

APPENDIX D

Feedback Received on the Emerging Preferred Concept (2022)

Comments on the Emerging Preferred Concept (2022) received via Email:

#	Date Received	Comments
1	Feb. 15, 2022	<p>With all the new condominium towers in the downtown core built in the area since 2018, won't there be a tremendous amount of traffic on Lakeshore Road without taking into consideration the new hotel buildings? How can that be accommodated?</p> <p>Also, how long will this take to build this new hotel? The disruption with what is going on now keeps me away from the downtown area due to traffic congestion. This new project will make it frustrating to access the downtown further into the future with all the construction, lane closures, and construction dust. How is this going to be handled?</p>
2	Feb. 16, 2022	<p>Thanks for holding the mtg last night and giving people an opportunity to be heard.</p> <p>My husband and I have just lived in Burlington for 6 months and have so enjoyed the town's proximity to the water.</p> <p>I have many concerns.</p> <ol style="list-style-type: none"> 1. So many people love the waterfront and come from other locations to enjoy it. The trails are beautiful designed and maintained. Is there the manpower to continue this? As mentioned at the mtg the entrance off of Brant st to be widened is crucial. 2. Climate changes are evident already at the waterfront. As the water continues to rise, how can you safely consider underground garages of several floors. Pumps are totally inadequate against nature. During a windy day, spray already presents safety challenges. 3. Nature for the sake of a few. Shadowing and lighting was briefly mentioned. Many folks enjoy the sunrise every morning. Heights of the buildings are so important. Why sacrifice the view of so many in the city by more looming towers. Are you not blocking what many admire?

		<p>Many new buildings are not filled in the city. Why the need to resurrect several more in crucial spots that permanently change the paradise you have.</p> <p>Can the lot not be purchased by the city and a new city hall, a revised art museum, a cultural centre (music) some restaurants, some fresh fruit and vegetables stores. Something that will unite all and benefit all.</p> <p>4. Will Health Care be altered? The increased traffic along the Lakeshore has to be a concern. There are not many avenues to the hospital. Dodging the paramedic's is already a challenge.</p> <p>When the bridge is involved (summer) traffic is halted. Lakeshore can't be widened. ?????</p> <p>Thanks for listening. I'm sure I am reiterating concerns that have been voiced in the past as this discussion is not a new one.</p> <p>Please be wise. Do we want to endure years of dust and noise and confusion for a change that offers many challenges.</p>
3	Feb. 16, 2022	<p>I write this short email to you to provide you with some input.</p> <p>It is very important that this GetInvolved process the city has in place not be used to mislead people who may be opposed to this development proposal, that their efforts at providing impact will have any significant impact on the final development design.</p> <p>This situation is being highly politicized by the current council, and in particular the mayor who remains stubbornly opposed to development of any kind, and the mayor is posturing on this file for political gain in an election year. This approach by the council and mayor is unfair to the citizens of this city who really care about all the development activity taking place downtown.</p> <p>It would be unfair to those citizens who are sincerely interested in the process if they are led down a path of involvement that has no effect. That is why this involvement process needs to be a bit more transparent on how exactly people's input is going to impact the development application, and not the typical political nonsense that this mayor feeds upon.</p> <p>It is very important to highlight the development approving authority at the provincial level completely overshadows the city's authority. And also that the costs associated with an</p>

		<p>opposing local municipality against a development of this type is going to be very costly, and not successful, falling completely in favour of the developer and not the current city politicians. The city needs to work with the developer, not fight the developer which is clearly what is going on here.</p> <p>Therefore, I think it would help (and in fairness) if people were aware that this city process is more of an information type of program, and that these people who may be opposed and any citizen involvement be made clearly aware that their participation is highly limited to effect any meaningful outcomes on the ultimate development concept approved; which by the way will be no where near what the Community Planning group has tabled, and will certainly be more reflective of the plans proposed by the property owners.</p> <p>The city owes telling the full truth to the people who may have an interest in this, not just parts that appease some of the council members and especially this mayor.</p>
4	Feb. 17, 2022	<p>I would like to say thank you for the valuable information provided by you and your colleagues on Tuesday evening. It was helpful to get an update. I took part in one of the community surveys, I think it was back in 2018.</p> <p>I have had a discussion with Lisa Kerns about the development in downtown Burlington, especially after the OLT approved the building at Pearl Street and Lakeshore even though there was a lot of negative feedback from the community. I recently heard that the provincial government has "demanded" that Halton Region increase its population significantly by 2050. It is interesting to read this and yet at the same time, see nothing from them about how municipalities are supposed to handle the huge increases in population, especially with no viable public transportation system in place.</p> <p>Anyways it is my hope that this time, residents will be heard and the city will fight to keep that current proposal of 2 giant buildings from ever going through. As was mentioned in the meeting multiple times, Spencer Smith Park is an iconic symbol of Burlington, and one of the best urban parks around. We must protect it with everything we have. We cannot allow it to be overshadowed by giant buildings. We also must not allow the beautiful waterfront view that many residents have to be completely blocked by these massive buildings. They have no place in downtown Burlington. Buildings like these need to be built near existing transit stations or highways. The extra traffic</p>

		<p>these buildings would cause on already congested roads would just be too much. We need to lower our carbon footprint, not increase it.</p> <p>Another concern of mine, and part of a meeting I recently had with Craig Kummer, the Director for Transportation Services, was pedestrian safety in downtown Burlington. My fear is the more traffic we add, the more dangerous it becomes to pedestrians.</p> <p>Anyways, I do appreciate the information provided and look forward to the meeting next week.</p> <p>Thanks again,</p>
5	Feb. 20, 2022	<p>I attended the meeting. It was interesting to hear what others say/</p> <p>I would like to send my comments.</p> <p>My comments became to be too long though I wanted to keep only key points.</p> <p>Please disregard any repetitive comments or unnecessary comments.</p> <p>Thank you.</p> <p>Burlington is one of the best cities in Canada as we all know. People from outside Burlington came to visit Burlington and fell in love with the city.</p> <p>Even Americans from big cities in US have moved in Burlington. These people could have chosen other major cities in US or even major cities in Canada, but they chose Burlington and they seem to be happy.</p> <p>Burlington has been my favorite city in Ontario ever since I moved in this country more than 3 decades ago.</p> <p>This city has been attracting people in decades. The water front park is one of the major attractions to all people who go by the area. People can view the park and lake from distance while they are in shopping or dining in a restaurant.</p> <p>The environment in Burlington is unique and different from Toronto or Oakville. People don't want to see high-rise buildings in right front of the lake. I thought that the City of Burlington has been preserving the environment and protect the water front areas from commercial developments.</p> <p>In my opinion, the current hotel, where it is a subject for the development, has been coexisting with the surrounding areas for years. People would not go against them if they keep the same building layout or similar when they renew, but not like those proposed images. It is adjacent to the Spencer Smith Park so the green space and the lake view from the streets should be maintained the same as current.</p>

		<p>The beautiful lake views and environment should not be privileged to only the property owners at the proposal site, but it should be shared with all city residents and visitors who appreciate the environment.</p> <p>Also, based on the comments by participants and mayor last week, here are suggestions,</p> <ol style="list-style-type: none"> 1. Re-reviewing or declining this development proposal is necessary at this time due to the following reasons, 2. As a number of people have addressed at the meeting last week, there are major issues in the area even before this proposal is considered. 3. Traffic control in Lakeshore Rd and the major roads connecting to the Lakeshore Rd is the first priority to study, and a future plan should be prepared first (this is not only for immediate future, but a long-term future). 4. The lake front area should be preserved as is especially for the areas adjacent to Spencer Smith Park. No more commercial building development. 5. Lake front area adjacent to the Spencer Smith Park should be for all public not only the property owners. 6. If the city doesn't get any financial benefit from this development proposal as the mayor told us, there is no reason for the city to support this plan. Even if, there is a benefit for the city, a long-term development plan for these core area and surrounding areas should be prioritized by city (including traffic controls, keeping green space and lake font view to public, keeping the City of Burlington's value) before any commercial development. 7. The city might consider gathering all high-rise commercial buildings in one location where there would be less impact to the surrounding areas (not lake front). Those high-rise buildings would still be able to view the lake from distance. 8. Keeping The city of Burlington unique value that is not like Toronto, Mississauga or Oakville should be maintained. <p>It is easy to give up what this city offers to public, but the city will never get it back once the city let those developers take the precious areas.</p> <p>Your reconsideration will be greatly appreciated.</p> <p>If there are any questions, please let me know.</p> <p>Thank you.</p>
6	Feb. 21, 2022	<p>Enjoyed the meeting the other night but the option offered, left a hotel to the west of John St. and provided a walk through to the lake. Lisa Kearns sent around a note prior to the meeting which had an illustration entitled "Emerging Preferred Concept</p>

		<p>2” which moved the hotel to the east and created an “Open Space to the Lake” along the west side of the hotel. The “look thru” at John disappears but I think it would be very constricted in any event.</p> <p>Preferred Concept 2 offers a lovely extension to Spencer Smith Park, provides more land on the lake side and opens Brant Street up. The building heights are much more acceptable at 14-18 and 20-25 than the developers 30 and 35 story proposals. Those have no business being on the Lakeshore .</p> <p>Thank you for the opportunity to comment.</p>
7	Feb. 22, 2022	<p>I participated in the February 15th Waterfront Hotel Planning Study Open House, and appreciate the opportunity to submit comments.</p> <p>I see several areas of concern...</p> <ol style="list-style-type: none"> 1. Access 2. Height 3. Parking <p>I will address Access which I believe to be critical to inform discussion of the others.</p> <p>While Design remains abstract, there is a current reality which defies the proposition that Access be restricted to Elizabeth Street.</p> <p>For visual effect, I encourage you to review Elizabeth Street, layering contributing elements below...</p> <ul style="list-style-type: none"> • Pearle Hotel <ul style="list-style-type: none"> guest cars for events; double-parked at the entrance delivery trucks; parallel-parked along the curb : any combination effectively blocks the northbound lane • Pearle Hotel / Bridgewater Residences <ul style="list-style-type: none"> cars; exiting underground parking

		<p>: manoeuvre into southbound lane without benefit of seeing oncoming traffic</p> <ul style="list-style-type: none"> • Pedestrians <p>foot traffic; Lakeshore Road and Boardwalk</p> <p>: walks in the northbound lane to/from Hotel/Restaurant/Condo entrances</p> <ul style="list-style-type: none"> • Waterfront Hotel <p>car traffic; guests and non-guests</p> <p>: merges with all traffic outlined above</p> <p>foot traffic; guests and non-guests</p> <p>: crosses both lanes to/from Pearle Hotel/Restaurant/Bridgewater Condo entrances</p> <ul style="list-style-type: none"> • Service Vehicles <p>garbage collection</p> <p>snow removal</p> <p>etc.</p> <p>Navigating this very small stretch of road is presently challenging, while...</p> <ol style="list-style-type: none"> a) Pearle Hotel is not yet fully functional b) Waterfront Hotel is 6-storeys c) Access is available at two alternative points d) Weather has seasonally moderated vehicular and pedestrian traffic <p>Thank you, and all, for your diligent attention to this important matter.</p>
8	Feb. 23, 2022	I looked at your presentation on the website as I was not able to make the public meeting due to a conflict. A few things jumped out at me.

		<p>It had always been shared that the COB would ask for year round public washrooms be included in any development. I didn't notice it being mentioned. Is it still part of the ask?</p> <p>Having lots of terraces overlooking the lake for bars, restaurants, cafes is critical for animating the space year round. Is that factored into your design planning?</p> <p>We learned with the Bridgewater that having lay-by parking of a very short term, say 15 minutes is essential for controlling vehicular access, by having designated spaces where cars may pull in out of traffic to load or unload passengers, drop off parcels, etc. It is working very well in my opinion out front of the Bridgewater and Canada Post. Without that vehicles will do it anyway, just blocking traffic lanes. It is wise to anticipate this and plan for it.</p> <p>It is key to Burlington's waterfront image to retain the views to the lake at Brant, John, and Elizabeth. I am glad to see that feature prominently in your design.</p> <p>I'm afraid we won't be able to do anything about the heights though I honestly believe anything over 8 storeys is outside human / pedestrian scale.</p>
9	Feb. 25, 2022	<p>There should most definitely be a height restriction on ANY future buildings along the waterfront.... THE LOWER the BETTER otherwise Burlington will be turned into a mini Toronto and you won't be able to see THE LAKE for all the concrete and glass thus Burlington loses all it's charm. As well ,ALL RIPARIAN RITES be or remain public domain so as to have access for parkland and public walkways.</p> <p>My greatest fear is Burlington becoming a cement jungle with no character or soul but just a concrete jungle! Bigger and higher is NOT always best!!!!</p>
10	Feb. 25, 2022	<p>I am so discouraged with the fact that our Mayor promised to stop these high rises being built especially along the waterfront and everthing is just getting passed. Why even bother to ask us.</p>
11	Feb. 25, 2022	<p>Expropriate the property at cost and investigate the real owners as to the origin of their funds, domiciliation and criminal records</p>
12	Feb. 26, 2022	<p>I would like to provide comments on the emerging preferred concept for the waterfront hotel site.</p>

		<p>I am in support of the preferred concept which maintains the view corridors of Brant Street and John Street.</p> <p>Burlington along with every other municipality is growing and the downtown area of Burlington is a desirable location. I support this development and believe it will be an attractive addition to the downtown.</p> <p>Whether the buildings are 22 or 30 stories is not concerning to me. I prefer to see the city negotiate and settle with the developer on height to obtain the best deal for the city in exchange for additional height. This is in the best interests of the city.</p> <p>The design presented by the developer is very nice and will be a positive addition to the the architectural landscape of the downtown area.</p>
13	Feb. 27, 2022	<p>I'm a resident of [REDACTED] in Burlington.</p> <p>I'm disappointed to learn of the proposed 15-20 story towers under development at the Waterfront Hotel site. There are a number of residential and commercial buildings in the downtown area that enjoy beautiful lake views thanks to the existing layout of that property. Many of the tenants in my building and our sister building on Elizabeth St enjoy our partial lake views, as you can see in the photos I've attached. When I moved to Burlington from Toronto, I considered myself lucky to be coming to a city where affordable housing came with such perks. I'm disappointed to see that changing so quickly with the introduction of massive towers in the downtown area.</p> <p>I would prefer to see the city limit how close together these large towers can be rather than walling off the lake with continued new construction.</p> <p>I hope you will consider the feedback of those of us who live in the area and enjoy our proximity to the beauty of Lake Ontario and the waterfront.</p>
14	Feb. 27, 2022	<p>I am against building more high rises on the south side of Lakeshore Road and hope the city can stop the over-intensification of high rise buildings in downtown Burlington. In the words of a prominent environmental activist: "growth for the sake of growth is overrated, shortsighted and addictive."</p>

		<p>Apart from ruining the aesthetics of our beautiful waterfront which provides the perfect place for the public to unwind and enjoy the cafes, pier and Spencer Smith Park, high rise buildings adversely affect traffic, infrastructure and noise and air pollution.</p> <p>I can't speak for everyone, but from experience, I am sure that a consensus on the subject would show that the majority would not want a "generic" downtown but the unique one we presently have.</p>
15	Feb. 28, 2022	<p>Great job, preparation and presentation! Please forgive errors due to my misunderstanding of plans or descriptions. Minimal steps or stepped terraces (tripping hazards), and railings if more than a couple of steps? Active commercial uses along street (ground level) - suggest choice of businesses to accommodate walkers only - drop offs and/or parking and/or reentering streets by car at that location is going to be frustrating, even hazardous for customers let alone employees 🙄😞 Benches are welcoming anywhere. Are the number of storeys carved in stone at this time? I'm going to plead for 5 storeys less as I feel claustrophobic contemplating these buildings. Er, I wish I was kidding. 😊 Please plan to use the optimum design and materials to make balconies more private from the streets below, neighbouring buildings and neighbours, separated from neighbours by a solid wall vs a panel, sheltered from sun and wind, minimize shadows. Is there potential for a (fenced?) small dog park on property considering the limitations within the neighborhood? Patio space overlooking lake doesn't appear on all drawings. Will there be a restaurant there with dining on a patio? Re parking... I know that I very likely won't consider coming to anyplace where parking is uncertain or not easily accessible. Has consideration been given to adding, replacing user-friendly parking there and in our downtown? I've found myself going through the downtown at high traffic time and seen resentment when vehicles want to enter Lakeshore from driveways or side streets. Please consider use of traffic lights? (I'm sure this is a given...)</p>
16	Feb. 28, 2022	I have a few questions and comments on this redevelopment.

		<p>Lakeshore Road from Locust to Pearl is not clearly presented in the material I have seen..</p> <p>I.e. ..number of traffic lanes, cycle lanes.</p> <p>..sidewalks.</p> <p>..road alignment</p> <p>.. Road allowance width and alignment.</p> <p>Is there an approved/preferred functional plan for Lakeshore Road? If so.. can we see it?</p> <p>I prefer the Ramsey vision however the daylighting could be reduced.</p> <p>I look forward to more info on Lakeshore Road</p>
17	Feb. 28, 2022	<p>I am writing to you as a concerned citizen regarding the tremendous intensification of growth in Burlington, Ontario. In particular, I am concerned about the proposed twin towers for the Burlington Waterfront Hotel site. I attended the zoom meeting the other evening.</p> <p>Why aren't other areas away from the waterfront being considered for these massive structures? Why was this site even considered as a potential site?</p> <p>My concerns are as follows but not limited to:</p> <ol style="list-style-type: none"> 1. Destruction of our waterfront esthetics for the City of Burlington <ol style="list-style-type: none"> 1. These 2 proposed towers of 27 - 35 stories would utterly destroy the beauty of the downtown core of our city. 2. Severe traffic congestion already experienced on Lakeshore, Brant St and other close feeder streets are arteries to the downtown core. I live on Harris Cres which is accessed by Torrence Street. Entering and exiting Torrence st currently is dangerous and extremely time consuming during the day whether peak times or not. <ol style="list-style-type: none"> 1. I have written to the traffic department previously asking that they consider moving the pedestrian traffic light to Torrence street and their studies deemed it unnecessary. (██████████) 3. The pedestrian congestion if these proposed towers are built, besides the others already in progress (once they are populated). 4. Public parking in local streets and public parking lots will be greatly reduced. We often invite family and friends to come and enjoy Burlington for it's waterfront and various year round activities.

		<ol style="list-style-type: none"> 5. Burlington is already congested with massive structures that are being built or have been built in the last 5 years. 6. These existing massive condos are already altering air flow, daylight penetration to the streets etc. Condominiums currently being built aren't complete yet with people. 7. The wildlife will be affected. We have many beautiful migratory birds that use Burlington waterfront as their stop over, feeding ground as part of their migratory patterns. I wonder how these birds will be affected by such structures right at the waterfront. 8. How will various annual events held at Spencer Smith Park be affected by the unprecedented growth of these condominiums? 9. I am greatly troubled at the development I have seen over the last 8 years in Burlington, Ontario. I personally do not feel like these enormous condos at our waterfront are an improvement but they are a detriment to our beautiful city.
18	Feb. 28, 2022	<p>I am writing in particular about the proposed Burlington twin towers development Water-front-hotel study, I attended the Zoom meeting on Tuesday, February 15th, 2022.</p> <p><u>These are my concerns for having 2 massive structures on this site:</u></p> <ol style="list-style-type: none"> 1. Severe traffic congestion is already happening on Lakeshore Road , Brant St and other close feeder streets that are arteries to the downtown core. 2 Blocks east of Brant Street for example: entering and exiting Torrance Street extremely hard to turn east, or west onto the Lakeshore Road due to the increased Urban Density and Sustainability due to 5 condominiums being built within 5 kilometers of each other from that location. 2. Pedestrian Congestion for City Events: if these proposed towers are built, besides the others in progress this will cause a massive traffic Grid Lock. For Example: When cities rely on automobiles as their primary means of transit, they lack sustainability and quality of life choices as urban cities are built without any human consideration for the users.

		<ol style="list-style-type: none"> 3. Super Intensification - Shortage of Water Supply. Example: Port Dover Water shortage drain on the main public city system. 4. Public Parking: In local streets and public parking lots will be greatly reduced. When people come from outside of Burlington to enjoy the city there is not enough parking for the waterfront. Parking: Currently there is no more excess parking downtown visitors. 5. Burlington is already congested with 5 massive structures that are being built or have been built within the last 5 years with NO potential widening of Lakeshore Road. 6. Air Flow: These existing massive condominiums that are already altering air flow, and daylight penetration to the streets. 7. Ecological Effects on the Creek: The Wildlife will be affected. We have many beautiful migratory birds that use Burlington waterfront as their stop over which will affect their migratory patterns. 8. Annual Events: Annual Events held at Spencer Smith Park will also be affected events due to the unprecedented growth of these condominiums. 9. Wind Tunnels: Civilian safety to “wind tunnels” sometimes making it difficult to walk along the Downtown Board Walk along Lakeshore Road. Change item 4 and ask if a wind engineering study/wind analysis has been considered, with reference to DOWNWASHING CORNER VORTEX AND CHANELLING/ FUNNELLING and the effects they have on pedestrians. Refer to the following Toronto Video link: https://www.youtube.com/watch?v=BEMX3o8-d_k 10. Increase Crime Rate: Drug Trafficking & Downtown Crime could increase. <p>These are my thoughts as a concerned citizen who has lived in downtown Burlington for the last 16 years in Ward 2. For these 10 reasons, I personally do not feel that this waterfront development will be an improvement but a detriment to our beautiful City of Burlington.</p>
19	March 1, 2022	<p>I support what your concept is particularly the built form height and density. The other stuff is good to. Take the parkland. Keep the build away from the park and people way. Do not allow Lakeshore to be narrowed. All that good stuff.</p>



Burlington, Ontario
February 24th, 2022

Ms. Samantha Romlewski
Special Business Area Coordinator
City of Burlington
426 Brant Street
Burlington, Ontario L7R 3Z6

Re: PLAN B's Feedback on EPC 2022 - via Email only

Dear Samantha,

Thank you for organizing the Virtual Open House for the Waterfront Hotel Planning Study on Tuesday, February 15th which we participated in. We would now like to provide our feedback on the Emerging Preferred Concept 2022 presented that night.

1. We strongly support maximizing the building setback from the west property line and have continued to press for application of the Thin Red Line. This is consistent with our mission to enhance the gateway to Lake Ontario at the foot of Brant Street and extend the green space of Spencer Smith Park with any redevelopment of the Waterfront Hotel. PLAN B therefore fully supports the 20m setback proposed as a MINIMUM.
2. Marion Rabeau, Manager, Parks Design & Construction mentioned on the call several critical justifications for the use of this land adjoining Spencer Smith Park, including much needed mobility and access improvements for both people and service vehicles. We strongly recommend that the final Waterfront Hotel Planning Study report include a comprehensive and detailed requirements statement (along with any relevant plans & policies from Parks & Recreation), for public access & use of this land.
3. Citizens' PLAN B acknowledges and respects the property owner's right to profit from his investment and that this will necessitate a "reasonable" amount of massing and height. We have learned that EPC 2022 achieves 3.25:1 to 4.5:1 FAR, which is less than the base permission on the Waterfront Hotel property of 5.0:1 FAR, according to the 1997 OP (as adjusted).

Our calculations suggest that 4 more storeys should be added to yield the property's base permission. While we have maintained a position that we neither support nor object to tower heights, given the existing and emerging local context, PLAN B believes that a 3-storey podium and 17-24 storey towers are "reasonable" and we endorse this proposed built form.

4. While EPC 2022 provides for an attractive view corridor to the lake from John Street, it is discretionary, in our opinion, as John Street houses a bus terminal with attendant bus traffic dominating its' use, and has neither a pedestrian crosswalk nor stoplight at its' intersection with Lakeshore Road. This POPS could count against the property owner's parkland dedication. The buildings could be connected at the second and third levels of the podium while still maintaining a grade level walkway/ open space corridor. We recommend that you consider eliminating or re-designing the building separation at the foot of John Street.
5. There are features of your EPC 2022 proposal that we wholeheartedly agree with, including but not limited to:
 - Maximum 3-storey street wall along Lakeshore
 - Urban Square at SE corner of Brant & Lakeshore
 - Additional setback from street of East tower
 - Adherence to Downtown streetscape guidance, including maintenance of existing trees
 - No surface parking, and no lay-by parking along LakeshorePLAN B therefore endorses the above noted aspects of the proposal.

Thank you for the opportunity to provide our comments on the Waterfront Hotel Planning Study. Feel free to contact the undersigned should you have any questions.

Best regards,

Don Fletcher

D.R. (Don) Fletcher
on behalf of Citizens' Plan B

Cc. Steve Henderson, Ron Porter



March 1, 2022

Samantha Romlewski
Community Planning
City of Burlington
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Burlington, ON, L7R 3Z6

Via E-mail: samantha.romlewski@burlington.ca

Dear Ms. Romlewski:

Re: *Burlington 2020 Lakeshore Inc. Comments on Waterfront Hotel Planning Study and New Preferred Concept*

As you are aware, we are the planning consultants for Burlington 2020 Lakeshore Inc., the “Owners” of the property municipally addressed as 2020 Lakeshore Road in Burlington (“subject site”). The site is the focus and subject of the ongoing Waterfront Hotel Planning Study (“WHPS”) in the City. The following is a summary of the background related to the subject study and our comments on the 2022 Preferred Concept that was presented at the February 15, 2022, Community Open House.

Background

As you are also aware, the Owners have been working with the City since the initiation of the WHPS in 2017, and our team has been assisting the Owners through the process along the way. In addition to being cooperative throughout the process, the WHPS was completely funded by the Owners in the amount of \$200,000.

The WHPS was initially identified as a required undertaking prior to any redevelopment of the subject site and is applicable to only the subject site. This requirement was laid out in Policy 5.5.9.2(I) of the in-force City Official Plan and has been carried forward to the new Burlington Official Plan through Schedules D and D-2 and Policy 12.1.4(3)(b).

The WHPS was initiated in the spring of 2017 and was intended to guide the redevelopment of the subject site, ensuring the redevelopment reflects a high quality of urban design that enhances the community’s access to the waterfront and the downtown. Public consultation and engagement for the Waterfront Hotel Planning

Study began in May 2017. The feedback gathered from the community resulted in the creation of two emerging preferred concepts in September of 2017 (i.e., the “2017 Emerging Preferred Concepts”).

On June 18, 2018, Burlington City Council endorsed the several key policy directions with respect to land use and built form, the public realm, and mobility and access. Since Council’s endorsement of the key policy directions on June 18, 2018, the WHPS has not proceeded and not been finalized.

On October 22, 2021, an official plan amendment and rezoning application was filed with the City in order to permit the redevelopment of the Subject Site and establish new site-specific official plan policies and zoning to permit the development of a two-tower mixed-use building with commercial, office, hotel and residential apartments (the “Applications”).

On January 10, 2022, we met with City staff who advised our team and the Owners that the City was gearing up to continue with the WHPS. In this regard, we were also advised that a staff report had been prepared and attached as an [addendum agenda](#) to the January 11th, 2022 Community Planning, Regulation and Mobility (“CPRM”) Committee meeting. During the January 10th meeting with City staff, we were also advised that the Waterfront Hotel Planning Study was going to be completed in two additional phases (Phases 4 and 5) over a period of 16 – 17 weeks starting January 11, 2022. Phase 4 would be deciding on a single preferred concept; and Phase 5 would be the adoption of a new Official Plan and Zoning By-law Amendments.

We were surprised to learn that the Applications and related rationale were not going to be circulated to consultant coordinating the final phases of the WHPS (The Planning Partnership), as they made their determination for Phase 4.

On February 15th, 2022, City Staff and its consultant held a public open house (the “POH”) related to the WHPS, during which staff provided an overview of the study process and a brief presentation on a new preferred concept plan (i.e., the “2022 Preferred Concept”). The first time the Owners had a chance to review the 2022 Preferred Concept was during the POH and we were circulated a copy of the 2022 Preferred Concept afterwards at approximately 8:30 pm that night. On February 16, 2022, at 9:00 am we attended a formal stakeholder engagement session with City staff to review, discuss, and comment on the 2022 Preferred Concept, having had around 12 hours to circulate and review the concept overnight.

The 2022 Preferred Concept:



The 2022 Preferred Concept identifies the subject site as a location for high-rise mixed-use buildings in a 2-tower format. Heights are expressed at a range between 15 to 22-storeys with a 3-storey podium. The 2022 Preferred Concept also showcases a new parkland dedication on the west side of the property, which is large, and forces the towers and podiums to the east edge of the site. Some landscaping and a mid-block connection / view corridor has also been contemplated, along with additional parkland to the southeast.

Our Comments on the 2022 Preferred Concept

We are supportive of the findings of the study that the subject site can comfortably accommodate two (2) towers atop a podium. However, there is a lack of information and supporting studies that support the proposed location, massing, and height of the podium and tower elements. Furthermore, there is a significant lack of information regarding the proposed “Potential Public Parks”. In this regard, there has never been an identification of a need for parkland on the subject site as part of the original phases of the WHPS in 2017 and 2018, nor was the need for parkland identified through the pre-application process for the Applications.

Request / Comment: That City staff and its consultant provide information in support of its proposed massing and the need for a public park.

City Staff and its consultant stated during the POH that they have advanced and utilized all public comments in the development of 2022 Preferred Concept. However, during the January 16, 2022, formal stakeholder engagement session between our team, the Owners, and City staff, we were informed that the “Applications” had not, in fact, been reviewed or included as material used to inform the development of the 2022 Preferred Concept.

Request / Comment: That City staff and The Planning Partnership review and utilize the “Applications” as information forming part of the public interest in the formation of the final preferred concept plan.

The 2022 Preferred Concept shows a large parkland taking on the west side of the subject site, and smaller parkland taking at the southeast corner of the site. During the the POH, City Staff commented that part of the reasoning for these parkland takings are because Spencer Smith Park is currently “land-locked” and the new park additions would improve accessibility. They also stated that Spencer Smith Park, at times of larger events, becomes quite busy and “over capacity”.

Request / Comment: In our opinion, Spencer Smith Park is not “land-locked” since it has a significant amount (approximately 800 metres) of frontage along Lakeshore Road and Elizabeth Street. In addition, the proposed “Potential Public Parks” would not improve accessibility since they are proposed directly beside existing walkway connections that connect to Lakeshore Road and Elizabeth Street. Finally, it is also our opinion that the addition of a +/- 20 metre wide by 65 metres (west side) and +/- 10 metres by 42 metres (south side) would not alleviate “over-capacity” issues during large events such as Ribfest, especially since the locations are small and in isolated locations separated by existing trails. For these reasons and more, we respectfully request that the proposed “Potential Public Parks” be removed from the 2022 Preferred Concept and instead utilize the proposed publicly accessible private open spaces proposed as part of the Applications.

It is our understanding that the proposed 3-storey podium height is intended to respond to the 1- to 2 ½-storey house form buildings on the north side of Lakeshore Road between Brant Street and Elizabeth Street. It is also our understanding, based on discussions with the City’s consultant at our February 16th meeting that the site could accommodate a midrise portion above a 3-storey base, subject to certain considerations, including north-south views to the lake.

Request / Comment: We request that City staff and its consultant reassess the podium elements for the subject site. In this regard, the site includes a significant north-to-south slope of approximately one level. In this regard the base element should recognize this drop and state the 3-storey element is taken from the grade at Lakeshore. If the intent is to have a 3-storey element that responds to the buildings on the north side of Lakeshore Road, it should not prevent a mid-rise portion, which is taller. This is similar to the approach employed by the Bridgewater development, which

includes a 2-storey element and taller mid-rise portion that is pulled away from the street.

While we are pleased to see the subject site being identified as a high-rise site, the heights shown on the 2022 Preferred Concept of 15 – 22-storeys do not include any rationale why a taller building can not be accommodated on site. In our opinion, the Applications rationalize the appropriateness for the proposed 35- and 30-storey buildings.

Request / Comment: We request that City staff and The Planning Partnership provide the rationale for the specific identified heights of 15 to 22-storeys as shown on the 2022 Preferred Concept, and also request that the heights be reconsidered up to 35-storeys, as proposed by the Applications.

Thank you for the opportunity to participate in this process. We respectfully request that these comments and our comments provided during our meeting on February 16, 2022, be included on the record and used to help develop the final preferred concept for the subject site, and related Official Plan and Zoning By-law Amendments resulting from the WHPS.

Respectfully Submitted,
Bousfields Inc.



David Falletta, MCIP, RPP
Partner

Cc. *Clients*
Peter Horn (Horn Design & Consulting Inc.)
Lilia Koleva (NEUF Architects)
David Bronskill (Goodmans)

Survey Responses

01 February 2022 - 02 March 2022

Waterfront Hotel Concept Survey

Get Involved Burlington

Project: Waterfront Hotel Planning Study



VISITORS					
156					
CONTRIBUTORS			RESPONSES		
150			154		
0	0	150	0	0	154
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Feb 16, 2022 18:05:43 pm

Last Seen: Feb 16, 2022 18:05:43 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the setback from the west property line, similar to Plan B's thin red line, providing somewhat of an extension to the park and an enlarged view (even from what's there now) to the Lake down Brant. I think the service entrance off Elizabeth might cause congestion given its' proximity to that of the Bridgewater & the Pearle Spa & Hotel. I think the view down John is not all that important because there is no crosswalk/ stoplight there but breaking up the mass of the buildings is probably a good thing. Good luck with keeping the height to 17 storeys, given the aggressiveness of this developer and the pro-developer OLT. Good job!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Feb 16, 2022 20:03:05 pm

Last Seen: Feb 16, 2022 20:03:05 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Think the height is acceptable and the larger green areas surrounding the buildings make it attractive on the waterfront.
Would prefer no podium but three stories is better than five. The open green space is critical.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1J7



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Feb 16, 2022 20:12:47 pm

Last Seen: Feb 16, 2022 20:12:47 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Really like the idea of the set back on the east tower as well as the green spaces. Less concerned about height than open green space. Important to minimize size of podiums.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1J7



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Feb 17, 2022 10:15:07 am

Last Seen: Feb 17, 2022 10:15:07 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The building should be pushed to be along Lakeshore, with lots of public walking and public amenity space near the water. Burlington needs to take back the water and make it an attraction for the City like so many other great cities do. What good is another set of tower along our waterfront?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1G4



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Feb 17, 2022 16:21:08 pm

Last Seen: Feb 17, 2022 16:21:08 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I would like to say that the preferred concept is much better suited for a building located in Spencer Smith Park. This concept preserves parkland, and very importantly, does not continue the trend of "walling off" the lakeshore from the rest of Burlington. Lake views should not just be for those who can afford them and the developer's concept of a five story wall continuing on from the towers across Elisabeth St. to the edge of the park is very much the blocking of these views. I could actually support the preferred concept as more fitting to the site and the community of Burlington.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R2N4



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 13:17:36 pm

Last Seen: Feb 18, 2022 13:17:36 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like this new concept as it seems to provide a reasonable compromise for the city and the builder. It keeps in line the height of buildings already in the downtown core.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1S9



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 17:12:47 pm

Last Seen: Feb 18, 2022 17:12:47 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I definitely like the preferred concept over the 2 tall 30 and 35 towers...I like the spacing between them and the lower heights and setbacks.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1R4



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 17:16:21 pm

Last Seen: Feb 18, 2022 17:16:21 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like: - consistent streetwall along Lakeshore Road. - Separation between the tower podiums south of John St. Lower podiums (3 stories vs. 5 less overwhelming on Lakeshore Road). Much preferred to the developer's proposal. - Addition of bike lanes on Lakeshore (will help make connections to/from the Centennial Path) - Surface parking taking up most valuable land in Burlington is gone. Hallelujah! - It's a simpler design than the 2018 concept. Not sure: - Is there any evidence this proposal is financially feasible? It will be very expensive to tear down the existing structure and dig down for parking spaces so close to the water table. Developer will expect to recoup costs with sale of enough units, construction costs have risen tremendously since last round of consultations. Likely will need to be considerably taller / more units / less parking in order for this to pan out. Do not like: - Design is bland square box buildings. Needs to be stunning in order to do the location justice. Don't see any elevation or concepts around materials, fascia, etc. The developer's proposal includes this detail and has a small amount of architectural interest, but still has many flaws. - Needs screening for service/parking entrance at end of Elizabeth Street to make it accessible but not visible from the waterfront. - 2018 concept had more trees. This area does not need more empty lawn space. It needs to be animated and have activities, patios, vendors, etc. and more shade trees. - Buildings moved further away from the entry to Spencer Smith Park. This is a missed opportunity to provide more patios, restaurants/cafes and places to sit and enjoy picturesque views of the lake and pier, as well as public washrooms. - Luxury hotel use will likely want a layby or driveway for dropoff & valet. Can this be accommodated on Elizabeth Street? Or does the hotel use have to be in the building beside Spencer Smith, in which case this would conflict with the pedestrian realm on Lakeshore.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6N2



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 17:19:22 pm

Last Seen: Feb 18, 2022 17:19:22 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

When has public feedback mattered? Of course the buildings are way too high. Is it better than something worse? Of course. Is it still blocking the water and too high? Yes.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P1N1



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 17:21:00 pm

Last Seen: Feb 18, 2022 17:21:00 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The preferred concept will not be accepted by the developer. This development will end up at the OLT and with approval of other developments in the area that range from 26-29 stories the developer will have a solid case before the tribunal. I am totally against POPS. Buyers of these units will have no idea what it actually means to be responsible for a POPS in their development. I doubt that when selling these units potential buyers will be told the risks involved in having a POPS attached to their purchase. POPS, in my opinion, is a way for the city to not be responsible for residents who would be accessing the liability and upkeep of these areas. Who in their right mind would want to live in a development that allows for public access 24/7 and on top of that and have the liability associated with this public access? Unless potential buyers are using a very savvy condominium lawyer they will not get the information required to make an informed decision. I hate to tell you but with the development of the Bridgewater condos and surrounding buildings the area in question can no longer be considered a "gateway to Brant Street". No surface parking? Where are the patrons using the commercial, retail and restaurants supposed to park? When past councils might have had the opportunity to make this property "a gateway to Brant Street" they failed miserably. There was a time when no one wanted to live downtown, unfortunately, there was no vision at the time to purchase the Travelodge property and turn it into an extension of Spencer Smith Park. This area is only one of many that were not protected by past Councils. As for "active transportation route along Lakeshore Road, including bike lane" is a joke. There is no such thing as active transportation along Lakeshore Road now, and it will become even more congested when the ADI and Carriage Gate Developments are completed. Anyone who decides to bike on Lakeshore Road takes their lives in their hands. I often wonder if the planners working in City Hall live in the areas they write reports on. If they did they would realize how foolish some of their suggestions are.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1E1



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 19:55:35 pm

Last Seen: Feb 18, 2022 19:55:35 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

It is okay I REALLY loved the design of 2 towers that the owners presented great architecture in our boring downtown of old past prime buildings mostly(Brant street). Really Love two tower design I use that park alot and this does not effect me or my use at all negatively it is big win for the coty.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M2Y7



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Feb 18, 2022 20:54:14 pm

Last Seen: Feb 18, 2022 20:54:14 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The view corridor needs to be wider, at least as wide as the Elizabeth St corridor. I am concerned about the height in terms of shadows on Brant Street.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R2W4



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 07:34:05 am

Last Seen: Feb 19, 2022 07:34:05 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too high! Blocking the waterfront. Burlington doesn't need a hotel that large. Not enough parking. Don't support the downtown core now and with these over developing, never will.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T2M1



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 08:41:30 am

Last Seen: Feb 19, 2022 08:41:30 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

View corridor too small.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1M7



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 09:42:10 am

Last Seen: Feb 19, 2022 09:42:10 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

this is much better than the developers proposal. i would prefer to keep to the lower stories as burlington does not need buildings that are 30+ stories downtown.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L4B2



Respondent No: 16

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 12:01:23 pm

Last Seen: Feb 19, 2022 12:01:23 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I prefer the developers proposal. I think it is an excellent example of architecture and will be a landmark building in our city.
Easily seen from the Skyway bridge on the QEW

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1R5



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 14:01:42 pm

Last Seen: Feb 19, 2022 14:01:42 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Preferred Concept is much better than the original concept which is far too large for the space. Would still like to see a smaller footprint and fewer stories. Why can't it just be one 12 story building like Bunton's Wharf.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3B3



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 14:02:46 pm

Last Seen: Feb 19, 2022 14:02:46 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

too high

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R2T1



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 14:33:57 pm

Last Seen: Feb 19, 2022 14:33:57 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The 60 meter set back is a necessity. The 3 storey podium street side should only be at the building locations and not continuous

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0E3



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Feb 19, 2022 17:53:45 pm

Last Seen: Feb 19, 2022 17:53:45 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

We have a beautiful waterfront and I strongly oppose the building of more highrises that add nothing to the charm of our downtown area but would only brand us as a typical city without the view of the natural beauty of the lake that we are lucky to have.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3G2



Respondent No: 21

Login: Anonymous

Email: n/a

Responded At: Feb 20, 2022 11:01:33 am

Last Seen: Feb 20, 2022 11:01:33 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Please just give this developer a deal on a location move and that will satisfy all. The City is using funds to buy Nelson High School property, etc. etc., what is the problem with taking over the 2020 Lakeshore site and Bob's your uncle!!!!!!!!!!!!!! Amen! We have been fooling around with Emerging Preferred Concept that is not going to go anywhere!!!!!!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7S1B2



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Feb 20, 2022 23:38:50 pm

Last Seen: Feb 20, 2022 23:38:50 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like the idea of fewer storeys. Also green space on west side of development.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B2



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Feb 21, 2022 11:15:33 am

Last Seen: Feb 21, 2022 11:15:33 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Built Form Like - Horizontal massing of buildings and location of the buildings on the site. Like - Three storey podiums and the separation of buildings opposite John Street. Like - Easement in the western portion of the site. - However, suggest the underground parking garage be permitted to extend to the site boundaries. Roof of extended underground garage would provide a terrace offering a possible landscaping feature, with planters and an animated public amenity space overlooking Spencer Smith Park. With creativity, such a terrace could be adapted to provide a winterized public amenity space. Dislike- Towers of equal heights. - Prefer the western tower to be shorter transitioning toward the park. Soso- Building heights of 15-20 storeys. - Building heights should be complimentary to the surrounding area. Heights of 20-30 storeys may be the more realistic. Public Space Like - Tree-lined extended setback along Lakeshore Road with access to grade level retail and commercial services. - Suggest public amenity space be extended to the park side of the property. - The Waterfront Inn development should compliment the activities of Spencer Smith Park. Like - Closure of vehicular access to Spencer Smith Park at Brant Street. Like - Urban square at park entrance at foot of Brant St. - Square could be the entrance a terraced public amenity space. Like - Street level view corridor to the lake and pier from Brant Street. Like - Street level view corridor from John Street. Like - Street level view corridor from Elizabeth Street. Like - Southern sited view corridor at heights greater than three storeys from the intersection of Elizabeth Street and Lakeshore Road. Also - The podium space of the eastern tower offers an opportunity for a destination attraction. Attractions such as a gallery or museum might be considered. Because of the redirection away from this area and toward the Burlington MTSA, a convention centre would likely be a destination of lesser value. Also - A rooftop restaurant on one of the towers might be considered. Mobility and Access Like - No surface parking on site Like - Parking and loading access from Elizabeth Street. - Suggest vehicular access to eastern Spencer Smith Park from Elizabeth Street. - Because Elizabeth Street would provide access to the Bridgewater Development and the proposed Waterfront Inn Development, widening of Elizabeth Street below Lakeshore Road by one lane should be considered. Like - Encouragement of active transport and public transport. - However, since a large number residents will likely commute to employment, parking capacity and convenient public transit may be an issue in the immediate future.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R4G6



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Feb 21, 2022 12:59:59 pm

Last Seen: Feb 21, 2022 12:59:59 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I'm not thrilled with the preferred concept however it is 100% better than what the developer is aiming for. not following the height allowances for this development is one of the biggest problems. Why bother with the official plan when every developer in recent time has taken the city's objection to a higher power and it has been approved. Looking down Brant st. Towards the lake is such a unique and lovely experience. I don't think many people in Burlington would prefer to have this view blocked by a huge condo. We want to see the lake from every possible angle. Traffic is another huge concern with these new condos being built along lakeshore bet Brant St. And Martha St. ADI, BRIDGEWATER, CARRIAGE GATE at Pearl St. Too much traffic when lakeshore rd. Cannot be widened to accommodate. Currently there are always serious delays in this area before adding another 1000 residents if this new concept is approved. We have a beautiful park and pier let's not destroy those fantastic elements. Regarding the lower level used for retail space, there is plenty of unused space already in the downtown area. The Bridgewater is not fully occupied on the ground level, neither is the area at The Berkeley a few blocks north. The new development across from city hall will also have retail space at The street level. No doubt the rent in the buildings will be astronomical so what stores or restaurants do they predict will be able to prosper in these areas. So much unfilled retail space already exists so why do we need more. Certainly the current small shops on Brant St. Will not likely be the new tenants due to high rents. The downtown area has been totally ruined by the new condo being built by Carriage Gate. I believe another development will be approved or has been already to go on the opposite side where Elizabeth Interior's existed. Our mayors campaign promised to control downtown growth. This has not happened, plain and simple. I cannot blame MMW for all of this as many sites were grandfathered. Why can't the city impose a law whereby no more development allowed on lakeshore rd. use the mobility hubs as the places for new developments as was originally planned.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0E3



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Feb 21, 2022 13:44:07 pm

Last Seen: Feb 21, 2022 13:44:07 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The whole concept is bad. Downtown is already so congested I rarely go there. This many new vehicles will make it impossible.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3T1



Respondent No: 26

Login: Anonymous

Email: n/a

Responded At: Feb 22, 2022 15:25:33 pm

Last Seen: Feb 22, 2022 15:25:33 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Looks great, what is the holdup and all the unnecessary delays. Does this council really think that they have power over provincial legislation governing development applications such as this? The buildings should be taller, perhaps at least 50 storeys or more; this type of opportunity does not come by that often, so higher and more buildings should be constructed.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. St. John's, NL, A1C3B2



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Feb 22, 2022 16:13:59 pm

Last Seen: Feb 22, 2022 16:13:59 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

It's an improvement over the earlier concepts in regards to lower building height, more open public use space, increased vegetation/tree coverage.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N1K6



Respondent No: 28

Login: Anonymous

Email: n/a

Responded At: Feb 22, 2022 16:50:29 pm

Last Seen: Feb 22, 2022 16:50:29 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Would like to see the final design reflect high degree of sustainable design features and associated operations such as permeable services for hardscaping, less lawn area to cut and more naturalized, pollinator gardens, energy efficient lighting, bicycle and e-bike stations. Collaborate with the developer(s) to incorporate as many green design elements as possible (green roof, energy meter on outside wall, drought tolerant landscaping etc and make those publicly visible (or highlighted with signage) Leverage the opportunity as a flagship example reflecting the city's strategic plan sustainability , and climate action plan commitments.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N1K6



Respondent No: 29

Login: Anonymous

Email: n/a

Responded At: Feb 23, 2022 19:41:04 pm

Last Seen: Feb 23, 2022 19:41:04 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the increased public park space, the set back profile from lakeshore road and maintaining and adding to the tree canopy. Providing opportunities for all Burlington residents to gather and enjoy the waterfront on this site will ultimately lead to a more vibrant and interesting waterfront for all. Allowing lake views from John St is also valuable. Please do not increase the height of the towers at all.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1G3



Respondent No: 30

Login: Anonymous

Email: n/a

Responded At: Feb 23, 2022 19:56:54 pm

Last Seen: Feb 23, 2022 19:56:54 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Grade level business needs careful monitoring so that the type of business there will add to the vibrancy and flavour of the downtown. Ideally restaurants and unique interesting stores rather than medical buildings and offices. The aim should be to provide businesses which inject charm and “ walk by interest” places to window shop and increase public gatherings.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7R1G3



Respondent No: 31

Login: Anonymous

Email: n/a

Responded At: Feb 23, 2022 21:01:18 pm

Last Seen: Feb 23, 2022 21:01:18 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too tall

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2M5



Respondent No: 32

Login: Anonymous

Email: n/a

Responded At: Feb 24, 2022 12:16:55 pm

Last Seen: Feb 24, 2022 12:16:55 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think the City needs to be in control of this precious piece of real estate as we will only have one shot to do this right. I like that the proposal is citizen centric and is focused on making sure that any development contributes to, and doesn't detract from the waterfront and Spencer Smith Park. Although I believe that 22 stories is still too high of a building however I like the setback from the street so it lessens its contribution to the giant tunnel that Lakeshore Road is becoming. I like that the proposal seeks to maximize the public space between the development and the lake and that it is being designed to be accessible to all. Eliminating surface parking enhances the area and improving options for active transportation is a good move for the city.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R2Y7



Respondent No: 33

Login: Anonymous

Email: n/a

Responded At: Feb 24, 2022 15:09:24 pm

Last Seen: Feb 24, 2022 15:09:24 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Comments concerning the Emerging Preferred Concept We agree with the Emerging Preferred Concept 2022 and the highlights noted below. We have provided some specific comments. Built Form • Height range of 15-22 storeys: As structures approach the edges of Spencer Smith Park, lower building height is necessary to lessen the effect of walling off Lake Ontario from the remainder of the downtown area. Building height at the lower range of the 15-22 storeys would be preferred. • 3-storey podium/street wall • Active at-grade uses like commercial, retail and restaurants • Focus on a strong pedestrian relationship to the streets and public spaces Public Realm • Enhancing Brant Street as a gateway to the Downtown, the waterfront and the Waterfront Trail • Enhance the entrance to Spencer Smith Park and the Brant street public view corridor • John Street view corridor and inclusion of a privately-owned public space (POPS) • Additional parkland identified on the west and south side of the site • Maintain existing trees along Lakeshore Road Mobility and Access • Site access for parking and loading from Elizabeth Street: Site access may be required but this road cannot accommodate additional high volumes. Limiting height and density will help to rectify this situation. • No lay-by parking along Lakeshore Road • Active Transportation route along Lakeshore Road, including bike lane • No surface parking on site

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1E1



Respondent No: 34

Login: Anonymous

Email: n/a

Responded At: Feb 24, 2022 15:51:30 pm

Last Seen: Feb 24, 2022 15:51:30 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too tall,too much density.When will this craziness stop?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3X3



Respondent No: 35

Login: Anonymous

Email: n/a

Responded At: Feb 24, 2022 23:02:16 pm

Last Seen: Feb 24, 2022 23:02:16 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Keeping the heights of the two buildings at a minimum and incorporating the Plan B thin red line.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 36

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 07:13:10 am

Last Seen: Feb 25, 2022 07:13:10 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too much height - stick to what the current in force OP permits

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0C5



Respondent No: 37

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:15:19 pm

Last Seen: Feb 25, 2022 14:15:19 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like that it is two separate buildings green space in between the two. I can live with 15 to 22 storeys. I like that the space between the two buildings aligns with John Street.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T2K6



Respondent No: 38

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:15:46 pm

Last Seen: Feb 25, 2022 14:15:46 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

To many storeys. Should be no higher than it is now.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6H9



Respondent No: 39

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:17:46 pm

Last Seen: Feb 25, 2022 14:17:46 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Very unimaginative. Basically shrunk the building and added a bit more open space. I'm all for open space and adding trees but I expected something better.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. St. John's, NL, A1C3B2



Respondent No: 40

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:17:51 pm

Last Seen: Feb 25, 2022 14:17:51 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Building too high

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L7B6



Respondent No: 41

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:18:32 pm

Last Seen: Feb 25, 2022 14:18:32 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the openness with many sight lines to the lake. When it come to compromise, I favour taller buildings rather than shorter broad buildings. Your eyes look right past a tall skinny building whereas a short but wide building blocks the eye sight completely.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0A4



Respondent No: 42

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:20:41 pm

Last Seen: Feb 25, 2022 14:20:41 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

This space could better be used as an outdoor space for small venues/concerts/seating to enjoy the views of the lake. I do not want another "high rise" at the waterfront.....too much already/too high. The area does not need another hotel either. Small is better!!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T2L1



Respondent No: 43

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:24:31 pm

Last Seen: Feb 25, 2022 14:24:31 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

There is much to like about this project. Some highlights are: pedestrian focus, shops at street level, bike lanes on Lakeshore. The largest problem is the lack of affordable housing inclusion. While I understand that this is not a housing project, given that building a hotel (and such a massive one at that) is quite similar to building housing, the cost this will have on the local community, and the housing affordability crisis that exists now, it seems only fair that the developer pay back the local community through the creation of affordable housing units.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4V1



Respondent No: 44

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:25:20 pm

Last Seen: Feb 25, 2022 14:25:20 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

What I don't like is that this states 15-22 storeys. We all know this means it will be 22 Storeys (probably more). We don't want it more than 15.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M3E4



Respondent No: 45

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:25:48 pm

Last Seen: Feb 25, 2022 14:25:48 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the concept. I would love to see ground floor restaurants with a lake view and outdoor seating option in one or both buildings. I don't understand the parking concept (because there is none?). This will be a very attractive area, so wherever you plan for additional parking space, it has to be part of this concept.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7P3E3



Respondent No: 46

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:25:53 pm

Last Seen: Feb 25, 2022 14:25:53 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Lack of surface parking is amazing in a good way. Please ensure that no more of our valuable downtown land goes to mostly unused asphalt.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4V1



Respondent No: 47

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:27:04 pm

Last Seen: Feb 25, 2022 14:27:04 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I am 100% opposed to development of this height at the foot of our main street. If the developer is at all interested in being part of the community, they would vastly restrict this development. 22 stories does nothing but block the view of the lake. I am at a loss to see how this proposal will in any way benefit the city, its residents or visitors. It is nothing but a cash proposal. I am far from being a NIMBY person but set against the Lake, I take a great exception to this proposal.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M3Y3



Respondent No: 48

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:27:10 pm

Last Seen: Feb 25, 2022 14:27:10 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

My main concern in the height. I think 15-22 stories is too high and will block the lake view.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6W8



Respondent No: 49

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:27:32 pm

Last Seen: Feb 25, 2022 14:27:32 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think that it a shame to rebuild on the lake front. The building currently there should be taken down and further park development should be done. We are privileged to live in Burlington yet our waterfront is a disgrace and will only continue to be so if this terrible plan is developed. Not only will our waterfront be further destroyed our downtown will be as well. Our downtown can not take that number of people moving into it. Therefore I don't like any aspect of this concept. Rebuild our lakefront back to its natural beauty.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4G6



Respondent No: 50

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:28:42 pm

Last Seen: Feb 25, 2022 14:28:42 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The preferred concept is not good - The current downtown Burlington residents have no concept of what the next generation of people who will live downtown Burlington want and need Stick with what the builder has offered. 5 story podium allows for awesome shopping, restaurants, gyms and a new downtown Burlington grocery store. + looks cooler Listen to and let the professionals design buildings not people who just don't want buildings there in the first place. Preferred concept is awful design, This site will be the beacon of Downtown Burlington. Let it be a grand and amazing building and structure. Let the commercial spaces in the big podiums be awesome retailers and restaurants and bars and a place of commerce and awesome lifestyle amenities. The current downtown Burlington residents are not thinking about what people way younger then them and what the next generation of people who will occupy these areas want and need.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0E3



Respondent No: 51

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:34:06 pm

Last Seen: Feb 25, 2022 14:34:06 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think public parking will become a major problem. I think the additional retail and restruants will be a great addition to the area. I prefer 15 stories rather than 22 to avoid making the density too big. I like the general concept and landscaing.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R2P8



Respondent No: 52

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:37:11 pm

Last Seen: Feb 25, 2022 14:37:11 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

No more building in the downtown core. The amount of condos going in is ruining the area with ridiculous amounts of traffic and demolition of beautiful old buildings that give it character. Traffic all over Burlington is an issue.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P1V5



Respondent No: 53

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:40:23 pm

Last Seen: Feb 25, 2022 14:40:23 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The larger entrance and park area is excellent! Access to more shops along Lakeshore is a great idea on the road and doesn't take away from the view from the park. If additional public parking can be made under the hotels, this would be ideal.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3M6



Respondent No: 54

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:41:21 pm

Last Seen: Feb 25, 2022 14:41:21 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I would like to see both buildings at the lower 15 story height as they share that stretch of the lake with our premier park. The development should not be looming over the area. It would blend in better at the lower heights. And would also look less dominating on the Lakeshore Road side.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L1N9



Respondent No: 55

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:47:36 pm

Last Seen: Feb 25, 2022 14:47:36 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think it's great, love the new entrance to Spencer's and the bike lanes. Additional park land is fantastic! The height of 15 to 22 stories is perfect!! Can't wait to live here and retire in such a beautiful location.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6H6



Respondent No: 56

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:49:29 pm

Last Seen: Feb 25, 2022 14:49:29 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I do not like having more condo buildings downtown. We have enough density on the shore line without adding extra stress to Lakeshore Road and Brant Street. We need to have a hotel on site to serve visitors to Burlington and a place on the water is the perfect spot for that.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P2L6



Respondent No: 57

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:50:37 pm

Last Seen: Feb 25, 2022 14:50:37 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the preferred concept much better than 30 and 35 stories.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3Y2



Respondent No: 58

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:53:46 pm

Last Seen: Feb 25, 2022 14:53:46 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Lakeshore road at the best of times is a parking lot. When the construction is finished were are all the vehicles going to go? You might as well close Lakeshore road off and make it a pedestrian walk way. With all these high rise buildings being built we should rename Lakeshore to the Gardiner expressway!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3M5



Respondent No: 59

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:55:29 pm

Last Seen: Feb 25, 2022 14:55:29 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think the whole plan is appalling. Once again we are looking at limiting public access to part of the waterfront. Spencer Smith Park is a very popular walking area....and Burlington has few enough of those.....and I can foresee it being blocked off due to construction over several years. And there is nothing appealing about many high rises filling in all open spaces on Lakeshore...no view of our beautiful lake unless you can afford one of the new million dollar condos. Retail? Restaurants? We have plenty of restaurants and the retail establishments that would appear would be an ever ending turnover of specialty shops, nothing practical. We're looking more like Mississauga every day.....and that is not a pleasant thought.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S0A1



Respondent No: 60

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:58:09 pm

Last Seen: Feb 25, 2022 14:58:09 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

AS LONG AS IT STAYS AT 15 STORIES IT MIGHT BE ALRIGHT

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P2B4



Respondent No: 61

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 14:59:52 pm

Last Seen: Feb 25, 2022 14:59:52 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I believe that it is a good use of waterfront property in the downtown core bringing both additional housing and retail. As a result of both additional revenue to the city in the way of property taxes.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P1K6



Respondent No: 62

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:01:00 pm

Last Seen: Feb 25, 2022 15:01:00 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

My specific rants: - protect and broaden the view corridor to the Lake as much as possible. We are a Lakeside community and should be able to see the Lake from the outdoor cafes or when walking along Brant. - the Province will control the height. After 8 stories I do not look up; just make it a very tall, iconic building. We lost the fight for then Washington, Budapest, Paris human scale a long time ago. - I do not care about parking. Each condo has a parking spot, and retail parking has long been a City responsibility. Get on with building a parking garage on Lot 4 - the City has already collected the money to build this. Parking and traffic are the tail wagging the dog in these discussions. - who cares about traffic? We cannot control what gets built in Hamilton, Oakville or the GTA. This is where the pass-through traffic comes from. Where do people think there is traffic is a problem in Burlington. Not in comparison to my GTA world! - concentrate efforts on what happens at the ground level. Good examples are the original Queens Quay, Village Square or Village by the Grange. Lots of small curiosity shops, not banks. The bottom floors of these new condo building are proving to be sterile. We now have a fancy and costly hotel, restaurant and spa - do we another place serving fried sweetbreads? - the public role should be locked into agreements. The existing Park is great for passive activities but people do want more - turn the space into a community hub, not costly retail - this the price the developer pays for the density. Perhaps an intake facility for new immigrants, a senior centre and library over-looking the Lake, a speakers corner, interesting sculpture and art displays, and maybe, move the Burlington Art Centre into the ground floor. This level is where the social integration can happen - channel you imagination there, and use the process to secure these benefits. Thanks

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M0V9



Respondent No: 63

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:05:58 pm

Last Seen: Feb 25, 2022 15:05:58 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too high, too intense

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T1J9



Respondent No: 64

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:14:30 pm

Last Seen: Feb 25, 2022 15:14:30 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Unless something is done about the traffic this should be cancelled. I think that 15 should be the maximum. Adding stores etc. to the buildings is good but the stores that are on Brant street are difficult to access due to lack of parking. The builders should provide additional parking for visitors to the park or the city should build some so that visitors would want to come. Lakeshore is used as a shortcut to avoid the highway split for Hamilton and when there are events on people drive around and around looking for parking. I would like to see the area of Lakeshore between Brant and Maple become a pedestrian area with other streets adapted to move traffic. At the moment it is very dangerous especially in the summer. Or even have it closed on weekends in the summer. Perhaps through traffic could be funnelled up to Fairview modifying Guelph line. I am so glad that I considered all this construction when I bought my condo which is at the west end of the park.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S2L7



Respondent No: 65

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:23:49 pm

Last Seen: Feb 25, 2022 15:23:49 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The proposal is outrageous and demonstrates total disregard for the citizens of Burlington and prestigious Spencer Smith Park. It is this type of action by some developers that make residents feel like they have no voice in the community that they live and respect. While, yes we can express an opinion, it generally has little to no impact. Any new construction on that site will be disappointing. If only there was a way for the city to raise enough money to purchase the land, it would be the very best outcome for the people of Burlington and surrounding area.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L1A2



Respondent No: 66

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:23:50 pm

Last Seen: Feb 25, 2022 15:23:50 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The heights are too tall. Brant & Lakeshore will become a wind tunnel with all these tall buildings allowed. What about the promise to restrict the heights of buildings in Burlington?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P5C2



Respondent No: 67

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:26:48 pm

Last Seen: Feb 25, 2022 15:26:48 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Don't like the limited access to the waterfront from Lakeshore Road.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R4G1



Respondent No: 68

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:41:41 pm

Last Seen: Feb 25, 2022 15:41:41 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Growth is always good for a city. As long as the traffic situation is taken into account, I see no issue with it.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P4X3



Respondent No: 69

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:45:37 pm

Last Seen: Feb 25, 2022 15:45:37 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

not answered

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2G8



Respondent No: 70

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:46:13 pm

Last Seen: Feb 25, 2022 15:46:13 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I don't like the height of the buildings they should be 6 storeys or lower. There should never be a high building "wall" on the lake side. . I don't like the lack of easy parking. I don't like the amount of hard surface (stepped terraces) - it is not a good practice and we don't need more hard surface. I absolutely don't think it in any way enhances Brant Street and I believe it will create congestion. It is an overbuild for the site.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N1G4



Respondent No: 71

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 15:54:40 pm

Last Seen: Feb 25, 2022 15:54:40 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

to whom it may concern. lets do the like list first 1) absolutely nothing about any of it Don't Like list 1) way to tall 2) there isn't enough parking downtown (especially for handicapped) and by building this you are getting rid of parking. Where are the visitors to this building going to park? 3)there is way to much traffic and congestion on Lakeshore already and this will only add to it. 4) these buildings will block the views of the other buildings which isn't fair 5) should be creating parkland space along the water, not taking it away

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L1J2



Respondent No: 72

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:14:32 pm

Last Seen: Feb 25, 2022 16:14:32 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the amount of open space and access to the green spaces and waterfront Concerned about car traffic and parking with pedestrians

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2P8



Respondent No: 73

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:21:44 pm

Last Seen: Feb 25, 2022 16:21:44 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Love it! The higher and bigger, the better. Keep development centralized downtown where it should be.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2T2



Respondent No: 74

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:28:58 pm

Last Seen: Feb 25, 2022 16:28:58 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I don't like the height of the buildings. Too many high rise buildings along lakeshore is creating a tunnel effect, dark and narrow.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T0B2



Respondent No: 75

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:32:20 pm

Last Seen: Feb 25, 2022 16:32:20 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Thank you for the opportunity to weigh in on this proposed development. I have watched the presentation. On the plus side, I like that the emerging preferred concept includes a wide swath of green space to the east of Spencer Smith park, which is a well-loved, well-used downtown landmark. I would challenge the repeated use of the word "landmark" in describing the proposed buildings. They will not be landmarks. They will very likely be soulless high-rises of non-descript design that will provide neither cultural, aesthetic nor historical inspiration for the residents of Burlington. I would like to also challenge the developer-speak use of "gateway" in describing these buildings. Is every high-rise development now a gateway? The proposed development at three corners of the Brant-Ghent intersection is also being labelled as a "gateway." Please resist the urge to adopt developer's self-serving language. Please also continue to use whatever clout the City has to press developers to decrease the height of their developments. This one, like almost all the others proposed in Ward 2, is too high. The best use of this land would have been for the City of Burlington to expropriate it and add it to Spencer Smith park, which in the presentation was described as being often over capacity for events (I am thinking of our beloved Sound of Music festival). There is a new hotel to the east of this site, so I cannot see the need for more hotel rooms right next door. We have just come through two gruelling years. We have discovered the importance of green space for our mental and physical health. (I am a member and volunteer at the RBG, which has experienced unprecedented use in the past two years.) The pandemic should have taught us we need to live differently. And we can, if we refuse to buy into the more-is-better mantra of developers who have no long term stake in our city and could not care less about preserving the qualities that make Burlington a lovely place to live.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1X1



Respondent No: 76

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:47:27 pm

Last Seen: Feb 25, 2022 16:47:27 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I can live with the concept as long as it is a maximum of 15 floors. Density is required, but that has to be balanced with appropriate design and environmental concepts. Height creates more of a wind tunnel reducing the usability of the street for walking, etc.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1C9



Respondent No: 77

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:48:12 pm

Last Seen: Feb 25, 2022 16:48:12 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I understand the concept but the buildings are too tall for our waterfront.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P1T5



Respondent No: 78

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 16:49:50 pm

Last Seen: Feb 25, 2022 16:49:50 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too tall and uses too much land. Blocking visual access to lakefront - ruins the attractiveness of downtown

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L3V7



Respondent No: 79

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:01:48 pm

Last Seen: Feb 25, 2022 17:01:48 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Don't like the idea of removing public space , i don't like it already that there's so much condo construction and traffic is crazy as is, removing parking space to fit more people in such a tight place is a bad idea.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3X5



Respondent No: 80

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:05:24 pm

Last Seen: Feb 25, 2022 17:05:24 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I am in general agreement with the City's proposed design criteria. Overall height should be kept to a minimum. Expanded parkland and enhanced entrance/access to Spencer Smith Park are a must.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3G7



Respondent No: 81

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:07:10 pm

Last Seen: Feb 25, 2022 17:07:10 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the additional park and green space. I feel the buildings are going to be too high. It would be preferable to only have 1 building and add even more green space.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2N6



Respondent No: 82

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:53:00 pm

Last Seen: Feb 25, 2022 17:53:00 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I don't like the idea of tearing down a building to replace it with 2 taller ones. Burlington is beautiful the way it is and it's just being destroyed.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0C9



Respondent No: 83

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:53:29 pm

Last Seen: Feb 25, 2022 17:53:29 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Although I am against that many stories casting a shadow on the lake side of the street I do like the placement of the buildings (keeping the views clean and bright while driving or walking down Brant street) and the addition of green-space.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 84

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 17:58:07 pm

Last Seen: Feb 25, 2022 17:58:07 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Much better than alternate concept. Still not sure about the 3 storey podium/street wall. Why is this necessary? Pleased you see additional parkland. Not sure about bike lane along Lakeshore, area from east end of Old Lakeshore to Burlington Street is very busy and challenging to manoeuvre.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1A3



Respondent No: 85

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 18:31:21 pm

Last Seen: Feb 25, 2022 18:31:21 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Way too many stories.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P2A5



Respondent No: 86

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 18:32:32 pm

Last Seen: Feb 25, 2022 18:32:32 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too tall to meet the aesthetics of Burlington....too similar to the blocked waterfront access of the GTA....

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P0N9



Respondent No: 87

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 18:41:54 pm

Last Seen: Feb 25, 2022 18:41:54 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The concept as shown does appear to complement the waterfront. I like the enhanced green space (using the proposed park) and the terrace will allow people to enjoy the lake views. Hopefully there will be seating for public use. The height of the towers is a major dislike and the number of towers in the concept. Why does there need to be two towers at these heights bearing in mind that downtown is no longer in the MSTA area?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T4H3



Respondent No: 88

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 19:15:11 pm

Last Seen: Feb 25, 2022 19:15:11 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too high; too long along Lakeshore (virtually blocks view to Lake until one reaches Spencer Smith Park, no view of Lake till then along Lakeshore in this area coming west); will create sea of towers in that core of downtown=darkness, wind tunnels; other than the Park end, this will not be welcoming pedestrian area due to wind, darkness, vehicle traffic even with any new shops; continues to create car-centric living=must drive everywhere, no grocery stores walkable, no butcher, etc., shops; will be just more cars; consider blocking off ramp of QEW onto Lakeshore/North Shore by hospital to ease traffic through city, or put in toll so non-Burlingtonians who come off this exit to avoid staying on the highway can pay for state of our road that they deteriorate.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6B1



Respondent No: 89

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 19:32:18 pm

Last Seen: Feb 25, 2022 19:32:18 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

LIKE: Bike lane; public access Active at-grade uses like commercial, retail and restaurants Focus on a strong pedestrian relationship to the streets and public spaces Make sure this is ample bike parking underground parking access to sound of music festival!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1V2



Respondent No: 90

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 19:51:54 pm

Last Seen: Feb 25, 2022 19:51:54 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I love it!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M2S6



Respondent No: 91

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 20:12:10 pm

Last Seen: Feb 25, 2022 20:12:10 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

There is far too many high rises already with insufficient parking available. The traffic congestion is horrific right now and building even bigger is going to create a congestion nightmare and impact the downtown negatively. I think this is a very bad idea

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S2B9



Respondent No: 92

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 20:19:36 pm

Last Seen: Feb 25, 2022 20:19:36 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like the green space and open vista from Brant Street. Don't like the potential height to 22 stories - keep at minimum to avoid the tunnel feeling that is present at the building to the east.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M0X3



Respondent No: 93

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 20:41:26 pm

Last Seen: Feb 25, 2022 20:41:26 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Can we please keep the building height maxed at 15 storeys! The downtown is losing all views of the lake and the shadows of the buildings are depressing. No building will be nicer than the view of the lake. The lake is what makes Burlington special. Downtown has already lost its charm. Can we preserve just one piece as we continue to evolve.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7N2Z2



Respondent No: 94

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 20:56:03 pm

Last Seen: Feb 25, 2022 20:56:03 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

15 storeys is sufficient for both towers. Some oversight to the external look of the building - a curtain wall blue glass building would be out of place in the skyline. Ingress/egress from the underground parking needs to be managed - the brant intersection is already stretched at rush hour and this concentrated density will add to the problem.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7R2W4



Respondent No: 95

Login: Anonymous

Email: n/a

Responded At: Feb 25, 2022 23:40:30 pm

Last Seen: Feb 25, 2022 23:40:30 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too many stories, most likely blocks view of the lake from building on the other side of the street.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L0E7



Respondent No: 96

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 07:08:57 am

Last Seen: Feb 26, 2022 07:08:57 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like it overall. The height seems reasonable in relation to what is already around the site. The setback from the street is good as is the view corridor from John Street. Additional parkland is always a plus and will enhance Spencer Smith Park. I also like that there is no longer any surface parking as that is not as nice to look at especially in such a nice location. It is nice that bike lanes are included in planning since Lakeshore Road is a very popular cycle route. Burlington has a long way to go on making Lakeshore Road bike friendly.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L4E7



Respondent No: 97

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 09:35:20 am

Last Seen: Feb 26, 2022 09:35:20 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like: No surface parking on site, view corridors maintained, pedestrian & public space focus at ground level, commercial, retail, etc. at ground level. I like the concept renderings of the streetscape, but is there any way to ensure they end up like that? For example, an image showing a protected bike lane. Can the developer assist in making that happen on Lakeshore Rd? Can we require lots of public seating around the property as shown in the images? Worried that these features won't actually be the final result because there may not be a way to require the developer to build them.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S2G8



Respondent No: 98

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 09:41:13 am

Last Seen: Feb 26, 2022 09:41:13 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The preferred concept is only looking for real state benefits not for the ordinary people. There is no need for additional buildings on that area. Spencer Smith park should be extended to the actual Waterfront Hotel lot to create a clear view and access to the lake. This project is limiting the future of our city.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7L6H9



Respondent No: 99

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 10:12:49 am

Last Seen: Feb 26, 2022 10:12:49 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Likes. A shorter building. Even shorter than 15 stories. Lakeshore will be shrouded in shade from Brant St to Terrance St. No lay by on Lakeshore No surface parking. Some architectural value as "the stunner" of Burlington's core. Not a box. Dislikes 22 storeys is too high. It will loom over the park area. The PARK area should be held as the priority. Parking requirements are always a concern. More parking is needed if this is to be the "GATEWAY" to Burlington and recreation area for the public. The planning dept has indicated (2020) that John St will be a secondary artery to the core in the future, a clear view to the lake would be optimal, not a building. Infrastructure, roads to accommodate more population, co ordinated stoplights, walk to grocery shopping in the core (proposed disappearing) schools for family living. (Proposed disappearing)

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1V6



Respondent No: 100

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 10:37:41 am

Last Seen: Feb 26, 2022 10:37:41 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I don't like the height of the buildings. However, if I had to make a choice, I would say 15 storeys. I do think even that is too tall. The traffic on Lakeshore in this area is already congested. If you add that many more residents, traffic will be impossible. At that point, you would have to look at widening Lakeshore through the downtown and that would be highly unpopular. Where would the parking be for the East Lawn Event Space? Today, the parking downtown cannot meet the needs of the public. Any events in Spencer Smith Park already highlight the need for more parking. The road and parking infrastructure just is not there.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S2L8



Respondent No: 101

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 10:45:19 am

Last Seen: Feb 26, 2022 10:45:19 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

8 storeys is what it should be as the Burlington Gazette had mentioned and with the Thin Red Line incorporated. City's entitlement to parkland should be configured to meet such requirements.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 102

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 12:43:46 pm

Last Seen: Feb 26, 2022 12:43:46 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Why is the city allowing such tall buildings to be built along Lakeshore, especially on the south side of the street? Lakeshore is very narrow and all the tall buildings create a "tunnel effect" coming into downtown from the east. Tall buildings on the south side of Lakeshore will block the sunshine for most of the daylight hours adding to the narrow, dark feeling which I don't believe is in keeping with the image we are trying to create for our city.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N1L3



Respondent No: 103

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 13:25:37 pm

Last Seen: Feb 26, 2022 13:25:37 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Pease do not build any more high rises along the waterfront. There is enough congestion on Lakeshore road already, adding more residents will make the downtown less accessible . We are not Toronto, I moved her from Toronto for the ambiance of a small town, and the walkable downtown area. It is now impossible to find parking to enjoy the restaurants and shops. Please stop this overdevelopment of the downtown area.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T0B1



Respondent No: 104

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 14:52:17 pm

Last Seen: Feb 26, 2022 14:52:17 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like limiting of 22 storeys. Assure disability access. Maintain access to waterfront pedestrian space. Dont like that it will once again provide living space to the wealthy.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N2E2



Respondent No: 105

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 15:15:49 pm

Last Seen: Feb 26, 2022 15:15:49 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I don't like any of it.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S2J2



Respondent No: 106

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 15:22:31 pm

Last Seen: Feb 26, 2022 15:22:31 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Leave downtown alone!!!!!!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4W4



Respondent No: 107

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 15:31:21 pm

Last Seen: Feb 26, 2022 15:31:21 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Suggest that the current land owner is not a development and as such may be more receptive to receiving a cash settlement to ignore the contest in the height of the buildings . This is treasured site for the city and its residents. Remember that the city council was changed at the last civic election because of the strong citizen attachment to the site The emerging preferred concept ,which has been given a great deal of thought, is limited in its scope because of the assumption that the owners only wants tall buildings ignoring his need for profit. swapping land or incentivizing with cash has never been thought of a consideration in the design build The preferred design for smaller buildings and greater public space may provide an opening call for the owner to rethink what he wants out of the property

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 108

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 16:42:14 pm

Last Seen: Feb 26, 2022 16:42:14 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Dont like the heights, traffic, biking and walkability will be a nightmare, no 20% affordable housing, where is customer parking,

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1M9



Respondent No: 109

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 16:50:58 pm

Last Seen: Feb 26, 2022 16:50:58 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Better than original but still needs smaller footprint on land an, particularly, in the air. As much green space as possible on lake side of development to continue to allow public lakeshore access as at present.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1V6



Respondent No: 110

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 17:10:06 pm

Last Seen: Feb 26, 2022 17:10:06 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Too tall. Anything over 12 stories is awful.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M3H9



Respondent No: 111

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 17:16:47 pm

Last Seen: Feb 26, 2022 17:16:47 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like it. Much better the the developers concept however more green space is needed on the west side of the property - apply the thin red line of Plan B

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 112

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 17:21:25 pm

Last Seen: Feb 26, 2022 17:21:25 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like but more green space on the right side is needed. Max heights should consider max. building heights on north side of Lakeshore. No higher

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B4



Respondent No: 113

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 17:46:25 pm

Last Seen: Feb 26, 2022 17:46:25 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like this concept but with more green space on the west side as recommended by PLAN B - their Thin Red Line diagonally across the property to open up the gateway to the Lake

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B5



Respondent No: 114

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 17:58:33 pm

Last Seen: Feb 26, 2022 17:58:33 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Looks Great. Reasonable heights & some new needed green space for the Public.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2H1



Respondent No: 115

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 18:00:15 pm

Last Seen: Feb 26, 2022 18:00:15 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the new green space for the park. Building heights & size seem reasonable

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2H6



Respondent No: 116

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 18:02:30 pm

Last Seen: Feb 26, 2022 18:02:30 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Trees and pedestrian space on Lakeshore look good. Building heights and setbacks look fine. As well a height. Pretty balanced

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L0G5



Respondent No: 117

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 22:55:14 pm

Last Seen: Feb 26, 2022 22:55:14 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Plan "B"?? Don't like anything over 10 storys. Plan "B" people are the Baxter people not wanting to lose their view. Also molinaro owns bloch north east corner of Brant so they want more Lakeview for buyers.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S0A1



Respondent No: 118

Login: Anonymous

Email: n/a

Responded At: Feb 26, 2022 23:01:38 pm

Last Seen: Feb 26, 2022 23:01:38 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like: a) increased public space b) buildings set-back from Lakeshore Road c) the view corridor to/from John Street. Encourages foot traffic to the lake. d) the 'potential public park' on the West side of the buildings seems great. Could be a beautiful space with an ideal vantage point over the lake, and useful space for festivals. d) Given the other downtown developments / proposed developments... I don't mind the proposed Waterfront building heights. However, any taller and you will encourage even larger buildings to be built on the North side of Lakeshore. e) the images of the public walkways along the sides of the buildings. f) significant outdoor seating areas on the South side of the buildings (patios, amphitheatre steps...) g) 'urban square' at the entrance to the park. Great idea. h) European style brickwork for the walkways i) encourages foot traffic to head to the water / parks. Great. Dislike: a) 3-storey street wall - maybe one storey too tall? Would seem domineering and obstruct views / light. b) I prefer step-down designed buildings (but you can't win them all) Uncertain: a) traffic flow: where would traffic enter / exit the buildings? Elizabeth Street? Only underground parking? b) how people would access retail spaces on the ground floor along Lakeshore? Unclear where clients would park and access retail. c) would new buildings be required to design for restaurant spaces (ventilation etc)? d) where would bike traffic go? Lakeshore Road bike lane is a significant thoroughway for commuter cyclists. The multi-use boardwalk trail is also significant, but for recreational speed cyclists. Suggestions: a) patios / gardens / outdoor spaces etc.on top of the 3rd storey buildings would look good, blend in with the park, and could be very nice spaces for the residents / guests / retail businesses. b) in general - more trees and gardens! c) lots of seating options (benches, stones, steps...) with garbage/recycling cans close by.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1R6



Respondent No: 119

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 07:12:50 am

Last Seen: Feb 27, 2022 07:12:50 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

If the height can be contained at 15 stories it will be fine. No cash in lieu of public space please!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T1C4



Respondent No: 120

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 09:41:43 am

Last Seen: Feb 27, 2022 09:41:43 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

maximum height of 8 and 12 storeys. is there public access withiin property lines or will it be fenced?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S1B1



Respondent No: 121

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 10:07:11 am

Last Seen: Feb 27, 2022 10:07:11 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Inclusion of some park space and efforts to improve Brant Street. Do not like the proposed heights. Agree with someone who said buildings on the south side of Lakeshore should not be taller than those on the North. I am good friends with one of the principles of the Pearle Hotel and I think that it is much too tall as well

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7R0C2



Respondent No: 122

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 11:17:48 am

Last Seen: Feb 27, 2022 11:17:48 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

We totally agree with the preferred concept.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P4G4



Respondent No: 123

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 11:47:48 am

Last Seen: Feb 27, 2022 11:47:48 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Densification is good, focusing on walkable access is also good. Privately owned public space seems horrible. What plans are there to improve Burlington Transit? The people who will live here are unlikely to walk nearly 1km to the nearest grocery store (No Frills) and walk back with their haul. As with most Burlington residents, they will drive and they will also drive to work, making the traffic downtown even more congested than it already is. We need to provide meaningful ways for residents to get to work. There is a bus from downtown to the GO station (and back) but it only operates every 30 mins. As well, how many units here will be affordable housing? And not "affordable" as in some unreal target using the (skewed) average of Burlington income or anything like that, I mean TRULY affordable for our low-income Burlington residents - I have a neighbour whose only income is being a full-time caregiver for a disabled relative. Could they afford one of the affordable units? What about my neighbours who are a family of 6 on 1.5 incomes (one works seasonally), could they afford an affordable unit? Will the bike lane be a protected bike lane (eg protected with a curb) or will it be an extra metre or so on the side of the road that doesn't actually get plowed in the winter? Are there any plans for free public access washrooms in this development? This is fairly standard in several other countries and Burlington has a chance to be an early leader in Ontario for this. Barrie's Park Place has one hidden between DSW and Homesense. Taupo, New Zealand has both a free public toilet and a private, paid toilet (and shower and laundry) called Superloo in its park called Tongariro Domain. There are 3 or 4 public toilets in or near Edinburgh Castle in Scotland. Access to bathrooms should not only be for customers of businesses (especially during this pandemic). It benefits us all to give people access to permanent bathroom facilities (nobody really wants to use those portapotties in Spencer Smith). The nearest public toilet to downtown is at Burlington Beach.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1Y4



Respondent No: 124

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 12:07:44 pm

Last Seen: Feb 27, 2022 12:07:44 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Pls keep the building as low as it is now Our view is that direction

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1E1



Respondent No: 125

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 12:49:07 pm

Last Seen: Feb 27, 2022 12:49:07 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like that the building is set at a height range of 15 to 22 story, so it doesn't dominate the waterfront. The setback of the easterly building is more aesthetically pleasing especially because the buildings beside it looks to blocky (not sure if that is a word). It is too bad that the Bridgewater Development cut off a continuous walkway along the water .

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3K1



Respondent No: 126

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 12:52:07 pm

Last Seen: Feb 27, 2022 12:52:07 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

don't like the heights, don't make them the same 10 for Brant street 12-15 for the east building. More trees along the west building. Add more grass area closer to building south side and more trees. Don't like the open area on the lake side.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P2N1



Respondent No: 127

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 12:53:28 pm

Last Seen: Feb 27, 2022 12:53:28 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think any new concept changes the very important downtown core into a non-inviting town. If we're just being a transit town then I guess the plan needs to be approved. I am VERY concerned with the amount of traffic that would add to the core which can't take the traffic and parking it has now. I have had the same concerned since 2017. Don't ask if the plan isn't to listen. I no longer live in the downtown core so I get no everyday benefit to any plan. I am concerned with the build ruining the look and therefore the value of Burlington's downtown core. Buildings of this size belong near the go train stations. We only have one lakeview and it's not being protected.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M0V3



Respondent No: 128

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 13:49:00 pm

Last Seen: Feb 27, 2022 13:49:00 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like this concept. Go with the 22 stories so the height stands in line with the Bridgewater. You want that open space distance between the 2 buildings for a good view of the lake ,access to it and for that important sunshine to get through

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1R5



Respondent No: 129

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 14:13:01 pm

Last Seen: Feb 27, 2022 14:13:01 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

-Do not like the height. Likely doesn't fit with existing Brant St. heights. -How will road infrastructure handle the increased density? The traffic study for this development was from 2020, so it doesn't match what would be expected once the development (and surrounding developments) are done. -The Brant St. / Spencer Smith access "enhancements" seem irrelevant given the existing access from the west of the property and the Bridgewater development. -The "active" transportation route shouldn't require this development. You should be doing this regardless. -There won't be enough parking spaces to align with residential units (one vehicle per unit) + hotel units (peak of one vehicle per unit) + staff parking + guest / public parking. The expectation for additional parking to be available downtown or for public transit to be used should be seriously validated for feasibility.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3P6



Respondent No: 130

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 14:20:22 pm

Last Seen: Feb 27, 2022 14:20:22 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I am in agreement with the full PlanB concept. Height range should be 15 storeys at best, with a full view and access from both Brant Street and John Street to the lake. No narrowing of Lakeshore Road.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P1W4



Respondent No: 131

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 15:16:33 pm

Last Seen: Feb 27, 2022 15:16:33 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the addition of parkland to Spencer Smith park. In my opinion, getting parkland out of this development is MUCH more important than whether the buildings are 17 stories or 27 stories. It would be a shame if the City is trying to fight over 5 or 10 stories, then loses at the Land Tribunal and ends up with no parkland/additional public space. I also think the building closest to the park should be shorter (15-17 stories), and the building further away could go as high as 30 if that is what it would take to get parkland and a shorter building beside the park. There are already 29 storey buildings further east. I live in the north end of the City and enjoy coming downtown for its restaurants, Spencer Smith park, and to walk the streets, trails etc. I think those that are staunchly opposed to high rise condos downtown and fighting for no change are missing the point- the downtown of the past no longer exists anymore, and in many cases for the better. I would rather have a downtown full of life, with restaurants and shops, bustling with people and interesting public spaces, than a ghost town with empty storefronts that are two stories in height. The key thing to me is getting and enhancing the public space. The biggest fail for the City would not be having tall buildings here. The biggest fail would be to miss the opportunity to add to and create useful and interesting public space for the entire city to use.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M3Z1



Respondent No: 132

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 19:00:44 pm

Last Seen: Feb 27, 2022 19:00:44 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

15-22 with 3 level podium far less overpowering. Real focus needed on a realistic % providing affordable units and accessible units. Enclosed parking. Public space easily accessed and encouraged. Emphasize contributions made to green, sustainable building and construction ... ideally held as a strong example for other builders. Public naturally green shaded areas for sitting and gathering. Forward thinking for significant presence of EV fast charging stations. City transit easy drop off and pick up. Consideration for green space public amphitheater area to easily participate in Spencer Smith Park public events. Secure bicycle stands and access to public water bottle refills. Inconspicuous yet effective recycling and refuse bins. Plan for areas to exhibit public art ... open walls, podiums, speaker systems to project reasonable volume of music. Electronic public information bulletin boards ... city priority info, local neighbourhood activities, retailer in the development info, words of wisdom. All the above key to making this development be part of the people of the city and not just a development for the high end 1%.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1E1



Respondent No: 133

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 19:22:40 pm

Last Seen: Feb 27, 2022 19:22:40 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

+ in principle good use of prime, underused land + no surface parking - there should be multiple bicycle racks to make both the proposed facilities and Spencer Smith park usable by bike - 15 - 22 storeys is far too high, it would be an imposing view from John and Elisabeth Street. Particularly the view from John street should be open towards the lake, as it is now. It is regrettable that developers don't have to provide street views from certain distances, e.g. corner Pine & John, and don't have to provide a scale model that includes substantial parts of the surrounding area, as is required in other jurisdictions. The supplied plan is no proper basis for judgement.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1W2



Respondent No: 134

Login: Anonymous

Email: n/a

Responded At: Feb 27, 2022 20:09:50 pm

Last Seen: Feb 27, 2022 20:09:50 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

We have more than enough high rise buildings in downtown now. We do not need another two. The public's glimpse of the lake is limited enough already. Plus the height of those buildings will severely limit the sunlight to other high rise building owners. You have not stated how much retail space there will be in those buildings. Nor whether there will be any affordable housing in those buildings. Burlington downtown used to have character - you are taking that character away.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L5R1



Respondent No: 135

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 07:49:01 am

Last Seen: Feb 28, 2022 07:49:01 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Good idea to block vehicle access from Brant St across Lakeshore Rd - two separate towers with views to lake down John St is fine. The skyline from Skyway Bridge will be fabulous! Go for it, we are not living in a small town - old rundown buildings are not attractive.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N1G4



Respondent No: 136

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 08:13:25 am

Last Seen: Feb 28, 2022 08:13:25 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I think 22 floors is still too high. It should be 10-15 and start counting at ground level, not above the commercial space. The building space is still quite large for ground cover, needs to be smaller. Happy for the green space, Some of the commercial should also be facing waterfront and green space for restaurant patios and such, not just brant facing.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code.

Burlington, ON, L7S1X8



Respondent No: 137

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 09:35:04 am

Last Seen: Feb 28, 2022 09:35:04 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The least height the better. This is right where the park and lots of people use the space and having a high rise of 15+ will really take away from a park like setting. Put the tall buildings somewhere else! We are losing good walkable water front to large buildings, why?

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1L8



Respondent No: 138

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 09:49:31 am

Last Seen: Feb 28, 2022 09:49:31 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Opposed to any high rises encroaching on public use and enjoyment of the waterfront.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L0J3



Respondent No: 139

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 09:51:58 am

Last Seen: Feb 28, 2022 09:51:58 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Do not believe the proposed high rises are necessary or wanted in the downtown area.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L6L9



Respondent No: 140

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 10:39:21 am

Last Seen: Feb 28, 2022 10:39:21 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

If change must be made, the preferred plan is probably as minimal as you can get. Height should not be more than 15 to 18 storeys. The waterfront has too many extremely high buildings now. With more, the idea of public waterfront space, the pier, tourism, is lost. I would rather see it all parkland opening up that whole area. The Bridgewater development is already overpowering the area.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M3L1



Respondent No: 141

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 10:43:31 am

Last Seen: Feb 28, 2022 10:43:31 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The design is a step in the right direction. I believe it is important to maintain a scale consistent with Spenser smith park and for the outdoor space to be fully integrated with the parks use. No other community has a waterfront as beautiful as Burlington's, the outdoor space is a haven for families, let's not destroy it, what is done now generations will have to live with. I believe the maximum height should be 15 storey, I totally reject the builders proposal.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0E1



Respondent No: 142

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 10:53:21 am

Last Seen: Feb 28, 2022 10:53:21 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I have been fortunate enough to visit several cities where prime waterfront sites have been sensibly developed to keep both community and private interests happy. Not only is the City's PC good use of a prime waterfront space in comparison, it's development with extensive and properly listened to Burlington citizen input means that the community would be extremely proud if it were so developed. In comparison, the landowner's concept seems like just an attempt to wring the maximum amount of money from a desirable site for high rise condos!

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M0V9



Respondent No: 143

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 10:58:30 am

Last Seen: Feb 28, 2022 10:58:30 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I prefer that the condo/hotel structures not be built at all. The area surrounding Spencer Smith park should be preserved at all cost.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0C2



Respondent No: 144

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 11:30:00 am

Last Seen: Feb 28, 2022 11:30:00 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I prefer the height at 15 storeys, and the podium of 3 storeys should be farther inside than the sidewalk. Absolutely not an exit on Elizabeth . As it is congested with trucks and cars from the hotel and Bridgewater. To add 2 more building plus visitors. Weekends are already a nightmare , lakeshore rd will be not usable. Plus 4 more buildings are coming up, maybe, construction trucks and lane closures for the next five years will be a disaster. The noise from the road is deafening. Cars hit the change n the road construction at the pedestrian crossing, brick versus asphalt, every time with a thud.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R0G2



Respondent No: 145

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 11:33:32 am

Last Seen: Feb 28, 2022 11:33:32 am

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

The concept looks good, but there should be plans for a statue of the Bur Bear playing a guitar to be built in the east lawn / event space area

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7T0C2



Respondent No: 146

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 12:10:14 pm

Last Seen: Feb 28, 2022 12:10:14 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I prefer the 2018 preferred concept. I would be very disappointed if the city approved the 2022 preferred concept. I believe the 2018 property development has a lot more characteristics and appeal than this concept. I like the wider private/public space between the two buildings in the 2018 concept, similar to the new open space at Bridgewater. I feel that space would be better used and complement the property then the strip of park land on the west side in the 2022 concept. Ground floor retail and restaurants could open onto the outdoor podium space and provide an amazing vantage point to the lake. I find the proposed strip of park land would have little or no value would not tie private and public spaces well at all. I also do not like how the 2022 concept buildings do not step down into the lake. The option of having different building heights and levels give appeal and options for purchasers. It also keeps the building shorter and less of a "monster" feel. Once again the 2018 concept has more appeal and potential for community interaction, more potential of creating an interactive community throughout the property. I understand the concern about park lands. But I thought the city is developing a significant amount of park space along Lakeshore Road out by the hospital? This additional space should provide the city and downtown with the much needed park space. I truly believe that the proposed strip on the west side of the development has no characteristic, specific use or appeal. I believe the developer can transform that space into a positive and interactive community focal point rather than a simple strip of grass. Thank you for the opportunity for public to provide feedback. I apologize that this feedback is not refined, but I hope it is clear; the 2022 concept does not appeal to me and is not a modern innovative plan, complementing public and private uses. There is nothing special about the 2022 proposal.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7L2S5



Respondent No: 147

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 12:28:55 pm

Last Seen: Feb 28, 2022 12:28:55 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Instead of all the focus on the height, let's focus on building materials. PLEASE something better than all glass or stucco - let's make something beautiful. Keep mature trees. Views/vistas of the lake on Brant and John.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3B3



Respondent No: 148

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 12:44:29 pm

Last Seen: Feb 28, 2022 12:44:29 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like it except diagonal cut through the property on the west is needed. Open up pier and lake for the community. More green space pushing buildings eastward.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7S0A1



Respondent No: 149

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 13:50:12 pm

Last Seen: Feb 28, 2022 13:50:12 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Like it except the "thin red line" should be applied as proposed by Plan B on the western part of the property cutting diagonally through to the lake to open up the pier and the lake for citizens.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4V3



Respondent No: 150

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 19:47:44 pm

Last Seen: Feb 28, 2022 19:47:44 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Move the S building to the area directly between the N and the lake so they are both in a short row 180 degrees to Lakeshore Road. Reduce the footprints of both by eliminating the 'podiums' and adding a few stories and allowing the N building to come closer to the street. The area where the S building was can be taken by the city as a significant expansion of Spenser Smith Park, increasing green and tree space, opening more of the city to lake views and lakeside recreation.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7R1G1



Respondent No: 151

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 21:00:06 pm

Last Seen: Feb 28, 2022 21:00:06 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I would have preferred no development at all. The city had an opportunity to enhance Spenser Smith Park and unfortunately didn't.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7N2B1



Respondent No: 152

Login: Anonymous

Email: n/a

Responded At: Feb 28, 2022 23:38:31 pm

Last Seen: Feb 28, 2022 23:38:31 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Would prefer 15 story or less. I don't like the Toronto model of extremely high grouping of high rises blocking views of lake from everywhere but the building condos or businesses involved.

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7M4G9



Respondent No: 153

Login: Anonymous

Email: n/a

Responded At: Mar 01, 2022 15:32:58 pm

Last Seen: Mar 01, 2022 15:32:58 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

I like the street-level commercial uses along the Lakeshore but wonder if there will be any at the rear of the building as well (specifically patios) to take advantage of the lake views. I see 6 turquoise squares at the rear of the podium but can't tell what they are. I like the potential additional park space and think it is important both as a connection and a buffer to Spencer Smith Park. Am interested in learning more about the east lawn event space, e.g. what its capacity is and what types of events can be held there, and whether a simple grassy area is the best use of the space. I like that there is no above ground parking and that view corridors to the lake have been protected. I like the protection of existing trees and the investment in new ones, particularly on the grassy area on the lawn to the right of the east lawn space as they will provide natural shade. I like the additional set back from the street so as not to overwhelm the pedestrian realm. Given the proximity to the Waterfront Trail, Brant Street and the Elgin Street Promenade, it would be nice to see a clear and strong signal for Active Transportation here, particularly rental bikes (with E-Bike options). If ever the City was to explore the feasibility of an E-Bike pilot program, this would be an interesting candidate site. <https://www.sharedmobility.org/e-bikepilot>
<https://www.blogto.com/city/2020/08/toronto-e-bike-pilot-program/>

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P2Z8



Respondent No: 154

Login: Anonymous

Email: n/a

Responded At: Mar 01, 2022 17:00:43 pm

Last Seen: Mar 01, 2022 17:00:43 pm

IP Address: n/a

Q1. Give us your feedback on the preferred concept, what do you think? What do you like or don't like?*

Not in favour of further high rise buildings along the waterfront. No indication of public parking facilities: if present, where is it and how does it allow ready access to the proposed public space and event space (assume public if no event).

Q2. Please provide your postal code. It may take a moment or two for the software to find your postal code. Burlington, ON, L7P3B2