

#	Contact Information	Comments	Date Received
1	Lesley Simpson Burlington, ON [REDACTED]	<p>We spoke on the phone about this Gordon and I am sorry it took me so long to send you this message. I really feel that it doesn't matter what we feel it will go ahead anyway, but this is a development that once again, will drastically change the flavour of Burlington and I am so opposed to it.</p> <p>Nothing should be 25 stories and I am not sure where the traffic from these 3 new buildings will go on Brant Street. It is not like you can widen Brant Street.</p> <p>I am not sure why developers keep asking for variances for height restrictions but if my opinion matters, I vehemently am opposed to any development of these heights.</p> <p>Good luck in keeping Burlington a nice community and I appreciate your work.</p>	09/15/21
2	Diane Baird [REDACTED] Burlington, ON [REDACTED] [REDACTED]	<p>We live @ [REDACTED], beside parcel A of this HUGE development plan.</p> <p>We object to the heights of the 14 story & 25 story towers. Our building & our twin building at [REDACTED] are 10 stories high. The new towers should not be higher than 10 stories as to fit into the present neighbourhood. The building at 1460 Ghent across the road from our building appears to have 2 floors for commercial & 13 apartment floors which is too tall for this neighbourhood. The existing building heights are 6 storeys as you are aware. The developer should be satisfied with a maximum of 10 stories total.</p> <p>The planned development will create a HUGE increase in local traffic. The section of Ghent between Brant Street & Hagar Street is already very very busy due to the parking meter spaces across from & in front of the commercial businesses at 1460 Ghent and the residents & visitors who frequent the apartments in that building. There is also a great use of on street parking in front of the townhouses across the road from [REDACTED] & [REDACTED].</p> <p>Wellington Care Centre employees & visitors use this on street parking. This desire for parking spaces will certainly increase with the commercial businesses in 1460 Ghent & commercial area in Parcel A.</p> <p>The driveway entrance to Parcel A is too close to the corner of Brant Street. There is a lot of traffic at this corner turning onto Ghent, slowing down, looking for a parking space, creating dangerous situations for pedestrians & drivers.</p>	09/15/21
3	Robert Korporaal [REDACTED] Burlington, ON [REDACTED] [REDACTED]	<p>This letter is in response to the letter recently sent out by the City to neighbourhood residents, concerning three 'development proposals' by Molinaro Group at Brant St and Ghent Ave (per the letter: Files 505-06/21 and 520-07/21). I am writing in response, from my west-facing home in the [REDACTED] Ghent Ave apartment building, which overlooks the lot that is currently being used by the Burlington Food Bank to grow food and combat food insecurity (Parcel A).</p> <p>Put simply, the 'proposal' is outrageous. It will permanently negatively impact the quality of life for the hundreds of people who already live in this area and it must be shut down outright, before the developer starts entertaining the idea that it is acceptable to damage an entire neighbourhood just to benefit themselves.</p> <p>First: traffic. Brant St is only two lanes in each direction as far east as Ghent, then it narrows. Ghent Ave itself is only one lane in each direction. Traffic during morning and afternoon rush is already considerable. This 'proposal' seeks to add nearly nine hundred residential units, all at the same intersection. This means that a small intersection's traffic load will be increased to an utterly unsustainable level. I cannot even imagine how gridlocked this small intersection will become with an additional thousand (or more, if multi-vehicle families were to occupy the proposed residences) vehicles suddenly flooding the area--to say nothing of the noise and environmental pollution that this will create.</p> <p>Noise and dust are also major problems with this 'proposal.' It is already unbelievably loud when City workers spend just half a day with chainsaws trimming the trees in the lot opposite, forcing me to keep my balcony shut just to keep (some of!) the noise out. I have lived in Burlington for a long time, I am very familiar with how long construction projects take here. The construction noise that this 'proposal' would lead to would render my balcony unusable for years. Construction dust will also render that part of my living space completely unusable. Whether from digging or work with concrete, any proposed development is going to kick up enormous amounts of dust. Even if there were no noise at all, the dust alone would still render my balcony completely unusable for years on end, as well as forcing me to keep my balcony shut to keep the dust out, denying me fresh air in my own home.</p> <p>Molinaro's 'proposal' seeks to take away a significant usable portion of my home for the years that any potential construction project would take--are they planning on reimbursing a significant percentage of the rents and mortgages being paid by all the people who would be adversely affected by their greed if this 'proposal' is allowed to proceed? Doubtful, at best.</p> <p>Finally (for now) a complaint about how this will affect quality of life: privacy and a view. At present, my home offers a nice, pleasant westward view that goes on for kilometres. This 'proposal' aims to steal that from me, taking away one of the more valuable benefits of where I live and effectively telling me I get to look at a wall instead. And as there is currently no building opposite me, any such development will also mean that there will be hundreds of people opposite me, robbing me of the privacy that I currently have. If this 'proposal' is allowed to move forward, it will significantly and permanently damage the quality of life of every west-facing resident of [REDACTED] Ghent.</p> <p>This is not a 'development proposal,' this is a planned assault on the quality of life of the hundreds of people who already live in this neighbourhood. This nonsense must be stopped in its tracks before another greedy developer can be permitted to ruin another neighbourhood just to line their pockets at the expense of the locals.</p> <p>Under NO circumstances should the lot be permitted to be turned into yet another monstrosity of a downtown construction project. It is currently being used for humanitarian purposes to help the less fortunate, it is simply stunning that the City would consider allowing both the actual harm caused by taking that away, as well as the optics of turning over what is effectively a charitable space, in order that a private company can pad their profit margins even more. The lot should remain as-is, serving the needs of the community. Even if Burlington Food Bank chooses to end whatever contract they have with the City over the property, at the absolute minimum, the lot should be converted into a park--something that the people of this neighbourhood can make use of and enjoy.</p> <p>Developments must serve the community--not the bank balances of already-wealthy developers.</p> <p>This 'proposal' should not be altered or amended -- it must be rejected out of hand for the outrage that it is.</p>	09/17/21

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4	Jeff [REDACTED]	<p>Please find my high level comments for the proposal. I will be happy to elaborate on these at the meeting.</p> <p>The proposal greatly harms and negatively impacts:</p> <ul style="list-style-type: none"> -residents and business tenants of the proposed development -near neighbors (residential and commercial) to the proposed -Burlington users in general <p>The negative impact will come as a result of:</p> <ul style="list-style-type: none"> -significant and dangerous increase in traffic and traffic speeds to cars and pedestrians -Decreased liveability at street level <p>Simply put: there is not near enough room in those spaces and in the intersection to put one of the those towers let alone 3.</p> <p>The current zoning should remain unchanged.</p>	09/20/21
5	Grace Asper Burlington, ON [REDACTED]	<p>I am writing in response to the proposed plan from the Molinaro group to build 4 residential towers, which includes ground commercial areas.</p> <ul style="list-style-type: none"> > -2-25 storey tower > -1-14 storey tower > -1-8 storey tower <p>> In the initial letter sent out to residents that would be affected, it looked like the city had proposed that these builders would only be permitted to have buildings that are 6 storeys high.</p> <p>> Being a resident in the area, the major thing that concerns me about having buildings being built in the area is the sheer volume of traffic that it will create for the area vs. proposing single homes.</p> <p>> Brant St. in that corner becomes a single lane. With a high rise building already at the southwest corner of Ghent and Brant, the traffic would be a huge concern. There would also be a need to put a traffic light at the corner of Olga and Brant, which is just one street south of Ghent as it will be impossible to go north from Olga with increased volumes of cars.</p> <p>> There is a surface paid parking lot at the northeast corner of Ghent and Brant. What happens to availability of parking for neighbouring areas if this gets converted to a residential building?</p> <p>> Recently, the high rise residential building at the corner of Ghent and Brant had problems with their underground parking. 400 cars were displaced for several weeks, which put a strain to neighbouring areas. It involved residents parking illegally in neighbouring areas, causing hazards to public safety in some areas due to poor visibility of oncoming cars. It also meant less availability of street parking for visitors of neighbouring areas. If these type of circumstances were to occur in the proposed buildings, there would be chaos in the area.</p> <p>> Having driven through areas where buildings are being erected, I know how traffic can be disrupted in the area for quite some time. As Brant is the main road to access downtown Burlington, in its current state, it will not be able to handle the potential traffic from having residential towers being concentrated at that intersection. As it is, it can get very busy during rush hours on weekdays and weekends.</p> <p>> It is obvious that as a resident of the area, I have major concerns about residential towers being built in the area. Traffic, parking and public safety are the major issues. The other thing that it will affect is just the overall "feel" of the street of being quaint and "small town vibe" to being more metropolitan.</p> <p>> I would appreciate to know whether there has been discussion regarding the issues I have raised above.</p> <p>> Thanks for the opportunity to provide feedback and input into this proposed plan.</p>	09/24/21
6	Lori Montcalm [REDACTED] Burlington, ON [REDACTED]	<p>I am writing about the application of the Molinaro Group Planning Application 774, 778, 780 and 782 Brant St. My concerns and questions are the following:</p> <ol style="list-style-type: none"> 1) the height of the buildings. Would these be the tallest building in the downtown core? I personally think they are too tall and would seriously look out of place and dwarf the existing buildings. If they are the tallest, wouldn't this then set precedence for future applications? 2) Are they including any "accessible residences" and "geared to income" residences in their application? If not, why? 3) Are all entrances/exits wheelchair accessible? Braille? High contrast colour in areas of varying levels? Any business areas included do they meet all accessible criteria? Accessible bathrooms? 4) Are any "green spaces" planned? 5) I am concerned about the density and increased traffic and parking required in the area. <p>I am disabled and use a wheelchair and am very concerned about accessibility for all people with any type of disability. I recently had a terrible experience with Medisen the cardiologist clinic located at Upper Canada Place on Brant St. That building recently underwent some accessibility upgrades but failed to install accessible bathrooms. (I'd like to know how this happened!!!) It ended with me having to call 911 after falling in another business's washroom, the outcome could have been much worse with hospitalization but it just ended with personal humiliation. And I want ALL new buildings to exceed present code to meet future needs. For example I'd like someone to recommend "universal entrances (like those at Home Depot, Lowes, Canadian Tire) that open as you approach them instead of having to press a button to open doors to the Molinaro group although it exceeds present code apparently.</p> <p>I would really like for Burlington to work towards being the most inclusive city in Ontario and Canada. People with disabilities are the biggest minority group, we have BIPOC, LGBTQ+ people in our group, we are truly an inclusive group!</p>	09/25/21

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7	<p>Unnamed Burlington, ON [REDACTED]</p>	<p>The proposal of wanting to build 3 residential buildings at this intersection is an extremely bad idea. It is already a very busy intersection in downtown with cars and residents such as myself, it would only cause more congestion in this part of town.</p> <p>There is no visitor parking at [REDACTED] Ghent Avenue and if the 3 buildings are built then there would be even more cars on the road. Not to mention, where would one park their car if they needed to go to an appointment at 760 Brant? There's a dentist and Ultrasound centre there. There's even a hair salon in the building.</p> <p>There is already so much traffic with cars and people in the neighborhood. It will be noisy and unpleasant with the constant amount of cars that will be in the area.</p> <p>i chose to live here because i didn't want to live in a crowded city like Toronto or any other similar cities in the GTA. i like the convenience of being in town where there's so many stores to choose from without having to go to Toronto. The odd time i want something specific i know i can go to Hamilton to get it.</p> <p>I love going to the Pier and not feel congested with a lot of people and i like being able to enjoy my days and evenings to a semi quiet neighborhood. With an additional 1, 2 or 3 residential buildings potentially being built here i feel my quality of life enjoyment will quickly be snuffed out by the crowdedness of more people living in this area that i call home.</p>	09/26/21
8	<p>Kimberly Bowman [REDACTED] Burlington, ON [REDACTED] [REDACTED]</p>	<p>Thank you for the communication by mail and the offer to be consulted on the proposed planning application by the Molinaro Group, affecting sites around Brant and Ghent Sts.</p> <p>I am a homeowner living at [REDACTED], where I live with my 6yr old son. He attends Tom Thomson school and twice daily we walk/scoot to school on a path that crosses across two of the three proposed changes. I feel lucky to live in this location in Burlington, with its proximity to transit, to the lake and downtown, and I am generally supportive of options that provide more housing and more density. I am writing because I both support increased density and new housing at this site and have concerns about the proposed heights of these buildings, which at 25 stories is far in excess of current standards and of the existing 'high rise' at Burlington Square.</p> <p>I have recently lived in a community (on Merton St in Davisville, Toronto) that saw the construction of different 'condo towers' in the last 4-6 years, including one that was 14 stories and one that was 28, in an area that had previously not seen much above 5 stories. I can tell you, the impact of a super-high (20+ story) tower is very different in a neighbourhood than one of a more moderate height (10-14 stories). I estimate the current Burlington Square building (which is in my backyard) to be at moderate height; having 3 towers constructed to its scale would affect the neighbourhood, but would be in line with what we already have on one corner. I welcome new development, but am concerned about the introduction of multiple 25-story towers in such a small area. It's unclear why this is necessary or advisable, other than maximizing individual profit. I wish to express strong concern over the proposed heights and request the City consider restricting development of towers to more reasonable heights, such as that of Burlington Square.</p> <p>I welcome new development in Burlington and in this area specifically, and look forward to the amenities and new neighbours it will bring. I appreciate you and others' work and oversight to ensure that such development is appropriate and balances concerns of all stakeholders.</p> <p>This is another item for later in the process - but I would like to register concerns about safety related to the wind assessment - which currently has unsafe conditions marked in places where we, and other families, walk young children to school. My son has a physical disability and is attending Tom Thomson (rather than Central) because it is a school without stairs. Wind tunnels on his way to school, especially at Brant Street with its busy rush hour traffic, are dangerous. I would encourage you to please pay close attention to issues associated with wind, in an area that is a pathway for many families and elders (and many more to come). I also appreciate your consideration and attention to safety issues relating to construction, which I know we'll deal with at a later date. I would appreciate being added to lists of residents who will receive information on future meetings and consultations.</p>	10/1/2021
9	<p>Heather McClintock [REDACTED] Burlington, ON [REDACTED] [REDACTED]</p>	<p>I would like to raise my concerns with respect to the development proposal for Brant Street at Ghent Avenue. I have reviewed the Transportation Impact Assessment and find it extremely lacking.</p> <p>The Executive Summary correctly identifies the current traffic operational constraints in this area. The additional units proposed will certainly further compound the problem. Signal timing optimization and slightly longer turning lanes will not solve the problem.</p> <p>Looking further into the report, the background traffic volumes are inadequate with the weekday counts from 2018 and the weekend count from 2020. The City has approved many new developments that need to be included in the background traffic volumes</p> <ul style="list-style-type: none"> o2 new towers at Lakeshore between Elizabeth and Pearl oNew tower currently under construction at Brant and James oNew tower currently under construction at Brock and Ontario oNew tower currently under construction at Lakeshore and Martha oThere may be others as well that the City has approved <p>With current operational constraints, these additional developments need to be included in the baseline data, otherwise Burlington's downtown will be crippled well before this development proposal opens. The Developer claims the 2020 COVID volumes used are conservative with more people working from home and adjusting their hours. However, we are already seeing Brant Street bottlenecked regularly, these assumptions and resulting traffic volumes are grossly underestimated.</p> <p>The traffic projections all result in Level of Service (LOS) failures at E and F for traffic signals and identify insufficient turn lane storage capacity. This will result in long delays and people seeking other routes through the community ie infiltrating the residential streets. This will send a lot of additional vehicles past residential homes and Tom Thompson Public School creating operational and safety problems in the entire community.</p> <p>All the accesses to the proposed buildings are very close to Brant Street. This will result in detrimental impacts to both Ghent Ave. and Brant St. as people determined to turn will sit there and block the road.</p> <p>I don't see anything regarding parking. We know people will be parking in our neighbourhood. How will the City ensure we as residents will be able to park on our streets? Will the City implement parking bans but give us</p>	10/3/2021

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		<p>permits for our use and our visitors? With the number of units planned, they will overwhelm our local streets. Grovetree Lane current experiences significant traffic including commercial trucks, using the road as a turn around. How will the City protect the street from the extra volume and high speeds the additional units proposed will bring? How will the City ensure the safety of the residents and young children?</p> <p>I would like to understand the construction staging impacts on traffic also as these are typically significant with lane closures. The City needs to ensure there will not be any lane and road closures further impacting the local residents.</p> <p>In summary, the Transportation Impact Assessment does not adequately address the traffic challenges associated with the application to amend the Official Plan designation and zoning. The application needs to be rejected and the zoning maintained at 2.5-6 stories.</p> <p>I would like to be kept informed of all issues arising on this matter.</p>	
10	<p>Deborah Ison [REDACTED] Burlington, ON [REDACTED] [REDACTED]</p>	<p>I am a resident of the Brant Street and Ghent Avenue community affected by the Official Plan Amendment and Zoning By-law Amendment Application submitted by Molinaro Group (Files: 505-06/21 & 520-07/21). I wish to remain informed about this development and upcoming meetings.</p> <p>Let this letter stand as my objection to the application. I object on the following grounds:</p> <p>Traffic and Parking</p> <ul style="list-style-type: none"> Traffic originating from the proposed development and surrounding areas will gravitate to overflow on to ancillary residential streets as a means to avoid congestion at the intersections north and south on Brant Street, creating noise, residential street congestion, and hazards for pedestrians including children travelling to Tom Thomson Public School and neighbouring parks Overflow of parking from the proposed residential and commercial development will create congestion and hazardous right-of-way passage on neighbouring residential streets <p>Noise and Light Pollution</p> <ul style="list-style-type: none"> The noise feasibility study forewarns that sound levels at the proposed development will exceed MECP guidelines, and goes so far as to recommend that mitigation efforts be circumvented through the inclusion of a warning clause alerting potential residents to the existence of noise pollution exceeding MECP guidelines. The study fails to consider the adverse impact and contribution of the development to the same above-guideline noise pollution on the residents of the existing neighbourhood The proposed development creates an ambient 'wall of noise' generating from residential units, commercial units, lobbies, residential parking, publicly accessible private outdoor park space, urban design 'event space', waste management and service traffic, HVAC, and mechanical infrastructure, intruding upon the current neighbourhood residents' right to quiet enjoyment of their properties The proposed development creates a 'wall of light' generating from residential units, commercial units, lobbies, residential parking, urban design 'event space' and publicly accessible private outdoor park space, intruding upon the current neighbourhood residents' right to quiet enjoyment of their properties as well as creating a hazard to the flight path of birds including those transiting the boundaries of the Cootes to Escarpment EcoPark System corridor to Lake Ontario <p>Micro-climate impact</p> <ul style="list-style-type: none"> The pedestrian wind assessment forewarns of increased wind activity around tower corners and along the sidewalks surrounding the immediate proximity of the development. The study fails to consider the adverse impact of increased wind tunneling and snow drifting on the residents of the existing neighbourhood The shadow study illustrates the adverse impact of increased shading and the subsequent risk to investment of existing neighbouring residential properties that have established gardens and trees <p>Community context</p> <p>The proposed development is disrespectful of, and incompatible with, the existing character of the surrounding neighbourhood by:</p> <ul style="list-style-type: none"> exceeding Burlington's Tall Buildings Guidelines and is oversized and out of scale for this portion of the Brant Street corridor consisting of low-rise, detached and semi-detached residential neighbourhoods, thereby setting a negative precedent for further and larger high rise development in the future exceeding current intensification zoning restrictions and over-densifies the area by adding a predicted 2,640 residential population headcount density (as per Functional Servicing and Stormwater Management reports) to the neighbourhood exceeding current intensification zoning restrictions and over-densifies the area by adding a predicted 348 commercial population headcount density (as per Functional Servicing and Stormwater Management reports) to the neighbourhood The magnitude of the over-densification factors described above represent a greater level of intensification than permitted as-of-right and will detrimentally impact the existing community context and low-rise, detached and semi-detached neighbourhood landscape of the surrounding residential streets and the right of existing residents to quiet enjoyment of their properties The sightlines from the balconies of the proposed residential units intrudes upon the surrounding low-rise, detached and semi-detached residents' right to privacy and right to quiet enjoyment of their properties <p>Missing report</p> <ul style="list-style-type: none"> The City of Burlington website dedicated to this proposal does not supply a Geotechnical Investigation Report for Phase 2 	10/4/2021

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11	<p>Melita Aquilina [REDACTED] Burlington, ON [REDACTED]</p>	<p>I live at [REDACTED], Burlington, ON [REDACTED], a home into which I moved just over seven years ago. At the time, the neighbourhood housed a surprising amount of older seniors (surprising because most of the homes involve a number of stairs) who were so happy in their homes that they were reluctant to move. In the past couple of years, however, some these long-time residents, mostly original owners, have made other arrangements and some homes have changed hands. We are now a beautifully mixed street of both elder people, young families as well as single people and couples. This past summer we have enjoyed the sounds of children playing on our safe and quiet street.</p> <p>My street is one with only semi-detached homes, although the blocks around the area include detached homes and townhouses as well as low rise buildings, both individually- situated and grouped together. On the south side of Ghent and Brant there is also an older highrise. It is an electric mix of housing with something for everyone. The proposal for rezoning for an area that is less than a minute's walk from my home is a great concern for all of us currently living in this neighborhood. The presence of THREE 25 STOREY TOWERS, not to mention the additional 9 storey building, is absolutely unreasonable as it will entirely change the nature of our neighbourhood. Considering there are current zoning laws in place, I appeal to you to stop this bid to ruin what we love. There are several ugly ramifications of a rezoning. I have attempted to list a few below:</p> <ol style="list-style-type: none"> 1.First of all, the inevitably large number of vehicles accompanying this dramatic increase in residents, will affect not only our immediate area but also contribute to the gridlock that is already a problem on Brant Street. Just south of our street, Brant narrows to two lanes and is already extremely busy,especially at certain key times in the day. This situation would be untenable given a tremendous rise in the number of vehicles. 2.The increased need for parking, for both the new residents and their guests, would make our little street quite crowded as well as it is bound to be used for any overflow. It would also make it far less safe for young children who constantly use it to play. With parks at a considerable distance, it is important that especially small children are able to enjoy the outdoors as easily as possible in the safety of their immediate surroundings. 3.This area is currently prized for its "walkability" to the downtown core and adding such an unreasonable influx of people is surely going to detract from the experience of walking to favourite spots including the lake. The sheer number of residents will contribute to much increased foot traffic that is far less conducive to enjoying these walks. 4.There are residents who are going to be even more greatly affected due to their proximity to the proposed buildings which will directly affect both light and privacy, especially in their outdoor spaces. The problem of shadowing is a serious one. 5.Our neighbourhood is a vibrant mixture of residents who really feel as though they are a part of something worthwhile. Adding such a ridiculous increase of residents to the area is completely reckless and a blatant disregard to those of us already here as it will detract from the strong sense of community that has been in place since these homes were constructed over two decades ago. 6.You must be aware that many residents in Burlington are afraid of losing the charm of our core. While development has its place to further beautify the city, we also pride ourselves in being a unique community offering much to those who want to discover it on foot. A concentration of three massive towers in a very small area is certainly a giant step away from the goal of preserving the uniqueness for which Burlington is currently known. 7.There are a number of very tall residential buildings both constructed and in the process of being constructed on Fairview, in close proximity to the Go Station. There have been complaints from nearby single home dwellers about the negative impact of these buildings. The answer to the grievances that I have heard most is that the situation is not in the hands of our municipal government but part of a provincial mandate. It has been frustrating for us in the vicinity to have had no voice in that project which impacts our wider neighbourhood and it is imperative that our voice is heard in terms of this proposal. Most of us voted for a council that campaigned on a platform of reducing aggressive growth, especially of tall towers. The idea that Burlington might become a city of high rises is really unpalatable for many of us, especially those who moved from congested areas. We expect the City Council to put a stop to appeasing developers at the cost of residents who, given our current zoning, thought they knew what they were getting when they bought into this neighbourhood. It is unfair to change the rules at this stage. <p>I emphatically implore Burlington City Council to Stick to the Plan and to do right by your constituents.</p>	10/5/2021
12	<p>Jeff Bienhaus [REDACTED] Burlington, ON [REDACTED]</p>	<p>I hope this email finds you well. Thank you for your public service. We at 'stick to the plan Burlington' are a group of your residents who oppose the quite laughable proposal put forward by the developer for the brant and Ghent corners. We are ready to be a strong voice but hope also that it is not really needed for such a silly proposal. As our representative on city council please confirm we can count on your voice Oct 12 to amplify the voice of your constituents that Burlington should 'stick to the plan' and maintain the existing zoning rules. I am but one of many who feel strongly in this view and that the developers who would propose such poorly crafted gambles should be sent a clear message that their real estate speculation is not how you create and maintain the vibrant, diverse and liveable communities that you and the other dedicated public servants work towards every day.</p>	10/5/2021