

## **STATUTORY PUBLIC MEETING**

### **PLANNING APPLICATIONS**

**2107 OLD LAKESHORE ROAD & 2119 LAKESHORE ROAD**

**JULY 7, 2020**

**Good evening....**

**Madam Mayor, members of the City of Burlington Council, ladies and gentlemen..... in advance of my comments regarding the Old Lakeshore Road Burlington Inc. proposal....I would like to thank you for allowing me this opportunity to voice my comments....good and not so good.....as it is in these times that the voice of the public must be heard, understood and be very much a factor when deciding if a proposed development is to go forward as submitted or be carefully altered in keeping with the public's thoughtful recommendations for needed change....change that will accommodate new building design & concepts and at the same time recognize that change has to be measured and balanced so that the yardstick used to measure public acceptance is understood and visualized by those who are submitting proposals.....as well as those who will in time make a decision on whether various proposals will go forward and are indeed in the public's interest to do so.....**

**Burlington is a wonderful place to call home.....many of us who have come to live here in our older years have done so because of the living environment and beautiful landscape throughout the city, accented by being on the shores of Lake Ontario .....all of us are the custodians and we need to do everything possible to safeguard our environment which includes speaking up when there is reason to do so.....**

**The proposal by Old Lakeshore Road Burlington Inc. is seen by some as a well designed, modern building that will in some wayward manner facilitate growth and hasten the further development of Burlington.....if the public's concerns were ever understood and in some way incorporated into policy to govern future proposals, then real advances would be realized.**

**There are a multitude of comments that the public has brought forth regarding this proposal, in addition to other such proposals that will also bring unwanted change to Burlington....**

**It would appear, indeed validated, that developers have decided in almost every instance to step over and ignore usual practices and policy which define the City of Burlington standards for new buildings and development's such as the Old Lakeshore Road Burlington Inc. proposal.....**

I would therefore ask the developer, Old Lakeshore Road Burlington Inc., to explain their reasons for asking or should I say demanding variances on the following matters:

- **Building height>>>important to highlight the fact that the proposed height for the proposal is 18 stories higher than the allowed 10 story's and overall some 96 meters in height which is 3 times higher than the standard allowed in the Old Lakeshore Precinct ....present day policy only allows a building height of 31.5 meters**
- **Floor area ratio>>>the allowed FAR for development in the Old Lakeshore Precinct is 4.5 :1 whereas the developer is asking for a variance of 10.5 :1 which is an increase in density of more than 2.3 times.....enhanced density means more people....more traffic and more congestion and unfortunately more environmental issues**
- **Setbacks>>>presently there is no sidewalk on the south side of Lakeshore Road and a sidewalk needs to be designated as a priority by the City of Burlington .....only then can the proper setback be decided for any development in this area as well as provide a safe pedestrian walking area which is very much needed.**

Also noteworthy is the fact that the developer has requested that no land allowance be considered or taken by the City of Burlington related to the future probable widening and re-construction of Lakeshore Road

- **Public parking>>>the apparent lack of designated public parking both for visitors and those wishing to use the commercial facilities to be located on the ground floor is a major concern**
- **It should be understood that the proposed driveway off of Lakeshore Road for service vehicles will only create more issues with traffic in the immediate area.....in part due to the design of Lakeshore Road and the existing problems where vehicles have real problems when trying to make right or left-hand turns**
- **Green space allocation >>>the obvious lack of green space on the ground level and the lack of foresight in planning for enhancement of green space on adjacent lands is also a concern.....having green space provided on the second floor and roof top levels does very little to enhance the green space cherished and very much desired by the public**

The Old Lakeshore Precinct or “football” are lands viewed by developers as an opportunity to make their mark and change the local topography.....the public

however sees these lands as perhaps the last possible stand against uncontrolled development in the downtown area and the incremental loss of green space, which in itself adds to the environmental concerns being voiced by members of the public.

I am personally concerned about the long term effects that the Old Lakeshore

Road Burlington Inc. proposal will have on wildlife in the Rambo Creek area.....as well as the birds and water fowl who frequent the shores of Lake Ontario....both of these areas are in close proximity to the proposed development

May I also express my frustration at the lack of foresight being given to the many health issues relating to proposals such as Old Lakeshore Road Burlington Inc.....air quality...excessive noise....airborne dirt and debris....building congestion.....environmental changes ....even the transmission of various medical conditions that will in time be seen and their possible impact on future development ....these are real issues in need of serious discussion and hard answers.....

The lack of public parking linked to the commercial space, lack of visitor parking and the existing issues with traffic, including both the number of vehicles as well as speeding traffic, only add to the unanswered concern.

It is well understood that there is a valued need for future growth and development in Burlington.....such growth needs to be carefully planned and executed .....and always fine tuned in recognition of existing landscape, environmental issues and above all else the concerns and voice of the public.....there is absolutely no appetite for new and bigger for sake of building yet another edifice that moves the downtown area of Burlington inch by inch ever closer to becoming a concrete jungle....

I am very pleased to learn that so many individuals have made their voices heard and have perhaps for the first time made the effort to express their concerns via email or by letter..... I can only hope Madam Mayor and members of Council that the message being communicated concerning the Old Lakeshore Development Inc. proposal has been heard and every effort will be made to formulate a decision compatible with public opinion.

Thank you so very much for allowing me to speak on this very important subject.

Michael V. McRae