadow), from height and density points of view. If it is approved at least the main tower should be moved to the west side.</p>		
<p>1 9</p>	<p>From: Bill Barbour Sent: Thursday, January 10, 2019 11:29 AM To: Stern, Lisa Subject: 1157-1171 North Shore Blvd E.</p>	<ul style="list-style-type: none"> • Height • Views • Parking



My selfish concern to this project is my view, I bought my unit in sept. 2017 with no warning of a possible white elephant going next door . Eight stories would be unpleasant, but seventeen would change my world. Without a doubt shift employees will be parking on our above ground parking as well as across the road in the reporting centre parking as some of the previous tenants did , and run for their life across four live lanes of traffic. We watched the “ traffic survey” being done and he left before it got busy.
 Sincerely Bill and June Barbour unit 409
 Bill
 Sent from my iPhone

2 **From:** Carol
 0 **Sent:** Friday, January 11, 2019 7:40 AM
To: Stern, Lisa
Cc: Tony Schafer; 'Stan Ostrowski'
Subject: 1157-1171 North Shore Blvd.

- Height
- Traffic
- Noise
- Affordable Housing

I attended the meeting outlining this proposed building and I have many concerns. As you know, height considerations are a very sensitive concern for Burlington residents, my concerns as an owner in 1201 North Shore are as follows:

	<p>1.Height of 17 storeys does not conform to the surrounding neighbourhood and is excessive</p> <p>2. Traffic on North Shore is already an issue – the employees of this proposed building will NOT take public transit as this is barely an option in Burlington so they will greatly add to congestion.</p> <p>3. The entrance to the building needs to be diverted away from 1201 North Shore to the western part of the structure to prevent noise and pollution from vehicles.</p> <p>4. The care facility does NOT meet the needs of affordable senior care – amenities are too numerous, grandiose and too costly.</p> <p>5. Suggest that the higher tower be located on the west side of the building instead of the east side so that sunlight and views for 1201 are not obstructed.</p> <p>I would like to be informed of upcoming meetings.</p> <p>Carol Victor</p>	
<p>2 1</p>	<p>From: Lori Kay Sent: Thursday, January 10, 2019 2:42 PM To: Stern, Lisa Subject: Concerns reg North Shore</p> <p>As demonstrated last night during the meeting it was clear that there was a lot of unanswered questions. It seemed that the company was put in this proposal has really not thought out the long-term aspects in terms of budget types of materials (sustainable) Green space etc. it seems that the focus was on educating what they were going to do versus seeing how it would impact the community. Although they had provided their own internal assessments it seems that some of the assessments were rather naive. I did not get the sense that the aquifer issue was truly addressed. I wonder if only a one-year assessment with the drill can give a true assessment, given the inconsistencies in our weather and water tables. I'm wondering if the aquifer if it is effected that would also affect land changes erosion.question such as that which I don't think we're addressed.</p>	<ul style="list-style-type: none"> • Drainage • Noise • Parking • Height • Wildlife

<p>Clearly sound is a major factor. On a windy day the highway is very loud very intrusive. Given the materials that they are considering this will be amplified numerous fold.</p> <p>As a resident on Bellevue I would think that I would want at least an 8 to 10 ft or more retaining wall to absorb some of the sound but also I do not want to look at the townhouses that will be staring into my backyard. This is why I moved.</p> <p>I don't understand if there is an 11-story bylaw why is 17 story adjustment would be allowed. That is a lot of people to be housed on the extra six stories + staff.</p> <p>To think that 200 parking spots would be enough for for such a huge building I think is naive.</p> <p>I believe there is a hundred and eighty staff I would think there would be visiting doctors I would think there would be visiting service providers that come in such as physiotherapists etcetera. not to mention that a lot of the people who are aging actually have retired children who would be visiting through the day.</p> <p>I don't see how Lakeshore or North Shore Boulevard would be able to handle the increase in coming traffic at a 7 to 3 shift or 7-7 shift it will create havoc within the downtown core. This will also also increase emissions so quality the Air will be compromised more. Along with noise.</p> <p>This construction phases are quite a concern. Noise dirt the disruption two tables such as the aquifer etcetera. I have a pool in my backyard which I'm sure will be filthy during this whole process. If there is damaged to things that are in my backyard who is liable.</p> <p>I don't understand why such a big monstrosity of a building needs to be put down town when there are other spaces such as North of Highway 5 which would better serve the community and have easier access for families and or staff.</p> <p>Even further along on North Shore closer to Appleby would be better an easier served for such a building.</p> <p>of course one of my major concerns is that the neighborhood is definitely upset about this proposal and my concern is that nobody will listen to this.</p> <p>I have concern for the animals and the trees that are existing. currently we have a fox in our neighborhood and I've noticed that some of the trees are over 70 years old and it looks like they are going to be taken out.</p> <p>My concern is also for the integrity of the city. I'm not opposed to the city changing and evolving. But that plan seemed to be being bigger not better.as a result there's not going to be any</p>	
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	<p>sightline to the lake and with the influx of international money coming in we are selling our city out. It's very concerning and obviously a lot of us locals will probably not be able to sustain living here because it seems that we're being pushed out</p>	
<p>2 2</p>	<p>From: Tahira Badre Sent: Thursday, January 10, 2019 1:19 PM To: Stern, Lisa Cc: Galbraith, Kelvin; Kearns, Lisa Subject: 1157-1171 North Shore Blvd. Seniors' Living Campus Proposal</p> <p>I attended the meeting last night, and it is obvious that the proposal does not fit this location. Simply put: too high, too dense, inadequate parking.</p> <p>Thank you.</p> <p>Karen Campbell</p>	<ul style="list-style-type: none"> • Height • Density • Parking
<p>2 3</p>	<p>From: Anne Walker Sent: Friday, January 11, 2019 1:24 PM To: Stern, Lisa Subject:</p> <p>Amica meetings</p> <p>Sent from Mail for Windows 10</p> <p>Hello Lisa,</p> <p>I've hesitated to give any feedback from the meeting on Jan. 9, as the building of this facility is obviously a done deal. I'm just hoping that having these meetings to get 'feedback from the public' aren't just to pretend anything we say will be listened to.</p> <p>The people in south Burlington have been educated by the phony public meetings Goldring had over the condos being built on Brant. Actually, it was being lied to that made people angry, when we finally realized these meetings were all for show, and absolutely nothing we said made any difference.</p> <p>All I would like to see with this Amica building is, to be realistic, that the height of the building is going to be 17 storeys, INCLUDING THE POWER PLANT. This would</p>	

	<p>normally add two storeys, and that wasn't mentioned at the initial meeting.</p> <p>Amica are coming to our condo (1201 North Shore Blvd.) in a couple of weeks, so they probably will have a better presentation laid on by then, as they know that our building will be affected the most by this development.</p> <p>I would like to think our new mayor will be more honest than Goldring – that's why I for one voted for her.</p> <p>Thanks, Anne Walker</p>	
<p>2 4</p>	<p style="text-align: center;">1151-1171 NORTH SHORE BLVD EAST FILES: 505-05/18 & 520-07/18</p> <p>Dear Ms. Stern, Senior Planner. Following the recent Neighbourhood Meeting I submit my second set of comments (my first comments were sent on December 21, 2018) Full Disclosure: my wife and I own a condo in 1201 North Shore Blvd East (immediately to the east of the subject site). Our condo is on the north west corner and we have a wonderful view of the Escarpment and Hamilton Harbour; and we enjoy stunning sunsets. Of course, there is a downside: the noise, dirt and pollution from the QEW, but we were willing to make that trade-off when we purchased in 2017. THIS PROJECT WILL HAVE A NEGATIVE IMPACT ON OUR QUALITY OF LIFE AND OUR PROPERTY VALUE. I doubt anyone is waiting to compensate us for these losses. Admittedly I have been critical of NIMBYs in the past but now I am happy to be called one - I DO NOT WANT THIS EDIFICE IN MY BACK YARD. When we purchased this condo, we did due diligence by checking the current planning & zoning requirements as well as the draft plan being worked on by the City. We were confident that something of this magnitude (covering virtually the whole property) could never be built. WHAT IS THE POINT OF ZONING BY-LAWS IF THE CITIZENS CANNOT RELY ON THEM? As I said in my earlier comment, I think this project is bad for the wider community: North Shore Boulevard is already one of the busiest and most dangerous streets in the City, especially during the almost daily incidents on the QEW. Neighbourhood Meeting</p>	<ul style="list-style-type: none"> • Lot coverage • View • Density • Height • Traffic • Shadow

<p>I would like to comment on some points arising from the meeting:</p> <ol style="list-style-type: none"> 1) DENSITY. In response to my (and others) questions about density I found the answer utterly disingenuous. He implied that because the units were much smaller than average (average of what?) this justified going from the permitted 185 units per hectare to 393 units per hectare. I don't think these residents are paying \$6,000/\$8,000 per month to live in a closet. 2) HEIGHT. Another disingenuous answer. Any fourth grader can draw a line at 45 degrees from the property line and get to 17 stories. What's so sacred about 45 degrees? Why not 35 degrees? That gets you to 12 stories. 3) TRAFFIC. I have read the applicant's Transportation Impact Study and I am very sceptical of their conclusions. In addition to residents, visitors and employees did they include all the service vehicles such as food delivery, garbage, landscaping, other contractors, moving companies, taxis, mail delivery, ambulances and undertakers? The left-turns (both eastbound and westbound) are not properly addressed. Any time you allow left turns across two lanes of traffic you will have serious-injury and fatal accidents. I TRUST YOU WILL INSIST THAT OUR TRAFFIC STAFF CONDUCT A THOROUGH, INDEPENDENT AND PROFESSIONAL REVIEW. 4) SHADOW STUDY. This was raised by several at the meeting. We will be negatively impacted by the shadow from a 17-story building. <p>At the neighbourhood meeting I asked a three-part question: why did the applicant purchase the property knowing precisely the planning and zoning requirement and then make an application that violates those requirements (example a density more than double that permitted)? Second, what causes the applicant to be so confident that they will get it rezoned to meet their plans? And third, is the purchase agreement with the Co-op owners contingent on them getting this application approved?</p> <p>As stated above, the answer to the first part was disingenuous and insulting. They could not answer the second part and</p>	
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	<p>they refused to answer the third part, the CEO saying it was confidential (draw your own conclusion from that answer).</p> <p>Lisa, this final comment is directed more to our elected officials than yourself: What enrages me, and many ratepayers, is the arrogance shown by developers and the contempt they show for the elected officials, city staff (planners) and the ratepayers. To them, Zoning Bylaws and Official Plans are just minor irritants in their quest to enrich their shareholders at the cost of making Burlington an unlivable city. I am sure the Ontario Teachers Pension Fund will continue to prosper without this development.</p> <p>Terry & Mary Rose, Unit 902, 1201 North Shore Blvd East, Burlington, ON, L7S 1Z5</p> <p>Date: 11 January 2019.</p>	
<p>2 5</p>	<p>From: Tom Betty.muir Sent: Friday, January 11, 2019 3:29 PM To: Minaji, Rosalind; Stern, Lisa Subject: Fwd: Issues arising from January 9 Neighborhood meeting on 1157-1171 North Shore</p> <p>I honestly forgot to copy you two.</p> <p>You are not identified by name in the body of the message, as I suspect this is systemic. I did mention your request for new direction if that's what's wanted by Council and the Mayor.</p> <p>Tom</p> <p>----- Original Message ----- From: "Tom Betty.muir" <> To: Meed Ward Marianne <marianne.meedward@burlington.ca>, "kelvin.galbraith" <kelvin.galbraith@burlington.ca>, "lisa.kearns" <lisa.kearns@burlington.ca>, "rory.nisan" <rory.nisan@burlington.ca>, "shawna.stolte" <shawna.stolte@burlington.ca>, "paul.sharman" <paul.sharman@burlington.ca>, "angelo.bentivegna" <angelo.bentivegna@burlington.ca>, "tim.commisso" <tim.commisso@burlington.ca>, "marylou.tanner" <marylou.tanner@burlington.ca>, "MacDonald,Heather"</p>	<ul style="list-style-type: none"> • Height • Density • Conecern about process

<p><heather.macdonald@burlington.ca>, Morgan Angela <angela.morgan@burlington.ca> Date: January 11, 2019 at 2:44 PM Subject: Issues arising from January 9 Neighborhood meeting on 1157-1171 North Shore</p> <p>Dear Mayor and Councilors;</p> <p>I attended this meeting that was joined by at least 80 people (I did not do a count, but was a large turnout), and I came away disturbed and concerned by what I saw and heard coming from the planning staff in attendance, the developer consultant planner, and the residents. I'm writing this message to tell you some of my experience, and in light of that, to ask for something to be done to get this fixed.</p> <p>The first thing that was apparent is that there was not a happy and supportive face in the room. The initial questions asked by the audience reflected the general unrest among the attendees concerning the confusing and contradictory statements from staff and the developer consultant about what the OP being brought to bear on this application actually was about.</p> <p>That is, why did the applicant ask for such significant increases in the existing OP and zoning allowances, and why did they appear to have such confidence in the approval of their application?</p> <p>It soon became apparent that there were actually 2 OPs being brought into play here by all the planners present. One was the existing OP that is in force and effect. However, with equal but apparent favored mention, was the previous Council adopted OP that was brought forward as a "Council approved". I repeat, the word "adopted", which is the proper word in the context of city Council, was not used, in favor of "approved" which is the Region responsibility. The status of this OP as refused and non-compliant was not mentioned.</p> <p>It was further noted by staff that this OP was being used for information, guidance and direction for the City planning. It was apparent that this confusing contradiction with 2 OPs in play was disturbing the attendees (and me) and was a key issue arising.</p>	
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<p>The developer consultant planner was using the same logic, and has specific reference to this OP as part of the written Planning Justification report submitted with the application.</p> <p>It was not until I asked a question about this at about 8:30 PM in a meeting scheduled for 7:00 to 9:00, that the OP referred to repeatedly as "approved" had been, in truth, refused by the Region as non-compliant with the ROP, and at present is on hold and has no status or legal standing. I repeat, this fact was never revealed to the meeting attendees until my question pointed it out.</p> <p>Instead, to my dismay waiting for the truth to emerge, this refused and non-compliant OP was actually referred to as "Council approved", several times in repeated references to it.</p> <p>In the ensuing exchanges on this point that you can't have 2 OPs at the same time, it was apparent to me that Planning is playing a game with 2 OPs. All three planners in attendance played the same words and danced around what was going to be done about that. The planners talk walked away to the entire policy framework including Provincial plans and statements to get away from the questions being put about which OP was being enforced here.</p> <p>It was actually stated by staff that the OMB has ruled that the existing OP did not meet the requirements of the PPS and provincial growth plans, but there was no evidence to support this provided to show how the maximum medium density and heights (11 storeys was mentioned) permitted under the existing OP were not sufficient.</p> <p>The PPS is general direction not quantified, and the Growth Plan states target densities that Burlington is already meeting based on data. In any case, it was not in evidence that the site of the application is subject to any specified target that will not be met under the existing OP.</p> <p>The permitted height and density of 185 units/ha would yield at least 200 people/ha, so more than enough for even the Downtown target for 2031. There is a 3 1/2 storey co-op in place now, so a mid-rise 6 or 7 to 11 storey build would still double or triple the maximum height.</p> <p>And from the massing of the application, the overall density would be increased even more than at present (no information</p>	
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<p>on the existing density available), so the intensification of this site would be very large. The PPS goal of intensification is met, and the Growth Plan target density example of 200 people/ha. is also met. Is this not enough? And is the existing in force OP not consistent with that?</p> <p>Staff further danced around the truth by making somewhat light that the non-compliance of the adopted OP was “limited” in some abstract way, so it still had some standing and is okay to have regard for – which is not true. It was stated that City and Region are talking about certain isolated issues of non-compliance, and will get rolling again, but it was never admitted that this OP has no standing because it has been refused as non-compliant based on key things that affect the overall OP.</p> <p>My recurrent take on this is the staff cannot let the refused OP go to pasture for second public thoughts. I can see that right from the pre-application consultation and discussion stage of the planning process, it seems that all the planners are pushing the basis and ideas from the non-compliant OP for extra height and density and other things .I think that staff do not to give up the power they have to make decisions based on their mostly subjective opinions about what various policies mean in their denotations. Subjectivity cannot be analysed, so it cannot be shown to be objective.</p> <p>They all want to speak from this OP platform for more height, density and lower facilitating standards to enable the large builds. And they try to generally discredit the existing OP to try and get around it. This has been going on for years and continues in every new application in the pipeline. This is largely why we have such an almost complete loss of control of development downtown and elsewhere.</p> <p>The Planning staff are the ones who recommended to Council that this OP be adopted, even with major missing parts, including Transportation and Mobility Hubs. And these parts are among the things that the Region refused the OP as non-compliant - transportation named, but Mobility Hubs involve employment lands and that is another key issue in the non-compliance opinion. Again, these two pieces are still missing and this OP is not legal, but staff march on using it, non-compliance or not.</p>	
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	<p>The truth is that if it has been refused by the Region as non-compliant it is dead for all practical purposes, and cannot in good professional planning practice be used as a basis for decisions. Only much later in the meeting, near the end, did staff clumsily mumble that the refused OP is out of the picture somehow, on hold or whatever words pertain, and so we have to enforce the existing OP and bylaws on height and density and so on.</p> <p>Importantly, staff actually stated that they needed new directions from Council to change the direction of planning in the city, and of the adopted but not compliant OP. It is obvious that the staff are asking for this change to be made explicit from someone in charge, and ultimately from Council.</p> <p>In planning talk, the Planning Act requires that an application must be processed under the OP that is force and effect. The adopted OP has no status and should not be used as the basis for supporting any new application, not even with the mention of non-compliance with the ROP. The new OP has not been approved at the Region. We must stop this type of action by staff.</p> <p>In the view of many, including all the Mayoral candidates, the last election campaign and outcome was supposed to be a wake-up call to the Planning Dept about the development that was being promoted and done in Burlington. Tongue in cheek, it may be that since most of the city planning staff don't live in Burlington they didn't hear the clarion call. That said, someone in charge needs to drive that point home with some new marching orders to Planning. This kind of action by staff must be stopped.</p> <p>Finally, to repeat, some staff are asking for this explicit change to be directed from Council. Without that direction, they will have to continue to walk around dazed and confused like we the residents are at the so very obvious disconnects and conflicts that are featured by development planning in Burlington.</p> <p>Thank you,</p> <p>Tom Muir</p>	
<p>2 6</p>	<p>From: DIANE MCSPURREN Sent: Sunday, January 13, 2019 8:03 PM</p>	<ul style="list-style-type: none"> • Affordability • Height

	<p>To: Stern, Lisa Subject: 1157 North Shore Blvd. E.</p> <p>Good evening Lisa</p> <p>We attended the neighbourhood meeting on January 9th and to say that we were not pleased is an understatement.</p> <p>Burlington certainly does not need anymore \$5 000/mo and up independent living residences. The proposed development consists mainly of this type of unit. However we do need many more LTC buildings.</p> <p>This development would fit in quite nicely on University Avenue in Toronto amongst the hospitals. A 17 storey tower we don't need. It impacts greatly on 1201 North Shore Blvd. E. where we live. As proposed this building would completely block our view of the Hamilton harbour, something that we treasure. The size and structure of the complex is not pleasing what so ever. Terracing the components doesn't achieve very much when you have an ugly 17 storey tower.</p> <p>We realize that Amico wants to achieve maximum revenue from the complex's footprint. However, the citizens of Burlington have the right to enjoy the waters of Lake Ontario and the adjoining harbour without a monstrosity impinging on that privilege. Yes, it is a privilege to live here and to destroy that is a crime.</p> <p>We hope that the city will reject Amico's application as it stands.</p> <p>Thank you</p> <p>Diane & Bill McSpurren</p>	
<p>2 7</p>	<p>From: Malgosia Ostrowski [] Sent: Monday, January 14, 2019 10:30 AM To: Stern, Lisa; Galbraith, Kelvin Subject: Proposed development on 1157-1171 North Shore Blvd E. Files 505-05/18 & 520-07/18</p> <p>Dear Lisa and Kevin,</p>	<ul style="list-style-type: none"> • Height doesn't fit with character of the areas • Amenities are not walking distance

<p>There are several reason why I strongly oppose the new project by Amica.</p> <p>Urban perspective - Amica big complex project added to the line of buildings and detached houses looks overwhelming and disproportionate. There is a lack of wider sidewalks or parkings to separate from the other buildings for nicer look and privacy protection (same as hospital).</p> <p>Density and heights - this complex exceeds all requirements. There were promises, before election, to enforce zoning by-laws with regards to density and building heights (measured by meters not number of floors only). People choose Burlington over Toronto, Mississauga as more quiet living place which could be if existing zoning by-laws are enforced.</p> <p>Shopping - we have a shortage of grocery stores, nothing walk distance. Nearby NoFrills, Longos, Fortinos are overcrowded already. We will need more time and effort for basic shopping.</p> <p>Infrastructers facilities - Smith Park, downtown streets - overcrowded already.</p> <p>Environmental - dust, fumes, noise from increased traffic on North Shore and QEW.</p> <p>The impact on our building,</p> <ul style="list-style-type: none"> - Shade on our property, decrease sunlight available to our units, landscape and swimming pool. That means increase of heating, lighting cost and blocking the view. - Increased light reflection from the building, higher number of street lamps, cars, deliveries, ambulances, police. The same as from the hospital. - Lack of privacy will make our swimming pool, backyard bbq places, tennis court less enjoyable and relaxing. - Noise from mechanical penthouse with generators, HVAC and other equipment, making constant annoying noise. We can hear the same from our hospital, this will be even closer. 	<ul style="list-style-type: none"> • Noise • Traffic • Lighting • Privacy • Parking
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	<p>- Traffic noise - increased number of cars, deliveries, services, garbage and frequent emergency vehicles. We also have noise pollution from an excessive noise caused by the vehicles with modified mufflers (that do not meet car manufacturer standards while are being tolerated by the City and police) and/or extra strong audio systems. It is difficult to relax inside and outside.</p> <p>- Parking - there is problem with uninvited vehicles parking on our grounds. Amica's 220 parking spaces for residents, staff, visitors and customers of new Bistro, restaurants and other planned services will not be enough. All parking spots are underground, people prefer outside parking. Our close by property parking areas will be used by many as it is for the hospital visitors.</p> <p>-Traffic - a significant increase on already busy street, increased safety risk, worsening driving conditions and left turns.</p> <p>The Hospital's new extension was described as 7 floor tall. There are 7 floors but few, with raised ceilings and there is also a roof addition with a big construction on the roof which looks like at least 3 floor height. I do not know how high is the building because nobody - neither architect nor the city answered my questions at the past public hearing.</p> <p>The hospital changed environment (blocking view, noise), the value of our property units went down because of this. The new project will make it worse.</p> <p>I strongly oppose the new construction on 1157-1171 North Shore Blvd E.</p> <p>sincerely, Malgosia Ostrowski</p>	
<p>2 8</p>	<p>From: Ron Gamble [] Sent: Saturday, January 12, 2019 4:50 PM To: Stern, Lisa Cc: Meed Ward, Marianne; Galbraith, Kelvin; Kearns, Lisa Subject: RE: Site 1157-1171 North Shore Blvd E--ward #1</p> <p>Dear Ms. Stern, Senior Planner,</p>	<ul style="list-style-type: none"> • Shadow • Traffic

<p>I attended the neighbourhood meeting on Wed Jan. 9 re 1157 North Shore(Amico project).</p> <p>We own a condo next door (1201) & am concerned on several fronts.</p> <p>First it showed that the planner had total disregard to the height, density –& with his comments it was obviously just a minor irritant for the submission to them. –I call it arrogance. Both issues affect the quality of life to our building residents with this monstrosity planned. The 45 degree angle used to describe the height (to 17 stories) could have been somewhat lower, say 30 degrees to get to maybe 12 storeys or a reasonable height. 45 degrees only suited their goal of unrealistic density for their profit goal. (probably good for a rate base but that can be made up elsewhere on multiple other projects for the City of Burlington)</p> <p>Also, the shadow study of a 17 story building, raised at the meeting, will affect our building negatively, regardless of what they may say –it is common sense.</p> <p>With respect to traffic- North Shore is a very busy street, with added police, ambulance, etc . We are at least fortunate to have a set of lights for safety. Even turning left into our complex, when busy, only one car gets in. With our neighbours at 1237, they come west , turn in our driveway, use the lights to go back east.. If there is no left turn into 1157 (travelling east), it will affect the 2 lane traffic flow.. I trust the city will conduct a thorough, in depth review, since I firmly believe that this will be a major safety issue. Living here tells the real story regardless of a study.</p> <p>Height, density, traffic, safety, I believe will affect our quality of life & our property value at 1201 with this huge project.</p> <p>We elected the new mayor & council based on not succumbing to arrogance shown by developers who think that zoning by-laws virtually do not exist & submit applications ignoring them. We expect that council live up to why they were obviously voted in.</p> <p>----IT HAS TO STOP----make the developers live within the by-laws.</p> <p>Ron Gamble, 1201 North Shore Blvd E-unit 808-Burlington, ON L7S 1Z5</p>	
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<p>2 9</p>	<p>From: Maclsaac, Monica (Mississauga) Sent: Monday, January 14, 2019 11:55 AM To: Mailbox, Office of the Mayor <mayor@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca> Subject: Proposed build 1157 North Shore Blvd E</p> <p>Hi</p> <p>I would like to express my feedback on the application made to the city re. a proposed build at 1157 North Shore Blvd E.</p> <p>I have been a resident of Burlington, ON since 2006 and in May of 2015 I moved to 1201 North Shore Blvd. My view is South, South West and North and I knew at some point a building would go up beside me.</p> <p>I am not opposed to development but am opposed to this development and changing the permit for this build specifically.</p> <ul style="list-style-type: none"> • In my four years of residing at my property I have been affected at a minimum three times a year of not being able to get home until very late in the evening due an event on the bridge. Daily the traffic that drives west along lakeshore/north shore to go on the bridge to Niagara has increased due to the development in the region across the lake. The addition of residents at this location and staff will increase the congestion of traffic to and from the QEW and the current road structure/design would not support it. I leave at 6:30 am and return at 6:30/7:00 pm everyday for work. • Port Credit has limits on height south of and north of Lakeshore. For all new builds Burlington should be following the same as part of their planning. • Why would the City of Burlington approve this application if it does not meet the current permit or at least ensure it does not permit 17 stories and leaves very little green space. • My mother was at Sunrise Oakville, Memory care, assisted living – a four storey building that fits into the community. <p>The property at 1157 is well maintained and has many beautiful mature trees beautifying the space between</p>	<ul style="list-style-type: none"> • Traffic • Constructi on Impact • Density
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	<p>residents and the QEW. Will this be maintained? Will the tress be maintained along the roadway into the property which are also the property at 1201.</p> <p>As mayor, Marianne you did campaign to effectively manage development in our city and I am hoping your critical eye will review this application for the betterment of Burlington community. I strongly encourage the city to not approve the application in its current state. It is sad to see a very well maintained property and affordable housing be eliminated from Burlington.</p> <p>Regards, Monica Maclsaac</p>	
<p>3 0</p>	<p>Letter from P. Arden. See below.</p>	
<p>3 1</p>	<p>From: BRENDAN MCDONALD Sent: Monday, January 14, 2019 10:54 PM To: Stern, Lisa Subject: Amica project.</p> <p>January 14th 2019</p> <p>Dear Ms. Stern. My name is Brendan McDonald. My wife Helena and I reside at Apt703. 1201 North Shore Blvd East. I write you to express our strongest objection to the Amica groups proposed intent to build a 17 storey edifice, fronting on to Lake Shore Blvd East and immediately adjacent to our property.</p> <p>Our reasons for such objections are as follows.</p> <p>1) Amica's proposal is in direct contravention of Burlington city zoning and bye-laws.</p> <p>2)Present traffic volumes on Lake Shore Rd/North Shore Blvd at certain times of day are truly horrendous. Amica's project would add considerably more traffic, thereby making a bad situation even worse. The fact is, that Burlington does not have the infrastructure to handle present volumes, let alone more again.</p>	<ul style="list-style-type: none"> • Traffic • Parking

	<p>3)Parking. Amica intends to accommodate a certain number of vehicles underground. Much of this will be allotted to staff. It is logical therefore to conclude visitor parking may be very limited, leaving a requirement to park at the Hospital (can be expensive) or invade our premises without authorization.</p> <p>3)It is quite understandable that Amica chooses to turn a blind eye to the issue of population density. We also bear in mind that, to a certain extent, Burlington council's hands are, or been, hog- tied by Provincial dictates. We the residents must live with this, but there are limits. It is incumbent on council to apportion density evenly throughout the city and not permit density in one area at the expense of another.</p> <p>4)Amica has given somewhat meek assurances with regard to shadow. Even taking such assurances at face value there is no doubt our privacy will be invaded. The western side of our property is at present subject to mild wind tunnel effects. To then erect a series of buildings in such close proximity to our own will ensure close to gale force winds on a regular basis.</p> <p>We ask that city council bears the above items in mind when considering Amica's proposal and require them to adhere to bylaws currently in place.</p> <p>Yours truly.</p> <p>Brendan McDonald.</p>	
<p>3 2</p>	<p>From: Dorothy Rudkowski Sent: Monday, January 14, 2019 2:42 PM To: Stern, Lisa Cc: Meed Ward, Marianne; kevin.galbraith@burlington.ca; Kearns, Lisa Subject: Planning Application 1157 - 1171 North Shore Blvd. East Amica</p> <p>Dear Ms. Stern,</p> <p>This email is a follow up to the email I sent you on January 5th expressing my concern regarding the above application.</p> <p>First of all, I attended the meeting at the AGB on January 9th. The moderator of the meeting, as well as yourself and other city employees, did an excellent job. Thank you.</p>	

After attending the meeting I am even more concerned that this application will be approved as presented. Again, I reiterate the factual concerns:

1. **DENSITY:** Amica is requesting 393 residents per hectare which is more than double. It is interesting to note that the plan on the City of Burlington website, 1st page, states:

*"The proposed development includes a seniors' living campus, consisting of 17-storey, 12-storey and 11-storey buildings, transitioning down to 2 stories at the north of the site. In total, the development **proposes 475 suites** with 180 staff on site."*

Yet under the Official Plan Amendment (in the listings below the proposal) it indicates the application is for 393 residents. *475 suites = 393 residents?* I am baffled by the mathematics. My understanding is that there will be 309 independent living suites which, of itself, could potentially house 450 plus residents.

2. **HEIGHT:** This application requests 17 stories (the designation for this precinct is 22 metres). Page 491, Schedule D, Map of Land Use – Downtown Urban Centre – the pink legend clearly states that the above area only qualifies for "Mid-Rise Only Apartments" (between 5 and 11 stories). This is emphasized again on Page 26 of report PB-11-18. This impacts directly many of the units in Lake Winds condo complex regarding their everyday enjoyment of their living space: the overall view of the lake, sunsets and sunrises and so much more. Many of the unit owners impacted directly researched City of Burlington future plans to ensure that both their investment and everyday enjoyment would be safe in the future. Please respect these owners.

3. **TRAFFIC:** Again, regardless of what the traffic consultants are indicating, there is going to be a severe problem with traffic. The additional traffic will come from:

- residents of the 309 independent living suites who have cars
- taxi transportation for those residents of the **495** suites who don't have cars
- visitors to those living in the **495** suites
- 180 staff and service vehicles (food delivery, laundry, landscaping, maintenance, various contractors, ambulances, etc.)

Left-turns are challenging from that location because it is an already busy and often congested road. It would seem that this location is

	<p>too close to adjacent traffic lights and the QEW ramp for new traffic light installation.</p> <p>Please note this consideration in how Lake Winds will be directly impacted. We have surface parking available to guests only and it is well signed. Daily the signs are ignored. Recently I was waiting in the parking lot for a friend to pick me up and two service trucks came in, parked and the workers walked to the Sands condo, and three cars came in, parked and the occupants walked over to the hospital. There are times during the year when residents' guests cannot find a parking space. Can you imagine the chaos when Amica, as currently proposed, is in full operation.</p> <p>I understand Amica's desire to make as large a return imaginable on their investment. But the company's ultimate wants are not reflected by the residents of Burlington and do not fit with the various condos to the west. None of the condos to Maple Avenue have a density of 475 suites i.e. Lake Winds has 107 units and Spencer's Landing has the most units at 125. If Amica wishes to keep in step with the neighborhood then its current proposal for overdevelopment should be greatly reduced.</p> <p>The residents, at the last election, clearly showed what was important to them. As a ratepayer, I beg you to fulfill the Mayor's inaugural promise:</p> <p><i>"We will put residents first; ensure Burlington is everyone's city; protect the city we love and use the power we have for good. We will take on the issue of overdevelopment and ensure we are focused on reasonable growth going forward."</i></p> <p>Respectfully submitted,</p> <p>Dorothy Rudkowski Unit 807, North Shore Blvd. E Burlington, ON L7S 1Z5</p>	
<p>3 3</p>	<p>From: Claudette Mancini Sent: Wednesday, January 16, 2019 5:02 AM To: Stern, Lisa Subject: The Proposed Amica Development</p> <p>Hello, Lisa:</p> <p>This is the third letter I've sent concerning this proposed development. I will merely condense all my concerns in point form here.</p> <ol style="list-style-type: none"> 1. The site is way too small to accommodate the proposed density. It would be sandwiched between a major highway ramp and a row of existing buildings, and would dwarf those buildings, 	

	<p>creating somewhat of an eyesore to both the northern neighbours and those to the east.</p> <ol style="list-style-type: none">2. The development would create a dangerous traffic situation, impacting the North Shore ramp off Eastport Drive, the Toronto ramp off North Shore Blvd., any entrance and exit traffic from the development itself onto North Shore in either direction, and would create problems in between the two existing traffic lights.3. The three bridges to the west of the development on North Shore Blvd. are slated to be refurbished and/or replaced soon, creating more congestion from the heavy equipment that will need to be parked somewhere nearby. Between that and any Amica development it would be virtually impossible to use North Shore going west at all.4. The proposed development, being lower than the street behind it, would create potential flooding situations to the neighbours and to the existing city infrastructures of water, sewage, and the ground water table , and if blasting were required, to the foundation and underground garage of the immediate neighbour to the east (Lakewinds).5. As a resident of Lakewinds, I would no longer be able to enjoy the rear property where we have our barbecues and our swimming pool, due to the shade produced from the massive development, and its affect on the water temperature of the pool, our existing landscaping, and the noise and dust generated by their service vehicles and staff and visitor parking, all of which are accessed facing our western boundary, beside the property line. We already have a parking issue with illegal parking, and this could only increase with such a project, creating added costs for us for parking enforcement.6. I fear that the lack of available sunlight would impact our heating costs, which would increase substantially. Our afternoon sunlight would no longer exist, and our sunroom would be no longer, as it faces north-west.7. Those residents on the west side of our building would lose their water, land and sunset views, and the resulting property devaluation would negatively affect all our resale values. We are the only building along North Shore that enjoys these views.8. As an owner and investor in this condominium at 1201 North Shore, next door to the proposed development, I feel that my costs would be substantially increased, and my property value substantially decreased by allowing this proposal to proceed. This is not the place for such a development. This type of density does not belong in such a small area with a very large local traffic problem, adjacent to a series of access ramps, along a major highway corridor.9. I urge you to take note of all the considerations that have been sent your way and disallow this proposed development. If the neighbouring property must be developed, it might be in	
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	<p>everyone's interest to consider affordable housing, which is in short supply in Burlington. A low-rise development such as the one already there, or a series of townhomes would be more appropriate for that site.</p> <p>Thank you for listening.</p> <p>Claudette Mancini (Mrs.) #602-1201 North Shore Blvd. E.</p>	
<p>3 4</p>	<p>From: Amanda de Verteuil Sent: Tuesday, January 15, 2019 9:32 PM To: Stern, Lisa Cc: Galbraith, Kelvin Subject: 1157 North Shore Blvd</p> <p>Dear Lisa Stern / Kelvin Galbraith,</p> <p>In regards to the proposed development at 1157 North Shore Blvd E (Brant Park Co-op):</p> <p>At the public meeting on January 9th 2019 the representatives from Amica, Bousfields, Spruce Partners, and the City of Burlington responded to a number of questions and concerns from the public regarding this development. I was impressed by the responses to these questions/concerns. Namely:</p> <ol style="list-style-type: none"> 1. Traffic: A Senior Care Centre is alleged to produce a lower output of traffic and lower level of parking than a residential development. 2. Parking: In a development of this size I doubt very much that 180 staff will be onsite at the same time unless it's during a shift change. I think the number of parking spaces allotted to staff and visitors seems adequate. It's important to remember that most of the residents of this building will not have cars. 3. Height: The building designers were very considerate of the neighbouring properties, I found. The explanation of the "45 degree angular plane" showed that the height would increase from 2 storeys (neighbouring other 2-storey homes by the north end of the property) to mainly 11-12 storeys (neighbouring other 11-12-storey buildings on the east and south end of the property). The section of the building that is 17 storeys, which most people at the meeting seemed to take issue with, was in fact only a small portion of the overall building. This is not a "17-storey monstrosity"! I was relieved to see the overall layout/architecture of the building, and how it compares to other buildings in the area. 4. Shadows: Bousfields' representative did an excellent job explaining the shadow study. I'm sure the residents on Bellview are happy to hear that their backyards (and pools) will receive a minimum of 5 hours of sunlight in the summer 	<p>Supportive</p>

	<p>afternoons (according to the shadow study, most of the shadows will fall in their yards in December when the pools won't be in use!).</p> <ol style="list-style-type: none"> 5. Noise: It was a relief to hear that loading/unloading of trucks will occur inside the building, so as not to disturb the neighbours with excessive noise. 6. Sewers / Water usage: The engineer clearly explained how water will be collected in a tank, cleaned, and expelled into sewers at the same rate it's released now. 7. Green Building: I appreciated that the architect explained how much green space will be maintained, given that the parking will be underground. 8. Cost to live at the Amica facility: It is no secret that the cost of living in senior care developments such as this is not inexpensive. This option will not be for everyone, however there are many residents of Burlington who can afford the cost to live in an Amica facility. Looking at the future, residents who know this building exists can prepare appropriately for their future costs if they wish to live at this facility. On a personal level, I have a great-uncle in an Amica facility in St.Catharines (he was waitlisted because the community was full, in fact) and his daughter and other family members help to contribute to his payments. Amica has 29 facilities across Canada - I doubt they're sitting empty. If one is built in Burlington, I have no doubt it will be full. <p>The buildings that exist currently at 1157 North Shore Blvd (Brant Park Co-op) are not impressive. They are old, unattractive, and are not the ideal architecture for people to see from the highway as they enter Burlington.</p> <ul style="list-style-type: none"> • This is not residential (like the 23-storey condo developments under construction in our downtown). A Senior Care facility meets the need of our aging community. In fact, many of the people who ran for City Council mentioned in their campaign platforms that there is currently a lack of Senior Care facilities in Burlington. • This development is an improvement over the current buildings (Brant Park Co-op) both visually and from a profit perspective. The amount of tax revenue generated by a 300+ unit Senior Care Facility will far exceed that which is being generated by the current 56-shareholder Co-op. • This development will create over 200 jobs. <p>This is a fantastic opportunity to create an updated landmark at this gateway to downtown.</p> <p>Regards,</p> <p>Amanda de Verteuil</p>	
<p>3 5</p>	<p>From: Terry Rose Sent: Tuesday, January 15, 2019 8:38 PM To: Stern, Lisa</p>	<ul style="list-style-type: none"> • Coverage • Trees

	<p>Cc: Galbraith, Kelvin; Kearns, Lisa; Meed Ward, Marianne Subject: Amica development</p> <p>Dear Ms Stern</p> <p>I have a particular concern about this proposed development as regards the environment. There has been much talk about our tree canopy, carbon taxes and the huge carbon footprint of the cement industry, yet this plan makes no attempt to include the line of mature trees which is at the rear of the present buildings. The plan appears to want to cram every inch of land with concrete with a token piece of landscaping at the front. All the grassy areas will be paved over. I believe good planning should require new buildings to fit in with their surroundings. Amica needs to scale things down.</p> <p>Thank you for taking these comments into consideration, Mary C. Rose #902 1201 North Shore Blvd. East, Burlington.</p>	
<p>3 6</p>	<p>-----Original Message----- From: John Kelly Sent: Wednesday, January 16, 2019 9:03 AM To: Stern, Lisa Subject: Amica Development</p> <p>Hi Lisa,</p> <p>My name is John Kelly and I live on Bellview Street, directly behind the new proposed development (1166).</p> <p>I was at the recent neighbourhood meeting and was the one asking about the shadow report.</p> <p>I am concerned that the height of the proposed building will cause a significant increase in shadowing effect on my property versus what is currently stated in the city plan. I believe the current zoning allows for height around 25m and their proposal is 60m. The increase in shadowing effect makes a significant difference on my house and back yard. Even just looking at the hourly shadowing affect it will have from fall through spring.</p> <p>Among other concerns (proposed density, traffic, wildlife displacement into our yard), his is our major concern.</p> <p>Thanks,</p> <p>John Kelly 1166 Bellview Street</p>	<ul style="list-style-type: none"> • Shadow
<p>3 7</p>	<p>From: Anne Thompson Sent: Wednesday, January 16, 2019 10:30 AM To: Stern, Lisa Subject: North Shore bldg.</p>	<p>Supportive</p>

<p>To City of Burlington; attn: Lisa Stern, Senior Planner. Re: Application to build a residential-rental-facility: 1157-1171 North Shore Blvd., E.</p> <p>Background: Immigrated - U.K.-Canada 1964. In '64, lived on Maple, near proposal site. Had a 1bd/rm apt. @ \$135 per mth. Building still there, @ \$1500 for same. Over a 54 yr. period, at three different times, chose to live west-end Burlington. In '64, the Pop. appx. 62,000; now 200,000+; over 11,500 seniors in Burlington; crucial situation - no rentals to house them.</p> <p>In '64, Burl. Mall, Robinson's-anchoring; few hi-rise - south side; Joseph Brant Hosp. all existed. Forward thinking plan of terrific grid-road system; interesting bldgs.; addition to hosp.; schools; homes; libraries; art galleries - all available, with population growth in mind. Burlington has become a City to call home. Our beautiful Lake Ontario area/ green spaces have been protected. From what I have witnessed in 54 yrs of City growth , KUDOS are due to excellent choices of City Planners.</p> <p>.....</p> <p>Name: Pat Thompson, age 80; live alone; 15yrs. at the proposal-site address. Co-Op buildings are 72+ yrs. old plumbing etc. - constant, costly repairs. Hydro 60 amps/most apts. Necessary new windows: cost \$6,000 per unit. Res. mixed - high % of seniors. Small children arrived, with nowhere safe to play. Excessive amount of cars on lot.</p> <p>Other builders have tried to buy the property, but, never enough \$'s offered to buy a home, or rent (if one can find a rental!).</p> <p>One brother., lives Campus-Style-Living; Baltimore, Md. (2,000 residents!). For 25 yrs, he/wife have enjoyed this life-style. Bro. in Eng.,: 50+ yrs: Innovative designer/builder of commercial & residential buildings.</p> <p>.....</p> <p>Turning attention to proposal: RENTAL 'Campus-Style' Living for seniors. Care: Various age groups: Memory Care; Assisted Liv., (couples can stay together); town-houses; jobs; ample underground parking provided; with staff/visitor parking. Shuttle & town-car, (for seniors, on needed outings). Majority of seniors do not drive = less traffic on North Shore/Lakeshore.</p> <p>Privacy an issue for res. homes on Bellview? Respectively suggest: Extending North boundary-wall. In part, this wall already exists: stepped-down (say) 8-10' high along this North property border, may be the answer.</p> <p>Cannot say enough on this impressive proposal: RENTALS; health care; new jobs; great location. A unique 45 deg. angle, stepped-level building. Making an impressive west 'Gateway' to our City. Building: chosen as Amica's Flagship. Builders: Amico Prop. Inc. & Spruce Ptnrs. widely experienced & successful. Amica North Shore will be a home for our deserving senior. Beautifully landscaped; handy to our lovely Spencer Park. This 'Campus' : An innovative pride and joy for Burlington City.</p>	
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	<p>With support of new Mayor/Council/City Planners, this amazing facility in Burlington will become a reality-asset.</p> <p style="text-align: center;">Thanks for listening, with regards, Pat Thompson.</p>	
<p>3 8</p>	<p>Petition from Bellview Residents. See below</p>	
<p>3 9</p>	<p>From: Lisa Ashenhurst Sent: Wednesday, January 16, 2019 11:40 PM To: Stern, Lisa; kevin.galbraith@burlington.ca; Kearns, Lisa Subject: 1157-1171 North Shore Blvd - S. Collins</p> <p>Good evening,</p> <p>I am writing on behalf of Sesame Collins. She is my neighbour and attended the Neighbourhood Meeting with me on January 9, 2019. She is 96 years old, lives alone, and has some physical challenges which limits her communication and mobility. Given the short timelines, her physical limitations, and an inability to access email, she has asked be to send an email on her behalf.</p> <p>Sesame has been a long-time resident of Bellview St. While she doesn't oppose the development of 1157-1171 North Shore Blvd., she feels 17 storeys is too high. She would be satisfied with a 12 storey limitation.</p> <p>You can contact Sesame directly at the below information to further discuss her concerns.</p>	<ul style="list-style-type: none"> • height
<p>4 0</p>	<p>From: Lisa Ashenhurst Sent: Wednesday, January 16, 2019 11:31 PM To: Stern, Lisa Cc: Galbraith, Kelvin; Kearns, Lisa Subject: 1157-1171 North Shore Blvd Proposed Development</p> <p>Good evening,</p> <p>I attended the Neighbourhood Meeting for the 1157-1171 North Shore Blvd Development Proposal on January 9, 2019. Clearly the Applicants have put a lot of consideration into their proposal and have tried to be respectful of their new neighbours. I want to share a few thoughts and concerns about the proposal in its current form.</p> <p>Land Use: I strongly support the intended use of this property and the implied mission statement of service and care expressed by the Applicants. It was clear from the representatives at the meeting that they are professional, passionate and intentional in their mission.</p> <p>Building Footprint:</p>	<ul style="list-style-type: none"> • reduced green space • height • noise • parking

<p>I noticed from your information website that the footprint of the building was expanded in the Fall of 2018. I'm wondering what precipitated this action. The base footprint is very close to the property boundaries; well beyond the norm. I appreciate the effort to place green space in the form of a garden between the building and the detached homes on Bellview St. However, there is not enough room for a sizable living barrier to grow in place, and the mature trees pictured in the renderings by the Applicants are actually on the Bellview properties, and are pre-existing. It is the appearance of an effort, but one that I think could be improved with 2 more feet of depth.</p> <p>Building Height: The existing building heights on North Shore Blvd are 12 storeys or less. It is specious reasoning to suggest that the existence of higher buildings elsewhere justifies a higher build is here. You cannot see these higher buildings from the closest intersections to the proposed development. The proposed 17 storeys is excessively high and when questioned the Applicants could not say why they wanted the extra height, just that they felt it was justified by the previous argument. The planner's argument that the building will serve as a gateway building for the downtown is also flawed. The building is not in the designated downtown zoning and can serve as a landmark simply with its proximity to the highway. The added height increases the density of the building which will increase the movement of goods and services in and out of the building. It will also increase the mechanical requirement which could effect the noise production and add further height. The current height of the existing buildings is 3.5 storeys. 12 storeys would be a measured approach to intensification, respecting the surrounding area while providing opportunities for business.</p> <p>Noise: I read the Noise Feasibility Study and Addendum. It was interesting to note that the proposed building will not meet maximum noise recommendations for a portion of their suites due to the proximity to the highway. The demographic of the residents might lead you to the assumption that residents will be hard of hearing. However, hearing aids would just amplify the effect. During the meeting I inquired about reflected highway noise. There is quite a bit of existing noise from the QEW between the North Shore Blvd and Fairview St. exits. As the noise travels overland it will hit the proposed site and be reflected, potentially intensifying the current noise levels experienced on Bellview St. I was told it was in the study, yet I couldn't find it. Perhaps you can point me to the pages that address this issue?</p> <p>Parking: I have concerns with the parking plans as I think they have underestimated the need for employee parking. Asserting that only Managers will have a car and that most of their other employees will use</p>

public transit is a hope and a wish but not a plan. The recommendation of their traffic consultant to use the timed lights system to help with grid lock was almost amusing. To my knowledge Burlington does not have a timed light management system in place as it is cost prohibitive. There definitely is more work needed here.

Community Impact:

As previously mentioned I fully support the intended use of this facility. Three tiers of care in one facility will provide a valuable service for families with varying care needs. However, in speaking with the CEO after the meeting, the cost of residing in this facility was revealed to be much higher than what was indicated by his employee during the meeting. In fact, this is an elite facility that will serve the top 0.1% of society and won't be a practical option for those who currently reside in our neighborhood. At the same time I recognize that this is not the facility to address affordable aging options.

So I'm left wondering what the City of Burlington will gain with compromising our OP (old or new), asking for compromise by its citizens, and compromising our environment and aesthetic.

As clearly explained by the Applicants' representatives, this is a full service facility. Once there, residents will have no need to venture into the community. They will not be bringing a significant new source of consumer dollars to our local businesses. Furthermore, the implication of 180 new jobs as a service to the community was refuted when, in the same meeting, they said they didn't think most of their employees could afford cars. In fact, the majority of these jobs will not pay enough for the job holders to reside in Burlington. They will most likely come from Hamilton, which offers more affordable living. Additionally, the goods the facility will use, such as food, will not need to be sourced locally, and will most likely be trucked in from corporate suppliers.

So again, what is in it for Burlington?? I'm sure the new facility will pay their share of property taxes. Will the taxes be significantly higher with a 17 storey building compared to a 12 storey building? Are the Applicants proposing purchasing the City a timed light system? Other than an attractive building on a corner of half used land, how is Burlington benefiting by accommodating the proposed plan?

I appreciate your time and attention to my concerns. I am cautiously optimistic that a compromise can be reached between community members and the Applicants. They have proven to be thoughtful and willing to work with neighbours to reach a satisfactory plan.

If you would like to discuss my concerns further please don't hesitate to contact me.

	<p>Sincerely,</p> <p>Lisa Ashenhurst 1171 Bellview St.</p>	
4 1	<p>From: Art Hilson Sent: Wednesday, January 16, 2019 9:07 PM To: Stern, Lisa Subject: Comments on the application for site address 1157-1171 North Shore Blvd. East, Burlington, Ontario.</p> <p>January 16, 2019</p> <p>Dear Ms. Stern,</p> <p>My wife and I thank you in advance for the opportunity to submit comments on the application for site address 1157-1171 North Shore Blvd. East, Burlington, Ontario. We are writing as residents at 24-1171 North Shore Blvd. E and we are in favor of this redevelopment proposal. My wife and I have lived at Brant Park Co-Op for over 10 years and have truly enjoyed our time here but have always believed this property is excessively large and that the buildings are close to the end of their useful life cycle. So when the opportunity came to sell at close to fair market value we along with most of the other owners agreed it was probably the right time to sell. We were also very impressed with the willingness of the purchaser to work with everyone to make this a good experience. My wife and I originally were not going to send a comment but when we talked about what best serves the public interest of Burlington with respect to the future use of this property we felt compelled to write. We personally believe the proposal for 475 units of continuum of care housing for seniors is clearly an area of need in Burlington and a much better use of this land than it's current use or other potential uses. We also like the idea that hundreds of new jobs will be added in our community from this redevelopment that will also benefit our community far into the future.</p> <p>Sincerely,</p> <p>Art and Aimee Hilson 24-1171 North Shore Blvd. E. Burlington, ON. L7S 1C3</p>	Support
	<p>From: Tim Snider Sent: Wednesday, January 16, 2019 7:20 PM To: Stern, Lisa Subject: Brant Park Co-op</p> <p>Dear Lisa Stern,</p>	Support

	<p>I saw the sign at Brant Park Co-op asking for public feedback on a proposed development. Those buildings are old and outdated; this is a good opportunity for an update. That property is the first thing people see when they come over the Skyway, and Burlington has an opportunity to create something more modern and sophisticated as a “first-look” at our City. This is an opportunity to do something good with development. A senior’s centre across from the hospital is a no-brainer, rather than another 30-storey condo building that will cause more trouble than good in the Burlington community.</p> <p>Sincerely,</p> <p>Tim Snider</p>	
<p>4 2</p>	<p>From: Samantha Cooper Sent: Wednesday, January 16, 2019 3:47 PM To: Stern, Lisa Subject: ATTN: Lisa Stern</p> <p>ATTN: Lisa Stern,</p> <p>This is in reference to the proposed development at 1157 North Shore Blvd. I live on Elgin Street in downtown Burlington. The City has asked for public feedback regarding a proposed development at 1157 North Shore Blvd E. I think this is one of the best development ideas the city has seen. Instead of another 20-storey condo building, which we definitely don’t need, this development will meet the needs of Burlington’s aging population. The proximity to the hospital makes perfect sense, while it’s far enough removed from downtown that it shouldn’t add to our existing parking/traffic issues the same way a condo development would. It would be hard to understand how the City can approve 20-30 storey residential buildings in our downtown, but would reject the development of a facility that we desperately need (according to many of our potential City Councillors from the last election who mentioned the need for more senior care facilities).</p> <p>Thank you for your consideration,</p> <p>-Sam Cooper</p>	<p>Support</p>
<p>4 3</p>	<p>-----Original Message----- From: Ann Bosco Sent: Wednesday, January 16, 2019 3:03 PM To: Stern, Lisa Subject: File 505-05/18 & 520-07/18</p> <p>Attn. Lisa Stern Senior Planner, Dept of City Building</p> <p>Site address - Ward 1 1157 -1171 North Shore Blvd. E. PROPOSAL : SPRUCE PARTNERS INC & AMICO PROPERTIES INC. Senior’s living campus with buildings heights to 17 stories- 475 suites - varying heights</p>	<ul style="list-style-type: none"> • height • Density • Parking

	<p>220 total underground parking spaces - 145 staff/ visitors - 75 resident</p> <p>I cannot express enough our objection to this current plan, the 17 story building is uncalled for and 475 suites in this area is unreasonable, completely out of zinc with the other residential buildings in the area.</p> <p>We already have a problem , in Burlington, with over-building of areas and properties, Lakeshore Rd IS ALREADY USED TO CAPACITY WITH THE HOME WORK TRAFFIC , S. S. PARK , where numerous events are held, NEW CONDO DEVELOPMENT DOWNTOWN , AND THE HOSPITAL ACROSS THE ROAD , WE HAVE CONSTANT TRAFFIC JAMS IN THIS AREA AND THIS SIZE DEVELOPMENT WILL ONLY INCREASE THEM, PLUS WITH EXIT TO NIAGARA QEW AND TO QEW TO 403 & QEW TORO. Right on their doorstep , THIS WILL TURN into a worse bottleneck than the one we already have at the split of 403 & QEW NIAGARA.</p> <p>The parking spaces on property for this size proposal also concerns us, in our opinion not enough spaces allotted ,thus causing additional problems.</p> <p>We certainly hope that this plan is given more thought and insight , we will continue to follow and be interested in the outcome , trusting that the taxpayers and residents of Burlington are kept in mind.</p> <p>Yours truly, Jim /Ann Bosco Sent from my iPad</p>	
<p>4 4</p>	<p>From: Matthew Harris Sent: Wednesday, January 16, 2019 11:21 AM To: Stern, Lisa Cc: Galbraith, Kelvin Subject: 1157 North Shore Blvd E - Amica Facility Development</p> <p>Lisa Stern Kelvin Galbraith,</p> <p>I live at 1157 North Shore Blvd E. I attended the public meeting on January 9th and lots of questions were asked (almost all of them were good). It seemed to me that the team working on this development handled these questions and concerns professionally and provided a lot of great information.</p> <p>We've heard of how few facilities Burlington has for seniors. This is a great opportunity to accommodate the seniors' community. The majority of my neighbours at Brant Park Co-op are seniors themselves and voted in favour of this development.</p>	<ul style="list-style-type: none"> • Support

	<p>I love living at Brant Park Co-op but the sad truth is that the buildings are old and we see problems more and more frequently. The offer from Amica/Spruce Partners was attractive to us because of <i>what</i> they want to build. The idea of a senior care facility built at this location was a huge factor in our decision to consider selling our home and we are optimistic that the City approves this development.</p> <p>I've lived at Brant Park Co-op for 13 years. I have history here, my grandmother used to live here, I met my wife here (when she moved in nextdoor). My wife and I love Burlington and will most definitely be buying a house here as we prepare to start a family. As sad as it is for me to move on I can't possibly think of a better time for change. What could make more sense than a senior care centre across from the hospital? In 30 years or so who knows, my wife and I could end up back here at the Amica facility!</p> <p>Honestly, I know I'm not alone in recognizing the significance this development has for the Burlington community. I urge City Council to do whatever is necessary to see this through.</p> <p>Thank you for your consideration.</p> <p>Matt Harris</p>	
<p>4 5</p>	<p>Lisa Stern and Kelvin Galbraith:</p> <p>Please consider the following comments from my wife and I respecting the project being proposed for 1159 Northshore Blvd. East. Burlington, Ontario.</p> <p>My mother and father previously resided at the Brant Coop. When she became unable to live in her home but was not incapacitated to the extent that she needed to move into a Nursing Home, my wife and I searched out alternative seniors living facilities. We found that given the numbers of seniors living in Burlington there were insufficient units to facilitate the demand. Creation of a new facility in a well situated location would be a positive development.</p> <p>As my mother's condition began to deteriorate, but not to the extent of needing constant care, there were few facilities available to accommodate progressively debilitated persons within the same facility. That is a necessity for elderly persons who react poorly to moving out of familiar surroundings.</p> <p>My wife and I are retired and are considering moving to a retirement lifestyle community, hopefully in Burlington. The proposed facility appears to offer many of the options we would consider essential; in</p>	<ul style="list-style-type: none"> • Support

<p>particular, its location close to the highway, hospital, downtown area, walking trails and lakeside parks etc.</p> <p>Having previous knowledge of the location, given my mother and father lived there, I am aware that the buildings currently on the property are older and given to the need for substantial repairs. Further, they sit on a large lot that is currently underutilized for the higher density housing that constitutes the streetscape all the way along Lakeshore Blvd beginning at the highway and ending somewhere between Brant Street and Guelph Line.</p> <p>I would also suggest that based on my knowledge of the Co-op, the taxes currently being paid to the City of Burlington are significantly lower than would be paid by the proposed project, once complete. Higher taxes for the area of coverage currently being unused would greatly benefit the city tax base.</p> <p>In closing, although we are not oblivious to the concerns which the neighbours behind the project will voice, approval will benefit the greatest number of Burlington Residents while impacting relatively few individuals by comparison with the benefits.</p> <p>I look forward to a progressive decision on the part of the City in approving the project.</p> <p>Respectfully,</p> <p>Philip and April Harris 45 Royaledge Way Waterdown, Ontario, L8B 0H4</p>	
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1208 BELLVIEW ST
 BURLINGTON

ATTN LISA STERN, SENIOR PLANNER,

GOOD DAY,

I AM WRITING TO YOU TO LET YOU KNOW THAT I AM NOT IN FAVOUR OF THE PROPOSED DEVELOPMENT OF THE PROPERTY LOCATED AT 1157-1171 NORTH SHORE BLVD. E.

I LIVE IN THE AREA AND WOULD LIKE SOME FEED BACK ABOUT THE AMOUNT OF TRAFFIC THAT WOULD INCREASE IN THE AREA.

AT THE MOMENT, BETWEEN THE HOURS OF 3:30pm AND 6:30pm ITS A LOG JAM OF TRAFFIC. ALSO IN THE MORNING THE SAME, 475 SUITES AND 180 STAFF SEND A GREAT AMOUNT OF TRAFFIC. I LIVE IN BELLVIEW ST AND CANNOT GET OUT OF THE STREET. AT THAT TIMES, ALSO WITH THE HOSPITAL, OPP, HWY, BRIDGE AS WELL. ITS NOT A GOOD IDEA.

Thank you  P. G. ARZUFF.

Monday, January 14, 2019

RECEIVED

JAN 16 2019

Burlington
L.P.D. Department

The proposal for 1157 Northshore Blvd as outlined in the draft zoning By-Law Amendment is:

- 1) Too close to the north property line.
- 2) Too high.
- 3) Too dense.

This is not development. This is **Over Development** of this site!

With the proposed windows and terraces planned for 7.5 m from the north property line and with the massive continuous building, with no breaks in the structure, this proposal is visually and physically intrusive.

The proposal provides a 14 m walkway along its western border where ^{there} are no neighbours but only provides a 7.5m distance from the property line to the existing neighbourhood to the North.

This reduced area in the north, with its proposed terraces affects our privacy and makes our backyards nothing more than "fish bowls".

Our neighbours to the east have at least 30m between their property line and the lower buildings, which only adds to the feelings of intrusion.

The height and mass of their proposal affects our sunlight, air flow and the enjoyment of our homes, properties and our community.

Signed,

The following home owners of Bellview Street, Burlington.

Name	Address
Cathy Berry	1178 Bellview St.
Kevin + Terri Mahone	1153 Bellview St L7S1C6
Stephen + Denise Warner	1180 Bellview St .
<i>[Signature]</i>	
<i>[Signature]</i>	1164 Bellview St L.Kay
Fat + Jane McCarney	1187 Bellview St. L7S1C6
Ralph + Gail Kield	1170 Bellview St.
Lise Ashenhurst	1171 Bellview St.

Wendy Turner 1161 Bellview St L791C6
• Sara Kelly 1160 Bellview St.
• Jake & James Guthrie 1188 Bellview Street.
A.P. Chambers & Jennifer Song 1214 Bellview Street L791C7
AN NGA - 1174 Bellview St Ave L791C7