

**From:** [REDACTED]  
**To:** [Douglas, Thomas](#); [Mailbox, Clerks](#)  
**Subject:** 2020 Lakeshore Rd proposal  
**Date:** Friday, February 18, 2022 2:20:19 PM

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Dear Mr. Douglas,

I would like to submit my objection to having 2 extremely tall buildings fronting onto the core of Burlington's downtown waterfront. Here are a few reasons for my objection:

1- The proposed buildings would dwarf all surrounding buildings. A maximum of 20 storey buildings would be more appropriate, aesthetically pleasing and not dwarf the beautiful parkland of Spencer Smith Park and the surrounding green space (which continues to shrink). It would also be more compatible and in keeping with the nearby condominiums (e.g. Bunton's Wharf, Harbour View Residences, Bridgewater, Baxter, 360 Pearl, etc). I'm also not sure how the 5 story connecting promenade is of any value. There would certainly be a better sight line for enjoying the Lake to have 2 freestanding buildings, as well as giving the impression of larger open space for the general public.

2- Having such tall buildings (at 30 and 35 stories) will produce undue, excessive shade, shadowing in the immediate area, especially the park.

3- I am also concerned about the high density of traffic these buildings will generate. The traffic on Lakeshore Rd is already overly congested and slow in peak periods. With several additional condo developments being built along the lakeshore corridor, these extra tall buildings will only increase traffic strain on not only Lakeshore Rd and Brant St, but also on the smaller connecting roads. In addition, these concerns are further exacerbated by the large amount of construction traffic that this site development would generate for a couple of years during the construction phase.

4- I am also concerned about the impact on pedestrian traffic. There is already high use of the Brant St/Lakeshore Rd intersection by the residents of Burlington which also slows down traffic flow. In addition, many parking lots are being eliminated so people will have to walk further to enjoy Spencer Smith Park. Parking in these condo developments are only for the use of the owners and not for the general public. Even parking for the commercial/retail businesses would be very limited and for customer use only.

5- Finally, it seems every developer says that having a large multi-use development would provide more affordable units for people. The reality, however, is that these developers sell their units at the maximum price with each development raising the cost per sq ft beyond what an average homeowner could afford. Why do we have to have so many 20+ story buildings in our core? They are destroying the award winning ambience of our Burlington medium-sized city niche and putting our downtown sense of community at risk for only the upper end to enjoy due to affordability. The proposed development is simply not abiding by sound planning principles and is unnecessarily excessive.

We have an opportunity now to make sure that the planning along our precious lakefront is

prudent, appropriate and well thought out. Let's make sure that we avoid the long-term repercussions of inappropriate planning decisions for this most important and critical development site in all of Burlington.

I have copied the Clerk's department on this e-mail so they can submit my feedback/comments to this proposal.

Thank you,

Lynne & Tom McGuire

