

Dear Mayor Ward and Councilor Stolte,

I'm writing regarding the proposed building of 130 unit, 7 floor high rise at the intersection of Cumberland Ave and New Street, as I am one of the long-time residents of 3265 New Street.

First, I want to thank you for your service to this city and our local communities. I was very impressed by your campaign platforms last year, in which Mayor Ward promised to "control overdevelopment, improve traffic, enhance trees and greenspace", protect community hubs and heritage, and scale back development, and Councilor Stolte's belief in a "bottom-up" rather than a "top-down" approach, and respect for the knowledge of local community members.

For this reason, I would like to bring your attention to the following factors and caution against allowing such a massive high-rise to be built in what is otherwise an idyllic and safe neighborhood:

1. Traffic Density and Public Safety:

- Ever since the construction of a 130 condo unit at the intersection of Cumberland and New Street, there has been a significant increase in car traffic and accidents in this area.
- This is not surprising considering that the Fire Department is right across the street, the St. Paul Catholic Elementary School is on the same block, and Centennial Bikeway, a beloved bike trail that would exit right behind this proposed building. Across the street, there is a soccer field, and an adult learning center. There are constantly bikers, parents in strollers, and runners crossing Cumberland this trail, and children riding bikes to school on Cumberland, or residents cross New street to walk or bike to Lakeshore Road. The addition of another 130 unit high rise so close to these pedestrian- heavy and beloved community amenities would significant endanger public safety, and cause severe congestion.
- In recent months, I have seen at least one car accident at this intersection, which was not the norm prior to the construction of the 130 condo unit across the street. I am very concerned that this construction will lead to traffic fatalities, especially given the stream of kids, parents, and elderly residents who are constantly biking or walking across Cumberland right next to the proposed construction.

2. Existing Zoning and Environmental Restrictions:

- Several years ago, the prior owner of the land on which this high-rise would be built had wanted to turn it into a parking lot. At that time, we understood from the zoning department that this area was zoned for low density construction. A 130 condo seems inconsistent with the low density requirement of this zone.
- According to Halton Conservation, this whole area is a FloodPlain and water run-off from the construction of a high-rise building could cause severe issues in the surrounding buildings.

3. Protecting Burlington's Character:

- One of the reasons I chose to live in this neighborhood was because of the abundance of trees and green space, the friendliness of relaxed pedestrians and bikers who traverse the local bike trail. It's what's so special about Burlington. The construction of a 7 floor high rise would be a sore sight that detracts from the beauty of this neighborhood.
- There is a way to preserve Burlington's unique character as an idyllic city while allowing for some development. A 130 unit is not the answer. Reducing the proposed plan to town houses at most two floor in height would allow for growth that is consistent with the character of the neighborhood and that would preserve its safety and ambience.

4. Devalues Surrounding Property:

- I am a widow and an immigrant. Much of my life savings went into buying my current home. Like me, most residents at 3243 New Street are retired folks who poured most of their hard-earned money into buying this home, and depend on it as a safety net. I was counting on being able to sell this place should I need to pay for assisted living in the future.
- Because my unit will be closest to the proposed building, and my backyard will be face the garage where a stream of cars will come in and out 24/7, I anticipate that the property value of not just my home, but the rest of the units at 3243 New Street will be significantly devalued.
- In addition, there will be at least several years of loud and ongoing constructions directly facing the backyards of the units right next to the proposed high rise, not to mention our permanent loss of privacy.
- It saddens me that the greed of a single commercial developer will cause all of us to lose our hard-earned savings, and jeopardize our retirements. This is not right, nor is it fair. He or she should propose a more modest and reasonable structure that would be farther away from our homes, lower in height, and less destructive to the entire neighborhood.

Once again, I really appreciate the work and effort you have done in curbing over development and protecting the overall and long-term interest of Burlington. I hope you will take these factors into consideration. Thank you for your time.

Best,
Liu Li