

Verbal Submission by Patricia Torsney  
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A couple of weeks ago, I had the occasion to drive down Brant Street at 9am and turn left onto Lakeshore Drive. It was a perspective I was unused to seeing. The approach to the morning light over Lake Ontario made me say out loud, "Wow! I live in the most beautiful community. That light is magnificent. We are all so lucky to enjoy this beautiful lake and this stunning morning sunshine. " After the turn, as the darkness descended on Lakeshore and there was no sunshine, I was struck by how important it was to continue the fight against this specific proposal for 2107 Old Lakeshore and 2119 Lakeshore, and the others along Lakeshore from Pearl to Torrance.

I've become accustomed to the view of the approach to downtown Burlington from the east along Lakeshore, and I know this proposal for the 27 storey condo building at 2107 Old Lakeshore is completely wrong for our community. But this reality of the darkness really shocked me.

This proposed development, and the others proposed along the footpath and the north side of Lakeshore are completely out of keeping with the kind of community we have fought for in Burlington. This particular building would begin a WALL of condos reminiscent of Bay and Wellesley in Toronto, with all its challenges with wind and darkness and despair. It's completely out of character with the community Burlington has strived for decades to achieve, and more suited to an ultra-urban look of Yonge or Bay and King Street, rather than a welcoming, people-friendly, suburban community where we all share our city's waterfront.

The traffic implications, on a roadway so deeply stressed already is so shocking, I can only imagine the developers and their team have never travelled the route in evening rush hour, nor walked the route on an early morning toward the bus stop and up to the GO train. They have certainly never tried to enter Lakeshore Road from this property or any of the others along this strip of Lakeshore during either of the rush hours going east or going west.

This project's own traffic studies note the deficiencies of the intersection of Lakeshore and Martha, prior to the massive development currently under construction by Adi. And yet they propose to exacerbate it further. Their proposed design will see service trucks tie up Lakeshore Road and create negative noise impacts on 2121 Lakeshore, as well as snarl traffic so emergency vehicles have no possible way to get past to Joseph Brant Hospital.

I found it interesting to note their careful consideration for potential residents of the new building – with increased quality windows to prevent noise from Lakeshore, while disregarding their neighbours across the street at 2121 who will suffer with more noise from business and homeowners on balconies and terraces facing directly into our bedrooms and living rooms, only a few metres away.

27 storeys and 150 condominiums, built out almost to the lot line on this small parcel of land is completely inappropriate. It is an over intensification and not in keeping with our community, or the desire for a welcoming downtown nor a livable community.

The increase in car traffic, in wind tunnel effect, the lack of any sunshine and total shade for the entire day (save, I suppose a brief episode when the sun is directly overhead for a few minutes) is not the kind of development Burlington needs.

This proposed development would dramatically reduce the quality of life for existing residents – their ability to move about the community, the noise impacts, the dramatic reduction of sunlight along with the increased wind tunnel effect of several high rises, along with the false pretense of quality of life for the proposed residents in this monstrous 150 unit building are disastrous to our community of Burlington.

I implore you, please do not allow this to pass. Stick to an approved height restriction or less. Approve a proposal for a building more in keeping with the scale of the Saxony on Elgin and Locust and preserve the sense of Burlington as a friendly, community that welcomes people into our community and facilitates quality of life for those already residing here.

Ensure we can move about better, free from absurd congestion and able to enjoy our waterfront and some sunlight.

We can build better in Burlington.