

Madam Mayor/ Chair, members of the committee,

Thank you for this forum where we, the residents of Burlington, can make our views known.

My name is Gary Stewart and my wife and I are owners at Village Gate Condominium HCC 160 located at 2121 Lakeshore Rd. directly across the street from this proposed building and the other one proposed to be built beside it. I am also president of our condominium association and speak on our owners' behalf as well as my own. Some other owners and board members have already made written submissions expressing their concerns about this development.

Obviously this is not the first property application that the city has dealt with that totally ignores the City's plan and building regulations. Each developer has used the Provincial intensification guidelines to justify their submission of a building two to three times the size allowed by our City's Official Plan. By the way, Burlington has already exceed, by a large margin, it's intensification target at this point, but that doesn't seem to matter so they just want to build something that has as many units as possible. This simply shows us the only driving force for the developer is profit margin, not trying to build something in the community that actually fits and contributes to the atmosphere and surrounding environment.

Aside from this, the development creates actual problems for this immediate area. If this structure is allowed then entering the area from the east on Lakeshore Rd. you come around a right curve and you will encounter a wall 250 feet plus high that splits the area and your view into two directions. It is like a very high structure built basically on an island in the middle of the street. This will just be exaggerated if two buildings are in place and



results in a terrible entrance to the downtown. The architect proudly detailed the benefits and look of the building describing how it will fit on the site, and no one can argue that it is a basic cookie-cutter modern looking building that does literally fit on the site. I always thought an architect's challenge was to have the building fit into the community/ neighbourhood. This clearly does not. There are two buildings, 5 and 7 stories, on the north side of Lakeshore opposite this new proposal, Martha's Landing and our condominium, 2121 Lakeshore Rd. With the Adi building and the proposed one jammed beside his, both at 25-27 stories on the west corner of Martha Street our existing buildings are completely surrounded by a very high wall like perimeter. This not only looks like a terribly planned area but completely blocks the views from the existing buildings.

Another issue created by this location for the building is accessibility by vehicles. I believe it is totally unsafe to have any direct access to the building from Lakeshore Rd. Access should only be from Old Lakeshore Rd. The left hand curve coming from the east after you make the right curve past the light makes it very dangerous to turn left across Lakeshore Rd. Visibility for vehicles travelling both direction around these curves is severely limited now. These exits/entrances added by this proposal make a bad situation worse, not to mention the additional traffic holdups that will occur both directions especially during heavy traffic periods. In addition to visibility it appears the setback from Lakeshore on the south side to the building is extremely narrow. With a high wall at that side vehicle visibility is even worse than it is now.

I have read most of the studies attached to this application. They cover traffic, sound, shadowing, environment and other topics and include drawings outlining the construction stage of the



property development. The construction proposal has all construction and delivery vehicles exiting and entering from Lakeshore Rd at two or three points. This is totally unacceptable if this building is approved in any manner there are stop lights at both ends of Old Lakeshore Rd. and that should be the only access for this building both for the construction stage and when finished. That was and still is the case for the development being completed just to the west.

Wind and noise. Everyone knows there is already a wind tunnel effect along Lakeshore from roughly just east of Brant past Martha Street. We experience it every day the wind is blowing and it is significant with stronger winds. This is going to be worse when Adi's building is built and these other two. The study regarding wind is another study of data and someones predictions that the wind will be at acceptable levels. When is the City going to require these studies to be done on a site specific basis? Every resident/taxpayer can walk along the sidewalks on Lakeshore Rd. in this area and can tell you the wind levels are not in an average acceptable range.

Noise is the other factor. The noise study I read admits noise is a factor. To the point that noise warning clauses be included in buyers documents, that air-conditioning units be installed in all suites, that suite windows and sliding doors have sound isolation performance glazing. It states that noise impact CANNOT be quantitatively assessed however they say the noise is EXPECTED to be insignificant as long as BEST practices in acoustical design are followed. We are expected to trust this be done in the hands of the developer. I think not. Proper noise studies need to be carried out to determine the actual noise impact on our buildings. This high building will reflect all noise from the street and it is directed directly at our building and Martha's Landing, a seniors'



residence. If this structure goes ahead the impact on our buildings by these developers should be addressed in the same manner as their noise study outlines for their building. They should be obligated to pay for properly glazed widow replacements in these two building that provide proper sound attenuation. What is required for their residents should certainly be required for ours.

It is about time the voices and opinions of residents currently living in our City are heard loudly and be given the proper level of attention and respect they deserve. These developers in most cases do not even live here and care less about the concerns of the local citizens. They build the buildings that give them the highest returns they think they can bully from local councils knowing the councils do not have the last say. The council, building and planning departments need to start just saying no and tell these builders to either build an appropriate building for the site as determined by the City or find an appropriate site for the size of building they want to build.

We hope this committee and the council can continue to work on our behalf in making the Province realize you are the ones voted by our citizens to work on our behalf in local planning issues especially.

Thank you for listening to some of the opinions and concerns of local residents and taxpayers on this issue. We appreciate the time.