

From: stephen.chen

Sent: Saturday, October 12, 2019 12:53 AM

To: Morgan, Melissa <Melissa.Morgan@burlington.ca>

Subject: Proposed development on Lakeshore and Old Lakeshore Rd

The proposed development for a 27 storey tower at 2096 and 2100 Lakeshore Rd and 2093, 2097 and 2101 Old Lakeshore Rd here in Burlington is undesirable because it continues the process of shoehorning too many people and too many high rise buildings into a limited space.

The limited space is downtown Burlington on Lakeshore East of Brant. We already have the Bridgewater under construction on the Lake, cutting off the public from the Lake. There is also another tall building on the NW corner of Pearl and Lakeshore. The Nautique just got the go ahead on the NW corner of Lakeshore and Martha. Another 26 storey development has been proposed for 2107 Old Lakeshore Rd and 2119 Lakeshore Rd which will butt up directly to the development I am writing about. Lakeshore in this area isn't that wide a road. How many high rise buildings do we want to jam into this space?

Have you seen the traffic in this area during rush hour? It's stop and go. And that's on a good day. If there's a problem on the QEW the traffic on Lakeshore becomes stop and more stop. Do you think plunking in one (two) more high rises in this area is going to help?

The proposed development will bring lots of new residents and no accompanying green space or Lake access. If it and the one next to it go ahead, the results will be ugly to see. The area, the entrance to Downtown Burlington, will be a monument to how the Developers screwed Burlington and laughed all the way to the bank.

Don't let it happen. No more high rise buildings in this area!

Yours truly,

Stephen Chen

From: Suellen Wiles
Sent: Sunday, October 13, 2019 12:53 PM
To: Morgan, Melissa <Melissa.Morgan@burlington.ca>
Cc: Laurie Wiles
Subject: Urban Strategies Inc Planning Application

Regarding 2093, 2097, & 2101 Old Lakeshore Rd
and 2096 & 2100 Lakeshore Rd

Thank you for the opportunity to provide input on the above-noted proposal for a 27-storey 310 unit building in downtown Burlington. My husband and I are opposed to the applications to amend the Official Plan and Zoning By-law.

While we are supportive of responsible development in downtown Burlington, the multitude of current applications represents significant overdevelopment of the community. Both the height and density proposed are detrimental to the community and its residents.

Traffic congestion continues to worsen and Lakeshore Rd is not able to handle the current traffic volumes during rush hour as it is. Access from Lakeshore Rd should not be permitted, regardless of the size of the building ultimately approved. We are surprised that developers even request access from this main thoroughfare...is it simply a bargaining chip?

Last November we voted in a new mayor and Ward 2 councillor. The single most relevant issue that determined our vote was the candidates' stance on development in the downtown core. This area should not be designated a mobility hub, and we are hopeful that our recently elected council will get a handle on this issue. The LPAT/OMB approval of the Adi development across the street from this proposal was a travesty.

We understand that this site will be developed, and we are supportive of reasoned and measured development. Let's ensure we move forward with the best interests of all stakeholders involved.

Suellen and Laurie Wiles
PH1-2121 Lakeshore Rd
Burlington, ON, L7R 1 C9

From: Melissa Kiddie

Sent: Monday, October 14, 2019 10:56 PM

To: Morgan, Melissa <Melissa.Morgan@burlington.ca>

Subject: Planning Application for 2093, 2097, 2101 Old Lakeshore Road and 2096 and 2100 Lakeshore Road

Dear Ms. Morgan,

As a resident of 360 Torrance Street I am writing to you to express my concerns with the Planning Application for 2093, 2097, 2101 Old Lakeshore Road and 2096 and 2100 Lakeshore Road. My concerns are based on the following:

- **Height:** I have been a resident of Ward 2 for a relatively short period of time (15 years). One of the main attractions to the downtown is Lake Ontario. Access to this valuable resource is not only through Spencer Smith Park but through the views that can be observed from many of the surrounding buildings. While I recognize that development in the City as a whole is limited to infill and that density will enhance the vibrancy of the City, I am concerned that the height of the proposed development would represent a considerable change to the character of the neighbourhood. In the Planning Justification Report prepared by Urban Strategies (August 2019) it has been noted that the tower has been positioned to ensure that the view corridor to Lake Ontario and the open space at the foot of Martha Street. I am concerned that this report does not consider that the 27 storey building would continue to cumulatively impact the views to the Lake for the larger community eventually making this resource only available to a small section of the public.
- **Range of Housing/Affordability:** Within the Halton Region Official Plan, the Region believes in building healthy communities where residents' state of physical, mental, social and economic well being are considered and a full range of housing is provided. Through the materials provided for this development, it has been identified that an increase in housing will be provided but it does not provide for affordable housing.
- **Traffic:** Lakeshore Road is a main artery through the downtown core. It is used not only by the residents of the downtown but by many who need to detour from the QEW. Just this past summer I was stuck in traffic on Lakeshore Road for 4 hours as a result of an accident on the Skyway. Adding more units to those that have already been approved will cause further congestion during these events. There is concern that the Transportation Impact Study prepared by Lea (August 2019) does not adequately capture these events. In addition, there is concern that the Transportation Study does not take into consideration the pedestrian crosswalk on Lakeshore Road east of Old Lakeshore Road. This feature causing considerable queuing on Lakeshore Road.

Thank you for your time,

Melissa Kiddie

From: Elayne Fraser
Sent: Friday, October 11, 2019 10:58 AM
To: Morgan, Melissa <Melissa.Morgan@burlington.ca>
Subject: 2096 and 2100 Lakeshore Road

We are writing with regard to the above address as we have several concerns with yet another high rise in a two block section along Lakeshore Road. Is the purpose of all these downtown highrises to block the view of the lake we are so fortunate to live on?

Our main concern is the additional traffic another 27-story will create. The current high volume, particularly at rush hour, creates very unfavourable conditions especially for pedestrians.

Does the placement of this proposed structure accommodate the installation of a sidewalk on the south side of Lakeshore? At present, there is only a sidewalk on the north side. It is almost impossible to cross Lakeshore between Pearl and the pedestrian light just east of Old Lakeshore intersection with Lakeshore. Again, not very pedestrian friendly. It is becoming more & more unpleasant to walk downtown as streets are so congested, shaded and windy because of all the high rises in such close proximity.

We would be interested to know what set backs there will be between the curb on Lakeshore and the actual structure. Building these high rises to the fullest extent of the property is not terribly visually appealing.

How will traffic in and out of this building be accommodated? We would hate to see Lakeshore widened to accommodate more traffic as this would only increase traffic even further.

The other main issue is what parking will be provided? Parking in downtown is more & more an issue thus taking away from any enjoyment people might get from the downtown and the waterfront.

The importance of affordable housing seems to be lost when looking at the size of units in these high-rises. **How are families supposed to live in 600-800 square feet?** We think it's important to provide affordable housing for families to make downtown a vibrant, accessible community.

With Rambo Creek in such close proximity, what environmental studies have been done to help maintain the bird & animal populations? Part of the attraction of our downtown is the 'small town' atmosphere and the green spaces. It's important to maintain and make these areas a priority.

The proposed height of this building is out of place with the existing buildings on Old Lakeshore and the north side of Lakeshore. The height proposed would cause buildings on the north side to be constantly in shade not to mention the winds they also cause when all built so close together.

We understand that Burlington is mandated to grow but why is it necessary to have so many highrises rather than mid or low rise buildings situated downtown - in spite of the cost of the land. Burlington is for the residents not the developers!

We thank you for your time and attention to this matter. We hope we are not fighting a losing battle to maintain the desirability of living in Burlington.

Sincerely,

Elayne & Doug Fraser

-----Original Message-----

From: Sharon Hutchinson

Sent: Saturday, October 19, 2019 11:24 PM

To: Morgan, Melissa <Melissa.Morgan@burlington.ca>

Subject: Comments

Hi Melissa,

Thank you for all the material to read and absorb, only to see that strict guidelines that the City has told us that they have the power to control and enforce, need to be put in place sooner than later. When the City's current policies provide for certain "UP TO" height allowance numbers, then I believe that should be guidelines strictly enforced! The City did say they are "the Boss", not the Developers! Why, is it that, if an "up to" 12 story provision is policy, that the developer coming in with an outrageous number of 26 story's will probably win out with an approval of 22-24 story's which is still double what the "current policy provided for"? The Developers, psychologically are way ahead of the City on their planning of what they really want and what they will be happy to receive. They are going to reach for the maximum ++, knowing that you will give in by eliminating 4-6 story's, or less, and they are still laughing all the way to the bank with a surplus more than they really ever expected. We, speaking for all the citizens of Burlington concerned about the downtown and the waterfront properties, feel we voted in the Council to keep the downtown low profile, and the waterfront spared of these greedy developer hi-rises that already have destroyed the expensive real estate. Many have large windows facing the lake, and were sold high prices for that view of the lake, which will soon be a view into someone else's window. Everyone knows the towering/tunnelling look of concrete is no beauty at its best, anywhere, nor does it provide a breath of fresh air to anyone. The City has to take a firm hold on all this in the new changes to the OP. Have read little about moving the designation of the bus stop/station from a GO classification to an anchor hub?? Major development intensification was to be rerouted closer to the GO Station properties, and it looks like that hasn't been implemented in any way, with 17 active and proposed 17 to 27 story buildings on the circuit, all within a few km area. When the OP was officially presented to the public and Bridgewater was supposedly grandfathered in from years ago, that the extreme waterfront height and massive construction was nothing to be concerned about, that the height would not set a precedent for all other developments to be able to follow. What happened to that remark that we were all lead to believe???????

Trusting this reaches the hands of those concerned, as we sure are concerned at this end. The influx of applications by the Developers Nov./17 +/- , had me very suspicious that once submitted by a certain date that they now have a upper hand on certain stipulations accepted then, but not now, and in saying that it will be interesting to see where these Nov./17 applications, now proposals are going to win out for them. Transparency in all this was never given, but I believe the picture will show its true colours soon on whether my speculation was right or wrong. Hopefully very wrong!

Good Evening!

S. Hutchinson

From: Michelle & Ron Jones
Sent: Saturday, October 26, 2019 11:57 AM
To: Morgan, Melissa <Melissa.Morgan@burlington.ca>
Subject: Files 505-04/19 & 520-08/19

I have reviewed the proposed by-law changes to the city and have the following comments and questions.

Is there any past precedence where the committee has recommended refusal of similar proposals based on the public's opposition and the proposed buildings were never built?

Although I understand that it is not in your control to modify policy, I am extremely disappointed at the City's approach to the process. The City bylaws were created with good intent and the residents should not be the ones faced with the burden of defending against changes to the bylaws. The burden should be on the developer to win the votes of the affected public to vote the change in. I was expecting the developers "Supporting Documents" to provide benefits of such change, but instead were just documents to satisfy the city.

Concerns;

Lakeshore road is far too congested during peak commute times already. Evening rush hour produces stand still Westbound through traffic on Lakeshore Rd drastically affecting local commuters. The impact of the current high density population growth already approved in the core is sure to make a bad situation worse. How is the city assessing the the growth impact on Lakeshore Rd traffic when it has not even seen the impact of the current unoccupied projects underway? Unless the city can present residents with a plan on dealing with the drastic increase in local traffic, this is reason enough to deny the proposal.

Martha street will certainly see a drastic increase in traffic pre and post construction and is currently unable to allow simultaneous bi-directional traffic due to public street parking occupying the West side traffic lane. How will the city deal with this issue?

Although cranes rarely topple, extreme weather conditions have toppled cranes. It appears from Construction management plan 3 that the Cranes outreach is possible of reaching the Chartwell Living residence if it does suffer such a tragedy. Has the city considered this risk?

One of the supporting documents is for a "Noise Impact Study". Unfortunately the Noise study is only with respect to the required construction methods to reduce noise impact of the proposed building. I noticed from the study that there are specific window standards to meet in relation to relevant noise from the street traffic. If the City continues to allow the proposed high rise structures to line the streets of our lakeshore creating walls on both sides, the noise level impact will most certainly be greatly increased with the "Rebound" effect. The noise we currently deal with at 2121 Lakeshore is tremendous from the number of vehicles with modification intended to produce loud exhaust noises, including the high motorcycle populations during the summer months. If the City approves the change, compensation should be provided to existing buildings like ours for window upgrades to defend against the increased noise forced upon us.

Wind tunnelling has been proven to create a dangerous condition for pedestrians on the lakeshore between Pear and Elizabeth St due to the new building on the south side. I did not see and wind studies in the builders supporting documents. I would like to know the effect of the wind tunnelling at our location and at the chartwell living residence at the corner of Martha st and Lakeshore since there are

several elderly people walking the lakeshore sidewalks immediately across the street of the proposed building.

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Ron & Michelle Jones
303-2121 Lakeshore Rd
Burlington
L7R1C9