

I have lived close to or in Burlington for the last 30 years. Even though Burlington is a large city it has always felt like a small town to me as the new buildings added have usually been considerate of the existing neighbourhood. Sadly this is about to change.

As I understand it the province has identified Major Transit Station Area (MTSA) as areas where additional housing can be constructed. Their goal is to build 1.5 million units by the year 2031 and Burlington's share of that is 29000.

Coming on to 1120 Cooke Boulevard.

Ward 1 has been a low rise neighborhood from Waterdown road westward with new high rise blocks normally being a maximum of 6 floors.

However, the proposed development for 1120 Cook Blvd is for 3 towers at 34, 30 and 32 stories which is totally out of step with the look and feel of the existing Ward 1 neighbourhood.

I therefore request that these proposed developments are kept to a height of 6 stories. I fully understand the people need places to live and building low rise towers meets this need without destroying the look and feel of the existing housing stock and neighbourhood.

If the 1120 Cooke Blvd building is allowed to go ahead this will add an additional 1,165 residential units with parking for 1,145 parking spaces.

It should be noted that in addition to the proposed development at 1120 Cooke Blvd the following is planned in a one block radius:

Cooke Blvd/ Clearview ave - Two additional towers of 30 and 32 stories, 1 tower 6 stories.

Plains Road East - Two towers of 18 and 9 stories, one tower of 8 stories, one tower of 12 stories two towers of 6 stories.

Waterdown road/Plains road – one tower of 29 stories

The Burlington Council is proposing that in a small one block area an additional 3,391 residential units are built with parking for 4,123 vehicles.

This does not include 1200 King road and additional Waterdown road and Plains road developments further away from the Aldershot Go station.

A lot of the residents of this area moved here because they did not want to live in an overcrowded high rise downtown core and the proposal is making it exactly that with no consideration to the existing residents.

The 403 and main Burlington arterial roads are already overcrowded at peak traffic times and the additional vehicles will increase congestion further with no plans that I am aware of to alleviate this. Also there are schools on or close to these roads which is a safety concern.

The Council is effectively allowing a low rise neighbourhood to become a high rise hell.