

## PL-26-20 Additional Public Comments

#	Name & Address	Date Received (by email unless otherwise stated)	Comments
1	Joan Little #1007, 395 Martha Street	June 28, 2020	<p>Hi, Ms Lau</p> <p>I live on Martha Street. Having read the staff report for the public meeting, I'd like to put my comments in writing, rather than appear as a delegation.</p> <p>First, I attended the public meeting at the arena. As you'll recall, the audio was non-existent - it was like an echo chamber, so I was unable to make good notes. Unfortunately, it was not a useful meeting.</p> <p>First let me say I'd welcome a building like 2121 Lakeshore, which, at 7 storeys, fits beautifully in the area, is attractive and well kept.</p> <p>I want to zero in on a couple of aspects of the proposal. As usual recently, this is another example of excesses – the matrix which begins on page 9 confirms this. What is desperately needed is mid-priced housing – not more luxury suites.</p> <p><b>Traffic</b></p> <p>I believe the traffic report doesn't capture the issues clearly enough. As always, it says the traffic can be handled, but when is too much too much? We only have a Lakeshore parking lot for about two hours a day now. What's the magic number? Three? Four? The Brant/Lakeshore intersection is over capacity now, and if there was a fix, I'm sure it would have been done. Ten years ago, former councillor John Taylor was lamenting that it was operating at level of service D. (E is overwhelmed). Councillors might ask what service level it's at today. Now commuter traffic is deking through neighbourhoods where it can. That's not how it's supposed to work.</p> <p>I'm pleased that the report is strong on maintaining the 2m road widening. This has been consistently applied, and there is absolutely no justification for exempting this proposal from an essential standard practice. Once a building is built, how do you get needed widening?</p> <p><b>Parking</b></p> <p>This problem, too, is understated. Where do visitors and others park when the minimal parking on site is full? Please, insist on adequate parking. I believe the nearest public lot is the Elizabeth/Pine one, 6 or 7 blocks away! (There's a 10-car monthly lot on Martha, near James).</p> <p>Further, any on-site parking in the road-widening corridor (which will not be used for road widening immediately) should not be counted in the required parking, because it will disappear when</p>

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			<p>widening occurs.</p> <p>My final point on parking is underground parking lot-line to lot-line. If you allow this, kiss your construction management plan good-bye. As you know, Adi is working on its site now. The construction management plan requires all equipment to be staged on Old Lakeshore, and enter from Lakeshore (not Martha) Often that's not what's happening. Adi's site is lot-line to lot-line, and very tight – no set-backs to ease movement on it. A couple of days ago, a truck parked on Martha for about five minutes while the driver spoke to on-site employees. He then <b>backed up to Lakeshore</b>, and entered the site from the corner. The chair of our tenant's committee had been in contact with the site supervisor a few times previously, who had expressed frustration that sub-contractors weren't complying. This time the chair contacted him, and copied all city staff involved and Councillor Kearns.</p> <p>The subject site will be worse because it is at the confluence of two roads. I suggest all councillors be wary of the strength on these plans, because they'll face new developments too. CMPs are great – if they are followed.</p> <p><b>One last point</b></p> <p>Bridgewater has been under construction since, I believe, 2014. It's not finished yet. So we have it still under construction, and Adi narrowing Lakeshore by an additional lane, probably for another two or three years.</p> <p>And you might ask whether you're satisfied that the Berkely site, built by the current proponent, meets council's expectations. You'll recall the big selling feature to a previous council was that in addition to the condo, a parking garage (partially available to the public) and a medical centre would be built. So far, only the condo has been built.</p> <p>Joan Little</p>
2	Michael McQuain	June 29, 2020	<p>Dear Rebecca,</p> <p>Regarding the development application submitted to amend the official plan and zoning bylaw to allow a 27 storey mixed use building with retail commercial uses on the ground floor, 150 residential units above, five levels of underground parking and outdoor amenity areas on the second floor and rooftop, How will existing infrastructure accommodate these rigours? For example, the roads are already quite congested at times. Also, how do they expect to create five levels of underground parking right beside the lake? It sounds like a flawed plan to me. The same proposal further inland or a significantly scaled back version would be preferable.</p> <p>Thank you for inviting input from the community. Michael McQuain</p>

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3	Elayne & Doug Fraser 2121 Lakeshore Road	July 3, 2020	<p>Good Afternoon</p> <p>We have previously written to you regarding this proposed development. However, in reading over the agenda for the July 7th virtual council meeting and other documents in the package we have to comment further. In the report, the following paragraph states -</p> <p><b>Lakeshore Road Deemed Width</b>  <b>The City's Official Plan identifies the deemed width of Lakeshore Road to be 30 m (Part VII, Table 2). The Official Plan requires that the identified road allowance widths be protected and secured through the development process of the approval for rezonings, and states that road widenings may not be required for the full widths identified. <i>The applicant proposes to amend the Official Plan to clarify that a road widening along Lakeshore Road shall not be required on the subject lands.</i></b></p> <p>It seems to me that the developer's request is very unreasonable and damaging to our property on the north side of Lakeshore opposite this development and we would 'pay the price' if Lakeshore Road was to be widened in the future.</p> <p>We believe it's imperative that the identified road allowance widths be protected and secured through the development process' as stated above.</p> <p>Constructing these mammoth buildings right up to the roadway is also very unappealing. Why not allow for some trees and other greenery for everyone to enjoy? We understood Burlington to be a city that values our trees and green space.</p> <p>Also, in looking at the Sun/Shadow Study, the report states that since we don't have an 'outdoor space' at the front of our building that would be affected by shadows (only gardens and driveways), the impact is minimal. What about the front of our building and the units as it rises to 7 storeys?</p> <p>The impact of this proposed building at 27 storeys would have an enormous affect on the enjoyment of our residents and their homes as well as the downtown as a whole. The proposed height of this building is totally out of concept with the immediate neighborhood.</p> <p>Respectfully,  Elayne &amp; Doug Fraser</p>
4	Bruce Dingwall 395 Martha Street	July 3, 2020	<p>Just a comment about construction on Lakeshore Road. The original info a year ago said there would be no left turns from Lakeshore to Martha. The signs showed up three weeks ago - no left turn from Martha to Lakeshore - huh? Then they disappeared and at the start of this week, the sign appeared on the Lakeshore East at Martha - no left turn. Doesn't mean anything; regular</p>

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			<p>turns by cars and trucks from Lakeshore East to Martha. We were hoping for less traffic on Martha - drivers use it as a shortcut from Lakeshore to New Street - and no construction traffic. It should make it safer for those of us who walk to stores and cross Martha at Pine.</p> <p>Maybe Traffic Management can get a larger sign to put up on Lakeshore - and paint out the left turn arrows on the pavement. That might stop it.</p> <p>Oh, and the new Stop sign at Pine and Martha - cars slow, and occasionally stop. Motorcycles use it as a Go signal for racing starts. Maybe some traffic monitoring by Halton Traffic??</p> <p>Thanks. I'll attend the July 7 meeting. Bruce D</p>
5	Tsvet Tsokov on behalf of Pauline Tsokov 2121 Lakeshore Road	July 5, 2020	<p>Dear Ms Lau</p> <p>I am writing on behalf on Mrs Pauline Tsokov who resides at 2121 Lakeshore Rd.</p> <p>She opposes the amendment to change the zoning by-law to seek relief from standards related to height, floor area ratios and setbacks. Please let us know what the procedure is to make this a formal complaint.</p> <p>We are also interested in participating for the July 7th meeting, let me know how we go about this. As well we would like to be included in all future correspondence in regards to this matter.</p> <p>Regards Tsvet tsokov</p>
6	Diane Jamieson North Shore Boulevard	July 6, 2020	<p>Please consider this to be my feedback on the presentation of 2107 Old Lakeshore Road &amp; 2119 Lakeshore Road.</p> <p>After attending an earlier presentation for this development, I've been wanting to submit my thoughts on this proposed development, hence my submission now. I should admit that the motivation has come from personal experiences with observing other developments in our downtown, and my experience with apartment and condo living. To imagine a new 27 storey building going up in that space is beyond comprehension. Where shall I start?</p> <p>As I drive along Lakeshore Rd. in either direction now, I've noticed that I have to force myself not to close my eyes as I hit the shadow and obstruction from the new buildings. It feels almost like being physically assaulted as I drive through a burgeoning "gauntlet" of concrete. So much so that now if I have to come downtown I head down Brant St., park in a lot or on the street, complete my errand then leave the same way.</p> <p>I live in a 15 storey apartment on North Shore Blvd. W. I</p>

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understand that many residents here have 2 cars per unit while some are no longer driving. There's also a visitors' parking lot for 30+ people because people do quite often have family or friends, services or trades visit, then I've also noted that deliveries can be backed up at times. In the proposed development if I understand correctly the parking ratio is planned at 1:1, for 5 storeys underground and that the first floor will be retail/commercial so can't help but wonder where staff, customers, visitors and deliveries are all supposed to park. If it's inconvenient to visit or do business, I have heard people say that they just won't come.

I can't help feel that Parking overall there looks to be practically inadequate. Also the underground parking spots appear to be on the narrow side. That often can lead to stressful situations among neighbours. If they're not on the generous side there will be regular door dings and fender benders underground. And with parking taking up 5!! storeys underground, what happens if our downtown area is flooded in a major storm event, or fluctuations in the water table occur or water levels rise further. It won't be the developer's problem then. Shouldn't we be thinking of these things now?

On the subject of apartment balconies. If they protrude outward so that if they're used people feel like they're on display to everyone on the streets below, for example, over by Walmart and the Burlington GO station. You'd have to feel very self conscious sitting there, so rarely are they used. And it's even worse if they're exposed to high winds and direct sun. If recessed balconies were considered throughout there'd at least be a modicum of privacy and protection.

All this is to say I feel that this would be a most unfortunate project, on many levels; another unpopular tower for our waterfront and our downtown. I can see real inadequacies, and real frustrations for residents of the proposed building itself as well as those imposed on neighbours and visitors to our downtown.

I see the submissions toward this proposal as telling stories to entice the city and customers, but sadly the stories don't relate to the lives of real people.

Respectfully submitted,  
Diane Jamieson

1102-395 Martha St.,  
Burlington,  
L7R 4A9,  
April 8, 2020.

RECEIVED  
APR 21 2021  
City of Burlington  
Planning Department

Dept. Community Planning,  
P. O. Box 5013,  
Burlington, ON.

Attention:- Rebecca Lau

Regarding: Proposal For 2107 Lakeshore Road

Dear Rebecca:

Sad to say that I find the whole idea of this skyscraper - repugnant! I've said it before and I say it again, "Traffic, traffic, traffic!" Old Lakeshore Road was never meant for this kind of traffic! We have gridlock now during rush hour! It will be worse in the heat of summer and the worst of winter!

Twenty-seven storeys is simply greed on the part of the developer and will create a ghetto atmosphere! All this - simply for a view of Lake Ontario! I rest my case!

Yours truly

Joel Potts

Joel L. A. Potts