

Correspondence from Keith and Tina Bowering

From: [REDACTED]
To: [Mailbox, Clerks](#)
Subject: 2020 Lakeshore proposal
Date: Wednesday, February 16, 2022 11:34:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Feb. 16, 2022

Dear Sir/Madam:

On September 8, 2021 we listened to the pre-application consultative meeting on the proposed twin high-rises by Vrancor at 2020 Lakeshore and were aghast at the scope of what the company proposed to build on the sensitive area between Spencer Smith Park and Elizabeth Street. The developer's application has now been submitted and is before Burlington City Council for consideration. We wish to express our strong opposition to the development as outlined by the company in its application. The current downtown area of Burlington is charming in its character and the public spaces of our community next to Lake Ontario are precious. To see the downtown and the area surrounding the park become a high-rise zone would be a tragedy that cannot be reversed. Already there are multiple high-rise buildings either in construction phase or in application within a several block radius of the 2020 Lakeshore Road site. Further construction of 30 and 35 story towers would contribute to the concrete jungle scenario that unfortunately we see in many other jurisdictions, particularly in the greater Toronto region. We do not think that the vision of row after row of high-rises on the lakeshore is one that any of the responsible residents of Burlington would like to see. Prime lakeshore real estate adjacent to a major city park should be protected as much as possible, limiting height and density.

The infrastructure to support this density is sorely lacking. Lakeshore Road is already stressed from a traffic perspective at peak hours. The developer's own traffic study indicates that the additional vehicles at peak times from the number of new residents in their buildings will increase the extensive traffic queues at Lakeshore and Elizabeth St "beyond available storage". The delay in emergency vehicles transiting Lakeshore Road at these times has to be of major concern. Stretches of Lakeshore Road are projected to deteriorate to a LOS-F category which is when traffic exceeds the capacity of the roadway to service the volume. The mitigation of this traffic issue offered by the developer in terms of the population switching to other modes of transportation is speculative at best.

The Waterfront Hotel Planning Study which has recently been restarted seeks to provide a more reasonable alternative to the developer's proposal. We think the Emerging Preferred Concept of 2022 is much more appropriate to the Burlington waterfront area. Limiting the height and density plus preserving parkland is more in keeping with the vision that Burlington City Council is striving to achieve for the downtown and what we believe the vast majority of Burlington residents want to see.

Sincerely,

Keith and Tina Bowering
[REDACTED] Pearl St.

Burlington, ON

