

#	Comments
1	<p>Hi Melissa:</p> <p>Concerns about this application...There are already 3 large buildings in that area and I can't even image what the traffic is going to be like. It already is a parking lot along the lakeshore in the morning and from 3 pm to 6 pm.</p> <p>So my reply is , enough is enough...It's also going to be a construction zone for a couple or more years with the building of 3 buildings going up .</p> <p>I can't believe the town planning when they always say the traffic flow will not be affected. With the addition of the number of cars associated with the already approved 3 buildings.</p> <p>Thank you for the opportunity of voicing my concerns.</p> <p>Kathryn Macfarlane</p>
2	<p>Dear Melissa Morgan,</p> <p>I am a small business owner on Martha Street and I have been running my clinic here for over three years. This morning I received a notice from the City of Burlington regarding a proposed development at 407 Martha Street.</p> <p>Please let it be known to the Community Planning, Regulation and Mobility Committee of Council that I am steadfastly against this development project.</p> <p>The previous development projects in the downtown core have been more than extremely disruptive to our parking options and customer accessibility along Martha Street.</p> <p>I have made my thoughts known to Councilor Kearns and Mayor Mead Ward countless times in the past. Frankly, I am somewhat surprised that Council would even consider another development project at this time.</p>

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	<p>I would like to take this opportunity now to appeal to your kindness and basic human decency.</p> <p>We are in the middle of a pandemic. Small businesses are suffering greatly - this is no secret. As a small business owner, I can tell you that we need the support of our governing bodies and city councils more than ever. Isn't that why we elected you in the first place?</p> <p>I know that I speak for my fellow business owners when I ask you to PLEASE stop developments in the Martha/Pine and Martha/Lakeshore areas. PLEASE! The noise coming from the current development project at Martha and Lakeshore is remarkably irritating and intrusive throughout the workday.</p> <p>If Council would like to do something to help small businesses, please consider developing more available parking in our area of downtown. There is a private lot at Emma's Backporch and another near Martha and James. Both of which remain empty for the majority of the time. Both of which would make significant improvements in the accessibility of the downtown core. Why can these lots not become public parking for our patrons of the downtown core?</p> <p>Please please please do not proceed with this development project. This is no time to be cramming more people into the downtown core, while subsequently reducing our parking. Enough is enough.</p> <p>Thank you,</p> <p>Cora Tomowich</p> <p>MSc PT, Hons. B Kin</p> <p>Registered Physiotherapist</p> <p>Clinic Owner & Director</p>

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	<p>[REDACTED]</p> <p>[REDACTED]</p>
3	<p>To Melissa Morgan,</p> <p>I too am a small business owner in the DT area of Burlington and we just received this email from this business owner, Cora Tomowich</p> <p>I'm forwarding it to you as an exact verbiage of what we would say to you also. We would just like to add, 'how dare council and the gov't of Burlington take such little consideration for the community that pays and gave you your positions!!</p> <p>Is anyone listening? IS ANYONE LISTENING???</p>
4	<p>The density of traffic and building permits have been very oversaturated!! Absolutely NO to this proposed project.</p>
5	<p>Hi Melissa,</p> <p>We live at 381 Torrance Street and received the notification for a request to change the Official Plan and Zoning by-law designations of the property at 407 Martha Street.</p> <p>I have copied my husband on this as well, but I think we are both in agreement that we are vehemently opposed to such a change that would allow for an 11 storey residential building in that area. We have yet to see how the traffic in our area will be accommodated once all of</p>

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	<p>the new condo buildings are built downtown, and for those reasons, we oppose this application.</p> <p>Thank you,</p> <p>Catherine</p> <p>Catherine Nelson</p>
6	<p>Melissa,</p> <p>To confirm, I oppose the application.</p> <p>There has been an explosion of high rises and multi-residence buildings that negatively impact the views, the open air and what little green space still exists in the area.</p> <p>The obvious increase in traffic and cars will only further exacerbate the already congested roads and the ability to navigate through the downtown core.</p> <p>I have not seen the application, but if the option is available, I will exercise the right to make oral submissions to council or the planning committee.</p>
7	<p>Dear Melissa,</p> <p>I have received your notice regarding potentially yet another multiunit, residential project, this one requiring the demolition of the five single dwelling homes on the northeast side of Martha Street between Pine Street and the crosstown bike path.</p> <p>Taken out of context, it would seem reasonable to build another midrise residential building here as there is already one right next door.</p>

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	<p>My only concern is with the bigger picture. Can you tell me how many mid to high-rise residential projects are already underway in the area bounded by Maple Avenue, Rambo Creek, Baldwin Street/Victoria Avenue, and the lake?</p> <p>To be clear, Melissa, I am concerned about the city infrastructure's ability to comfortably accommodate the significant increase in population density inherent in these projects. While the most obvious example is the two-lane nature of Brant Street, James Street/New Street and Lakeshore Road, which already, at times, can become quite congested. I fail to envision how all of these projects will not lead to hours of daily grid lock for residents, visitors and businesses alike.</p> <p>Then there is the pressure on lower profile forms of critical, hard infrastructure, such as water supply, water resource management, proper sewage and drainage systems, waterline integrity, power grid, natural gas lines, cable, telephone, broadband, and so on.</p> <p>Please correct me if I'm wrong, but I believe the mayor and council are well aware of these concerns, but that the premier overrides the city in favour of his developer friends who only want to sell the units and take no responsibility. Assuming that this is substantially correct, would you be able to share with me how the city is planning to counter and/or mitigate issues associated with overstretched infrastructure?</p> <p>Meanwhile, thank you again for letting me know about the new proposals that you receive.</p> <p>Kind regards,</p> <p>Mike McQuain</p>
8	<p>As a resident of Burlington I wish you put a stop to this application because I feel there's enough high raising apartment already and a few big ones going up do we want to go the same way as the big city no. We are a special little city more like a small town and large apartments ruins the specialness we have our Mayor said she would stop this building I live right around the corner of this site don't build any more apartments your going to kill our little city please STOP</p>

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9	<p>Dear Melissa</p> <p>I would appreciate knowing if the proposal is to demolish the existing building or build a new structure behind the existing apartment building adjacent to the Rambo Creek area ?</p> <p>Thank you.</p> <p>Michael V McRae</p>
10	<p>As a local resident I struggle with the amount of tall condos that have been approved downtown Burlington.</p> <p>The traffic</p> <p>The area is already congested and cars making shortcuts through the smaller downtown streets. This is before the planned building are erected and filled so it's only going to get worse.</p> <p>More condos equal more cars that need to get in and out of downtown. Adding more lights and infrastructure is not the answer.</p> <p>Also this area is a high pedestrian area as people use the bike paths. Burlington is already car centric and adding more cars amplifies the risk of pedestrians on these small but speedy roads.</p> <p>The skyline</p> <p>More condos equals a change in the feel of downtown. My belief is people visit such places as Burlington and Niagara on the lake due to its parks and quaintness. You take that away you are left with Queens Quay Toronto which is a cultural desert.</p>

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	<p>I hate to see Burlington turned into a Queens Quay concrete jungle with no soul. As that is what is happening.</p> <p>If this does go ahead and money and taxpayers seats the decoders on this one....then that money need to be invested back into the downtown to make it people centric and not car centric. For example</p> <p>Have all crossing for pedestrians turn in their favour...rather than having to always push a button.</p> <p>Traffic furniture to raise and narrow high pedestrian crossing areas there is clear delineation on who has right of way.</p> <p>For another building to go up with more cars....then some focus needs to go into making downtown a pedestrian centric space.</p>
11	<p>Hello,</p> <p>I am writing to express my opposition to the application submitted for 407 Martha St. In my opinion the area is already being overdeveloped. Downtown Burlington is already extremely busy all the time and there already multiple high rise buildings being built at the moment. I think this would increase traffic in the area and affect the "quaint" feeling that downtown Burlington has.</p> <p>Thank you for your time.</p> <p>Kayla Parsons</p> <p>Resident of Downtown Burlington</p>
12	<p>Ms. Morgan,</p> <p>Am in receipt of the above-noted planning application and, am totally against further density in the downtown core. We recently moved to Burlington because of the downtown charm and now there is massive</p>

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	<p>construction at a James and Brant, condos going up on Lakeshore, shops closing as a result. Our vote is NO.</p> <p>Regards, Scott and Julie Samuel</p>
13	<p>As residents of ██████ Harris Crescent, we are writing to express our opposition to the proposed 11 storey residential building at 407 Martha Street.</p> <p>This would further disrupt the quiet neighbourhoods nestled around downtown Burlington, as well as disrupt the wildlife inhabited in the creek directly behind and surrounding the property.</p> <p>Downtown Burlington is already overpopulated, and Lakeshore and the surrounding streets are constantly bottle necked with non stop traffic making it less desirable as a place to live year after year.</p> <p>We hope these concerns are taken into consideration as long term residents of Burlington.</p>
14	<p>Hi Melissa,</p> <p>I reside at ██████ Lakeshore Rd for the past 11 years with my husband and our 3 boys. We have seen several wonderful community improvements that bettered our neighborhood. However, in the last few years, multiple ill conceived developments have been approved for our Ward.</p> <p>In regards to 407 Martha, as a family we do not support this development. I applaud the developer to keeping the building to 11 stories (wish the others had followed zoning rules), but I have concerns. I am worried about the Rambo Creek behind the building and the affects it will have on our waterways and environment. Every springs we take our children to watch the fish spawn in the creek and the water fowl tend to their babies. Not to mention this waterway flows beside our building into our backyard. Will there be erosion? Damage to the creek?</p>

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	<p>Will they have affordable housing? True Honest Living Wage Affordable Housing? If it wasn't for my husband's job at our building, we would never be able to afford to live here or in Burlington. We have been priced out of buying a home, renting a house and/or apartment.</p> <p>Will they be given "special" accommodations for their builds? It's not fair that we are awoken extra early in the morning! Or that they get to work later into the evening. The dust of the last several years from all the neighborhood construction negatively affected our enjoyment outside on our balconies.</p> <p>My biggest concern and reason why I don't support this build is the traffic. Our roads already can NOT SUPPORT the current amount of vehicles we have. We already know the traffic is horrendous on Lakeshore, New/James, lower Brant to name a few. Add in all the current condos being built in Ward 2 and I'm gravely concerned for us residents. It will be a new level of grid lock. Please don't approve this. It's difficult enough not being able to come and go to run simple errands. Plus all the drivers, driving erratically down the centre lanes to only cut drivers off. Or ones that run the crosswalk at Torrance and constantly almost hit residents.</p> <p>Please don't approve</p> <p>Thank you for your time,</p> <p>Shannon Hutchison</p>
15	<p>Good Afternoon Ms. Melissa Morgan,</p> <p>I am writing to you as a deeply concerned citizen regarding the planned proposal development of 407 Martha Street, files 505-01/21 & 520-01/21.</p> <p>I am a resident at [REDACTED] Harris Crescent, Burlington, ON L7R 1G4. This proposal for a high density structure going up to 11 stories and consisting of 103 units will be detrimental to our quality of life at best. We thoroughly enjoy our backyard on a daily basis including bbq's,</p>

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	<p>friend and family gatherings when permitted (previously enjoyed pre-COVID as well), nature itself including the various species of wildlife we observe. This planned structure will directly impact us and affect us in the following manner:</p> <ul style="list-style-type: none">- it will block our afternoon sun every single day- it will completely destroy the natural habitat behind our building which we enjoy on a daily basis- the creek is a natural flood plain that will be altered and create irrevocable damage to downstream and upstream properties including but not limited to [REDACTED] Harris Cres.- alteration to the creek will cause disruption to the natural wildlife in the area- our privacy will be destroyed by this structure as we will be reluctant to enjoying our backyard if this structure is in place. Occupants up to 11 stories high facing our backyard is not appealing or enjoyable at all- the noise pollution during the construction of this proposal will be a disruption to our lives- access to Lakeshore from Torrence is already challenging at best. The traffic volume increase for construction vehicles as well as residents from other high density structures on Lakeshore and in the area will be an ever increasing daily headache.- this proposed structure will be an eyesore for the area and will erode the charm of downtown Burlington <p>In conclusion, I am in disagreement of this proposal and plan on attending every public meeting regarding this situation. I strongly urge you as well as the Community Planning, Regulation and mobility committees to reject this application.</p> <p>Sincerely,</p>

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	Charles Legge
16	<p>Dear Ms Melissa Morgan</p> <p>I am writing to you as a deeply concerned citizen regarding the planned proposal development of 407 Martha Street, files 505-01/21 & 520-01/21.</p> <p>I am a resident at [REDACTED] Harris Crescent, Burlington, ON L7R 1G4.</p> <p>This proposal for a high density structure going up to 11 stories and consisting of 103 units will be detrimental to our quality of life at best.</p> <p>First and foremost it is a flood plain - the creek is a natural flood plain that will be altered and create irrevocable damage to downstream and upstream properties including but not limited to [REDACTED] Harris Cres</p> <p>It would destroy the natural habitant of many wild animals - ducks geese foxes birds etc. along the creek.</p> <p>Invasion of privacy - unable to enjoy the privacy of the backyard of our apt. Building .</p> <p>Lack of sunlight - the building will block the sunlight to our backyard - destroying the trees and grass and gardens</p> <ul style="list-style-type: none">- the noise pollution during the construction of this proposal will be a disruption to our lives- access to Lakeshore from Torrence is already challenging at best. The traffic volume increase for construction vehicles as well as residents from other high density structures on Lakeshore and in the area will be an ever increasing daily headache.- this proposed structure will be an eyesore for the area and will erode the charm of downtown Burlington

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	<p>We moved from Toronto to Burlington in 2014 to get away from condos construction and over crowding</p> <p>Only to discover that so much of the beautiful downtown area was being destroyed by condo development. The loss of community space - green space - affordable housing (loss of co op bulidings) and charm of Burlington is heart breaking--- in our area alone their are about 8-10 condo developments.</p> <p>When I lived in Toronto I would spend many hrs at Harbourfront - but with all the condo development - increased traffic and population density it was no longer enjoyable..the last 5 yrs I lived in Tor I never went there any more</p> <p>I see downtown Burlington and waterfront going in the same direction...saddens me greatly</p> <p>It will cause over crowding high - density traffic...soon we will no longer be able to enjoy the waterfront or beach...</p> <p>In conclusion, I am in disagreement of this proposal and plan on attending every public meeting regarding this situation.</p> <p>I strongly urge you as well as the Community Planning, Regulation and mobility committees to reject this proposal.</p> <p>Donna Jean Legge</p>
17	<p>Re 407 Martha Street</p> <p>File#s 505-01/21 and 520-01/21</p> <p>Let me say right up front that the new OP "Village Square Precinct" planning is far more appropriate for this site, and I hope it can be used.</p> <p>I have several concerns about the application. By the way, is the numbered company still</p>

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	<p>"Landform Developments" or there now a new owner? This is basically a re-run of an earlier application.</p> <p><u>Neighbourhood fit</u></p> <p>Most significantly, how can it be deemed "compatible" with the neighbourhood, when it will be totally different and overwhelming. The west side of Martha is fronted by mostly 3-storey townhouses, with small front set-backs, and everything fits, to speak.</p> <p>On the west side is the tower-in-a-park Martha Terrace apartment, with a vast amount of green space in front of it. Immediately next door would be the 407 Martha project, sitting right at the sidewalk - little set-back.</p> <p>As far as height is concerned, given that everything north of Lakeshore across the street is three storeys, it would fit better if it were not as tall as 11 The mass and design are ugly, in my opinion - boxy. It doesn't fit. A row or cluster of smartly designed townhouses would fit beautifully. If a developer chooses to buy houses, and apply for something beyond the by-law that's speculation, a chancy approval. No guarantees on speculation!</p> <p><u>Parking</u></p> <p>If my calculations are correct, they're a few spaces short, but not nearly as ridiculous as most recent applications. Given that the city paid big money for an IBI very detailed study, based on Burlington parking usage, adopted by this council just over a year ago, surely the city isn't going to fudge on these numbers so soon.</p> <p>And the developer wants to retool creek slopes into parking garages? Is nothing sacred?</p> <p><u>Rambo Creek Valley</u></p> <p>This is a major issue. As trees die, and litter the creek valley, erosion increases, Having checked a year or two ago, I understand the valley is the responsibility of property owner on both sides, to the centre line of the creek. If some form of approval is being considered, there should be a</p>

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	<p>condition requiring the west side of the valley adjacent to the property be cleared of debris, and one requiring ongoing maintenance.</p> <p>Thanks for your attention to these issues.</p> <p>Joan Little</p>
18	<p>RE: FILES: 505-01/21 AND 520-01/21</p> <p>Resident -</p> <p>I am supportive of the development proposal for an 11-storey residential building consisting of 130 units.</p> <p>Reviewing the proposal, the setback between 2 and 7 floors does not create a massive street-level structure. With the remain floors reducing into the building it would not be intrusive to the homes directly across. The current homes and area where 407 Martha is proposed is in need of repair and the immediate area to pathway is left unattended.</p> <p>Assumption that there should be outdoor space available adjacent to the trail way included enhanced lighting so as to ensure a visible safe area.</p> <p>Recommendation regarding additional traffic flow on and onto Martha - reduce Pine Street to a one-way.</p> <p>Regards,</p> <p>A Dundon</p>
19	<p>Good afternoon,</p> <p>I am writing in regards to the proposed 11 storey building, at 407 Martha Street.</p>

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	<p>As a resident, originally from Oakville, I can honestly say- the amount of construction that is being proposed/allowed/ currently conducted in this area is staggering, maddening & in my opinion detrimental.</p> <p>In the past few years, it seems the only thing the city cares about is packing the most people into a small space/ making money.</p> <p>This area is "sought after" bc of its charm. And proposals like this one- are literally destroying what brings people here. In a 3 block radius alone in this neighborhood, there are 7 (*maybe more) proposed high rise sites, sites currently under construction, or sites waiting to begin.</p> <p>The infrastructure of this area ALONE should be reason enough not to allow all of these projects.</p> <p>What was once a quaint, lakeside area- is now congested 24/7, awash with people everyday & at all hours, the roads cannot handle the traffic or strain. (*it shows) and once nice, relaxing areas are looking more like a busy downtown core of structures, than a smaller lakeside city destination.</p> <p>Having seen the rapid expansions of Oakville in recent years- (*in some areas, to my dismay and that of longtime residents) I always felt Burlington had a better downtown & valued it highly. As it turns out, the protected downtown area of Oakville seems to have a higher value now. Its kept high rises out & maintained its charm despite the possible billions in real estate.</p> <p>My house, once quiet & clean is now coated in dirt & dust when the windows are open from nearby sites. And I used to wake up to beautiful peaceful mornings. Now its non stop construction noise pollution. NON. STOP. (*INCLUDING SATURDAYS)</p>

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	<p>I think yet ANOTHER proposed building in a once lovely, calm, quiet, clean & relaxed area is quite frankly insane. (I used to be able to leave my st and get through downtown quickly. Now it takes me 15 mins just to leave my own st!)</p> <p>The all mighty dollar driving these projects is disgusting. Its destroying downtown and obliterating the peace. Not to mention the sanity of its residents.</p> <p>The city of Burlington should be far more selective of the projects they green light.</p> <p>And FAR MORE protective of what brings people to this area in the 1st place.</p> <p>Im sure asking the residents for "input" on these projects is just to say you gave them a voice for a split second, then ignore their opinions & go ahead with them all anyway.</p> <p>But it should hold more weight.</p> <p>It should matter that people who love this city & want to preserve its beauty (*and at least some of its charm) don't want this. Eventhough its already ALL AROUND US.</p> <p>Sincerely,</p> <p>Valerie Harden &</p> <p>Darryl Haage</p>
20	<p>Good morning Melissa Morgan,</p> <p>I wanted to write to voice my opposition to the development of an 11-storey residential building consisting of 130 units at 407 Martha St. in Burlington, Ontario.</p> <p>As a resident of downtown, I see, daily, the traffic congestion caused by existing condominium developments that's happening during the pandemic. That kind of road traffic is not desirable. I don't want to see downtown Burlington turn into a constant traffic nightmare.</p>

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	<p>Thank you,</p> <p>Lisa P. Laporte</p>
21	<p>Hello Melissa</p> <p>I strongly object for this proposed application for the following reason. My main concern is traffic congestion.</p> <p>1. Traffic concerns. One and half blocks towards the lake a huge building is now under construction by ADI Developments. This mega height building with numerous residents will create even more traffic congestion along Lakeshore Rd. Martha St. could become a pathway north for cars to escape congestion on Lakeshore.</p> <p>My question, what does the current official plan allow for this property? Single family home, commercial space, height restrictions.</p> <p>After looking at the proposal on the city's website, it appears they are asking for increased height than the current plan allows.</p> <p>What's the point of having the official plan if the city keeps approving higher buildings in the downtown area. Unfortunately, developers are using LPAT to stretch heights within the downtown core.</p> <p>Is it going to provide affordable housing? Because none of the other downtown area developments do?</p> <p>Our downtown has been affected by so many developers who went beyond city hall to insure that there developments were allowed over and above height restrictions. I would hate to see this happening once again!</p> <p>No amendment should be allowed.</p> <p>Regards, Janice Jones</p>
22	<p>Melissa</p> <p>Upon reviewing the proposed rezone of the above address my girlfriend and I have decided to voice our opinion</p>

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	<p>As someone who lives on Almas common, this construction would only add to the already loud and congested environment created by the development at the base of Martha St joined at Lakeshore. Burlington (especially downtown) has been maintaining a low rise environment that adds to the appeal and although water view is desired by condo owners, this development will only lead to the domino effect of developers pushing out the home owners and local business that create downtown Burlington.</p> <p>We strongly disagree to have anything that resembles a condo built on the proposed land and hope others feel the same</p> <p>Thank you</p> <p>Neven Kulas</p>
23	<p>As a resident of downtown Burlington, I wish to state opposition to the planning proposal at 407 Martha Street.</p> <p>The new development will be next to a current highrise and will add congested traffic with no indication of off-street parking for guests and service vehicles.</p> <p>Ann Kelly</p>
24	<p>I am opposed to the development at 407 Martha Street as currently planned. My concern is with the building design with four levels of underground parking within the floodplain of Rambo Creek. This design may pose an unnecessary flooding hazard during excavation for the parking garage, a possible flooding of the garage in the event of a severe storm and a need for continuous dewatering of the subsurface drainage system.</p> <p>A memo by Woods 'Updated Hydrological Assessment, 401-417 Martha Street', dated January 4, 2021 estimates the 100year storm high water level in the immediate area of Rambo Creek at 79.6-79.9 m. This water level would be at the upper level of the parking garage but would be separated from the building by a bank and retaining wall. In contrast a report prepared by Condeland Engineering Ltd., for Mattamy Homes entitled '100year Storm</p>

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	<p>Event Channelization and Flood Plain Analysis for Rambo Creek', dated November 2, 2017 predicted high water levels in Rambo Creek immediately west of Martha Street in the range of 82.65-81.9 m for a 50year SCS storm and 82.7 – 82.0 m for a 100year 12hr SCS storm. There is a considerable discrepancy between these two predictions with high water levels at 82 m breaching the retaining wall and reaching the first floor of 407 Martha Street. Clearly the high-water levels must be better predicted. Moreover, the Condeland report does not include the additional flood inputs to Rambo Creek from an additional storm sewer east of Martha Street. Neither study consider the possible intensification of storm events as a result of climate change.</p> <p>In my opinion, a building located in a floodplain with underground parking is a foolish and potentially hazardous engineering design. My recommendation, if this building is approved, should be contingent on a redesign with above ground parking only. As a trade-off, in lieu requiring above ground parking, a building design higher than 11 stories might be considered.</p> <p>David Rokosh</p>
25	<p>June 4, 2021</p> <p>Attention Melissa Morgan</p> <p>My name is Nalini Rao. I reside at [REDACTED] Harris Cres. Burlington, Ontario. I recently became aware of this planning application. I live nearby the proposed development. I have site view.</p> <p>My backyard at [REDACTED] Harris Cres faces South West and West. The area is very quiet; surrounded by trees; and lush greenery, and with different kinds of wildlife; there is also a creek. The view from my</p> <p>windows is spectacular, and I am able to view the sunset and its brilliance. Next to my home is a bike/walking path with lots of established trees, and lush foliage. It is a very peaceful and quiet</p>

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	<p>environment.</p> <p>My interest in the matter is that I disagree with the proposed development on the following grounds:</p> <ul style="list-style-type: none"> • The area is low rise, & small houses. My building is a low rise 3 storey building with aprox 11 units total. • This proposed development would be a 11 storey building smack in the middle of the area. • It will be upsetting to me. • It will disrupt me - invasive of privacy - into my backyard • It will be blocking views; including my existing landscape. • It will disrupt the landscape. • It will disrupt the wildlife. • This proposed development will by an eye-sore visually. • It will be jarring and incompatible. • It will disrupt the area. • It will be out of character in the neighbourhood. • It will be out of place; not blending in. • It will be too big for the area. • The street scape will change. • It will change the character of the neighbourhood. • It would be clashing to the neighbourhood. <p>This proposed 11 story development consisting of 130 units will increase the intensity; causing more traffic and more noise.</p> <p>It will disrupt the existing quiet and peaceful environment. It will be over intense. There will be more traffic. There will be more crowding and more noise.</p> <p>This proposed 11 story development clashes with Good Planning Principles.</p> <p>A change to an Official Plan would be a big thing. It's not a minor variance; it's a major variance.</p> <p>People in Burlington want to keep things in Burlington as they are.</p>

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I don't think it is suitable for the area. The builder wants to put up a big building. They can go somewhere else.

Enclosed is a picture of my current outstanding view outside my windows, as evidence. The proposed development would substantially interfere with my view, and my privacy, in addition to the items listed above.

Regards,

Nalini Rao

Please find the attached.



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26	<p data-bbox="191 342 448 373">Dear Ms. Morgan;</p> <p data-bbox="191 422 1474 562">We are writing in response to the above noted proposal for an 11 story residential building at 407 Martha Street in Burlington. This proposal has 130 units and includes 167 parking spaces in 4 levels of underground parking.</p> <p data-bbox="191 611 698 642">There are several areas of concern.</p> <ol data-bbox="240 695 548 726" style="list-style-type: none"><li data-bbox="240 695 548 726">1. Access to the site: <p data-bbox="383 810 1490 1171">The north end of Martha Street currently only allows for eastbound traffic. West bound traffic along New street cannot turn left onto Martha Street. As a resident in the area, I have often witnessed cars performing illegal and highly unusual “U” turns in this area in an attempt to access either New/James Street or Martha Street. As you may be aware the corner of Martha and New/James is an unusual intersection. Adding additional traffic to this area will only exacerbate what is already a potentially dangerous situation</p> <ol data-bbox="240 1220 548 1251" style="list-style-type: none"><li data-bbox="240 1220 548 1251">2. Height of building: <p data-bbox="383 1335 1490 1644">While there is already a 12-story apartment complex on Martha Street (Martha Terrace) and another high-rise condo under construction by Adi Corporation. These buildings are much closer to Lakeshore Drive. The buildings closer to New/James Street tend to be either low rise apartments or single family homes. For this proposal a height of 5 or 6 stories would be more in keeping with the height of the existing streetscape</p> <ol data-bbox="240 1692 589 1724" style="list-style-type: none"><li data-bbox="240 1692 589 1724">3. Underground parking

#	Comments
	<p>This proposal abuts Rambo Creek. Any parking or other construction must ensure that the flow of the creek is not impeded in any way in order to prevent flooding in the neighboring area.</p> <p>4. Rambo Creek and surrounding greenspace</p> <p>The proposal should include an allowance to preserve and enhance existing greenspace. Burlington already has one of the lowest ratios of greenspace to population of any urban center in Canada. The current pandemic and related news coverage of crowds at Spencer Smith park during a <i>Stay At Home</i> order has already portrayed Burlington, and especially downtown Burlington in a highly unfavorable light. This proposal will increase population density in the area. It is our hope that the city ensures that any amount of green space that remains in downtown Burlington is preserved and not further eroded.</p> <p>Thank you for your time and attention to this matter and inviting feedback to this proposal.</p> <p>If you wish to discuss this further we can be reached at</p> <p>Sincerely,</p> <p>Anna and Arthur Smith</p>
27	<p>From: Robert Kay [REDACTED] ></p> <p>Sent: Tuesday, May 25, 2021 7:25 PM</p> <p>To: Morgan, Melissa <Melissa.Morgan@burlington.ca></p> <p>Subject: Planning application submitted by 2413350 Ontario inc. 407 Martha street.</p> <p>I have lived at [REDACTED] Harris Crescent for the past 46 years, my concerns are listed.</p> <ul style="list-style-type: none"> • Lack of sunshine especially during the winter months is unhealthy.

#	Comments
	<ul style="list-style-type: none"> • Parking overflow onto private property and side streets such as Harris crescent because of the lack of adequate guest parking in the surrounding area, our street is full of cars every day by people who work in the surrounding area and have no affordable parking. We have people parking in our buildings guest parking spaces now, it will only get worse. • Noise abatement will become an even bigger issue than it is now when the people who occupy the existing homes along Martha street sit outside in their yard or on their decks and play music or just gather to enjoy a barbecue this forces our who live in the back of our building to close the windows to drown out the sounds, these sounds carry across the creek and through the yard, this can and does sometimes go on well into the early morning I dread to think how bad it will be with 13 stories of balconies. • The bicycle path or walkway is already a noise conduit, it will only become worse when the sounds echo and bounce off the building this is going to be a major issue, noise abatement between the buildings and along the bike path is a critical issue. • Traffic studies can be manipulated to present a false picture of reality, I have lived on Harris crescent for 46 years and can tell you that whenever anything is going on in Spencer Park or on Brant street such as the sound of music, the bike path is the main people corridor to the function and brings with it vandalism to private property and car break-ins along the pathway. I speak from experience as I had an antique car destroyed by vandals drinking in the park and throwing beer bottles and rocks at parked cars during the sound of music. All the studies being done do not even begin to address these issues, City staff should go door to door or send out a survey to people who live in this area and ask the tough questions that the planners who don't even live around here fail to ask. • One last concern with respect to morning and evening traffic, turning from Torrance left onto lakeshore is like taking your life in your hands, the stoplight on lakeshore needs to be moved to the corner of Lakeshore and Torrance the do not block the entrance sign just doesn't cut it. <p>It always amazes me that when the architects that stand up and make all these wonderful proposals never tell the audience where they live, why.....because they certainly do not live in the neighbourhoods that will be dwarfed by these high rise building and suffer the consequences of over intensification.</p> <p>Thank you for taking the time to listen to my concerns.</p> <p>Robert Kay</p>
28	Good morning, Melissa,

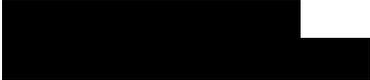
#	Comments
	<p>Living as I do close to Martha Street, I was asked to comment on the proposed construction at 407.</p> <p>I realise that the construction is probably inevitable, but my concern is its proximity to the Centennial Bike and Walking path as it emerges onto Martha Street.</p> <p>Can we be assured that there will be no impingement on access to the path during construction? It is used by so many people and an important outdoor space for us all, with no other alternate route.</p> <p>If the City allows this project to go forward, I urge that such right to unimpeded access be part of the contract.</p> <p>Thank you,</p> <p>Lyn Robinson</p>
29	<p>Hi,</p> <p>Our first reaction when we received your request for comments was “ not another High Rise building “ for the Downtown area, with more footpath restrictions & more future traffic on Lakeshore Rd.</p> <p>Several new projects are already in progress & we have heard that Planning permission has been granted for several more in the Downtown area.</p> <p>Has any consideration been given to the flow of traffic on Lakeshore Rd. ?</p> <p>We live at [REDACTED], Lakeshore Rd. and sometimes it is difficult to get out of the Driveway.</p> <p>Traffic can be much worse if a problem occurs on the Skyway Bridge and the Lifting Bridge is the next option.</p> <p>The future pleasure of driving along Lakeshore Road will be eroded & become a parking lot.</p> <p>Regards Mr & Mrs.W. Lawson.</p>

#	Comments
30	<p data-bbox="191 342 565 373">Dear Ms. Melissa Morgan,</p> <p data-bbox="191 432 1466 516">I am writing to you as concerned citizen regarding the planned proposal development of 407 Martha Street. Files 505-01/21 & 520-01/21.</p> <p data-bbox="191 575 1474 772">I am a downtown resident at [REDACTED] Harris Crescent, Burlington, ON L7R 1G4. This proposal for a high density structure going up to 11 stories and consisting of 103 units will be detrimental to our quality of life at best. This planned structure will directly impact us and affect us in the following manner:</p> <ul data-bbox="383 835 1495 1801" style="list-style-type: none"><li data-bbox="383 835 1354 905">• It will block our afternoon sun every single day Lack of sunshine especially during the winter months is unhealthy.<li data-bbox="383 947 1482 1016">• It will completely destroy the natural habitat behind our building which we enjoy on a daily basis<li data-bbox="383 1058 1479 1167">• The creek is a natural flood plain that will be altered and create irrevocable damage to downstream and upstream properties including but not limited to [REDACTED] Harris Cres.<li data-bbox="383 1209 1446 1278">• Alteration to the creek will cause disruption to the natural wildlife in the area<li data-bbox="383 1320 1403 1390">• The noise pollution during the construction of this proposal will be a disruption to our lives<li data-bbox="383 1432 1495 1577">• Access to Lakeshore from Torrence is already challenging at best. The traffic volume increase for construction vehicles as well as residents from other high density structures on Lakeshore and in the area will be an ever increasing daily headache.<li data-bbox="383 1619 1495 1801">• Parking overflow onto private property and side streets such as Harris crescent because of the lack of adequate guest parking in the surrounding area, our street is full of cars every day by people who work in the surrounding area and have no affordable parking. We have people parking in our buildings guest parking spaces now, it will only get worse.

#	Comments
	<ul style="list-style-type: none"> • Noise abatement will become an even bigger issue than it is now when the people who occupy the existing homes along Martha street sit outside in their yard or on their decks and play music or just gather to enjoy a barbecue this forces our who live in the back of our building to close the windows to drown out the sounds, these sounds carry across the creek and through the yard, this can and does sometimes go on well into the early morning I dread to think how bad it will be with 13 stories of balconies. • The bicycle path or walkway is already a noise conduit, it will only become worse when the sounds echo and bounce off the building this is going to be a major issue, noise abatement between the buildings and along the bike path is a critical issue. • Traffic studies can be manipulated to present a false picture of reality, I have lived on Harris crescent for 46 years and can tell you that whenever anything is going on in Spencer Park or on Brant street such as the sound of music, the bike path is the main people corridor to the function and brings with it vandalism to private property and car break-ins along the pathway. I speak from experience as I had an antique car destroyed by vandals drinking in the park and throwing beer bottles and rocks at parked cars during the sound of music. • It is dangerous to the traffic flow and disruptive to the harmony and ecology of the downtown creek and play areas. I consciously objective as it will cause congestion and a safety risk to the flow of traffic and residents in the downtown corridor. Therefore I believe building another high-rise less than 5 kilometers from City Hall and the Waterfront Hotel will create many internal city problems for downtown. <p>In conclusion, I am in disagreement of this proposal and could you please add me to the list as I like to attend every public meeting regarding this proposal.</p> <p>I strongly urge you and the Community Planning, Regulation and mobility committees to reject this application. These are my concerns.</p> <p>Yours sincerely,</p> <p>Norman Cheng</p>
31	Attention: Melissa Morgan

#	Comments
	<p>Hi Ms Morgan</p> <p>Please consider my comments below on the proposed 407 Martha Street site I was unable to determine what all the site specific policies are that the applicant wants to make to the the Official Plan and Zoning By-law in the time I have had to study the site plans since receiving the notification so I hope there will still be an opportunity to comment in the future as I learn more. I would like to receive updates on 407 Martha Avenue if that is possible.</p> <p>I should state in the outset that I do not think the proposed development merits any significant change to site specific policies with respect to either height or density. My major concern is the impact a significant change like that would have on affordable housing in the area. Currently there is a rich diversity of rental housing in the collection of 2, 3 & 4 storey buildings on Martha and Harris that should be preserved into the future.</p> <p>Any significant change the official plan would give owners of the rental units reason to expect that they could get density and height changes for any redevelopment they might consider which would be unlikely to include affable rental units.</p> <p>I think there are 2 additional reports that they need to do to inform their design choices.</p> <p>1 An analysis of the volume of pedestrians, bicycles and pets that make use of the Waterfront Trail on both a daily basis path and at peak times ie rib fest and sound of music. The analysis should include estimates on the increased use as expected given the increased density proposed for the downtown in the future. I would have expected more on this in the noise report.</p> <p>2 A safety and security assessment of the plan by police familiar with the area.</p> <p>I mention the above 2 items because of all the things I assumed I might have a problem with I am most concerned with the 4 ground level apartments with access from the sidewalk. It is not just local families that use the path but people from cities all over that are walking past these entries late at night not caring about the inhabitants of the properties. These 4 units would be more vulnerable and exposed than anything that exists on</p>

#	Comments
	<p>Martha currently as the townhomes across the road not only have a flight of stairs up to their front door they do not catch the eye of anyone heading for the path. Likewise the first floor apartments at ■ Martha are set back from the road and across from them the ground level entrances are to businesses not private residences. I think this is a great concern that needs to be evaluated.</p> <p>One possible change would be to add ground level parking instead of 3 levels of underground parking. There is enough in the geotechnical report about unknown effects of the groundwater situation and effects on the drainage in the basement levels that it would make sense to look at a less ambitious design that acknowledges the historical fact that they want to build in a flood plain. Most if not all buildings in the area have ground level parking which seems prudent given climate change and the possibility of having flooding more frequent than once in 100 years. Agree with a requirement that a geotechnical engineer and more be involved in all aspects.</p> <p>Also, as an area resident I am concerned about the health of Rambo Creek and the green space it provides and the effects of the development after completion as well as the possible negative effects on the flora and fauna during construction. I was surprised that the report referred to this area as no more than a flashy stream and that the mammals including the coyote family that frequents the creek were missed in the study. There was a great deal of information in that report that points to a need to rehabilitate the area so that it can be classified as a creek to be protected to make sure it is there green space for years to be enjoyed and available to support the ducks that come back each year to hatch eggs etc.</p> <p>Strongly agree with recommendations in noise report. All recommendation should be included in the building permit for this property before a permit can be issued.</p> <p>Not sure noise report covered possible effects of noise on wildlife and people walking the trail which is without mechanical noise presently. I would also like to know more about the timing of the noise study specifically if the noise from the AC at ■ Martha was measured after it was turned on full time for the summer. As one of the only rooftop mechanicals in Burlington not enclosed and louvered it creates quite a loud drone during the day & night that Probably measured outside allowable levels and should be fixed.</p>

#	Comments
	<p>Please remove my personal information in any publication of the above.</p> <p>Thank you for the opportunity to comment.</p> <p>Patti Martin </p>
32	<p>Hi Melissa,</p> <p>Just a burlington resident's thought on the proposed development site at 407 Martha Street:</p> <p>-Is there plan to expand streets? It feels as though this is not a consideration or possibly even a concern to the town when proposing/approving these high density building sites. Even now with the current development, traffic in the downtown core is becoming more cumbersome-I can't imagine what yet another high rise will do.</p> <p>Thanks Laura</p>
33	<p>Hi Melissa.</p> <p>I own a property on  Harris Crescent and I object to an 11 story high rise being built on Martha street right in my neighborhood. There will be high density of people and height of the building will alter the sky light and the neighborhood will be changed forever. There will be huge traffic congestion on the street and on lakeshore and down town Burlington will become a concrete jungle as is already happening. When can you say stop. Enough is enough. There are more than enough new high rise buildings being built downtown and already there will be two others on Martha street. The addition of this high rise will open the door to any other developer using what ever space is available on Martha for more additional high rise dwellings.</p> <p>Of course I object to this change and to this additional change to ward 2. Right now animals roam freely on the bike path and down on the creek and I would like this to stay the same. Construction would disrupt the flora and fauna from its natural habitat. Why is all this so necessary.</p> <p>Sincerely Therese Doyle.</p>

#	Comments
34	<p>That development for the 407 Martha plot of land is so gong to be so close to the road that the front yard will virtually be the sidewalk. I really hope this doesn't go through</p> <p>The increase in density for downtown Burlington is actually a bit frightening.</p> <p>I live on [REDACTED] along the Centennial Pathway and there is a huge uptick in pedestrian and bike traffic along this corridor.</p> <p>Between the waterfront park and the Centennial pathway the outdoor space of downtown Burlington is going to be overrun with people(already is in fact) walking biking.</p> <p>The Centennial Bike path is the only safe place to cycle across east west to Burlington as there is no other safe cycling infrastructure. As density increases the foot(and dog walking traffic) will also increase and there will be conflicts.</p> <p>Is there any plans to address these upcoming issues? with +800 units coming downtown in the next few years the vehicular traffic will be increasing, as will cycling and walking.</p> <p>I really hope there are plans to widen the pathway and provide a protected multi use pathway along New Street to accommodate the extra traffic and keep people (who may not have a choice) safe while trying to get around in Burlington.</p> <p>Jackie Lodder</p>
35	<p>Hello Melissa,</p> <p>I am very sorry for this late submission of my comment regarding the site development plan for 407 Martha Street.</p> <p>My partner and I are very concerned about this huge development in a narrow land near the creek for the following reasons:</p>

#	Comments
	<p>1. May have a significant impact on eco system in the surrounding area - there are many wild lives in the area and their territories may likely be disturbed and they may be outplaced.</p> <p>2. We generally have concerns about recent development in downtown Burlington - tall b are constantly being built and really changing the town.. Such large buildings are drastically changing the feel of the town core and making it more like a very busy and cold city (like Toronto and Mississauga). These tall buildings are visible from far and we will likely see 407 Martha from our backyard if it were built.</p> <p>Thank you.</p> <p>Setsuko Kadota</p>

Planning Department

Dept of Community Planning
P.O. Box 5013
426 Brant Street
Burlington
L7R 3Z6

Attn: Melissa Morgan

Dear M/s Morgan,

I am writing in response to the letter I received today, regarding the proposal for 407, Martha Street Burlington.

I have lived in Burlington for 40 years, and in the downtown core particularly for six years.

It is my opinion that Lakeshore road and the side streets leading off of it have become too congested. Too many

high rise buildings have been erected and the traffic flow has been impacted.

Also our landscape has become impacted, as the lakeshore becomes more

blocked off with very tall buildings.

I know a lot of people feel the same way. Our little town has become overrun with high ugly buildings.

I realise nothing can be done with what has already been build, but we need to halt more building now.

Alternatively, higher building can move to north Burlington, where they have less impact.

I vote for this application to be denied.

Thank you for your attention

[REDACTED]

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

RECEIVED

MAY 27 2021

City of Burlington
Planning Department

Attention: Melissa Morgan

Regarding:- 407 Martha St. & other Developments

Dear Miss Morgan:

Let's go for a helicopter ride!
We have always thought of Martha as being a good connecting street between Lakeshore Road and New Street. All of this proposed development is certainly going to change that!

We already must contend with the greed of Adi with six levels of underground parking! 407 Martha innocently wants four! We don't know what the outcome will be of the property at [REDACTED] very close to Martha. Then, fairly soon, there's yet another development planned where houses still stand near the corner of Martha and James Streets!

What a rotten development this is!
It would be funny if it wasn't so serious! Just how much can our roads take!? The keyword is Cumulative
Please consider Winter and Air Quality - too!

Respectfully,

Joel Fitts

C.C. Bentall Green Oak
[REDACTED]

Memorandum

June 9, 2021

**Regarding: Planning Application Files 505-01/21 and 520-01/21
407 Martha Street previously referred as 401 – 417 Martha Street (Ward 2)
Submitted by; 2413350 Ontario Inc.**

To: The Corporation of the City of Burlington
Melissa Morgan, Planner 11
Heather MacDonald, Director of City Building
Lisa Kearns, Ward 2 Councillor
Marianne Meed Ward, Mayor

From: Gary Care, Sylvia Christie [REDACTED]
Jim Shaw, Beth Shaw [REDACTED]
Joe Donnell, Michelle Kachur [REDACTED]
Nelida Calderon, Sandra Calderon [REDACTED]
Note; residents at [REDACTED] are not participating due to sale of home

Introduction

The residents of the townhouses on Martha Street, that includes five units [REDACTED] located directly across the street from the proposed development, strongly reject the current Application for the development of an 11 story building outlined therein, as it is substantially out of character in regards to the *Village Square Precinct* as delineated in the City of Burlington's Official Plan.

- 1) 11 storeys is an 80% variance from the DRH parameter of maximum 6 Storey 22 meters. It is 8 storeys higher than our 3 storey townhouses across the street.
- 2) The Application is requesting 130 Units (separate dwellings) on a small parcel of land which results in density of 407 Units per hector compared to the current and previous zoning of 185 units per hector.
- 3) The Application requires a 6 meter set-back from the property line at the front facing Martha Street. For the purpose of justification the 407 Application (11 storey) makes a comparison to the adjacent 12 storey apartment 395 Martha St. Note that the set-back of 395 Martha 12 storey apartment building is 18 meters from the street.
- 4) If approved this building will be the highest structure in the Precinct without regard to the vision, intent and spirit of the newly created Village Square Precinct as outlined in the City of Burlington's Official Plan.

For purpose of clarity the referenced Village Square Precinct location\border;

-East; Martha St from Pine St north to Centennial Pathway also referred to as Elgin St Pathway

-South; Pine St from Martha St to Elizabeth St

-West; Elizabeth St from Pine St to Centennial pathway

-North; Centennial Pathway from Elizabeth St to Martha St

OFFICIAL PLAN (summary highlights)

The Village Square Precinct will serve as a pre-eminent retail destination with predominantly *low-rise* residential uses within stand alone or mixed-use building

Development shall generally transition to a lower scale residential built form along Martha Street.

...the transition *shall* include a *compatible* interface to the (*Martha Street*) townhouses which *may* require the use of building setbacks, step backs, property consolidations, lower building heights than the maximum permitted for mid-rise buildings...

Chapter 8 – Land Use policies – Urban Area

8.1.1(3.10.1) POLICIES

Development within the Village Square Precinct *shall* be comprised of predominantly *low-rise buildings* and some *mid-rise buildings* as shown on Schedule D-2: Downtown Urban Centre Heights, of this Plan.

Development shall generally transition to a lower scale residential built form along Martha Street.

The Village Square *development* located at 415 Elizabeth Street *shall* be maintained as a low-rise retail *development* and *shall* as part of any future *development*:

Where *development abutting* the townhouses on Martha Street exceeds four storeys in height, the *development shall* incorporate an appropriate built form transition in height and massing to minimize the impact of shadowing and overlook. Although a 45 degree angular plane is not required, the transition *shall* include a *compatible* interface to the townhouses which *may* require the use of building setbacks, step backs, property consolidations, lower building heights than the maximum permitted for mid-rise buildings, building orientation to reduce afternoon shadow, balcony orientation to reduce overlook and other possible transition tools as further described in Section 8.1.1(3.19.4) and in the Downtown Placemaking and Urban *Design Guidelines*.

8.1.1(3.10.2) Site-Specific Policies

8.1.1(3.11)

401 to 417 Martha Street: The property located at 401 to 417 Martha Street *shall* be permitted a maximum building height of 22 metres and *shall* provide a built form transition to Martha Street and the Centennial Pathway.

This site (401-417) is currently Zoned Downtown High Density Residential DRH-H (Holding) with the following development regulations;

Height: 22 m maximum (Approx. 6 Storeys)

Front Setback: 6 m; 7.5 m abutting a street having a deemed width of 26 m or more

Density: 185 units per hectare maximum

Building setback abutting a creek block: 7.5 m, 4.5 m if block includes a 3 m buffer

Various other regulations are to be considered under the DRH -H Zoning on this site but wanted to highlight the major issues

Note that 2085 Pine which is directly to the rear of the Martha Street townhouses has similar site specific policies.

8.1.1(3.11)

2085 Pine Street: The property located at 2085 Pine Street *shall* be permitted a maximum building height of 23 meters and *shall* provide a built form transition to adjacent low-rise *development* in accordance with Section 8.1.1(3.10.1)(e) of this Plan.

Effect on Martha Street

Multiple Developments in the Martha Street area that are currently approved and/or pending approval represent approximately 40% of the current development in process in the Downtown Urban Center. Martha Street is a side street not a main artery for traffic. If approved as per the developer's plans it will have a dramatic impact on the residents on Martha Street.

- Directly across the from the Martha St Townhouses (402-410) Applicant of the 11 storey.
- There is currently an Appeal for 11 Storeys at 2085 Pine St directly behind the Martha St Townhouses.
- One block south of the precinct at 374 Martha St is an enormous (ADI) tower of 26 storeys .
- A few meters north of the precinct at Martha St and James St, Mattamy is in the process of obtaining approval of 13 storeys.

These 4 high rise dwellings, all within a two block area, total 61 Storeys of development that have approximately 500 condos and upwards of 1000 new residents.

Traffic Flows

The pedestrian traffic is significant on Martha due to 1) cyclists walkers runners that utilize the Centennial Pathway, many of which travel down Martha to Pine to reach the downtown core and Spencer Smith Park. 2) There are also a significant number of seniors in the area crossing Pine St and Martha. Pine and Martha will be the primary streets traveled to access the new dwellings... Pine is already compressed with traffic along its very narrow street.

Summary

The developer is attempting to maximize its financial viability to the detriment of the Martha Street Residents, the Village Square Precinct and the City of Burlington, without consideration of the existing neighborhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity areas without providing appropriate transition between the existing and proposed buildings.

Sincerely

A handwritten signature in black ink, appearing to read "Gary Care", written over a horizontal line.

Gary Care