

Name, Address & Date	Comment
<p>Adam Kennedy</p> <p>322 Pepper Drive, Burlington</p> <p>May 17, 2018</p>	<p>Greetings,</p> <p>I am writing you regarding the application for development at 2421 and 2431 New Street. I live nearby (322 Pepper) and was unable to attend the public meeting 5/16 to get more information or provide feedback.</p> <ul style="list-style-type: none"> • This appears to be over-densification at a site / neighbourhood not requiring it. It doesn't appear this property is listed for anything site / area specific in the updated Official Plan. What is the justification to allow a zoning change? • The building heights will dwarf (more than double) the surrounding buildings (detached homes to the north, commercial retail to the east and mid-rise to the west and immediate south). The excess height appears unnecessary with minimal benefit. • The planning justification report states that New Street is a four-lane road. This is correct <i>immediately</i> in front of this property. Approximately 100m to the West this switches to two lanes. I don't feel the Transit and Transportation context and description are accurately portrayed in the report. The impact to traffic is significantly understated in this report. • City Staff seem to be turning a blind eye to traffic impacts for development (there seems to be an over optimistic goal of non-passenger car usage). I can't see how New Street can accommodate the extra traffic from this development (PLUS all the further developments planned on New / James / elsewhere downtown). • How will traffic exiting the site heading east (or eventually north) be accommodated? I don't think this location could accommodate a stop light to maintain traffic flow (especially during afternoon rush). • Given part of this site is supposed to be for retirement living, how will pedestrians crossing New Street be accommodated? The closest crossings are at Seneca and Guelph Line. • I feel that the city is losing a commercial site that doesn't need to be lost. Future employment opportunities are lost from changing this site over to 100% residential. Clearly the site needs redevelopment. But there are numerous examples of commercial / retail sites successfully getting a facelift in the city (Appleby Mall,

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	<p>2501 Guelph Ln) . At a minimum the site should consider ground floor retail / commercial.</p> <ul style="list-style-type: none"> • Regarding lost employment, this of course makes the traffic situation outlined above worse. Adding more residents in combination with losing local employment means more traffic. • Regarding parking, the planning justification report asks for permission to provide less parking than required in the zoning bylaw. They seem to justify the request with a study by IBI regarding over-capacity citywide. This location isn't a prime multi-modal site. It is not adjacent to a "mobility hub", nor near a walkable commercial center. There is minimal offsite parking available in a nearby lot or on street. The exemption for less parking spaces shouldn't be considered. • As someone living with a family in the neighbourhood I feel we are losing a space to us to "go". If we want to do something as a family the closest locations (non-greenspace) are downtown, Burlington Mall area, or the Appleby / New St commercial area. The Guelph Ln / New St area has very limited retail / commercial location places for the community to gather or go. Not only does this development not enhance the community, it makes it worse (by eliminating the former Easterbrook's site). The enhancement of the community must be considered with any proposal for developing this site. • On a very personal note, I find the design unattractive. This is of course is just a personal opinion, not helpful or constructive feedback. <p>Thanks for your time and consideration of my feedback. If you have any follow up questions feel free to contact me.</p> <p>Cheers.</p> <p>Adam Kennedy</p>
<p>Anthony Simmons</p> <p>477 Beverley Drive,</p>	<p>I would like to inform you that the application to change the Zoning and Official Plan designation for the property located at 2421 and 2431 new street be refused because of the following reasons.</p> <p>1. Additional noise</p>

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Burlington May 19, 2019	<ol style="list-style-type: none"> 2. Increased traffic 3. Beverley Drive used as a parking lot already from nearby Apartments, and their visitors, these units would only add to the problem. 4. Loss of privacy to surrounding home owners, with eleven storey buildings 5. Most of all the devaluating of surrounding residential properties. <p> May 19th 2018, Anthony Simmons 477 Beverley Drive Burlington, Ont. L7R 3G7 ■■■-■■■-■■■ </p> <p style="text-align: center;"> Yours truly, Anthony Simmons. </p>
John Lee 2421 New Street Unit 9 & 10 May 23, 2018	<p> Dear Suzanne Mcinnes, Good morning Madam, Thank you for your efforts for making best our community. I am John Lee as manager of Guelph Line and New street Laundromat and R.TCM Practitioner as John's Acupuncture Clinic at 2421 New Street Unit 9 & 10. this store is located in Development proposal plaza. I have some problem with landlord (Developer, TRG(New-Guelph)Inc.) I already explained at Neighborhood Meeting for this development project on 16 May 2018. I would like to explain and submit more detail. Landlord bought property of 2421 new street on Sep 2017. and they submitted Development proposal to city hall this February 2018 with 2421, 2431 New street.(included this plaza) but I have right keep going on my business till 2028 with 2 times lease renewal options in my lease by law. and I already exercised first lease renewal extend option .my lease is no demolition clause, no relocation clause, no landlord changed expired and no any problem. I already told to previous landlord that I will and want to keep going on my business till 2028 in here also I exercised lease renewal option at Sep 2016 to Previous Landlord. </p>

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	<p>but he sold this plaza on sep 2017 therefore I written and noticed my "tenant estoppel certificate" with "I already exercised lease renewal option to Previous landlord " for new landlord.</p> <p>and also I told directly new landlord who came in my Laundromat to get tenant estoppel certificate on Aug 2017 that " I have 2 times lease renewal option and already exercised lease renewal option " He told me "this project take long times".</p> <p>I sent again lease renewal extend notice by registered mail and e-mail to New Landlord again on 3 November 2017 and frequency I sent e-mail "I want to renewal my lease"</p> <p>but they started lease renewal extend lease process Feb 2018 and They request huge increased rent fee. I accepted. and I gave a my offer." if you would like to insert demolition clause in my lease you have to enough compensation "</p> <p>but they are trying to expire to my lease right from 25 April 2018 but they have no right by law.</p> <p>I gave many effort for my business and my neighbors like my laundromat and Acupuncture clinic.</p> <p>I hope so Please check google website " burlington laundromat" then you can find "Guelph Line and New street Laundromat" google reviews..</p> <p>I want only one I would like to keep going on my business with my Neighbors .</p> <p>I am opposed this development project.</p> <p>I think that this project started with wrong.</p> <p>I attended at Neighborhood Meeting for this development project on 16 May 2018.</p> <p>at that time I announced my situation to attended neighbors and City staff.</p> <p>Thank you for reading my situation again,</p> <p>And If would like to want I can submit all evidence information.</p> <p>Thank you very much.</p> <p>Have a great day.</p> <p>John Lee R.TCMP & R.Ac and Manager of Guelph Line and New street Laundromat.</p> <p>2421 New Street Unit 9 & 10,</p> <p>████████████████████, ██████████ ██████████ ██████████</p>
Ron Porter	Lisa ,

Name, Address & Date	Comment
<p>397 Blythewood Rd, Burlington</p> <p>May 24, 2018</p>	<p>Why do developers always want to push their developments right to the edge of arterial roads contrary to City Planning REQUIREMENTS & then expect you'll agree with them & approve their amendment requests.</p> <p>Pushing developments to the edge of lot boundaries DOES NOT SUPPORT THE CITY'S OFFICIAL PLAN & open spaces for pedestrians etc. I strongly DO NOT SUPPORT the developers request for a Minimum Front Yard of a minuscule 3 meters vs the City Planning Department REQUIREMENT of 7.5m for Each Storey above 6 storeys to a maximum of 15m. In this case the City would require 15m MINIMUM Front Yard. The developer is asking for 1/5th of THAT.</p> <p>I strongly SUPPORT you Holding Firm to the Minimum 15m requirement (just like the setbacks at Tansley Woods) AND REQUIRING SIGNIFICANTLY INCREASED STREETSCAPING including Places for the Retirement & Condo residents to gather. If we want to create a Walking Friendly City , the Planning Department has to " Walk The Talk " & HOLD FIRM on Setback Requirements AND Streetscaping Requirements (like the Elgin Promenade design) to make our city pedestrian friendly.</p> <p>I look forward to you Holding Firm on the Minimum Front Yard Requirements as designated in zoning bylaws & negotiating additional people friendly gathering streetscaping. A great opportunity to turn this desolate stretch of unfriendly road into something GREAT.</p> <p>Regards</p> <p>Ron Porter</p> <p><<<Images>>></p>

Name, Address & Date	Comment
<p>Joanna Nixon 4-2422 New Street, Burlington May 28, 2018</p>	<p>Dear Ms. McInnes, Please find attached a letter expressing my concerns and objections regarding the above. Thank you. Joanna Nixon <<<Attachment>>> Dear Ms. McInnes, <u>Re: Planning Application - 2421 and 2431 New Street, Fire No. 505-02/18 & 520-02/18</u> I strongly object to the above proposal as presented, for the following reasons.</p>

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	<p>1. The proposed buildings design is extremely ugly, particularly the uneven elevations. It looks like a cartoon drawing. There is nothing redeeming about it and I think it will be a laughing stock. The futuristic and far-out design is more suited to Las Vegas than this conservative area of Burlington.</p> <p>2. The buildings are too close to the sidewalk. This will make the area feel claustrophobic. The existing highrises, Rosemont Apartments, on the opposite side of New Street are set well back from the road. The new TRG highrise at Brant and Fairview is also set well back from the road.</p> <p>3. The buildings are too big for the property. They need to be scaled down in height and depth. The developer is greedily trying to cram the maximum number of apartments onto this moderate sized lot to maximize profits. I think a more traditional building of not more than 8 storeys and set back at least 10 feet from the sidewalk is appropriate.</p> <p>4. There is not enough guest parking. Ten parking spots, (four of them handicapped spots) are not nearly enough for 360 apartments. There is no public parking in this neighbourhood, except for Roseland Plaza, which is nearly always busy. If apartment guests start using this lot to park, the plaza will have to tow them out, like they do in the Brant Street plaza.</p> <p>5. An apartment complex of this many units will increase traffic congestion in this area. The developer's study suggests that people will bike or take public transportation. This will not happen. People in Burlington drive their cars. The traffic at New Street and Guelph Line is already congested due to the merge into one lane in both directions at Beverely Street, and in rush hour I wait for two or three traffic lights to get across Guelph Line at New Street.</p> <p>6. I would prefer that this property not be re-zoned high density residential, that is high-rises. Townhouses would be more suitable, or leave it commercial.</p> <p>Further, I understand the Roseland Bowl and McDonagh Real Estate have been sold and are zoned high-density residential. If a high-rise goes up there as well, the housing and traffic congestion are going to be a nightmare.</p>

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	<p>Thank you for the opportunity to express my concerns.</p> <p>Yours truly,</p> <p>Joanna Nixon</p> <p>P.S. I was unable to attend the Neighbourhood Meeting on May 16 due to illness, much to my disappointment.</p>
<p>Perry Miso</p> <p>June 10, 2018</p>	<p>Hello Lisa, not sure if its too late to comment on this rezoning application for 2421 New Street. I live next door at 2411 New Street and overlook the property from my 6th floor unit. My most serious concern is the traffic issue, as New Street is grid-locked Monday to Friday between the hours of 4pm to 7pm. This is worst during inclement weather. Having hundreds of new residents and their vehicles will only creat more congestion. My other concern is the further loss of goods and services in the neighbourhood. Kind regards. Perry.</p>
<p>Dino & Janice Mozzon</p> <p>519 Beverley St.,Burlington</p> <p>September 4, 2018</p>	<p>My wife and I live on Beverley St which is just west of the planning application for 2421/2431 New Street project proposal.</p> <p>We are out of province during the September 11, 2018 public meeting and can not attend.</p> <p>However on a preliminary review of the documents submitted and available on the Burlington City website, we submit the following initial comments:</p> <ol style="list-style-type: none"> 1. the proposed twin buildings application is an over intensification of a small area site. 2. this proposed project will further reduce the limited, but well attended, small commercial/retail operations in the Guelph Line/New Street hub thereby reducing the walkability of the neighborhood and increasing the reliance on vehicles. 3. the streetscape of New street will be adversely affected by the height of the buildings and their closeness to the sidewalk. The buildings will have a setback of 18.8 meters on the north side; however the setback on the New Street side appears to be only a few feet. The 11 storey buildings will loom over the sidewalk users. 4. off site parking, in particular on Beverley Street, will increase noticeably since there is a deficiency of parking spaces provided in the application. Even though vehicle ownership may be lower for seniors

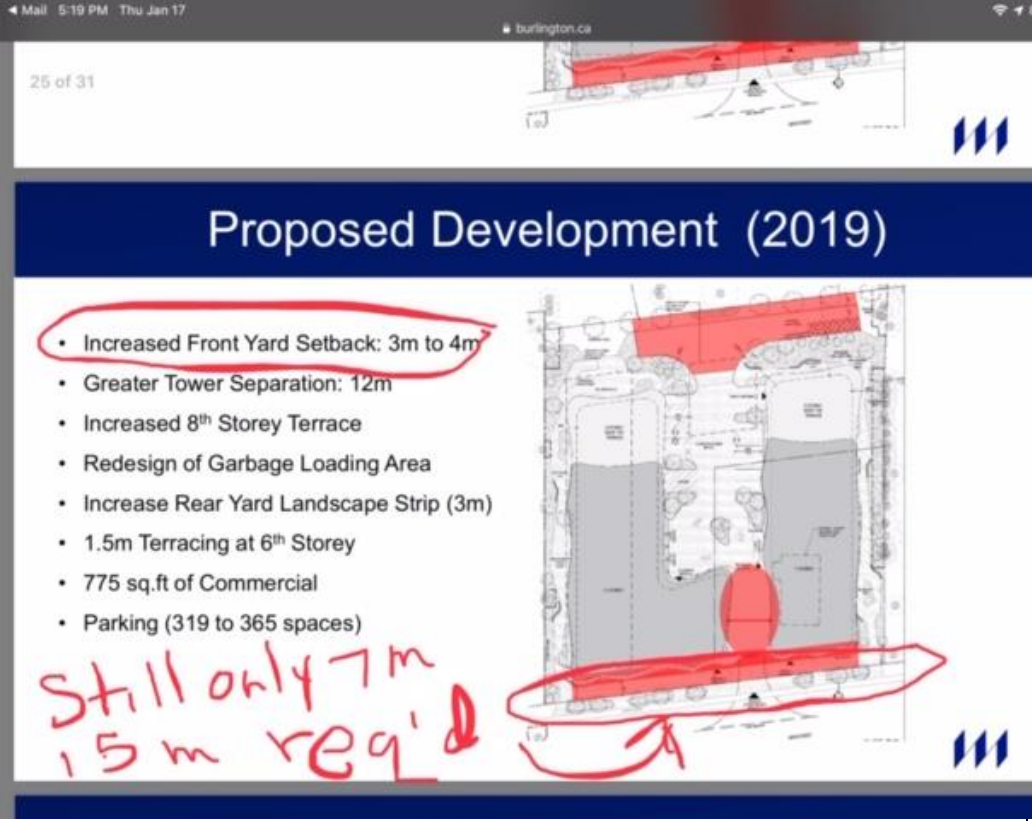
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	<p>retirement home occupants, there will be more daily use traffic by service/caregiver services and family members. Beverley will be the first residential street that will take the overflow vehicles on a daily basis.</p> <p>5. it is difficult enough now to get on to New Street on either direction during rush hour, both morning and evening. So this large complex will add to the congestion. Furthermore there may be increased traffic on Beverley Street with visitors to the complex choosing to park on our street for convenient access to Guelph Line.</p> <p>Additional comments may provided in the next few weeks, after more review of the submitted documents.</p>
<p>Glenn McFarlane Lisa Phillips Riese McFarlane Tehya McFarlane Harold Phillips Joan Phillips</p> <p>473 Beverley Drive, Burlington</p> <p>September 13, 2018</p>	<p>To: Lisa Stern</p> <p>We are sending this email to voice our serious concerns related to the application to rezone 2421 and 2431 New Street for the development of high rise condominiums / retirement residences.</p> <p>Our main concers are:</p> <p>1) Traffic along New Street is already heavy, especially during rush hour times. It can take minutes to try and make a left turn onto New Street from Beverley Drive at busier times. Adding additional residences will result in more traffic which the area already can't handle.</p> <p>2) Despite the fact that road work / sewer work was completed on this area of New Street, three homes on our street had flooded basements last year during heavy rains. We have concerns about the additional load on our sewer system in this area.</p> <p>3) One of the attractions that make Burlington a great place to live is that is has that small city feel. The fact that large buildings in the downtown core and other areas have already, or are starting to go up is a factor that detracts from this. NO MORE HIGH RISE BULIDINGS in Burlington please.</p> <p>We want our objections noted and on file!</p> <p>We will be excising our voting rights to support mayors / city councillors who also share these concerns.</p> <p>Thank you. Glenn McFarlane Lisa Phillips</p>

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	<p>Riese McFarlane Tehya McFarlane Harold Phillips Joan Phillips</p>
<p>John Lee 2421 New Street Unit 9&10 January 10, 2019</p>	<p>Subject: Opposition to Planning Application 2421 & 2431 New Street. (File No: 505-02/18 & 520-02/18)</p> <p>Dear committee members.</p> <p>I am John Lee as manager of Guelph Line & New Street coin Laundry and Traditional Chinese Medicine Practitioner of john's acupuncture & oriental medicine Clinic.</p> <p>Our store is located in this project plaza it is 2421 New Street Unit 9 &10.</p> <p>I am opposed to this development project.</p> <p>I bought Laundromat business from previous Landlord who sold this plaza to current landlord(TRG(new-guelph)). I started my business from May 2013.</p> <p>I have a right to keep my business going till May 2028 at this store.</p> <p>There is no demolition clause, no relocation clause and no any problem clause to continue my business in my lease by law.</p> <p>I tried to make good business with my neighbors and community.</p> <p>I believe that property development go for neighbors and people, Community.</p> <p>I worry about if this development is approved and landlord attempt to develop this plaza but I have to continue and protect my business therefore I think that it will make big issue.</p> <p>Landlord submitted this planning application to city hall without any talking to us to solve this issue.</p> <p>Besides landlord attempted to expire my lease but it is wrong because landlord have no right to expire my lease by law.</p>

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	<p>I would like to want justice. I want to continue my business during periods in my legal rights.</p> <p>I worry about after this situation.</p> <p>But I do not down injustice although I have no enough money in order to protect my business and rights.</p> <p>I will fight in the name of the father with my family, my neighbors & Community, and Justice.</p> <p>If tenant have a right to keep his business going and told to city hall, he want to continue his business during his right periods. I hope so City hall will be on the side weak and right person.</p> <p>Also I am absolutely opposed to this development project.</p> <p>Thank you for listening. Thank you.</p> <ul style="list-style-type: none"> - Name: John Lee (yong won Lee) - Address : 2421 New Street, unit 9&10 ,Burlington, ON, L7R 1K1
<p>Ron Porter</p> <p>397 Blythewood Rd., Burlington</p> <p>January 17, 2019</p>	<p>Planner Vraets,</p> <p>Notwithstanding the developers amending their proposal adding 3 to 4 metres of additional building setback on New St that will still only be a total setback from New St of 6 to 7 metres (their original proposal was for a 3 metre setback). The City's Minimum setback requirement for this 11 storey building on this property is 15 metres.</p> <p>I do not support the developers amended New St setback of 6 to 7 meters. It is totally inadequate to support & achieve the City's Vision Of Friendly, Welcoming Public Spaces. The City's Vision for a Pedestrian Friendly & Welcoming City & development will NEVER be achieved if the Planning Departments buckles to every developers proposal for significantly reduced street setbacks for their building projects. You only need to look at the Carriage Gate development at Caroline , Martha & John to see a fine example of a Planning Department approved & I assume recommended to the Council of the time of a " Built Right to the Sidewalks Project " . As the Bridgewater development nears completion it too looks like it will be a built " Right to the Sidewalk " building & even worse has no building podium setbacks 3 to 4 floors</p>

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	<p>up so the Bridgewater will ultimately be a “ 23 Story Wall “ on Lakeshore Rd. Very Sad.</p> <p>My recommendation for the TRG New St Development :</p> <ul style="list-style-type: none"> - Hold Firm on the Minimum 15 Story setback from New St - Require TRG to build some public friendly spaces out front where Senior & rental residents can relax I.e. benches, meandering brick walkway, nice shade trees, bushes , plantings etc. - I’m not sure if there is a bus stop proposed for in front of the building. It would make sense with the seniors and rental resident density. The landscaping & public relax spaces could be incorporated with the bus stop location. Much more welcoming for bus transit users. - A compromise on setback to 11 or 12 meters could be considered if there were additional podium setbacks on the building from the 4th level up. <p>The wholesale change of Burlington’s Mayor & Council Members during last October’s Election was a very strong statement by Burlington’s taxpayers that they were very tired of Burlington elected officials who do not listen to its citizens on developments & pay lip service to their own stated City Vision.</p> <p>The new Mayor & Council Members require a Planning Department that is in synch with the City & it’s Citizens Development visions. The Planning Department needs to be strong & Hold firm on minimum building development requirements for :</p> <ul style="list-style-type: none"> - Street setbacks - Podium & Angled setbacks - Minimum Parking spaces of 1.25 spaces per Condo / apartment unit. There should be ZERO tolerance from developers on this requirement & that should be made clear to ALL developers now. Starting with ADI, Molinaro’s & Carriage Gate who are major Burlington land assemblers & developers. - Planning Department & City Government should make it clear to developers that their development proposals will receive much quicker & more favourable outcomes if they meet or better yet exceed the city’s minimum setback, podium, parking, landscaping , public spaces requirements. - Developers should also be encouraged to provide proposals that demonstrate a commitment in public spaces & landscape design that

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	<p>meets or exceeds a pedestrian friendly, welcoming public space & gathering , resting space.</p> <p>All the best with moving forward & delivering the balanced developments that achieve the vision that Burlington City Government has provided to its citizens but previously has failed to deliver on.</p> <p>Best Regards</p> <p>Ron Porter 397 Blythewood Rd Ward 4 [REDACTED]-[REDACTED]-[REDACTED]</p> <p>Applicants Statutory Meeting Presentation Slides :</p> <p><<<Images>>></p> <div data-bbox="412 926 1425 1732" style="border: 1px solid black; height: 384px; width: 624px;"></div>

Name, Address & Date	Comment
	 <p>25 of 31</p> <p>Proposed Development (2019)</p> <ul style="list-style-type: none"> • Increased Front Yard Setback: 3m to 4m • Greater Tower Separation: 12m • Increased 8th Storey Terrace • Redesign of Garbage Loading Area • Increase Rear Yard Landscape Strip (3m) • 1.5m Terracing at 6th Storey • 775 sq.ft of Commercial • Parking (319 to 365 spaces) <p>Still only 7m 15m req'd</p>
<p>Adam Kennedy</p> <p>322 Pepper Drive, Burlington</p> <p>January 22, 2019</p>	<p>Greetings,</p> <p>I was unable to attend the 1/15 meeting regarding this site, but had time to review the presentations and subsequent questioning. I would still like to again emphasize my continued concerns regarding the proposed development on the site and my opinion that the site specific benefits don't seem to warrant the site specific by-law exemptions being requested by the developer. I would ask city staff to push for a better solution that meets the needs of the local residents.</p> <ul style="list-style-type: none"> • The proposed building heights still dwarf (more than double) the surrounding buildings (detached homes to the north, commercial retail to the east and mid-rise to the west and immediate south). The excess height appears unnecessary with minimal benefit. No changes have been made to improve the building heights on the north side. On the southside, the additional 1m setback at street level, and the additional 1m mid-building setback, is minimal and insufficient improvement.

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	<ul style="list-style-type: none"> • I have great concerns with the developer deeming the site "urban" with regards to the street setback. It is probably a stretch given the current street characteristics. If it fits with some "future" city plan, then this plan hasn't been shared with the public. • The impact to traffic on New Street and Guelph Line was acknowledged by the developer without a solution during their 1/15 presentation. Pushing a solution to a later date is inexcusable. I would further emphasize (as I previously mentioned, and was brought to the attention during the meeting) that New Street cannot accommodate the extra traffic from this development (PLUS all the further developments planned on New / James / elsewhere downtown). There is absolutely no way for traffic to exit the site heading east (or eventually north). I don't think this location could accommodate a stop light to maintain traffic flow (especially during afternoon rush). During the meeting, traffic concerns for "cut through" were brought up. Our street (Pepper Dr.) is absolutely used for cut-through traffic during rush hour and it is especially bad during accidents or bad weather. I can only imagine this development will make our street's overuse worse. • I am quite happy the developer is willing to move forward with some commercial space, but 775 sq. ft. is no where near the amount it needs to be to prevent the permanent loss of employment and our neighbourhood feel. The city need to consider a better solution for this site. • I am also quite disappointed that city staff hasn't moved forward with a decision in the legislated time. This again puts the city in a weak position to negotiate with the developer. There needs to be more effort to prevent our city from being vulnerable to developers. I would fully support city staff provide recommendations to not approve plans when the developer isn't not fully prepared (as is the case in this application), instead of providing "friendly extensions". <p>Thank you for your time and consideration.</p> <p>Adam Kennedy</p>

Name, Address & Date	Comment
<p>Jennifer Kemp</p> <p>462 Mayzel Road, Burlington</p> <p>February 4, 2018</p>	<p>Hi Lauren;</p> <p>Re: TRG New-Guelph Line</p> <p>Can something be done about the architectural design of these buildings!? These look like a spaceship has landed. They are not in keeping with the surrounding structures, homes and downtown heritage.</p> <p>I am not in favour of this design.</p> <p>Also, as a local pedestrian requiring to access this side of the sidewalks to access Guelph Line and Roseland Plaza, I certainly hope there will be no sidewalk obstruction/ restrictions.</p> <p>Regards, Jennifer Kemp</p>
<p>E. Crouch</p> <p>April 15, 2019</p>	<p>Hello Lauren,</p> <p>I feel that 11 stories is too many for New Street. And what a modern and inappropriate design for there. It won't fit into the neighbourhood at all.</p> <p>To me, downtown Burlington is the Burlington of my childhood, from Maple Avenue to Guelph Line, and north of New Street except around Brant Street. We are losing the character of the area, losing residential houses which are being replaced by monstrosities. We do not want to become like downtown Toronto. We have lost the chance to be like downtown Oakville.</p> <p>I hate to think of all the additional traffic on the road from all the proposed developments. Is nowhere safe from high rises?</p> <p>E. Crouch</p>
<p>David Cooper on behalf of The St. Clair Ave. Resident's Association</p> <p>3023 St. Clair Ave.,</p>	<p>Good morning Lauren and thank you for your prompt response.</p> <p>Our concerns relating to 2421-2431 New St. would include the following:</p> <p>Traffic volume: Gridlock along New St. as each planned development is introduced in the general area. The specific traffic study appears to only consider the impact of 2421 – 2431 in isolation.</p> <p>Environmental issues and concerns: Relating to the disruption and attempted removal of contaminated soil with the potential diversion and</p>

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<p>Burlington</p> <p>May 21, 2019</p>	<p>spread of contaminated groundwater flow in the area, similar to other site development issues surrounding the New St. and Guelph Line intersection.</p> <p>I believe that building height and appropriate graduation of the design adjacent to existing residential homes is already being addressed.</p> <p>Please advise if you have any questions.</p> <p>For consideration and with kindest regards,</p> <p>David Cooper</p> <p>Acting Chair, St. Clair Ave. Resident's Association. 3023 St. Clair Ave. Burlington ON L7N 1L4 Phone: [REDACTED] [REDACTED] [REDACTED]</p>
<p>Anita Fair</p> <p>478 Karen Dr., Burlington</p> <p>August 13, 2019</p>	<p>I have been meaning to email for some time now with a thought I have had for this development, and finally getting around to it. Hope you are still the person to contact.</p> <p>As this is a planned retirement home (partially), there will be numerous staff at this location in addition to the residents. In the planning meeting I do not recall any thoughts or studies being done towards the impact of the comings and goings of such a heavily staffed business? Where will they park? How does this impact traffic in the area (it is already hard to get onto New Street or Guelph Line in peak times) and what about the added noise of these overlooked additional people using this space? What about the impact on public transit?</p> <p>As I also share a property line with this proposed development I am additionally concerned with the height of the building, the impact of density for the location, light levels (shade on my property), lack of privacy, lack of green space for the number of residents and additional noise levels it will have on my property.</p> <p>Thanks for your consideration</p>

NEIGHBOURHOOD MEETING COMMENT SHEET

Subject:
Address: 2421 New St, Burlington
Files:

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

- ① New St (which has recently been put on a "road diet" for bike lanes) will create huge traffic problems with the 2 new structures.
- ② The design is ugly + does not suit the architectural nature of this neighbourhood. It looks like a "space station" !!!
- ③ Will the huge boxes on the ~~roofs~~ create excessive noise for the homeowners on Karen Drive?
- ④ I'm concerned re the site contamination because I ~~live~~ ^{live} just south of this proposal.
- ⑤ Burlington still has a lot of empty land - build this proposed project where there is plenty of land around & between these 2 structures.

NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Address: Files:

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

I think the design is unique + attractive + I am pleased it is 11 storeys (rather than 23+) + I also am pleased it has senior units + memory floors. I think the architects have just proven wrong the other developers who keep saying you can't design an attractive mid-height building.



Please deposit in the comment box when you leave or mail to:
City of Burlington Planning and Building
Department
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

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

Name: Lynn Crosby
Address: 396 Smith Ave.
City: Burlington
Postal Code: L7R 2V1

(Optional)
E-mail: 

Notice of Collection of Personal Information

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

NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: I am opposed to this development
Address: 2121 New Street Unit 90-10
Files:

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

I am John Lee (Yong-wan Lee) as owner of
Guelph Line & New Street Laundromat and TCM
practitioner of John's Acupuncture Clinic at 2121
New Street unit 90-10 this store is located in
development proposal plaza

" In my opinion, I am opposed to this development
because I like this place and I like my business
and I like kind our neighbours
and I have 10 year left keep going on my
business options and right till 2028 in my
lease by law with no demolition clause
and no relocation clause. I think that
this project started with wrong.

I tried many efforts for my business
during 8 years therefore I think that

Our customers very like our handroom
and acupuncture clinic

I have plan.

I would like to keep going on our
business in here with our neighbour
and customers till 2028

please consider.
thank you



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

City of Burlington Planning and Building

Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

Graph Line 2
Kecornia Landu
mt

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

Name: John Lee (Jong-won Lee)

Address: 2421 New Street Unit 9-10

City: Burlington

Postal Code: L7R 1K4

(Optional)

E-mail:



Notice of Collection of Personal Information

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

RECEIVED

JAN 16 2019

CITY OF BURLINGTON
PLANNING DEPARTMENT

Development Application (i.e. File No./Location/Report No./Developer) REBRT-PB-05-19		Date of Statutory Public Meeting JAN 15, 2019
First Name IRENE	Last Name LUNDY	
Organization (if applicable)		
Street Name and Number WARD 2		Apt.
City BURLINGTON	Province ON	Postal Code
Telephone/Cell number	E-mail	

Design of 2421 and 2431 New St. (PB-05-19)

Beauty is in the eye of the beholder.

Thankfully everyone doesn't like/dislike the same thing

Burlington is becoming a city of "boxes".

Encourage creativity and uniqueness in new development.

Consider the design of this development as "art".

over →

Traffic

Since it is a seniors' building the traffic created by the residents would be at times other than rush hour. so it would have minimal if any impact on traffic flows.



ROBINS APPLEBY
BARRISTERS + SOLICITORS

Robert S. Choi
T. 416.360.3701
E. rchoi@robapp.com
F. 416.868.0306 mtp

Delivered by: E-mail
File No.: 1800262

May 16, 2018

Suzanne McInnes, Senior Planner

Dear Suzanne McInnes, Senior Planner:

Re: Planning Application for 2421&2431 New Street
File No.: 505-02/18 & 520-02/18

Our law firm represents 2367213 Ontario Inc., the owner of two successful businesses (a coin laundry business and an acupuncture office) at 2421 New Street. Our client has instructed us to write to you to object to the approval of the planning application ("**Planning Application**") for 2421 & 2431 New Street, File #505-02/18 & 520-02/18.

Our client has a leasehold interest to operate these businesses at this location until May 2023, with a further right of renewal to extend the lease term to May 2028. Our client has invested much to grow these businesses for years, and it would be unfair for a developer to disregard our client's leasehold/business interests and attempt to effectively shut down my client's profitable ventures.

Please keep our law firm informed of any decisions that are made/to be made in respect of this planning application.

Thank you kindly for your assistance and consideration.

Best regards,

ROBINS APPLEBY LLP

Per:


Robert S. Choi

RC:vt