

From: [REDACTED]
To: [Kearns, Lisa](#); [Mailbox, Clerks](#)
Subject: Molinaro Group – Brant and Ghent Proposal
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October 17, 2021

Dear Lisa Kearns and Molinaro Group

This letter is in response to the Molinaro Brant and Ghent Proposal Application Virtual Public Meeting that I attended on Oct 12, 2021.

Thank you for the presentation showcasing the new high-rise development proposal for the corner of Brant Street and Ghent Avenue. I live in a condo at [REDACTED], right beside Phase 1. I appreciate that the height of one tower was reduced to 14 storeys, but I am still concerned about the over-intensity of development at that corner, the height of the proposed buildings, and the lack of green space in Phase 1.

Over-intensity of Development

Phase 1 – One 25 storey tower

- One 14 storey tower
- A 10 storey link between the 2 towers
- TOTAL = 424 units (2 fewer units than in the previous proposal) = 1020 people added to area

Phase 2 – One 25 storey tower

- Staggered tower – 10, 8, 7, and 3 storey
- TOTAL = 328 units (5 more units than in the previous proposal) = 800 people added to area

Phase 3 – One 8 storey building (2 more storeys added than in the previous proposal)

- TOTAL = 128 units (20 more units than in the previous proposal) = 360 people added to area

TOTAL = 880 units (23 more units than previously) = **approx. 2180 people added to the area**

Your proposal would add 880 units to this corner. That could potentially result in an increase of 2180 people to this corner. That is over-intensification – it's just way too many people for one mostly residential neighbourhood.

Proposed Buildings are TOO HIGH

I think having TWO 25 storey high rises on 2 corners (plus a 14 storey tower joined by a 10 storey tower), another 8 storey building on the other corner, as well as the existing 15 storey apartment building at Burlington Square, is way too much density for this neighbourhood. I realize the New Official Plan allows for 25 storeys, but it went from 6 storeys in the old plan to 25 storeys – that's too high?

Traffic Issues When Adding That Much Density

With about 2180 new people in the area, there are potentially that many cars added as well and all of it accessing parking from Ghent Avenue, a 2-lane road. The traffic congestion in the area is going to be a problem. Yes, there is hope that people will use transit, but with CoVid being an issue many people are now using their cars instead.

Also, it is already very difficult when trying to turn left at the light from Brant Street onto Ghent Avenue when traveling from downtown. This is probably due to the turning lane from southbound Brant to turn onto Ghent. All

the traffic has to merge into one lane at the light. It will be worse when that many people are added.

Parking Spaces for Retail and Visitors

For Phase 1, there are only 10 ground level retail/visitor parking spaces. The others are accessed through underground parking levels. Won't the underground parking levels have controlled access with a key or fob? How will the public get into the underground spots? Is there a way to incorporate more ground-level retail spaces so that they can access the retail easily? There are a few city parking spots along Ghent, but it is not enough. There is always an overflow with people parking illegally along there now – how will it be when that many people and retail units are added to the area?

Phase 2 only has 7 ground level parking spaces and Phase 3 has none. The parking lot at the corner will be replaced by Phase 2 buildings. Where are all the visitors and retail shoppers going to park?

Retail Level

Jeff Bienhaus had a good point about the empty retail units at the existing Burlington Square across the street. I have been here over 20 years and it has always had problems attracting quality retail. You are allowing for many small retail units. Would it be possible to allow for a larger store like a Shoppers Drug Mart? Or a farmers market? That would be really useful to all the people living in the area. Also useful would be a Medical Clinic with doctors and a blood lab or even a Seniors Centre or a Library.

Lack of Trees and Green Space

In Phase 1, the buildings seem crammed onto a relatively small lot (0.67 hectares). The designated grass area is mostly to be used as a dog run (not suitable for sitting/playing on). Even the driveway island is a paved driveway island, as opposed to a planted one. I am grateful that you added a row of trees between [REDACTED] and Phase 1 and some trees in the POPS areas. Are the Privately-Owned Publicly Accessible Spaces (POPS) wheelchair accessible?

It would be nice if there were more trees and grass, and not all buildings and asphalt, for the environment to flourish. Rainwater can't absorb into the pavement. You have put in one small park on the northeast corner (Phase 2), but nothing for the northwest corner (Phase 1). We need more trees for oxygen and green space for mental rejuvenation. Can a park be added to Phase 1, similar to the park in Phase 2? Can we be ensured that the parks will have public access if they are owned by the condo owners?

The Shape of the Towers

In your original proposal, I liked the curved shape of the two towers along Brant that you described as balancing each other like a Yin Yang symbol and forming a gateway to the downtown. Those curves have been replaced with the twisted balconies that throw off your balance when looking at it and look like a mistake. It would be nice to see the curved shapes amid all the angular towers in the area.

Pedestrian Wind Assessment

Perhaps the shape of the towers could influence the Pedestrian Wind Assessment, which at present is shown to be **Potentially Uncomfortable or Unsafe** in the winter. Is the curved shape better for the unsafe wind issue?

I appreciate that you have taken the time to prepare a presentation and the many reports for the people living in the area that would be affected by your projects. I am also glad that you are looking for feedback from us. I realize this is a very time-sensitive proposal and the staff at the city has very limited time to review all the items and allow for public feedback. I appreciate everyone's effort in preparing the information.

Sincerely

Sylvia Toffoletti

[REDACTED]
Burlington, Ontario