

Schneider, Jaclyn

From: Christopher Satchell
Sent: Monday, August 12, 2024 8:49 PM
To: Schneider, Jaclyn; Kearns, Lisa
Cc: Amy Bennett
Subject: Re: 2030 Caroline St

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thank you taking the time to read this email and understand our concerns.

Carriage Gate Homes' revised application to amend the Official Plan and Zoning Bylaw (DC-397) for 2030 Caroline St., proposing a 28-storey mixed-use building and a 6-storey parking structure, is unacceptable.

This rezoning reeks of a "bait and switch" by the developer, a bad faith move that many residents, including us, strongly oppose.

The original agreement - per Report PB-75-14 - mandated **office and medical space** to meet current and future needs of the Downtown Core. This was a key part of the "Section 37 Community Benefits". The lack of affordable housing units at The Berkeley highlights, again, the significant compromises made by the city in the builder's favour. Need we remind you of the dumping/parking site for Gallery condominium & Legacy construction team... another favourable action by the city for the builder. Please stop.

We purchased our unit at the Berkeley and moved to Burlington based on the original Zoning Bylaw information provided by the City, the Builder, and Realtors. Again, the aforementioned "bait and switch" that the city is unable and/or unwilling to hold the builder accountable.

Report PB-45-17 from the Planning and Building Department confirmed that the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the Berkeley residential building before the office space and parking structure, with the condition that construction on the office space and parking structure would begin after completion the Berkeley residence. The report indicated, "the implementing zoning, site plan approval, and registered agreements will result in the full development, as approved, being realized."

This revised application is a violation of that agreement and a breach of trust with the community.

Thank you,

Amy Bennett & Chris Satchell

Schneider, Jaclyn

From: Andrew Thomson
Sent: Wednesday, August 7, 2024 11:36 AM
To: Schneider, Jaclyn; Kearns, Lisa; Angela Thomson; Andrew Thomson
Subject: 2030 caroline application

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

Dear Jaclyn

My wife (Angela) and I are owner/residents at Elizabeth St Burlington, ON. When we acquired our home we were made aware of the plan to build the Berkley, a 5 or 6 storey parking structure and an 8 storey medical building. We put an offer to purchase our home in October 2015, it was finally completed in September 2016 (when we closed the purchase) and we moved in in April of 2017. For the past 7 years we have been told many things, heard many things and really nothing has come to fruition. The builder left a partially built parking garage structure that was a danger until finally hoarded off, with the Berkley completed and a derelict parking structure we were then faced with the land for the medical building being used as a staging/dumping area as the builder started a new building across the street from city hall. We witnessed cement trucks washing their equipment into the storm sewers on Elizabeth, we have witnessed the construction workers changing their clothing (yes to the underwear) at the trunk of their cars. We have lived with the graffiti, hoarding and complete disregard of the community and its residents by the builder.

We are vehemently opposed to this new application. Our understanding is the city has approved an 8 story medical building or building in general. I could not locate the official zoning but I believe that our city zoning might allow for a 17 storey building (which we may have to accept) but in no way is the downtown infrastructure prepared to handle this additional volume of residents and vehicles. Come live on our street at 5 pm on most evenings and you will see that Caroline Street is gridlocked, it's even worse when there is any type of backlog on the QEW niagara when the entire downtown core becomes a parking lot. In addition the proposed 28 storey building is different from the proposed 25 storey building (April 2024) all of which will create further shadowing of existing homes and properties, wind tunnels and a greater density than should be permitted in our beautiful downtown Burlington.

It is time to say NO and push back the builders that have one goal in mind and that is to line their pockets with Profits at the expense of the residents of Burlington.

I would be happy to discuss this further at your earliest convenience and or attend any council meeting to express the views of a concerned citizen and resident.

Sincerely
Andrew Thomson

Schneider, Jaclyn

From: Angela Biamonte
Sent: Tuesday, August 13, 2024 5:14 PM
To: Schneider, Jaclyn
Cc: Sue Cunningham
Subject: 2030 Caroline Street Condo Proposal

Follow Up Flag: Follow up
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Good Afternoon Ms. Schneider

We would like to inform you that I will be dropping off correspondence along with Petitioner Names that strongly oppose the proposed Condominium complex at 2030 Caroline St. Would you be available to personally receive our statements and an introduction with myself on Thursday afternoon of this week considering that written comments are due on August 15th.

Looking forward to hearing back from you as to your availability.

Regards,
Angela Biamonte

Jaclym

RECEIVED

JUL 29 2024

City of Burlington
Planning Department

Proposal: File: 520-08/24
505-03/24

We all know here in Burlington
that any & all comments
made towards the proposal
are a waste of time!!! →

its all about the all
mighty dollar on both
sides.

==
==
(City & Builder)

Jaclyn Schneider
Planner II – Development Community Planning
City of Burlington
(905) 335-7600 ext. 7326
jaclyn.schneider@burlington.ca

RE: 2030 Caroline Street

Dear Ms. Schneider,

We are writing to you to express our strong opposition to the revised application submitted by Carriage Gate Homes, on behalf of Inaria Burlington Inc., to amend the Official Plan and Zoning By-Law (DC-397) , for the property located at 2030 Caroline Street, which proposes a 28-storey mixed-use building and a 6-storey above grade parking structure. **We urge the City of Burlington to reject this application, for the following reasons:**

- 1) The proposed development will negatively impact the residents in the area, in terms of a diminished quality of life, and from a financial perspective. Many residents feel that this is a “bait and switch” tactic by the developer, to further line his pockets at the expense of the community and nearby residents. Residents in the area, and in particular, residents, including ourselves, who reside at 2025 Maria Street, bought their units on the premise that what would be built behind them would be a 6-storey parking structure and an 8-storey medical office building, thereby, not only providing much needed medical services and other amenities, but preserving the integrity, heritage and landscape of the the neighbourhood, while also preserving their unobstructed views of the city and value of their units. Views that they paid a premium for. This 28-storey building will take all that away, and then some. Not only will the units located on the back side of 2025 Maria Street, as well as the townhouses located on Elizabeth Street, be devalued, the quality of life of the residents will be negatively impacted, both physically and mentally, by lack of privacy, loss of natural light to their units, increased noise and increased vehicular traffic, not to mention having to live through the construction of a 28-storey building, especially taking into consideration that the approved medical office building and parking structure were originally supposed to be constructed before The Berkeley. Had the developer made his intentions clear from the beginning, we, as well as other residents that will be directly and negatively impacted by this proposed 28-storey building, would have bought elsewhere.
- 2) In addition to the proposed development not meeting its original, and approved intended use, it does not conform with the city’s planning and vision for the future or the landscape and heritage of the area and will not fit in with the character and scale of the existing neighbourhood. The city does not need another high-rise in the downtown core, when so many high-rise developments have already been built, are in the process of being built, or have been approved to be built. What the city needs is more amenities, such as retail, medical and other services to aid all residents, in particular, those living in the downtown core. Amenities which can have a positive affect on the residents, the City of Burlington and the environment. Amenities to which people can walk to and not have to jump into a car and drive to. That should be the convenience of living in a downtown core, to be able to walk or take a bike everywhere.
- 3) A 28-storey building is too tall and it will be unsightly. It will overshadow the neighbourhood and tower over not only 2025 Maria Street, but the townhouses on Elizabeth Street and Pear Street as well as the neighbouring houses on Emerald Crescent and Emerald Street. Too many tall buildings are being built in the downtown core. An 8-storey building was approved for the sight, and if the developer wants to build a residential building, instead of providing much needed amenities, then he should only be allowed to build to a maximum of eight stories, as was originally approved. A low-rise building will be better suited to the area and will fit in better with the neighbourhood.
- 4) In addition to much needed amenities and medical and other services, there is also a strong need for seniors housing, in the form of retirement residences and long-term care facilities. Perhaps

consideration should be given to utilizing this site for a low-rise retirement residence and/or long-term care facility.

- 5) We are in the midst of a housing crisis, however, what Carriage Gate is proposing, will not aid with the housing crisis. This is simply a way for the developer to make more money, at the expense of the community and nearby residents. It has nothing to do with the housing crisis, that is merely an excuse, a means to an end. What he is proposing to build will not only not be affordable for most people, but most of the units themselves are not big enough to accommodate two or more residents. As Carriage Gate Homes, and other developers in the area, build more and more high-rise buildings, the units are getting smaller and smaller, and more expensive, and are barely suitable for a single person, let alone, two people or families.
- 6) The proposed development is on a major flood plain spill hazard.

Sincerely,
Antonella and Stephen Osborne



Comments on Variance Application by Inaria Burlington Inc

File: 520-08/24 & 505-03/24

August 15th, 2024

ANTONI MAZUR

MARIA ST

BURLINGTON ON

Issue: Impact of SFA as detailed in Bylaw #3 HSC700

There is a Shared Facilities Agreement on record registered on June 7th, 2019 as HR1626694. This spells out in some detail governance and operational responsibilities of three parties

- HSC700
- Carriage Gate Berkeley
- Burlington Health Care Inc

involved that clearly states the very specific provisions in the Condominium Declaration that refer to the concomitant construction of the Parking Garage and adjacent Medical Arts. It follows that any change to the utilization of the connected parking garage structure and medical center building would require the agreement of the owners in 2025 Maria St as represented by the Halton Standard Condominium Association Board of Directors.

A key element of this governance structure is for the appointment of a shared facilities manager for 3 structures. To my knowledge, this has never been communicated to the owners at large at 2025 Maria St or has never been implemented.

Issue: Building integrity of 2025 Maria St is at risk

The design of the foundations for 2025 Maria is tightly integrated with the planned adjacent parking garage. A significant number of parking spaces, now occupied by owners and tenants are directly underneath the parking structure

When work on the remaining floors of the public parking garage was suspended, **temporary seals** were applied to the structure to protect the portion of the 2025 parking garage immediately below. These were never intended to be long term. Now, after several years of wear & tear, water seepage from failures is already causing damage. (photograph available)

With water seepage what you see is only the tip of the iceberg. It is imperative that the apprehended construction of the parking garage be completed to the avoid potential damage to the building foundation and/or the vehicles and equipment of owners in this area of the 2025 parking garage.

Issue: Double counting parking spaces 2030 Caroline

Only 2 floors of below grade parking are being proposed. This could not accommodate the total parking spaces allocated to a proposed 28 storey structure. The new proposal appears to have included the parking spaces already accounted for in the already approved above ground parking garage. These spaces were clearly defined as a **Community Benefit** i.e. **PUBLIC** parking. This was agreed to by Carriage Gate as part of the agreement to amend the height restrictions that allowed them to build a 17-storey building at 2025 Maria St.

The parking garage spaces are already counted as a PUBLIC “community benefit” and should not be “repurposed” to the benefit of the developer.

Issue: Why only 2 floors of underground parking?

The potential reason that parking is only 2 floors below grade is the properties proximity to the underground portion of Rambo Creek that runs under the intersection of Caroline St, Elizabeth St and only a few meters from the proposed site.

It is highly likely that this severely restricts the type and height of any structure planned for this property. It may well be why no underground parking was proposed for the Medical Arts building in the currently approved use of this property.

In light of the increasing occurrence of urban flooding caused by Climate Change, it would be prudent to ensure that the proximity of this water course does not pose a threat to any structure nearby

Issue: Proximity to Bell Central Office

The site is close to a major telecommunication installation, the Bell CO for Burlington at the corner of Caroline & Brant. Has the corporation been notified or consulted on this new proposal? As recently as last week, there are frequent Bell work trucks working on underground cabling on the south side of Caroline adjacent to 2028 Caroline. Has the impact on this important public communication service been adequately investigated and considered with respect to this new proposal?

Other Considerations

Nowhere has the issue of accommodation for Electric Vehicles been addressed. (*This issue was raised in a meeting in 2015 regarding 2025 Maria St. where Carriage Gate said they would “look into it”. Nothing substantive was ever done*). Now today, like many other condo boards across Ontario, the board is left holding the bag having to evaluate complex technologies which continue to evolve and pass on significant costs to owners. All this to comply with the directives from both the Federal & Provincial Governments to aggressively install charging facilities. Subsidy programs do not exist in this province (*they do in Alberta and BC*) and the Federal Program has annual disbursement limits that effectively limit its availability.

Where has this been addressed in the new proposal or will the future Board of Directors be left yo “bolt on” a solution after the building is complete?

Other Considerations (Cont'd)

Medical Arts locations in the downtown core have systematically been eliminated by the three major developers, Adi, Carriage Gate and Molinaro. In 2010, The locations listed below were well established locations in the downtown core for multiple dentists, physicians medical testing and specialists.

2019 Caroline - demolished for parking lot extension property exchange with the city

2019 Lakeshore - demolished - Condo Site (Adi)

2119 Old Lakeshore – undetermined use

2075 Lakeshore - (Pearle & Lakeshore) demolished – Condo site (Carriage Gate)

761 Brant St (Ghent & Brant) – Presentation Centre for Paradigm Condominiums

This is why the Medical Art building currently approved needs to be built to replace the lost capacity these developments have caused. It is ironic that there will be hundreds of new residents in all the new condominium buildings while the availability of nearby medical services has been significantly reduced by the very construction of their homes.

Recommendations

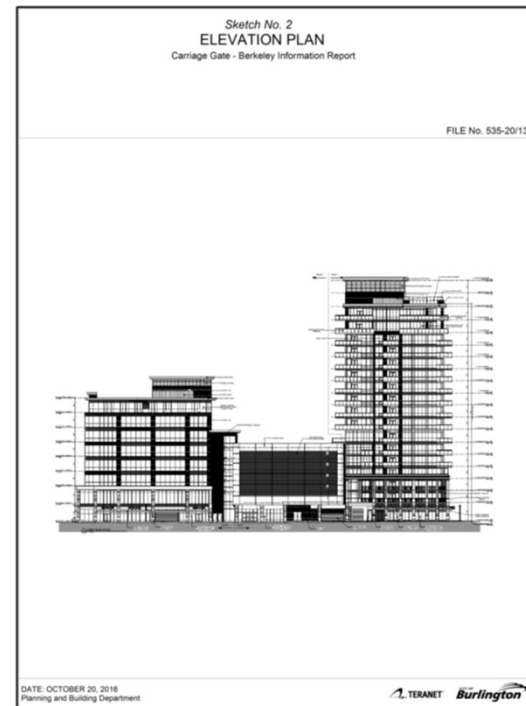
The principals, who create a new company every time, have consistently made promises to obtain preferential treatment, then not delivered the promised benefits. Inaria should not be granted any further concessions until the following are completed.

Finalize construction of the public parking garage, (promised as a community benefit) and an integral part of the structure at 2025 Maria St (i.e. Connected foundations and underground parking)

An independent assessment of the impact of Rambo Creek on the construction of any building on the subject properties

A clear and enforceable commitment to the inclusion of EV charging infrastructure in any parking spaces that are included in the final design for a structure on the subject properties

This is what we are looking to see completed



Appendix *(Excerpt from Page 5 Document PB -15/ 10)*

“THAT the necessary Section 37 agreement, as discussed in Planning and Building Report PB 51/10, be prepared and executed and registered to the satisfaction of the City Solicitor and Director of Planning and Building;

AND that following the execution and registration of the Development Agreement, Section 37 Agreement and the payment of rezoning fees on a per unit fee basis in accordance with By-law 127-2006, as amended, staff be instructed to prepare the by-law to amend **By-law 2020, rezoning lands at 501, 503, 511, 515 John Street, 2020-2028 Caroline Street, 500 Elizabeth Street and 2027 Maria Street from ‘DC1’ to ‘H-DC-397’ with the exception number containing the following provisions:**

Appendix *(Excerpt from Page 5 Document PB 15/10)* Continued

Regulations for Permitted Uses:

Building height:

Office building

Maximum 8 storeys

Minimum 6 storeys

Parking garage

Maximum 8 storeys

Minimum 6 storeys

Apartment building

Maximum 17 storeys and 55 m

Minimum 12 storeys

Schneider, Jaclyn

From: Anna Pasta
Sent: Monday, August 12, 2024 11:40 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline Feedback

Follow Up Flag: Follow up
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Good morning Jaclyn

I am a resident at Maria st. My view is southwest. When we initially bought our unit we were told by the builders that a parking garage and medical building would be phase 2 of the development project. This was a very desirable concept as we wanted to live in an area where we could walk everywhere on a daily basis for groceries, medical needs, restaurants or just to stroll amongst the downtown. Since we moved to the downtown area in 2019 the growth of the number of residents has resulted in gridlock!! The infrastructure is not in place to justify more residential buildings in the downtown core.

The area is becoming undesirable and certainly is not affordable.

As a particular note of contention is the safety of people trying to get around the downtown. I have noted and reported to the city multiple incidents of car accidents and pedestrians being at risk at intersections with stop signs (John and Caroline) (John and James). It is imperative that the safety of our residents is the number 1 priority. Therefore put the infrastructure in place first and build responsibly please.

Thank you for taking feedback on this proposal and I look forward to hearing more on this project.

Best regards
Aruna Pasta

Schneider, Jaclyn

From:
Sent: Tuesday, August 13, 2024 7:45 PM
To: Schneider, Jaclyn
Cc: Jo-Joe; Andrew Thomson
Subject: Carriage Gate. 2030 Caroline Street

Follow Up Flag: Follow up
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Hello.

We have been residents of Burlington for more than 30 years and currently reside at Elizabeth Street, directly across from the proposed development. We purchased our home with the understanding that the property would be developed, but with a parking structure and a mid rise medical building.

We have stood by and witnessed this developer take advantage of the city and its tax payers by reneging on its original commitment, leaving a derelict site for several years with total disregard to its initial commitments and the surrounding community. Not to mention the horrendous wind tunnel created.

The now proposed development of 302 residential units (1000 inhabitants?) will exacerbate an ongoing traffic problem in our downtown core. The intersections of Caroline, Brant, Maria etc are already gridlocked a majority of the time.

28 more stories in Burlington? This is no longer the beautiful town we have loved. It has become a city with an obscene number of high rises without creating any areas to house commercial and/or entrepreneurial endeavours. We are losing the essence of what Burlington has always been.

We understand the need to address affordable housing...but this is not affordable housing. It's time to say no.

Thank you.

Brian Allard and Joanne Allard

Schneider, Jaclyn

From: Carolyn Johns
Sent: Saturday, July 27, 2024 7:49 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline St

Follow Up Flag: Follow up
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Hello

We saw the posting on Facebook about development proposal for 2030 Caroline.

We live downtown and are very concerned with the increasing number of high rise condos that are rapidly transforming the character of downtown Burlington.

The posting information does not indicate what the height restrictions are under the official plan. Is a 28 storey condo permitted next to the previous condo that is 17 storeys under the official plan?

The other question we have relates to the location and development plans in proximity to this area and the downtown core. The density and cumulative impacts of these high rise condos is very concerning as these applications are approved one-by- one and there doesn't seem to be any consideration in the planning process for loss of sunshine, wind tunnel effects, and traffic congestion that is already occurring downtown and on New Street and Lakeshore Rd. While a green roof is welcome, the streets below become grey. Our main concern is that all of downtown Burlington is becoming walls of condos with loss of character, trees, sunshine and the features of sustainable cities in a downtown that is known for having some charm and character. A related concern is that all these developers plan for commercial rental space on the first floor yet those spaces remain empty years after these condos are built. They are driving businesses out of the core, not bringing businesses in. As the character of the core declines so will the interest in shopping, walking on streets with sunshine and trees, and the unique businesses in quaint buildings that currently draw people and economic activity to the core.

We know housing is an issue and needed but we would also like to know if the city planning Dept has any digital 3D models of existing downtown with all the recent condos and planned condos to see what the cumulative impacts of these condo developments will be and look like in 10-20 years. We are very concerned that piecemeal planning of 28 storey buildings on every street downtown will have irreversible community impacts.

Thank you for the opportunity to ask questions and provide comments.

Carolyn Johns

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AUG 20 2024

City of Burlington
Planning Department

Attn: Jaclyn Schneider
Planner II Development
Community Planner
City Building Department
Jaclyn.schneider@burlington.ca

Jaclyn Schneider
Planner II – Development Community Planning
(905) 335-7600 ext. 7326
jaclyn.schneider@burlington.ca

RECEIVED
AUG 20 2024
City of Burlington
Planning Department

RE: 2030 Caroline St

Dear Jaclyn Schneider,

I am writing to express my strong opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning Bylaw (DC-397) for 2030 Caroline St., which proposes a 28-storey mixed-use building and a 6-storey parking structure. **I urge the City of Burlington to reject this application for the following reasons:**

1. The original agreement, per Report PB-75-14, was to provide office and medical space to address current and future needs of the Downtown Core. This was outlined in the "Section 37 Community Benefits" of the original Zoning Bylaw approved by Council, and is crucial, especially given the restrictions on storefront medical offices along Brant Street.
2. Several high-rise multi-residential units have already been proposed and approved within 600 meters of this site. There is a greater need for medical and other services as originally planned, rather than additional high-density housing.
3. Many area residents perceive this rezoning as a "bait and switch" tactic by the developer to increase profit margins at the expense of community needs.
4. Current residents of 2025 Maria St. and nearby homes purchased their properties based on the original Zoning Bylaw information provided by the City, the Builder, and local Realtors. Some residents paid premiums for units with specific views, investing their life savings based on these assurances.
5. According to Planning and Building Department Report PB-45-17, the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the residential apartment building before the office building and parking structure, with the condition that construction of the office building and parking garage would commence immediately after the apartment building's completion. The agreement also stipulated a \$300,000 non-refundable payment if the builder did not obtain a building permit and start development of the office building and parking garage by March 24, 2020. The report further assured that: "the implementing zoning, site plan approval and registered agreements will result in the full development, as approved, being realized."
6. The proposed new build is on a major flood plain hazard.

Sincerely,



PS. I Also think there is already too much traffic on Brant St so a 28 Storey Building will create too much congestion -

Dear Ms. Schneider,

We are residents of Elizabeth Street in Burlington. Our townhouse development is directly across the street from the proposed 2030 Caroline Street development application that includes a 28 storey residential tower. We are opposed to this development.

We purchased our home (from plans) in 2013...the approved development for the block bound by Maria, John, Caroline and Elizabeth Streets was for a mixed use site consisting of a 17 storey residential building, a six storey parking structure and an eight storey medical office building. We are retired seniors and one reason we bought was the close proximity to medical offices for ongoing care.

Our city authorized the developer to construct sequentially, the 17 storey residential building and an above ground transformer vault within the parking structure space.

The parking structure and medical building were deferred and the developer was to pay a fine if construction of the balance of the project did not proceed by an agreed date. Construction did not proceed, however the city did not enforce the fine. It is understood also that a further agreement was for the developer to convert the space to a public park in the event the parking structure and office space was delayed. Once again, the city did not enforce this agreement.

Instead, our city permitted the developer to put hoarding around the site, on city sidewalks, and use the undeveloped space as a site for free parking for their construction workers and a staging area for materials and equipment for their construction site across from City Hall. Representatives of the city told us that this use was not an approved zoning use of the land but that they were powerless to stop it as an employee of the city had given permission to the builder. Outrageous. We hope that employee is no longer employed by the City of Burlington.

It is likely that the current corporate owner of the site is not the former owner of the site. Notwithstanding a change of ownership, we believe a change to the site approval is not in the best interests of the residents of the City of Burlington. The proposed massing of a 28 storey building is

ridiculous. No building whatsoever should be any higher than the eight stories approved.

The downtown infrastructure is overburdened at present. The addition of the proposed high rise residential units, vehicles of new residents and inevitable pets will put further strain on the downtown core which is losing its charm with every new city approved development.

On behalf of the residents of Downtown Burlington, please do not approve any changes to the current approved planning of this site.

Sincerely,

Corrie V. Burt
Elizabeth Street
Burlington,

To: Kearns, Lisa <Lisa.Kearns@burlington.ca>
Subject: aug 26 development meeting feedback, ideas

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

Hi Lisa, I will not be attending the meeting for the caroline st 28 storey building proposal.

I do however have a couple of thoughts on this. I believe there will be a concern over the influx of traffic.

Ideas and solutions I would look into to solve this problem are the following.

1: Caroline St. ONE WAY

Consider a change to Caroline st into a one-way road (direction flow would be from drury lane to brant st / east to west)

A way to identify if this makes sense, would be a study of vehicle count every day from 9 am to 6 pm. Count each vehicle which travels east, and how many go west. Perhaps at the martha st intersection possibly would be a good location to gage.

If the number of vehicles exceeds going east to west by a significant amount, then this change would not really have a huge impact on already existing driving behaviours.

An important study time would be from 4 pm to 6 pm.

Travellers who want to go east, would simply have to use New st. This direction usually has little problems during bottleneck peak times at 4-6 pm anyways, therefore Caroline st and New st would be hardly noticeable or affected,

One way traffic on Caroline would help flow from the New st bottle neck during peak times. (which will increase with the new 28 storey building potentially)

People who live on Caroline and side streets would also get home faster as well if they are a part of this bottleneck traffic situation as well.

2: 3 ROUNDABOUTS

To help the flow, three roundabouts may help, and be put in place in my opinion at Drury and New St, caroline and drury, and also where the Burlington Curling Club intersection is.

The traffic lights stopping the large flows coming down New St during peak times vs. the amount of traffic flowing from these lights does not warrant the stoppage.

The roundabouts will keep the flow going down new st, down drury, down caroline & drury

I think it really boils down to the flow of traffic on Caroline study to see the data, and may be worth at least putting into a vote as a proposal to explore,

thanks
Craig

Schneider, Jaclyn

From: Dalia Besasparis
Sent: Friday, August 16, 2024 12:03 AM
To: Schneider, Jaclyn
Subject: Re: 2030 Caroline Street. - File: 520-08/24 & 505-03/24

Follow Up Flag: Follow up
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> On Aug 15, 2024, at 11:57 PM, Dalia Besasparis wrote:
>
> Dear Jaclyn,
>
> We went to City Hall today around 1pm or so to see you. Your colleagues said you were off sick, and we told them to give you our best wishes for a speedy recovery. We asked what time our written comments were due today for the Application re. the 2030 Caroline Street. Their response was "as long as it's in today". We also asked if it's in by midnight tonight, is that OK, and they said "YES, that is OK as well".
>
> Dear Jaclyn,
> Please accept this e-mail as our official response to the
> "Application, submitted by Carriage Gate Homes for 2030 Caroline Street".
> We have recently moved here to Burlington from Etobicoke in September, 2023.
> We had looked and waited for almost 3 years to find the perfect place in Downtown Burlington for our new home. We were particularly very interested in the "Berkeley" condo building located at 2025 Maria Street. Prior to purchasing our unit, we went to City Hall to enquire what was planed to be built on the adjacent land, behind our condo at 2030 Caroline Street. The answer we received from City Hall was that a design and plan had been submitted by the builder and approved by The City, to build an 8-storey medical building and a 6-storey above ground parking facility. Our realtor also gave us this same information. This information was the final reason why we decided to make an offer on our new condo Maria Street. In addition, we have no family Doctor here in Burlington. We were very much hoping to be able to acquire a new family doctor in the new, approved, medical building, again, approved by City Hall. To find out now, that the builder is trying to build a completely different building, 28-storeys high, (for their very own maximum return on investment) with no medical space or availability, is, quite frankly, nothing more than "hoodwinking" the general public, City Hall, and area residents. This is shameful! In a time, when Canadian health care is at critical point, now more than ever, we need medical facilities, Doctors and Nurses etc. You can easily find numerous studies on the criticality of Canadian healthcare. We have attached several articles relating to this. It is estimated, that by 2025, 25% of Canadians will not have a family Doctor.
>
> This building, 2025 Maria Street, was designed for a complimentary 8-storey medical building and a 6-storey parking facility.
>
> In addition, many residents here at the Berkeley, were given this same information, and based on that, some of them bought North facing suites, and, even paid premiums for some suites, some larger, and some with corner views. The City has a responsibility to uphold and protect these residents, their investments, and their quality of life. To allow a 28-story "WALL" to be built in front of them is unthinkable. The City can stop this madness now. If this builder is not interested in building what the City has already approved, then they are free to sell the land to someone who is. Please, do not allow this application to be approved!

Schneider, Jaclyn

From: Dave Heikamp
Sent: Friday, August 2, 2024 9:05 AM
To: Schneider, Jaclyn
Subject: The City is looking for feedback on a development application for 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Completed

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Go big or stay at home!

Love this. We need more like it. In the city core or elsewhere.
Only concern would be traffic....

Dave



August 23rd 2024

Jaclyn Schneider
Planner II – Development Community Planning
905 335-7600 ext 7326
Jaclyn.schneider@burlington.ca

Re: 2030 Caroline Street, Burlington, Ontario

Dear Jaclyn Schneider:

The Carriage Gate Group's ("Carriage Gate" or "the Company") proposal to build a 28-storey mixed-use building and a 6-storey parking structure at 2030 Caroline St., is not in the community's interest and the application should be rejected by the City of Burlington ("The City"). The builder should be forced to comply with the existing bylaw that stipulates a development consisting of an eight-story medical building, a six-story parking garage and a seventeen-story condominium.

The City has the power to amend the bylaws in exchange for Community Benefits, but I fail to see anything beneficial that would result from approving this proposal. Furthermore, the Company has not honoured past commitments to the City, so there is no reason to believe they will do so in the future.

During the April pre-application virtual community meeting, no one stated they were in favour of the development and, in its defence, the building designer stated the building was designed to conform to the property's "highest and best use". He did not explain appraisers use the terminology "highest and best use" to refer to maximizing the value of the land from the builder's perspective and has nothing to do with the benefits to the community. Translated, it really means the maximum buildable square footage that can be crammed on top of a property to reduce the land cost per residential unit. The market value of multi-residential property is currently appraised at somewhere between \$70 to \$80 per buildable square foot and commercial property probably in the neighbour of \$45 per buildable square foot. Therefore, if a developer can convince The City to change the zoning from commercial to residential and increase the permitted height and density of a property, the developer will automatically increase the market value of the land and realize a financial windfall. The Company is asking for this concession in exchange for what?

Many in the community believe the Company is employing a "bait and switch" tactic and there is good reason to come to that conclusion. Consider the following:

The parcel upon which Carriage Gate proposes to build the parking garage was sold by The City to Carriage Gate apparently on the understanding, if not conditional on, the Company building a six-story **public** parking structure. I urge the city staff to locate and examine that agreement in order to confirm this assertion. The Company is now proposing to build the parking garage, but the facilities would be used to service the proposed 28-story mixed use building providing virtually no public benefit. The proposed plan is to provide 277 parking spaces of which only 10 will be "publicly accessible" for guests of the high-rise residents. There will be no parking space for the ground floor commercial units. This results in a parking rate ratio of .92 spaces per residential unit, whereas the standard ratio is 1.25 or 380 spaces. This assumes the condo residents will have less than one car per resident unit! While this may seem ridiculous apparently The City has and will likely continue to approve a ratio of .9 spaces per residential unit. Some argue providing less parking is beneficial since it encourages the use of public transit. Based on that logic total traffic gridlock would also be a community benefit!

With respect to 2025 Maria Street the bylaw stipulates a 1.25 ratio but it is unclear whether the builder satisfied that requirement. What is clear is that there is no guest parking within 2025 Maria Street so guests are forced to use public parking. Residents had assumed that, at least, guests could use the approved public parking garage next door which, if the new plan is approved, would no longer be the case.

The implementing bylaw placed on hold on the zoning in 2010 to ensure four conditions were satisfied before development took place. One of these conditions was the issuance of a building permit for the development of an office building and parking garage within 75m of Caroline Street before the construction of the apartment building. In 2013, the hold designation was lifted despite the fact this condition had not been satisfied. The planning and building department's report that recommended the hold be lifted made no mention of this requirement and council approved the development moving forward. Obviously, this mistake should never have happened and it would be interesting to know why or how it did.

During the site plan review process in 2016 the developer indicated that they intended to pursue a phased approach to constructing the proposed development: with the 1st phase consisting of the residential apartment building and the 2nd phase commencing after the completion of phase one consisting of the office building and parking structure.

In order to address the construction timing concerns created by the removal of the holding provision, planning staff required the site plan agreement set out that if the applicants did not obtain a building permit and commence development of the office building and parking garage by March 24th 2020 they were required to submit a non-refundable payment of \$300,000 to the City, install a publicly accessible landscaped open space on the Phase 2 lands and upgrade the exterior façade of the apartment building (on the north side, where the building would abut the parking garage) all to the Director of Planning's satisfaction.

The Company never paid the \$300,000 non-refundable deposit claiming the obligation was not legally enforceable. Whether it was or was not legally enforceable the Company certainly had, if nothing else, an obligation to honour the commitment it made to The City. With respect to the requirement to install a publicly landscaped open space on the Phase 2 lands and upgrade the exterior façade of the apartment building the Company was not forced to comply when required to do so. Instead, The City allowed the Company to use the property as a staging area for construction vehicles, while the Company built The Gallery across from City Hall. Was this another oversight or mistake? Was this change approved by council? In 2024, four years after the requirement to do so, the Company finally turned the property into a temporary public parking lot and upgraded the exterior façade of the apartment building.

With respect to the 17-story condominium at 2025 Maria Street the by-law was amended pursuant to an agreement dated November 26th, 2013. That agreement authorized an increase of the height from 8-stories to 17-stories and the density from a 4:1 floor area ratio to 6.7:1. Subsequently the density was increased again to 7. 1:1. Therefore, based on 15,000 square feet of land this amendment would increase the size of the building from 60,000 square feet to 106,500 square feet. Based on a value between \$70 and \$80 dollars per buildable square foot, the Company received a financial windfall of roughly three and a half million dollars!

In accordance with that agreement in exchange the City was to receive four Community Benefits pursuant to Section 37 of The Planning Act as follows:

1. Providing a minimum of 201 additional parking spaces
 - Of the 201 additional parking spaces 141 were to be used to service the medical building and 60 were to be for public use. The company has no intention of complying with that condition
2. Apartments to be constructed to LEED certified environmental standard
 - The Company claimed to be compliant with LEED certified environmental standards but they refused to apply for certification so whether or not they were compliant has not been established.
3. Parking garage will contain a green roof design
 - Although the proposed parking garage does include a green roof design residents of 2025 Maria were told this space would be for their use. The new plan designates this space for the exclusive use of residents of the new 28 story high rise.
4. Residential component will have a minimum of 27% affordable housing units
 - Affordability was defined as units a maximum market price of \$259,000. To meet this criterion the developer claimed that the plan was to offer one hundred and twelve units at a price below \$265,000 and none of the units would be priced above \$450,000. If that condition was met, I certainly overpaid for my unit.

It is understandable that the City would approve the increased height and density restrictions, given the Company agreed to build a much-needed medical building in addition to the “community benefits” noted above. To renege on these commitments after the City did everything conceivable to facilitate the development and amend the bylaws to allow increased density which bestowed a financial windfall to the Company is scandalous. If someone, other than the company, received a benefit I would like to know who that was!

I believe The City staff should be directed to prepare a compliance report before believing any further commitments from the company and, based on that report, the legal department should consider whether the company is liable for damages.

When the residents of 2025 Maria Street purchased their units, they were told, as part of the Company’s agents sales pitch, the medical building and the parking garage would be built. Residents purchased their units based on these assurances since these factors would increase the value of their investment. The company is now proposing a 28-story building with the parking garage being used exclusively to service that building which will have the opposite effect! If the residents with a north exposure had been told they would be facing a 28-story building, does anyone believe they would have purchased a unit at the price they paid?

Notwithstanding the Company now wants further concessions!

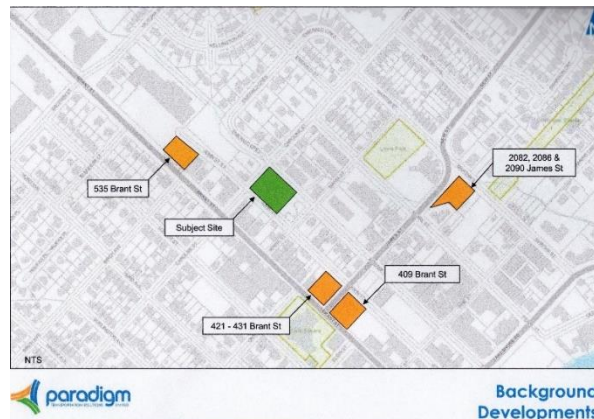
While I cannot see any community benefits that would result from approving the Company's proposal, I can certainly see some negatives. Consider the following:

- The 28-story building will block the view of anyone in 2025 Maria with a north exposure
- The community will not have the much-needed public parking facility
- The construction period will be much longer than otherwise would be the case if the medical building was built causing prolonged traffic congestion, noise and construction havoc
- The much-needed medical building will not be built. The developer will argue they cannot obtain financing to build more office space but I question whether that is the case. Bankers may refuse to finance generic office space, but I doubt they would refuse to finance much needed medical facilities, especially if it is preleased.
- The residents in the new building will be looking down into everyone's yard in the neighbourhood and the north facing balconies and into windows of 2025 Maria Street.
- Most importantly, consider the traffic that is already unbearable in the downtown core. This is already a serious problem and there are still vacancies in many of the buildings and multiple high-rise buildings are still being built. The traffic impact study tries to assess the impact of the proposed building on the future traffic flow. PARADIGM, the company's traffic consultant, states within their traffic impact study, that:

“Traffic growth on area roadways is a function of expected land development, economic activity, and demographic changes. A frequently used procedure is to estimate an annual percentage increase and apply that increase to the study area traffic volumes. An alternative procedure is to identify estimated traffic generated by specific planned major developments that would be expected to affect the project study area roadways. For this assessment, both methods were used.”

The generalized traffic growth was determined by apply a growth rate of 1.0% per annum to the base year volumes.

The City's Planning Department advised (PARADIGM) that there are several mixed use, residential and commercial developments were within proximity of the study area. Therefore, PARADIGM took into account four proposed development within proximity of the study area.



This is a massive report that concludes the proposed building will not have any material effect on traffic without acknowledging there is already unbearable traffic congestion in the downtown core. The growth in residential units in the downtown core is surely greater rate than 1% per year so to use that rate to predict future traffic doesn't make a lot of sense to me. Further to consider only four future developments in the immediate proximity fails to recognize the massive developments currently under construction on Lakeshore. As the Lakeshore congestion becomes worse more and more people will resort to using New Street, Maria and Caroline to get pass the gridlock.

The city consultants, that concluded that previous approved high-rise residential buildings wouldn't cause congestion, were sorely mistaken. I suggest they re-assess their methodology before considering the impact of another one.

- The wind tunnel effect will be magnified and
- The building will be built on an already identified flood plain.

On June 21st, 2010 Marianne Meed Ward addressed the Community Development Committee during which she listed a number of specific concerns with respect to amending the bylaw to permit the medical building, the parking garage and the 17-stories residential building. Those comments are now even more relevant given the company now wants to build a 28-story high rise instead of the approved medical building. I have copied her site-specific concerns below:

Six specific concerns about this development:

1. It is out-of-scale to the neighborhood. This block is the gateway to a two and three storey residential neighborhood across the street, and is surrounded by 2-storey businesses.
2. It does not follow best practices in planning, which call for the highest buildings to be along main streets like Brant with step downs in height as you grow closer to residential areas. This project is the opposite – shorter buildings are along Brant, with MORE height closer to residential areas.
3. It does not provide for greenspace. There are two high-rise apartments adjacent to this project but they are very different than this one – one is across the street from a park. Both are significantly setback from the sidewalk surrounded by greenspace. This project will be much closer to the sidewalk. We will likely lose the trees that are presently there.
4. It will add significantly more traffic on Caroline, a residential street. There will be spillover traffic onto other nearby residential streets. The feeder streets to this project are single lane, unlike other medical centres in Burlington which are on major two-lane arteries.
5. It does not conform to an overall vision for the downtown. Technically, the vision for downtown is expressed through the Official Plan and Zoning. Both are being set aside in this project. The OP calls for 4 storeys, and allows up to 8 storeys here, if community benefits are provided. The project is more than double that and calls for two 8-storey structures and one 17-storey building. Residents understand and accept some modifications to the Official Plan, if there is good reason to do so. But this is two to four times the Plan – hardly a minor variation. Residents would be more comfortable with this project if the 8 storey limit was respected.

6. This significant departure from the Official Plan is justified by the provision of four key community benefits. But the challenges outweigh these benefits.
- a. built to LEED environmental standard; but the developer is not going for certification. Where, then, is the accountability that this will be achieved? LEED should be standard in new developments, not a bargaining chip for higher density.
 - b. green roof on the garage – environmentally-friendly building techniques are welcome but should be standard in new developments, not a “nice to have” add-on requiring the public to accept inappropriate scale of intensification.
 - c. PARKING via an 8-storey garage: No question we need more parking downtown, but is this the best way to get it? We’ve got an engineered parking crisis due to what appears to be a siloed approach rather than a comprehensive vision. On the one hand: Residential parking requirements in new buildings are too low; there’s no requirement to provide commercial parking. Developers routinely receive reductions in providing parking on new builds (eg. the recent Molinaro & Reichman projects). On the other

It is difficult to calculate the financial differential of the land value zoned for an 8-story medical building versus a 28-story residential building without knowing the square footage of the medical building that had been approved but the floor plate of the proposed residential building is 749. 57 sqm or 8068 square feet. If you assume the medical building had the same floor plate for each of the 8 floors the building would be a total of 64,546 square feet. Valued at \$45 a square foot the land would be worth 2.9 million dollars. If, on the other hand, the 28-story building is approved with 257,210 square feet the property would be valued over \$19 million assuming a value of \$75 per buildable square foot. What commensurate community benefit is the Company proposing in exchange for a financial windfall in excess of \$15 million?

If the property was zoned residential, it is my understanding the bylaws that were supposed to govern 2025 Maria would still apply. In that case the building would be confined to 8 stories and a density of 4:1 as opposed to 28 floors and the 8.59:1 coverage that The Company is requesting.

I recognize that even if the City rejects the application the odds are that the Company will appeal to the Ontario Land Tribunal (“OLT”) and it will probably approve the application based on their past history. They will try and justify their decision by claiming that intensification is consistent with the Provincial Policy statement that promotes densities for new housing which efficiently uses land, resources, infrastructure, public service facilities and public transit. While this policy is understandable, given the anticipated population explosion due to immigration, communities must have the infrastructure to accommodate that growth. I cannot speak to Burlington’s infrastructure in totality but, with respect to transportation, the roads are already overburden and high-rise buildings are still being built. I would suggest The City commission its own traffic study that does not focus on the added traffic that the building would cause but the existing traffic gridlock and the additional traffic expected from all the anticipated development in the downtown core. Until someone can figure out how to address the gridlock the problem should not be compounded by approving additional high-rise buildings that do not comply with the bylaws. A drone video of the roads at rush hour or on the weekends would certainly confirm that conclusion.

I understand The City has, in the past, rejected applications that did not comply with the bylaws only to be over-ruled by the Ontario Land Tribunal (“The OLT”). That being the case, one might conclude that trying to stop the proposed development it is a losing battle and not worth the time, effort and cost involved. Notwithstanding, city council must not give up the fight or the downtown core will begin to look like Toronto without its downtown transportation hub. The transportation hub, as now acknowledged by

the province, is on Fairview Street and not in the downtown core. As a result, the downtown core is considered by the province to be a secondary growth area as opposed to the primary growth area so, one would hope, the province will be less inclined to overrule The City's decision.

Still, while it might seem that the city is powerless to stop these developments The City does have some leverage. While a fight with the developer and the province can be expensive the developer will incur similar legal and consultant costs to present their position to the province. Furthermore, even if the province approves the development the City can appeal the province's decision which would result in costly delays to be born by the developer. Carriage Gate should recognize it needs the City's co-operation for this and other developments to avoid costly confrontations. In conclusion, The City has some leverage to force compliance with the existing bylaws that were enacted to protect the community's interests and I urge council to reject this application. Hopefully common sense will prevail and the Ontario Land Tribunal will support the City's decision.

Respectfully:
Dennis Jewitt

Schneider, Jaclyn

From:
Sent: Wednesday, August 14, 2024 10:42 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Schneider.

My name is Dianne Elmore and I am an owner at Maria Street. Please find enclosed my comments on the development of 2030 Caroline Street.

1. This is obviously a “bait and switch” tactic. I bought my condo on the 12th floor four years ago with the very clear understanding the my view would not be obstructed as the new building would be 8 floors high. With the proposal of 2030 Caroline, I would be facing a wall of balconies that are 20 floors higher . I would not have purchased at my existing address had I known this.
2. It is also my understanding that part of this site was a city owned parking lot and that developer was supposed to replace those spaces. Is this being taken into account in the parking being proposed?
3. What is the significance of the 300,000\$ payment the city was supposed to get if the parking was not built on time as per the Berkeley site plan agreement? I have asked for a copy of this agreement. The developer said it was privileged information. What is being hidden? The public needs access to this agreement.
4. The developer is attempting to subvert the new 2020 City Official Plan by cherry picking parts of the 1997 Official Plan and ignoring the 2020 Official Plan. I understand they have appealed the 2020 Official Plan. This application is premature until the appeal process is allowed to play out fully.
5. The market for new condominiums is presently very depressed. It will take years before a new project is financially feasible due to a rise interest rates and construction costs. New condo projects are over 100% more expensive to build than the Berkeley. Allow the 2020 Official Plan go through the correct appeal process.
6. The 2020 Official Plan allows for a height of 11 stories on this site. Allowing the developer to build 30% higher than the existing approval is a reasonable compromise.

This proposal s a violation to our lovely community which is starting to move in the same direction as the growth of Mississauga which is exactly why I moved out of that city.

Sincerely,
Dianne Elmore

Schneider, Jaclyn

From: Donna Lavery
Sent: Friday, August 2, 2024 9:58 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline

Follow Up Flag: Follow up
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Good Morning

As a downtown resident of Burlington I thank you for the Courtesy to be allowed input around development in the City. I also know for a fact that the Developers are making all the decisions and destroying our downtown in the process. Getting rid of the City Planning Department would be a huge cost savings because they are entirely useless.

Regards

Donna Lavery.

Sent from my iPhone

Schneider, Jaclyn

From: Elizabeth McKay
Sent: Wednesday, August 14, 2024 9:30 PM
To: Schneider, Jaclyn
Subject: RE: 2030 Caroline Street

Follow Up Flag: Follow up
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Dear Jaclyn Schneider,

I am writing to express my complete opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning Bylaw DC-397) for 2030 Caroline St., which proposes a 28-storey mixed-use building and a 6-storey parking structure. I urge the City of Burlington to reject this application for the following reasons:

1. The original agreement, per Report PB-75-14, was to provide office and medical space to address current and future needs of the Downtown core. This was outlined in the "Section 37 Community Benefits" of the original Zoning Bylaw approved by Council, and is crucial, especially given the restrictions on storefront medical offices along Brant Street.
2. Several high-rise multi-residential units have already been proposed and approved within 600 meters of this site. There is a greater need for medical and other services as originally planned, rather than additional high-density housing.
3. Many area residents perceive this rezoning as a "bait and switch" tactic by developer to increase profit margins at the expense of community needs.
4. Current residents of 2025 Maria St. and nearby homes purchased their properties based on the original Zoning Bylaw information provided by the the Builder, and local Realtors. Some residents paid premiums for units with specific views, investing their life savings based on these assurances that the adjacent parking and office buildings would be no taller than 8 stories.
5. According to Planning and Building Department Report PB-45-17, the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the residential apartment building before the office building and parking structure, with the condition that construction of the office building and parking garage would commence immediately after the apartment's completion. The agreement also stipulated a \$300,000 non-refundable payment if the builder did not obtain a building permit and start development of the office building and parking garage by March 24, 2020. The report further assured that:
"the implementing zoning, site plan approval and registered agreements will result in the full development, as approved, being realized."
6. The proposed new build is on a major flood plain hazard.
7. This property is not within the designated Urban Growth Centre and Mobility hub, which are areas intended for intensification. Intensification areas have been shifted from downtown to the Burlington Go station.
8. Residents in this community are fed up with over development and intensification of the downtown core by builders who do not live in this community, and who do not drive in the downtown core
9. The proximity of the proposed 28 storey building to the Berkeley is unacceptable for those living in the Berkeley and in the surrounding community, it will overshadow our homes.

Sincerely,
Elizabeth McKay

Schneider, Jaclyn

From: Gary Scobie
Sent: Tuesday, August 27, 2024 8:01 PM
To: Schneider, Jaclyn; Kearns, Lisa; Meed Ward, Marianne
Subject: 2030 Caroline Street Application

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Jaclyn, Lisa and Marianne,

First I want to thank Lisa for the community meeting held last night at the Lion's Club. An open, in person meeting is the best way to engage residents in changes about to occur in their neighbourhood. Everyone can hear the comments, questions and answers and everyone gets a fair chance at participating. Lisa handled the meeting chair position well and outlined the history of the site going back to 2010 onward and the ups and downs in the meantime to present day. She also described what powers and options Council has or does not have to control development applications and the schedule of events that take place from beginning to end of decision-making first by Council, then often by the Ontario Land Tribunal. It has always been evident to me that citizens, on their own or even in groups have little power nor rights to influence the path of development in urban Burlington. We depend and count on our Council to help manage the change in our City skyline when it comes to new high rises, especially in the Downtown. The Province is unfortunately largely in charge of our high rise development and its goal is to pack as many people as they can in cities, despite local planning regulations and the infrastructure deficit to handle the massive increase in density.

After learning more about the site's planning and application history and hearing the comments and questions from the audience, I will offer my perspective based on my experience delegating against high rise buildings in the Downtown from 2014 - 2019, my experiences as a participant in OMB, LPAT and OLT Hearings and the particular aspects of this site's applications through to building and the planning and development frameworks in place from 2010 through to today. I apologize if I don't have every date in exactly the right year, but they are close in my belief.

This new application is essentially a continuation of an ongoing story of attempts to develop this whole site essentially by the same people. The company name may have changed, but I realize that the players have remained largely the same. The original approval in April 2010 for the 17 storey Berkeley condo as phase 1 of a plan to also build an 8 storey medical building at Caroline along with a 6 storey above ground parking garage for the medical business during the day and public access in evenings and weekends was deemed at the time as "Good Planning" within the Urban Growth and

Mobility Hub frameworks of the time. The Council at that time was near the end of its term and was led by Mayor Cam Jackson and contained none of the current Council members of today. The 17 storey high rise condo was seen as very high at the time, but the offsetting benefits of having a future medical building in the Downtown and more parking were deemed as a fair trade-off by that Council. **The rationale and soundness of that original plan still apply today. So do the zoning and planning rules.**

The problem is, there was never a phase 2 built on the site. The Condo got built, finally completed in 2019, but no medical building nor parking garage ever got off the ground. The developer never paid the penalty fee promised if phase 2 wasn't built either. In 2017 the same developer returned to City Hall as The Berkeley was being built with another more audacious proposal to build a 27 storey mixed-use condo directly across from City Hall at Brant and James Streets. This was vehemently opposed by citizens of the Downtown and others like myself who respected and admired our iconic City Hall and felt a building of this height and bulk insulted City Hall and would obscure the view of the City Hall when approaching the Downtown along New Street and James Street. Council voted at that time to accept a 23 storey tower called The Gallery and it was finally completed in 2024, much to the chagrin of many Burlington residents. The Urban Growth Centre and Mobility Hub designations in the Downtown as well as the threat to use the OMB to argue the case made it evident that our Downtown was about to be invaded with high rises, residents would have little say in it and Council would not have expertise nor legal arguments to stop it. The Nautique by the ADI Group at Martha and Lakeshore is the best (or worst) example of what was to come, now nearing completion.

We have seen, even since the election of the current Council in 2018 and its re-election in 2022, a number of failed manoeuvres like the Interim Control Bylaw and the protracted update of the Official Plan in 2019 and 2020 that ended up sending nearly every high rise application to the OMB, LPAT or OLT of the day for the rubber stamp of approval. It took a long time for the Council to finally ask the Province to move the Urban Growth Centre out of the Downtown and to the Burlington GO MTSA and reduce the Downtown Bus "terminal" to simply what I call a kiosk, not a Mobility Hub in the fall of 2020. Finally what should have been pushed in 2019 was accomplished nearly two years later, two years too late.

As Lisa said last night, we are at a critical time now, as the newest proposal to complete the original site on Elizabeth Street without a medical building and public parking garage but with a 28 storey mixed-use condo and a 6 storey above-ground parking garage only for condo residents from the Inaria Burlington Inc. developer. This application comes without the Downtown being an Urban Growth Centre or Mobility Hub and therefore with the City Official Plan making the rules for development, not the Province. Inaria has no leg to stand on to support a building of this height and restrictive parking where a medical building along with a more public parking garage should be under "Good Planning" guidance. It has no leg to stand on to say this site must add so many more residents to an already congested Downtown that will soon be adding more high rises at James and Brant again across from City Hall, at Lakeshore and Pearl and in the Old Lakeshore precinct in years to come. Add on a reboot of the Waterfront Hotel still to come some day. We do not have the infrastructure nor road system in the Downtown to handle these unneeded high rises to meet our city-wide intensification goals as a whole.

So here's the proposal. I ask Planning Staff, Legal Staff, outside experts if needed and specifically Council not to lob softballs at this application, but to play hardball. The City deserves to have the original approved building configuration of 2010, consisting of medical building at Caroline, public/med staff parking garage moving south and the existing 17 storey Berkeley condo at 2025 Elizabeth Street. Stand your ground as a team and refuse this new application under the newest Official Plan and under the new non-designated growth area of the Downtown. Have the developer finally live up to its commitments made in good faith to the City 14 years ago. There is no basis for the need of the new application nor its intensity and substitution of a high rise condo instead of a medical building. If the developer refuses to acknowledge its obligation to complete the original site approved plan, then it will reveal its ethics in plain view. The City has nothing to lose that it has not already lost.

If the developer refuses to play ball and accept its obligation, then it can appeal to the OLT. Then the OLT is on trial, not the development. If the OLT cannot show ethical and moral behaviour in a case such as this and rules in favour of the new application, then it will lose all moral and ethical standing in Ontario, ruling as if the site is in a UGC and an MTSA when it is not. If it chooses this route, then all Ontarians can finally show that the OLT is simply a rubber stamp for excessive development anywhere, should be shut down and the Province can design a real Rubber Stamp with Case Approved across the OLT centre and we'll just acknowledge that the Province does all planning from now on, without any regard for local vision, views and regulation. We'll also have to acknowledge that developers are solely in charge of planning in Ontario and residents no longer have a say in any planning. I don't think the OLT nor the Province want to be shown to all in this light, so it is a test, a trial of the OLT at a critical time in Ontario history. Do you all have the courage of your convictions to "Good Planning" to take this important project on? I hope so and will be watching from the sidelines. **The ball is in your court.**

Thank you.

Gary Scobie

Schneider, Jaclyn

From: Giancarlo Martino
Sent: Tuesday, July 23, 2024 8:00 PM
To: Schneider, Jaclyn
Subject: Strong Opposition to Condo Development Proposal at 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Jaclyn,

I hope this message finds you well. I am writing to strongly oppose the proposed condo development adjacent to my residence at Maria Street for the development located at 2030 Caroline Street. Having thoroughly reviewed the plans and considering the potential impacts on our neighborhood, I feel compelled to emphasize the critical concerns that this project raises.

The current traffic congestion in our area is already intolerable, especially during peak hours. Introducing a development of 302 residential units would undeniably exacerbate this issue, causing further gridlock and frustration for residents and commuters alike. Our neighborhood's roads simply cannot accommodate the influx of additional vehicles without significant consequences for safety and accessibility.

Furthermore, the strain on city services cannot be overstated. Our local infrastructure is already stretched thin, struggling to meet the needs of our existing community. Introducing such a substantial increase in population density would place an unsustainable burden on essential services such as water supply, sewage systems, and emergency response capabilities. This would inevitably lead to compromised service quality and response times, jeopardizing the safety and well-being of residents.

In addition to these infrastructure concerns, the proposed site for the development is wholly inadequate in size and scale. The proposed building would loom over our neighborhood, disrupting the existing architectural harmony and overwhelming the surrounding landscape. Such a massive structure would irreparably alter the character of our community, detracting from its appeal and livability.

It's worth noting that our mayor has expressed a preference for developments that do not include high-rise buildings, aiming instead for designs that blend harmoniously with the existing urban fabric. The proposed condo development clearly contradicts this vision and would compromise the aesthetic integrity and livability of our neighborhood.

Moreover, the construction phase itself would inflict prolonged disruption on our daily lives and local businesses. Noise, dust, and logistical challenges associated with a project of this magnitude would drive away customers from nearby establishments, potentially causing irreparable harm to our local economy and businesses that form the heart of our community.

Given these compelling reasons, I urge you in the strongest possible terms to reject the application for the condo development. Our neighborhood deserves thoughtful and sustainable growth that enhances our quality of life without compromising our community's character and well-being.

Thank you for considering my perspective on this critical matter. I trust that you will give due attention to the concerns voiced by myself and other residents who share my deep commitment to preserving the integrity of our neighborhood.

Should you have any questions or would like to discuss more please don't hesitate to reach out at the coordinates below.

Sincerely,

Giancarlo Martino

Schneider, Jaclyn

From: Gillian Davidson
Sent: Friday, August 9, 2024 2:06 PM
To: Schneider, Jaclyn
Subject: Opposition to 2030 Caroline St Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jaclyn Schneider,

I am writing to express my strong opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning Bylaw (DC-397) for 2030 Caroline St., which proposes a 28-storey mixed-use building and a 6-storey parking structure. I urge the City of Burlington to reject this application for the following reasons: 1. The original agreement, per Report PB-75-14, was to provide office and medical space to address current and future needs of the Downtown Core. This was outlined in the "Section 37 Community Benefits" of the original Zoning Bylaw approved by Council, and is crucial, especially given the restrictions on storefront medical offices along Brant Street. 2. Several high-rise multi-residential units have already been proposed and approved within 600 meters of this site. There is a greater need for medical and other services as originally planned, rather than additional high-density housing. 3. Many area residents perceive this rezoning as a "bait and switch" tactic by the developer to increase profit margins at the expense of community needs. 4. Current residents of 2025 Maria St. and nearby homes purchased their properties based on the original Zoning Bylaw information provided by the City, the Builder, and local Realtors. Some residents paid premiums for units with specific views, investing their life savings based on these assurances. 5. According to Planning and Building Department Report PB-45-17, the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the residential apartment building before the office building and parking structure, with the condition that construction of the office building and parking garage would commence immediately after the apartment building's completion. The agreement also stipulated a \$300,000 non-refundable payment if the builder did not obtain a building permit and start development of the office building and parking garage by March 24, 2020. The report further assured that: "the implementing zoning, site plan approval and registered agreements will result in the full development, as approved, being realized." 6. The proposed new build is on a major flood plain hazard.

Sincerely,

Gillian Davidson

Schneider, Jaclyn

From:
Sent: Tuesday, August 20, 2024 4:35 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street Development Proposal, Carriage Gate Homes / Inaria Burlington Inc. (Revised)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Sent from my Galaxy

I am a resident and owner of a condo at Maria street. My unit is located on the north side of the building. Consequently, I will be impacted by the subject development proposal considerably.

Concerning the subject development proposal, I have the following comments:

1. I have no objection to development occurring at the 2030 Caroline location, be it a mixed use medical arts building initially proposed, or a 28 storey residential tower, provided the proposed 6 storey above ground parking structure connecting buildings is removed from the plan. All required parking should be provided underground.
2. A structure on Caroline Street in the existing temporary parking lot area is appropriate.
3. Should an adjoining 6 storey above ground parking structure be allowed, this will create a massive building structure covering a complete city block from Maria Street to Caroline Street / Elizabeth to John Street. This will greatly alter the ambience of the city core, likely create wind issues, and greatly impact the owner/residents at 2025 Maria, 509 Elizabeth and the new 2030 Caroline building.
4. This proposed massive "bunker" structure on the east side of John Street combined with the rear parking lots of the Brant Street commercial buildings on the west side of John, will turn this section of John Steet into a "back alley".
5. Any required parking for a development at 2030 Caroline Street should be provided underground with no above ground component.
6. Carriage Gate Homes had no problem digging down 7 stories to provide parking for their recent development on Lakeshore road. I see no reason why similar excavation could not be undertaken to provide the 7 levels of parking proposed for the Caroline development. The cost structure of the project would of course be altered accordingly.

7. I suggest a small but very significant "ground level" green space be provided between the 2025 Maria Street building and any structure proposed at 2030 Caroline Street. This would go a long way to maintaining a people friendly pleasant ambience in our city core and mitigate numerous other impacts.
8. Any entrances to parking for the 2030 Caroline development should occur off John Street or Caroline Street as these streets already have commercial use on the adjacent side. This would mitigate impacts to residents in the townhouse complex on the east side at 509 Elizabeth, as well as, in the 2025 Maria Condo.
9. Elizabeth Street should be maintained as essentially a residential street with no garage entrances for any structures on the west side of Elizabeth between Maria and Caroline.
10. It is essential every effort be made to maintain an appropriate street level people friendly ambience that incorporates ground level green space and building structures in the Maria to Caroline / Elizabeth to John city block area. Otherwise the character of the Burlington city core will be lost forever with just large bunker structures covering complete city blocks.
11. There are numerous development proposals to the north and south of here that will also dominate complete city blocks. It is essential the city establish a precedence now for the desired expectation of developers to provide balanced plans incorporating green space with structures to ensure an appropriate street level people oriented ambience in our city core.
12. There is no golden solution to any development proposal that addresses all stakeholder needs. The goal is to find a "balance" to reasonably mitigate concerns and impacts on all parties.
13. I suggest the City work with the developer to facilitate and approve a 28 storey mixed use residential building with all required parking provided underground at the Caroline street location. The proposed 6 storey above ground parking structure to be removed and replaced with ground level green space. This would provide a reasonable balance serving all stakeholders; the commercial aspirations of the developer, the housing goals of the province, the prudent planning concerns of the city to protect our city core, and the mitigation of impacts to owners/residents of 2025 Maria Street, 509 Elizabeth and the new 2030 Caroline Street building.

Thank you for your consideration.

Sent from my Galaxy

Schneider, Jaclyn

From: Josie Attardo
Sent: Wednesday, July 24, 2024 3:16 PM
To: Schneider, Jaclyn
Subject: development application for 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Attention - Jaclyn Schneider

I am writing to express my concerns regarding the proposed 28-storey building in the downtown Burlington core. While development is a natural part of urban growth, I believe this particular project could have significant negative impacts on our community.

Firstly, the height of the proposed building seems excessive for our downtown area, which is known for its charming architecture and scenic landscape. Introducing such a tall structure is dramatically altering the character of our downtown, overshadowing existing buildings and affecting the aesthetic appeal that draws both residents and visitors to the area.

Secondly, there are already considerable issues with traffic congestion and parking in downtown Burlington. Adding a high-density residential tower will likely exacerbate these problems. The current infrastructure may not support the increased traffic volume, and the proposed parking provision appears inadequate for the number of residents such a building would house. This could lead to further strain on public spaces and inconvenience for both new and existing residents.

Furthermore, it was my understanding that this site was initially intended for a medical building, which aligns more closely with the needs of our community. Such a facility would provide essential services and, importantly, come with sufficient parking to accommodate visitors and staff. The shift towards residential development seems at odds with this original plan and raises concerns about the long-term planning and vision for our downtown area.

I urge the planning department to reconsider this proposal, taking into account the potential negative impacts on traffic, parking, and the overall character of our downtown core. It is crucial that any new development respects the existing community dynamics and infrastructure capacity. I hope that a more suitable alternative can be found, one that enhances rather than detracts from the unique charm and functionality of downtown Burlington.

Thank you for considering my concerns. I look forward to your response on this matter.

Sincerely,

JOSIE ATTARDO

Schneider, Jaclyn

From: Tahira Badre
Sent: Friday, August 2, 2024 12:14 PM
To: Schneider, Jaclyn
Subject: Application for 2030 Caroline St.

Follow Up Flag: Follow up
Flag Status: Flagged

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This structure does not belong at this location...unless of course the whole grand design of Burlington planners is to create a downtown core of high rise blocks of concrete/glass/steel to match Toronto.

I live in the 16 storey apartment building at the corner of Elizabeth and Maria. There are twin buildings, the second one fronting Pearl Street. Both are beautifully surrounded by lawns, shrubs, trees and flower gardens. There is a pool and large visitor parking lot. Space! I empathize with those living in the charming townhouse complex on Elizabeth St., what a nightmare that awaits them.

The new buildings being erected all around the downtown core allow for NO green space. A 'green roof' is of benefit to no one but the privileged few who choose to visit it. A fake, designed nature setting. There is no visitor parking, and not enough spaces for all occupants either. No consideration for quality of life.

If this 28 storey building is allowed, it opens the precedent for the No Frills plaza to become a mixed-development condo extravaganza. The small wooded creek area behind will no doubt be 'cleaned up' into a cement culvert.

Learn from the recent floods and extreme heat...we need trees and green space to control the environment naturally. Humans need green space to relieve stress and stabilize well being. We need to see the sun and sky.

My lake view has been 2/3 obliterated by the condos currently being erected (I'm on the 14th floor). Rush hour gridlock begins around 3:30-4:00 pm along major streets, and now also is spilling over onto minor streets.

The future of downtown Burlington is at a major crossroad, and I'm not optimistic at what I'm seeing.

Karen Stanford

Schneider, Jaclyn

From: Karyn Kasperski
Sent: Tuesday, July 23, 2024 9:21 PM
To: Schneider, Jaclyn
Subject: Feedback - 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,

My feedback in short is no. A 28 storey tower, parking garage beside the existing structure is not a good idea. The original plan that was approved by Council was a shorter storey building positioned as a medical building/office space with parking garage, I do not understand why Council is not enforcing that previous plan and approval. I am not clear how infrastructure would be addressed with a 28 storey tower, is there sufficient sewer, hydro to support a building of that height? In light of recent flooding in the city, how would we ensure that downtown would not be flooded with this new development? These would be questions to be answered in advance of supporting a major development such as this on such a small area.

I am very skeptical that any feedback provided here would be actioned; it seems the OMB overrides every decision made by Council and only supports developers. The people that live in the area seem irrelevant when it comes to these decisions.

Please keep your constituents in mind as these decisions are being made, we love Burlington for the vibrant city it is - please don't turn it into a concrete wasteland like Toronto where all character and vibrancy is now lost.

Karyn Kasperski
Burlington resident

Schneider, Jaclyn

From: Kearns, Lisa
Sent: Monday, August 26, 2024 11:06 AM
To: Schneider, Jaclyn
Subject: FW: CONDO AT 2030 CAROLINE...

Follow Up Flag: Follow up
Flag Status: Flagged

Please add to Public Engagement for 2030 Caroline.

-----Original Message-----

From: Kathryn Kerr
Sent: Monday, August 26, 2024 10:40 AM
To: Kearns, Lisa <Lisa.Kearns@burlington.ca>
Subject: CONDO AT 2030 CAROLINE...

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

Hello Lisa -

I cannot be at tonight's Town Hall meeting re. the proposed change in planning to allow for the construction of a TWENTY-EIGHT storey condo at Caroline and Elizabeth & John Streets. I want to voice my opposition to this proposal. Here are my reasons:

1. Burlington downtown has reached, and I would say surpassed, its capacity for population density.
2. Burlington does not have the infrastructure needed for the growing number of condos. You may have noticed New Street, Brant Street, Guelph Line south, are all highly congested during morning and evening rush-hours since the condo "explosion". I was thinking about other cities, like Toronto, with high condo density and realized they have subways and underground walkways to accommodate the increased number of residents. Burlington has narrow, two-lane streets!
3. The original agreement was for a low-rise professional building on that site. That would retain an unobstructed view from the balconies for the adjacent condo residents. It would also provide a better integration into the existing neighborhood. The town homes across the street on Elizabeth would not feel like the neighborhood plan of their original purchase had suddenly been up-ended.

I know the power of the developers. They threatened Mayor Ward with costly lawsuits and years in the courts - and won. However, I remember Mayor McCallion of Mississauga fought the developers and she won. It can be done.

I would propose either a mid-rise building on the site or a grouping of townhomes that would tie-in with the existing neighborhood. Definitely NO to a 28-storey tower. To quote the former US first-lady, Nancy Reagan, "JUST SAY NO!".

Sincerely,

Kathryn

Schneider, Jaclyn

From: Kathy Rammage
Sent: Monday, July 29, 2024 4:28 PM
To: Schneider, Jaclyn
Subject: File 520-08/24 and 505-03/24 Development of Carriage Gate Condo on Caroline

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Jaclyn,

I'm writing you in relation to the application put forth by Carriage Gate Homes on behalf of Inaria Burlington Inc. to amend the Official Plan for Zoning of the property located at 2030 Caroline Street.

As a life-long resident of Burlington, and a current condo resident within the downtown area, I want to be clear that I love this City, and I am not against building condos in general. That said, I am vehemently against the 28 story condo tower being proposed with this application. My rationale is as follows:

- When the condominium at 2025 Maria Street was developed, it was sold to prospective buyers with the commitment of including a parking garage and a medical building of approximately 8-11 stories. This change from a parking garage/medical building to a 28 story condo is a significant difference from what was originally committed, which should not be allowed to proceed given the magnitude of this difference. Carriage Gate and developers in general, should be held accountable to deliver on the proposal their initial application was approved for.
- As a mother of two adult children who are at the stage of buying their own homes, I understand that Burlington is in desperate need of more affordable housing. My own children are unable to live in the City they grew up in because frankly, the price of housing is out of reach for them here. That said, I believe many would agree that another luxury condo building in the downtown core which will likely sell units for between \$600,000-\$1M hardly qualifies as the type of affordable housing so desperately needed in this City. This begs the question, what is the point of this condo being built? It certainly cannot be to address the affordable housing shortage, so the only answer I can come up with is to benefit the condo developers. Our government representatives need to prioritize affordable housing, not simply housing that increases profits to a select few developers.
- Additionally, already driving or commuting around Burlington's core is difficult due to congestion. With additional condos being erected on Martha Street, two more on Lakeshore between Martha and Pearl, a proposal on Brant in the No Frills Plaza (by Carriage Gate as I gather), additional condos being built at Brant and Ghent Avenue, not to mention additional condo residences going up on both sides of the Go stations I am concerned that traffic will become complete grid-lock in the core. Parking will be horrific for those wanting to frequent the downtown core and support local businesses and an additional 277 parking spots is hardly enough to cover the volume of cars that will be associated with a 28 story condo. This doesn't even factor in additional infrastructure challenges to sewage, stress on the electrical grids, noise pollution etc.

In short, enough is enough with the luxury condos in the downtown core. Government has to come up with realistic plans to provide affordable housing so young people can afford to raise future generations in the City they themselves were raised in. Government must ensure that they stick to the plan of developing condos in the zones designated as major transit hubs and hold developers accountable for following through on the commitments they made to residents of this City.

Schneider, Jaclyn

From: Kathryn Slack
Sent: Wednesday, August 14, 2024 11:20 AM
To: Schneider, Jaclyn
Subject: File 502/08/24 & 505-03/24 (2030 Caroline St)

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Jaclyn,

Thank you for the opportunity to submit comments regarding the application for the proposed development at 2030 Caroline St. I am a resident of the neighbouring building - Maria St.

I have two main concerns with the application:

1. The application claims the proposed development's building height and floor area ratio are appropriate and that there will be no adverse wind, noise, sun light penetration, or shadow impacts.

This is simply false. Building a 28-storey building where there is currently nothing will result significant changes to wind, sunlight, and noise, particularly for residents on the north side of 2025 Maria St and the townhomes on Elizabeth St. These changes will affect property values and the lives of residents in this area.

2. The application claims the building will assist the City's efforts in reducing automobile dependence, but the proposal includes the introduction of 277 more parking spaces. While I agree this is certainly a walkable neighbourhood, it is a stretch to claim that this building is going to directly contribute to the goal of reducing automobile dependence in Burlington, particularly when most residents of downtown do not work nearby.

On that note, I am concerned the increase in population density would put a strain on our already overburdened infrastructure. The side streets such as Maria, John, Elizabeth, etc. are not equipped to accommodate more traffic. I hope the city has any plans in the works to address this, if the plan is to change the streetscape of downtown to accommodate more buildings of this size.

At the very least, I hope the city will consider approving a smaller building for this particular location, more in-line with the height of 2025 Maria St. I know I speak for many residents of our building and nearby townhomes when I say we do not want to be towered over. Your consideration of the impact of this development proposal on nearby residents is greatly appreciated.

Sincerely,
Kathryn Slack

Schneider, Jaclyn

From:
Sent: Thursday, August 1, 2024 7:38 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline St

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Jaclyn,

I am firmly opposed to this development. I own two properties in Burlington (one is in the adjacent building to the proposed at 2025 Maria st).

This parcel of land was originally designated for parking and I believe a medical arts building. Downtown Burlington does NOT need more condos, but it does need more infrastructure to accommodate the massive influx of new residents, parking for businesses to survive downtown because it is impossible to find parking, and especially in the summer months when so many people visit the waterfront.

The Mayor ran on a promise to curb the development downtown and I have seen no evidence of that. This proposed development is yet another example of the city taking short-term financial gains at the cost of its CURRENT residents.

Please note my strong opposition and I advocate for necessary infrastructure like parking and amenities for existing residents.

Sincerely,

Schneider, Jaclyn

From: Lesley Simpson
Sent: Tuesday, July 23, 2024 1:32 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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I am so surprised and disappointed and we are even considering another high rise building downtown. The existing condos under construction are not even occupied yet but we can barely move around downtown. What are we going to do if we continue to build highrises. Please please please burlington, reconsider these developments.

--

Lesley Simpson

Schneider, Jaclyn

From: Sierra Leslie
Sent: Sunday, September 8, 2024 10:13 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline St Development

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good morning Jaclyn,

I'm a resident of Ward 2 in Burlington and reaching out to you to share concerns about the proposed development at 2030 Caroline St.

I have many concerns about how this proposed development would negatively impact our community.

The height and density is not in keeping with the neighbourhood of downtown Burlington. This is not downtown Toronto or an urban core that needs or suits having multiple high rise condos on the same block. This is a low rise, low density area with a small amount of condos mixed in. The appeal and liveability of this area has a lot to do with the charm of downtown Burlington how it is. There is a real concern that this will be lost and bought up by developers looking to maximize their investments without thoughtful care about how it will impact those of us who live here.

The added traffic volume and congestion that another high density, high rise condo will contribute is not what is needed in an already highly congested area of one lane roads which at rush hour makes areas of downtown Burlington already nearly a standstill, and the accessing of the 403 and QEW double or triple what it is at non rush hour times. Many of the roads surrounding these areas are not easily expanded either with houses and businesses on both sides. However, it seems that condos continue to be approved at twice the height of surrounding condos without appropriate thought or planning being given to this aspect.

The far reaching shadows and blocking out of sunlight for neighbouring residents and visitors that a development of this height will cause will make large parts of downtown darker and cooler than they currently are. People who choose to live here are looking for a less dense community than cities to the east. We want to look up and see the sun and not walk through wind tunnels like in Toronto.

It is not in keeping with the neighbourhood which unlike a place like downtown Toronto, is mainly one lane roads and majority 2 storey residences plus condos that are more spread out and not as tall as this one. Having two high rise condos on the same block is not at all the appeal of downtown Burlington. As a resident I would like to see extra care being put into the long term planning of the liveability and appeal of this area that we love to live in and having extremely tall walls of condos blocking out the sun, obstructing views is not in keeping with the appeal of this area.

This is not what the residents of this community want and I genuinely hope that that is taken into strong consideration. Already there is a petition that has started on Elizabeth St. in front of the townhouses that face this land hoping to halt this development. The charm and appeal of this area has not come about by selling off all the street corners to condo developers to build shoebox condos and add more traffic and dark wind tunnels to this community.

Please consider the many ways this will negatively impact this community and how unnecessary and unwelcome a development of this scale is. Additionally I hope that these concerns are remembered in future city planning when it comes to changing the landscape of this neighbourhood.

Thanks,
Sierra Leslie

Schneider, Jaclyn

From: Lori K
Sent: Wednesday, July 24, 2024 8:29 AM
To: Schneider, Jaclyn
Subject: caroline st

Follow Up Flag: Follow up
Flag Status: Flagged

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I think the infrastructure is being pushed to the limit. Too much traffic already downtown.
How accomodate 3000 more people unless theres another hidden agenda.
I dont want the downtown to be ruined by all this construction. Its already losing its quaintness.
No to caroline st

Schneider, Jaclyn

From: Lorraine Gerow
Sent: Friday, August 9, 2024 11:37 AM
To: Schneider, Jaclyn
Cc: Gerow, John
Subject: RE: 2030 CAROLINE STREET

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jaclyn Schneider,

We are writing to express our strong opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning Bylaw (DC-397) for 2023 Caroline St., which proposes a 28 storey mixed use building and a 6-storey parking structure.

WE URGE THE CITY OF BURLINGTON TO REJECT THIS APPLICATION FOR THE FOLLOWING REASONS:

1. The original agreement, per Report PB-75-14, was to provide office and medical space to address current and future needs of the Downtown Core. This was outlined in the "Section 37 Community Benefits" of the original Zoning Bylaw approved by Council, and is crucial, especially given the restrictions on storefront medical offices along Brant Street.
2. Several high-rise multi-residential units have already been proposed and approved within 600 metres of this site. There is a greater need for medical and other services as originally planned, rather than additional high-density housing.
3. Many area residents perceive this rezoning as a "bait and switch" tactic by the developer to increase profit margins at the expense of community needs.
4. Current residents of 2025 Maria Street and nearby homes purchased their properties based on the original Zoning Bylaw information provided by the City, the Builder, and local Realtors. Some residents paid premiums for units with specific views, investing their life savings based on these assurances.
5. According to Planning and Building Department Report PB-45-17, the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the residential apartment building before the office building and parking structure, with the condition that construction of the office building and parking garage would commence immediately after the apartment building's completion. The agreement also stipulated a \$300,000 non-refundable payment if the builder did not obtain a building permit and start development of the office building and parking garage by March 24, 2020. The report further assured that: "the implementing zoning, site plan approval and registered agreements will result in the full development, as approved, being realized."
6. The proposed new build is on a major flood plain hazard.

Sincerely,
Lorraine and John Gerow

Maria St.,

August 14, 2024

Jaclyn Schneider, Planner
426 Brant Street
Burlington, ON
L7R 3Z6

**RE: File 520-08/24 & 505-03/24
burlington.ca/2030caroline**

Dear Ms. Schneider,

We're writing to let you know that we strongly OBJECT to the Planning Application submitted by Carriage Gate Homes at the Site Address 2030 Caroline Street.

According to the information sheet sent out by the City of Burlington Planning Department, the Official Plan (2020) designation calls for this site to have a mid-rise building (up to 11 stories in the Province of Ontario) for retail, service, hotel, entertainment and recreation uses. This amendment proposes a 28-story high-rise building, an increase of 17 stories over the existing plan.

Downtown Burlington has already undergone, and is continuing to undergo, significant change due to the development of high-rise residential buildings. In recent years, a number of high-rise buildings have been, or are currently being, constructed – Brant and James Streets (right across from City Hall), Elizabeth Street south of Lakeshore (The Pearle), Pearl Street and Lakeshore, and of course, Caroline and Maria Streets (right next to this proposed high-rise).

In addition, there are already proposals in place for other high-rise projects – a second tower at Brant and James Streets next to the existing tower, Pearl Street and Lakeshore (already under construction next to the existing tower), Martha and James Streets (already under construction), Martha Street south of James (still in proposal stage) and Brant Street half a block north of Caroline (still in proposal stage). Now a proposed 28-story high rise at 2030 Caroline Street.

Each of these projects takes on average 4-5 years to complete once ground-breaking has begun. That represents 4-5 years of noise, dust, and congestion (Lakeshore Road has been closed all week for 2 blocks between Pearl Street and Old Lakeshore Road due to the ongoing construction there) for all local residents.

Each of these construction projects, including those that are completed, those under development and those being proposed, have a tremendous negative impact on the lives of the local residents. To have so many within a few blocks of each other is extreme. To add yet another high-rise project in the same small area is unfathomable.

In addition, moving forward, with all the new residents moving into downtown Burlington, the traffic situation, which is already heavily congested, will become unbearable. The 2

major streets nearest to the construction projects (Brant Street and Lakeshore Road) are narrow roads (1 lane in each direction for many blocks). The streets around this proposed building (Caroline Street, Elizabeth Street, Maria Street and John Street) are also 1-lane roads and the majority of the area is single use residential homes. The Ontario "Site Plan Control Guide" calls for development plans to include details including access for vehicles. There is simply no room to expand any of the above noted streets, and yet this plan alone calls for 277 vehicle parking spaces.

Downtown Burlington was once considered a "hidden gem" and that is why we made a decision five years ago to move here. At that time, we enquired about all the developments that were underway and our concern in terms of future developments. We were told that the City was proceeding cautiously with further high-rise developments in the downtown core. This doesn't seem to be the case and in the five years that we have been here we have already noticed a significant change to the downtown core, particularly with regards to traffic and congestion.

While we understand that the population continues to grow and that Burlington needs to increase housing, we feel that more new developments like this will continue to have a negative impact to the downtown core. This development will completely change the dynamic of the area. There will be more people, more noise and more traffic congestion. we feel a more suitable location for any new high-rise development would be in the Plains Road and Fairview Street area. Not only would this provide easy access to both the QEW and GO Train, there are several commercial businesses in that area so development projects such as this wouldn't impact residential areas.

Up until a few years ago, the vast majority of residential structures in downtown Burlington were single family structures. In recent years, that has changed dramatically and is unfair to the existing residents. To continue that trend by approving the construction of the tallest high-rise yet, would significantly and negatively affect the lives of the vast majority of residents.

Overall, we feel that this amendment is not in the best interests of the residents of Burlington and we strongly recommend that this amendment not be approved. In fact, we strongly oppose any amendments to the existing proposal for a mid-rise building on this site.

Sincerely,



Sandra Wilson



John Martin Wilson

Maria Street,
Burlington, ON

Schneider, Jaclyn

From: Peter and
Sent: Tuesday, August 13, 2024 9:22 AM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am opposed to the above noted proposed development for the following reasons:

- Parking is already at a premium
- Existing heavy traffic would increase
- View of escarpment would be obstructed for the new high-rises on the lakeshore and the neighbouring high-rises
- Wind tunnel effect already created by high-rises in the area would increase
- Small town atmosphere in downtown core for walking and shopping would be lessened by another tall building

I respectfully suggest that City Planning seriously consider restricting high-rise developers to the hub areas, that is, the GO stations and highway access, and maintain our current beautiful lakeshore and residential and downtown core.

Mary Lou Utter

Jaclyn Schneider
Planner II – Development Community Planning
City of Burlington

Dear Jaclyn Schneider

We are writing to express our opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning By-law (DC-397) for 2030 Caroline St., which proposes a 28-storey mixed-use building and a 6 storey parking garage. We urge the City of Burlington to reject this application for the following reasons:

1. Before we purchased our Condominium in The Berkeley, we inquired about the plans for the parcel of land north of the Condominium on Caroline Street. We were informed that the plan was to provide office and medical space for the Downtown core. Considering the number of new homes (condominiums) planned for downtown we thought this was an excellent plan which would provide seriously needed medical services to the new residents. This original plan should be followed.
2. Can we assume that the Developer has paid the \$300,000 non-refundable payment since construction did not start on the original plan before March 24, 2020? If not, it is an indication of not wanting to follow the original plan.
3. We understand the responsibility the City of Burlington must provide new “homes” for Canadians as the need is great. However, if this share of new homes is supplied in a small area of the city, what impact will it have on the current infrastructure? Were the storm sewers, waste sewers and roadways originally designed to handle the increased demand as the number of high-rise buildings are added to the downtown core? Should current facilities not be capable of handling future demands after construction, the Developer will be gone and the costs to improve or upgrade to handle the increased demand will fall onto the Burlington Taxpayers.
4. Parking for our guests is already an issue and will be aggravated by increased demand from a new high-rise condominium.
5. Traffic, at certain times, is a real issue. Some days now taking 15 minutes to get from Maria Street to the QEW on ramp. What will be the impact of 300 or more vehicles, in the downtown core, from this new development, have on these traffic issues?
6. We understand that the proposed new building is on a major flood plan hazard. How does your planning deal with this issue? Our parking spot, in The Berkeley, is under the proposed six storey Garage. Cracks are already showing in the wall in front of our parking spot. When it rains water flows through these cracks into the garage. A very serious situation as you know how corrosive water can be over time. What impact does this have on your planning for any new construction in this area?
7. We are also concerned about the impact a large 28 storey building will have on the wind flow around The Berkeley. Many residents have noticed an increase in the severity of the wind on their balconies since the construction of the Condominium at James, John and Brant Streets. We think a 28 storey building, in relation to all the buildings surrounding this proposed development, is much too high. The original

plan should be accepted. Each development in downtown Burlington seems to be ever higher!

Michael And Doreen Smith

Maria Street,
Burlington, ON

Schneider, Jaclyn

From: Michael Prescott
Sent: Saturday, August 3, 2024 9:39 AM
To: Schneider, Jaclyn
Subject: Monstrosity on Caroline

Follow Up Flag: Follow up
Flag Status: Flagged

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Are you out of your mind? Burlington is not accepting any further congestion. Doug was supposed to restore our Municipal Planning Rights, not hold us ransom for Socialist development quotas. Our infrastructure is jammed. Until you solve that problem, do not even dream of another God Ugly tower anywhere close to downtown. How do you not know this? You do remember that you work for us right? We pay your salary Jaclyn. Please Smarten Up and respect our Burlington Suburbs. If you say NIMBY...yes it is our backyard and you damnwell better respect that fact. My family here since 1905, and they didn't make the sacrifices they have to allow liberal scum to exploit our hometown. We sacrificed and commuted so our kids could grow up in neighbourhoods, not complexes. You really need to respect that fact. If you are confused by any of this, don't be surprised at what happens if they try to build.

Michael Prescott
Former Burlington Director
Halton PC's

Schneider, Jaclyn

From: Nicola Thomson
Sent: Wednesday, August 14, 2024 7:38 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street
Attachments: 8-Land-Use-Urban-Area-Working-Version.pdf; ATT00001.txt

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Jaclyn: I wish to voice my objection to any amendment to the Official Plan and Zoning for the property located at 2030 Caroline Street.

Currently there are 96 condos for sale in Burlington with

<https://www.burlington.ca/en/planning-and-development/resources/Official-Plan/8-Land-Use-Urban-Area-Working-Version.pdf>

Schneider, Jaclyn

From: Nicola Thomson
Sent: Thursday, August 15, 2024 5:56 AM
To: Schneider, Jaclyn
Subject: Fwd: 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone

Begin forwarded message:

From: Nicola Thomson
Date: August 14, 2024 at 5:38:56 PM EDT
To: lisa.kearns@burlington.ca
Cc: jaclyn.scheider@burlington.ca, Don Cooke
Subject: 2030 Caroline Street

I would like to voice my concern over the application to amend the Official Plan and Zoning for the property at 2030 Caroline Street. As I understand it that property falls under 8.1.1(3.9.2) Site Specific Policies section of the Official Plan.

8.1.1(3.9.2) SITE-SPECIFIC POLICIES

Block comprising 2030 Caroline Street, 510 Elizabeth Street and 2025 Maria Street:

Notwithstanding Sections 8.1.1(3.9.1) (b) and (c) of this Plan, the properties located at 2030 Caroline Street, 510 Elizabeth Street and 2025 Maria Street, in keeping with the intent of the precinct, *shall* contain, in the *mid-rise buildings* located at 2030 Caroline Street and 510 Elizabeth Street, a substantial floor area of office *development* and publicly-accessible parking commensurate with the *development* of a **17 storey residential building** at 2025 Maria Street and *mid-rise buildings* on the block. A minimum of five storeys of office *development* in the northern *mid-rise building* at 2030 Caroline Street and a minimum of five storeys of publicly accessible parking in the central *mid-rise building* at 510 Elizabeth Street, or equivalent amount of office *development* and publicly-accessible parking provided on the block, will be considered substantial.

Currently there are 96 resale condos on the market plus the many approved developments in downtown Burlington. There will be a glut of unaffordable condos in this area. Our current infrastructure with regards to transportation and roads is insufficient to warrant an amendment for this building.

Please record my concern and keep me apprised of meetings and further proceedings.

Many thanks.

Nicola Thomson
Maria Street
Burlington, Ontario

Schneider, Jaclyn

From: Nicole Vanderee
Sent: Wednesday, July 24, 2024 4:14 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline St Application.

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am opposed to the proposed 28!! Story building at this address. I have not yet seen any plan to address the lacking infrastructure to go along with this plan for high density building in the core. The traffic situation through the core is a nightmare already and adding 300+ more addresses is only going to add to it. It's dangerous even riding a bike in this area as evidenced by the ghost bike that stands vigil by the QEW underpass. Please do not destroy all that has made Burlington such a wonderful place to live by packing people in like sardines.

Thank you

Nicole Vanderee

Allview Ave

Burlington

Sent from my iPhone

Schneider, Jaclyn

From: Oliver Parker
Sent: Tuesday, July 23, 2024 12:36 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I'm writing to submit a comment on the proposed 28-story development at 2030 Caroline Street. I am a resident of Ward 2 and very much in support of this proposal and think the development is much needed for the neighbourhood being downtown and close to many amenities and good transit connections via the bus terminal. I welcome this development proposal as a neighbour just a few blocks away down Caroline Street and think the height and density is exactly what is required for a growing downtown urban core of Burlington.

My only wish for this development is for the number of parking spots to be reduced as the parking-unit ratio of 227 spots to 302 residential units is rather high for the walkability of the neighborhood, the site's proximity to the BT bus terminal just south on the block and a city parking lot directly opposite at 2019 Caroline Street.

Additionally, the reduction of parking spots would improve the affordability of units in the building as a five-story parking garage would be extremely costly to build and maintain which are then incorporated into unit sale prices. If we care about affordable housing we should seek to cut parking spots from developments which also saves the city money from reduced road maintenance and increased ridership of transit. This reduction of parking would also reflect the city's stated priorities of reducing parking minimums which are forthcoming along Fairview and Plains Road as part of the MTSA and high-frequency transit corridor in the soon to be proposed zoning by-law amendment. Additionally, this would continue the transition of the downtown towards a future that is evolved from car-centric design which is continuing to fail local residents with traffic and dangers to pedestrians, cyclists, and transit users.

I look forward to city council and my councillor Lisa Kearns supporting this proposal and a quick approval at the Planning and Development Committee.

Thank you for your time.

--

Regards,

Oliver Parker

Schneider, Jaclyn

From: Pamela Makinson
Sent: Friday, September 6, 2024 3:52 PM
To: Schneider, Jaclyn
Subject: Caroline street project

Follow Up Flag: Follow up
Flag Status: Flagged

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About the 2030 Caroline Street project...horrible idea, traffic downtown is only going to get worse if this development proceeds. But the worst part? What about rentals? Why MORE condos? We are in the middle of a HUGE housing crisis! We need more low to middle income rental housing.

A large percentage of our population can NOT afford condos. We NEED MORE rentals!!

Schneider, Jaclyn

From:
Sent: Friday, August 2, 2024 8:54 AM
To: Schneider, Jaclyn
Subject: File: 520-08/24 & 505-03/24
[https://url.ca.m.mimecastprotect.com/s/no1BCANZVquNx950CGfJuGACWT?
domain=burlington.ca](https://url.ca.m.mimecastprotect.com/s/no1BCANZVquNx950CGfJuGACWT?domain=burlington.ca)

Follow Up Flag: Follow up
Flag Status: Flagged

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This email is in response to the CoB notice of application submission for Official Plan Amendment for 2030 Caroline Street

My comments are as follows:

1. The 6 storey above grade parking structure should be converted to office or large format retail space. We don't need to allocated precious above grade space for inert automobiles. Above grade space should be allocated to human endeavours.
2. Bury the 6 stories currently allocated to parking
3. Ensure some of the 28 story tower is allocated to retail/office/commercial to prevent downtown from becoming un-walkable

Respectfully

Paul Pierre

Schneider, Jaclyn

From: Penny Hersh
Sent: Saturday, August 3, 2024 5:27 PM
To: Schneider, Jaclyn
Subject: Proposed development by Carriage Gate - 2030 Caroline Street

Follow Up Flag: Follow up
Flag Status: Completed

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

Good morning,

I have a few questions concerning this proposed development that I hope you can answer.

The 6 level above ground parking garage. Who owns this garage and will it be open to the public? If yes, who would set the price of parking in this structure?

Or is the parking garage for the condominium building that has 302 units with only 2 levels of underground parking going to use this as overflow parking space for the unit owners?

Thank you

Penny Hersh
Burlington Ontario

Maria Street
Burlington, ON
August 9, 2024

RE: 2030 Caroline Street Proposal

We are original owners of the Berkeley and couldn't wait to move in. We were very impressed with the finishes and quality of build and the three main reasons we wanted to move into this building were LOCATION, reputation of the builder and the fact that a parking garage and medical unit were going to be built adjacent to the Berkeley. We expected the parking garage would provide for visitor parking for any guests visiting and the medical facility would provide easy access for health care as we grow older.

We love living in downtown Burlington. When we decided we wanted a little more space than our original condo, in 2021 we bought another unit on the Northwest facing corner of the building. We chose this location because we would be above the eight-storey medical building and would have a clear view looking north of the Niagara escarpment and the Skyway Bridge/Hamilton harbour to the west. We paid a premium price for our new unit because of the beautiful views. At that time we believed the builder, Carriage Gate, was going to keep their word/agreement with the City of Burlington to complete the next stage of their development of the land adjacent the Berkeley in the near future to become an eight story medical building and a six story parking garage.

You can image how we now feel learning of the change in plans of the builder to now build a 28 story condo with a parking garage that is exclusively going to be used for the residents of this proposed building.

To us it doesn't matter if it's 20, 28 or 40 stories. This building will reduce the marketability and value of our unit and in fact affect the value of all units in the building.

More importantly, this proposed building will drastically affect our quality of life. We will not be able to sit on our balcony to enjoy the sunsets over the escarpment, as we would be looking directly at 100 other people facing us! There will be NO privacy for anyone facing this proposed 28-storey building. We will have to keep our blinds, on the north side of our unit, closed all the time, as it will be like living in a fishbowl!

The traffic on John Street is going to be unmanageable for our residents, as well as other businesses and residential units on John, Caroline, Maria and Elizabeth Streets.

We trusted the builder to fulfil all commitments promised when we bought the initial unit and our current unit. We would not have purchased our Northwest facing unit if we knew the eight-storey medical unit was not going to be built but rather a 28-storey condominium.

Therefore, we believe this 28-storey condo should NOT be approved by the City of Burlington to be built. The builder should live up to his original agreement with the city to build the medical building and a parking garage. Both of which will provide the city and its residents with valuable and needed services.

Ray Coates and Alanna Kinsman

Schneider, Jaclyn

From: Richard Sims
Sent: Wednesday, July 24, 2024 1:02 PM
To: Schneider, Jaclyn
Subject: Opposition to Proposed Condominium at 2030 Caroline Street, Burlington, ON

Follow Up Flag: Follow up
Flag Status: Flagged

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

Jaclyn Schneider

City Building Department

PO Box 5013 – 426 Brant St

Burlington, ON, L7R 3Z6

Subject: Opposition to Proposed Condominium at 2030 Caroline Street, Burlington

Dear Ms. Schneider,

We are writing to express our strong opposition to the [proposed construction of a condominium at 2030 Caroline Street in Burlington, Ontario](#). While we fully recognize the need for urban development in Burlington, we believe this particular address/location is unsuitable for a myriad reasons.

Impact on Local Traffic and Infrastructure: The area surrounding 2030 Caroline Street is already experiencing significant traffic congestion, particularly during peak hours and specifically when accidents occur on either the east OR westbound QEW. When highway congestion occurs, Caroline Street and surrounding roads become parking lots throughout the downtown core. During these times, it is near impossible to exit our residence via automobile for hours. This is within a city with a population just over 200,000.

Furthermore, it is often forgotten that Brant Street, the main thoroughfare from the lakeshore to the QEW, is limited to two (2) lanes of traffic for the most part. Adding another high-density residential building in this area will exacerbate these conditions, leading to longer commute times and increased stress on local infrastructure. Studies have shown that

high-density developments can lead to increased traffic congestion and strain on public services, including roads and public transportation systems unless rectified immediately.

Environmental Concerns: The construction and operation of a large condominium complex could have adverse effects on the local environment. Increased pollution from construction activities, higher energy consumption, and greater waste generation are significant concerns. Additionally, potential damage to local wildlife habitats cannot be overlooked (i.e. “Rambo Creek” that runs parallel to Brant Street, one block east and down to Lake Ontario).

Community Character and Aesthetics: The proposed development is inconsistent with the current character of the street and surrounding neighbourhood, which primarily consists of low-rise residential buildings and small businesses. Introducing yet another high-rise condominium would further alter the aesthetic and cultural fabric of the area, potentially diminishing the unique charm that attracts both residents and visitors. At the risk of using the rallying cry for the “NIMBY” crowd, preserving the community’s [historical character](#) is vital for maintaining property values and the overall quality of life for current residents.

For us, there are certain issues with high-rises being built in well-established neighbourhoods. The biggest isn't a problem with high-rises themselves, but how in some cities the ratio of high-rises to mid-rises (or in our case, low-rises) is higher than it should be. This is in part because cities allow developers to create multifamily housing of any kind on such a *small* pieces of land, so they have to maximize development on places where density is legal. That in turn gives us very "spotty" development patterns, with 25, 30, 50-story towers next to 3-story buildings or parking lots.

Potential for Increased Noise and Pollution: We have personally witnessed (i.e. [Berkeley Condos](#), [Gallery Condos + Lofts](#)) construction activities in recent years (we won't comment on the nearly 1,000 units behind our home proposed as the [Brant Plaza Condos](#) just yet), which resulted in higher noise levels and pollution, affecting the health and well-being of local residents. Noise pollution, in particular, has been linked to various health issues, including sleep disturbances, cardiovascular problems, and reduced cognitive function in children.

Insufficient Infrastructure and Services: Current infrastructure and public services in the area may not be sufficient to support a large influx of new residents. [Schools](#), healthcare facilities, and recreational amenities are already operating at or near capacity. Without significant upgrades, these services could become overwhelmed, negatively impacting the quality of life for both new and existing residents.

Lastly, high-rises are also more expensive per square foot, so it's harder to achieve affordability in general, let alone in this particular area.

In light of these concerns, we urge the City to reject the application of the condominium project at 2030 Caroline Street. We believe it is crucial to prioritize sustainable and community-focused development that aligns with the Downtown Burlington's existing character and overall needs of our city.

We trust that you will consider the views and concerns of the residents in making your decision.

Sincerely,

Richard Sims and Jessica Lovett

Caroline Street
Burlington, Ontario,

Schneider, Jaclyn

From: dianeandross
Sent: Sunday, August 11, 2024 2:29 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Jaclyn.

I'm responding to the City of Burlington's request for feedback on the proposal for 2030 Caroline Street. My visual perspective on the development is from the north-east corner of a 10th floor unit of the Berkeley that my wife and I have owned and occupied since February 2019.

Overview:

I'm disappointed with both the change of use and the excessive change in height. While I am unhappy with the impact on our sightline, which is very different from what was proposed and we reasonably expected when we bought, I am just as concerned about the process, specifically how and when the changes were made. I understand the City was onside with the eight story office and six story garage components of the initial proposal, and I'm confident the City did everything in their limited power to hold the developer to account. It is more than disappointing, however, to think that a developer can pitch something the City supports happening, yet know that they can walk away from whatever part of the project they really don't want to build, then with the likely support of the Province, change the proposal to suit their current interests - which could even be what they had planned to build all along. I would be happy to see the property developed as it was originally proposed, although given the precedent of recent OLT rulings, I'm preparing myself to accept, begrudgingly, that the use and height changes proposed for 2030 Caroline will eventually be approved. I think, however, there are still issues that warrant further scrutiny.

Activity Deck/ Outdoor Amenity:

I'm very concerned that the proposed 2030 Caroline green roof includes a large activity deck, currently described as an outdoor amenity. I don't have access to all the details but I'm guessing the originally proposed green roof would have been inaccessible, other than for maintenance, whereas the current proposal includes an area that appears to be designed for the exclusive recreational use of the new 2030 Caroline condo residents. An active and potentially noisy space, including four outdoor cooking stations, adjacent to the north face of our building could seriously compromise the peace and quiet of existing Berkeley residents. In fact, as designed in the pre-submission proposal, the proposed Caroline outdoor amenity would extend right up to the existing Berkeley 7th floor balcony and its indoor amenity which would run afoul of at least the spirit of the recommended minimum distance between developments.

I note the initial proposal has been revised to incorporate what appears to be a true green roof buffer between the Berkeley and the Caroline outdoor amenity. It includes 14 deciduous trees, 4 coniferous trees, and 21 large flowering shrubs, all contained within a mixed planting bed separated from the outdoor amenity by a raised concrete planter wall. The Caroline outdoor amenity still intrudes well into the recommended 25 metre distance between developments although I suspect that recommendation only applies to the distance between the towers. Even so, I acknowledge the revised roof plan is at least a move in the right direction but it will only have value if - the green roof buffer is built to be inaccessible other than by maintenance staff, and if it actually incorporates the raised planter wall and all of the planting elements proposed on the drawing. Given our recent history with the principals of this

development, I urge the City to be wary of what looks good on paper, and to use every tool in its power to hold this developer to account, ensuring that the green roof will be built as proposed and that a covenant will be in place to ensure it will be professionally maintained.

Complementary Design:

Something often ignored in new developments but I think worth exploring further too is whether, and to what extent, the design features of the 2030 Caroline development will reflect those of the Berkeley and other nearby buildings. It's hard to judge from the renderings. Good architecture should strive to be unique and innovative but at the same time complement the existing environment by respecting the elements of the surrounding neighbourhood - especially of the building to which it will be attached.

Tower Floor Outline:

Just a small technical error I hope, or maybe I'm not reading the drawings correctly, but the Tower Floor Outline on most of the drawings indicates two different footprints, one of which is larger and inconsistent with what I expect is the correct designation of the Tower Floor Outline as shown on drawings A100 and A107.

Thank you City of Burlington for the opportunity to provide comments. I look forward to reviewing updates as they become available.

Regards,

Ross Moore
Maria Street
Burlington ON

Schneider, Jaclyn

From:
Sent: Monday, August 26, 2024 9:01 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline St

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jaclyn, I attended the town hall meeting hosted by our councillor Lisa KEARNS on August 26.

I would like to register my opposition to the proposed 28 story condo tower proposed by the developer. The original 2010 plan was for an eight story medical building and an above ground public / private parking garage.

Downtown Burlington needs a medical centre and not another giant condo tower.

Traffic is already a nightmare and the addition of 320 units on such a small space would make things even worse.

Additionally the traffic problems would begin with construction let alone upon completion.

I would estimate tonight's meeting turnout to be over 100 people. Not one was in favour of the condo tower.

I hope you will do what is required to force the developer to stick with the original, 2010 submitted plan and not with this new extremely tall condo tower.

Sincerely,

Sally Cooper

Crosby Avenue

Burlington

Sent from my iPhone

Schneider, Jaclyn

From: Soumaya Baker
Sent: Tuesday, July 23, 2024 9:31 PM
To: Schneider, Jaclyn
Subject: Development at Caroline st

Follow Up Flag: Follow up
Flag Status: Flagged

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I oppose this development! As it is Downtown Burlington is congested and parking is a nightmare! There are several developments already in the area creating an urban jungle and taking away from downtown charm!
Sent from my iPhone

Schneider, Jaclyn

From: susan Kotur
Sent: Saturday, August 10, 2024 6:05 PM
To: Schneider, Jaclyn
Cc: Kearns, Lisa
Subject: 2030 Caroline St

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jaclyn

We are writing to you in protest of the proposed 28 story condo tower at 2030 Caroline St.

We reside directly across the street at Elizabeth St. It was our understanding that a medical building would inhabit that spot.

A 28 story condo in that spot will increase traffic congestion in the area. The surrounding streets are all single lane, gridlocked at rush hour each day and those times when traffic is diverted from the QEW.

There is not adequate parking to support this proposed structure. Our private visitor parking is already being used without our consent by people visiting or working at the Berkeley.

The site is and has been an eye sore for years. Elizabeth St at Caroline is cracked, pot holed, uneven and difficult to walk on. It seems our property tax does not include road repair and maintenance. In addition this unsightly area is negatively affecting our property value

Infrastructure should be looked at prior to granting access to the property by developers who do not have the best interest of the community in mind. It seems that the cart is being put before the horse. It's all about profit with no regard for the consequences

We see gridlock and congestion, wind tunnels and absence of sunlight in the future. Burlington is losing its small town charm and is going to look like another Liberty Village.

Poor management and leadership are apparent. The voices of those living in the community are ignored.

We are not opposed to growth as long as it is well planned and sustainable.

Sincerely,
Susan and Michael Kotur

Schneider, Jaclyn

From: Susan Vickell
Sent: Friday, August 9, 2024 11:33 AM
To: Schneider, Jaclyn
Subject: Proposal for 2030 Caroline St.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Jaclyn,

As a senior citizen residing in the proposal area I wholeheartedly oppose this proposal. As it is there are far too many huge condo developments going up in such a concentrated area. I live in an apartment near the proposed building and if such a building is built I will get very little sun in my window on that side and I am losing much of the sun on the other side as another huge condo is in the process of being constructed on my other side.

All these condo's are ruining our beautiful downtown. Soon we will be living in a city like Toronto or Vancouver, over populated and unaffordable.

Please don't let them build at least one condo.

Thank you for your time and consideration.

Susan Vickell Pearl Street.

Sent from my iPhone

Schneider, Jaclyn

From: Terrance Glover
Sent: Tuesday, July 23, 2024 9:49 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline St - comments

Follow Up Flag: Follow up
Flag Status: Flagged

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While 28 storeys is a large contrast, I feel that a 14-16 storey building would better suit the site and adjacent neighbourhood. It provides a transition to the Brant Street corridor, as well as an edge to the low density existing neighbourhood.

The use should visually transition from its peak, to a lower stepped or skirted level abutting the east side of the lot.

As for parking, reduced parking is appropriate due to significant bus transit in the area, as well as walkability.

Office uses are not very desirable in today's post Covid market, and therefore office could be eliminated.

I would however require 1st storey commercial uses with layby parking to help with the neighbourhood interaction

PLEASE REMOVE my personal info for public release.

Citizen:
Terrance Glover
Spring Gardens Road
Burlington

Schneider, Jaclyn

From:
Sent: Wednesday, August 7, 2024 12:48 PM
To: Schneider, Jaclyn
Subject: Planning Application Carriage GAte Homes File: 520-08/24
https://url.ca.m.mimecastprotect.com/s/0q0_CxnM3qh1noXQi8fWuyXjd2?domain=burlington.ca

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning

I am a resident of Pearl Street and received a notice of Application for the above file and would like to express my concerns in this regard.

This application was originally for 2–4 storeys to a maximum of 8-storeys and 29m, which is probably in line with the surrounding area, how is it possible that this has now been increased to 28-storeys! The residents in the high-rise next to the site (which I believe is also one of Carriage Homes developments) will be affected by losing a good portion of their natural light and will have to put up with the dirt and noise from the construction site as well as lose a lot of their privacy while this goes on if passed.

How would another 307 units affect the already struggling infra-structure of the area, i.e., schools, doctors, hospitals etc. as well as the fact that if for example the 307 units may each have 2 cars which would equate to 614 more vehicles on the road with only 277 spaces allocated for this building and would there be enough school spaces.

The problems we as residents are experiencing at present is congestion on the main roads and side streets, especially on Brant and Caroline streets during the week and even more so on weekends, already, there is a lack of parking spaces in the Lions Park parking lot area and the street parking in the surrounding areas; construction workers are taking up a number of spaces, not to mention the litter left behind in the parking area and park.

The next concern is the noise pollution, we already must put up with continuous hammering, drilling, and banging from early morning until evening from the construction sites on New Street and James and another site further down, as well as the dust and dirt in our apartments, I know this may sound trivial but try living with this each day.

I'm wondering if it is worth sending in this email, as I believe the person making the application from Carriage Gate Homes is also the President of the Hamilton-Halton Home Builders Association, so, I'm not sure how much weight the residents of this area will have in this regard?

Thank you for your time.

Sincerely

The Occupant

Schneider, Jaclyn

From: Terri Viola-Wilson
Sent: Sunday, July 28, 2024 3:27 PM
To: Schneider, Jaclyn
Subject: Planning App for 2030 Caroline Street File 520-08/24 & 505-03/24

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Jaclyn,

I hope this email finds you well.

Moving forward with another highrise condo building in the downtown area would be a huge mistake for the following reasons:

- due to grid-lock on the highways and main roads, people are diverting to roads like Caroline and New, trying to get around more quickly but instead, creating grid-lock in the downtown core
- our infrastructure is not prepared for even more vehicle traffic as most roads are only two lanes in the downtown core
- there are many schools in the area and you are increasing the chances of children being hit and either severely injured or killed, as you increase the population and therefore number of drivers
- there are too many pedestrians reporting near-misses by automobiles as the drivers ignore stop signs (example: 4-way stop at Caroline and John is visible from our apartment and we regularly see people blow through the stop signs, ignoring pedestrians, kids on bikes, etc.)

If there must be another building, please keep it within the existing guidelines of no more than 8 storeys.

Sincerely,
Trevor Wilson and Terri Viola-Wilson
Elizabeth Street

Schneider, Jaclyn

From: Thurman, Dania
Sent: Thursday, August 29, 2024 3:47 PM
To: Patel, Umesh; Kearns, Lisa
Cc: Schneider, Jaclyn
Subject: RE: 2030 Caroline

Follow Up Flag: Follow up
Flag Status: Completed

Hi Umesh,

Thank you for your email, taking time to share your feedback with Cllr. Kearns. Cllr. Kearns has read your email and wanted to ensure it was shared with the planner for this file, Jaclyn Schneider. I have copied her for convenience, and she can confirm that she has received your comments.

To stay up to date on this development, please visit <https://www.burlington.ca/en/news/current-development-projects/inaria-burlington-inc-2030-caroline-street.aspx>. You can even sign up for updates through this page.

Dania Thurman

Councillor Administrator & Community Liaison Ward 2 City of Burlington & Region of Halton

P. 905 335 7600, ext 7368 | E. дания.thurman@burlington.ca
Address 426 Brant Street, P.O. Box 5013
Burlington, Ontario L7R 3Z6
City of Burlington | burlington.ca/ward2

Our working hours may be different. You are not obligated to reply outside of your typical working hours.

We're here to help, please be respectful. The City of Burlington does not tolerate violence, harassment, threats, or aggressive behavior.



 Please consider the environment before printing this e-mail

STAY Connected – [SUBSCRIBE to the WARD 2 Newsletter](#)



From: Patel, Umesh
Sent: Tuesday, August 27, 2024 7:20 AM
To: Kearns, Lisa <Lisa.Kearns@burlington.ca>

Cc:

Subject: 2030 Caroline

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

Dear Lisa,

I want to express my gratitude for the informative community meeting you hosted and facilitated on last night regarding the proposed development at 2030 Caroline. Your expertise and candidness were integral to fostering a transparent and productive discussion.

As a vigilant resident, I greatly appreciate the diligence you've shown in involving our community throughout this process. Your unwavering commitment to ensuring residents remain well-informed is commendable and essential for the betterment of our community.

Despite recognizing the potential advantages of this proposed development, I must underscore the significant concerns that I and many fellow residents share. It's imperative that the already overburdened infrastructure within our neighborhood is given the utmost consideration. Any future development must have a solid plan to address and mitigate existing issues.

Furthermore, the developer's history of renegeing on their commitments must not be taken lightly. The credibility and trustworthiness of those involved in a project of this scale cannot be overlooked. We must hold developers accountable for their promises and scrutinize their past actions when evaluating proposals.

In light of these pressing concerns, I implore you to take decisive action and prioritize the long-term wellbeing of our community. We must set a higher standard for those seeking to develop within our city and demand firm commitments to our residents' quality of life.

Thank you again for your dedication and service to our community. I look forward to your continued engagement and action on this and other matters that impact the lives of our residents.

Sincerely,

Umesh J Patel

Emerald Street

Umesh J. Patel (He/Him) |

Schneider, Jaclyn

From: Wayne
Sent: Friday, July 26, 2024 8:03 AM
To: Schneider, Jaclyn
Subject: File: 520-08/24 & 505-03/24

Follow Up Flag: Follow up
Flag Status: Flagged

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

How's it going?

Hope this email finds you well

I've recently received an application feedback report asking for feedback from surrounding residents based on the proposed Goliath of an apartment building that's being purposed on this application.

I'll start off by saying you had to expect the feedback to be horrendous...

Our downtown core is already packed to the max and the roads can barely withstand the beatings without doing half assed construction on these roads once every other year.

Yet somehow city councilors and planners seem to think adding more infrastructure to an already stretched thin city in the the downtown core is a genius idea.

Anything to pad the coffers of the rich In this city I guess.

Not sure if you guys in the "planning" department have looked to other bigger cities across Canada but Halifax is literally at a stand still because of the over zealous building projects they've taken on from 25+ storey highrises to event buildings.

The downtown core out there is literally at a stand still and the locals are furious.

So let's definitely take on a 3-5 year project in which a vital commuting road through downtown gets stripped and closed so we can build 300 Airbnb units in a city that has no tourism

Was this even considered to be built in northern Burlington?

This city keeps stuffing the downtown core trying to be like Toronto for some dumb reason and they keep neglecting the whole other 20 km of Burlington in any direction...

Here's a crazy thought... Let's make public transportation actually worth it in this city. Let's make the roads bigger and able to support this unrealistic growth you've set out as a city to do.

Schneider, Jaclyn

From: Zen Drozd
Sent: Friday, August 9, 2024 11:07 PM
To: Schneider, Jaclyn
Subject: 2030 Caroline Street
Attachments: 20240809_222730.jpg; 20240809_222549.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

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

To:

Jaclyn Schneider
Planner on File

We strongly object to the proposal made by Carriage Gate Homes on behalf of Inaria Burlington Incorporated.

We purchased unit at The Berkeley from the builder at a premium price with an understanding (made by the builder and Davies Condo Real Estate Ltd) that a medical center and parking garage would be built on the proposed site. We, as retired seniors, made our decision based on that understanding. Carriage Gate should be held responsible to build what they promised.

Attached are photos from the original sales brochure showing what we were told the builder would put up in the future.

Respectfully submitted,

Zen and Kathy Drozd

The Berkeley





CAROLINE STREET

ELIZABETH STREET

MARIA STREET

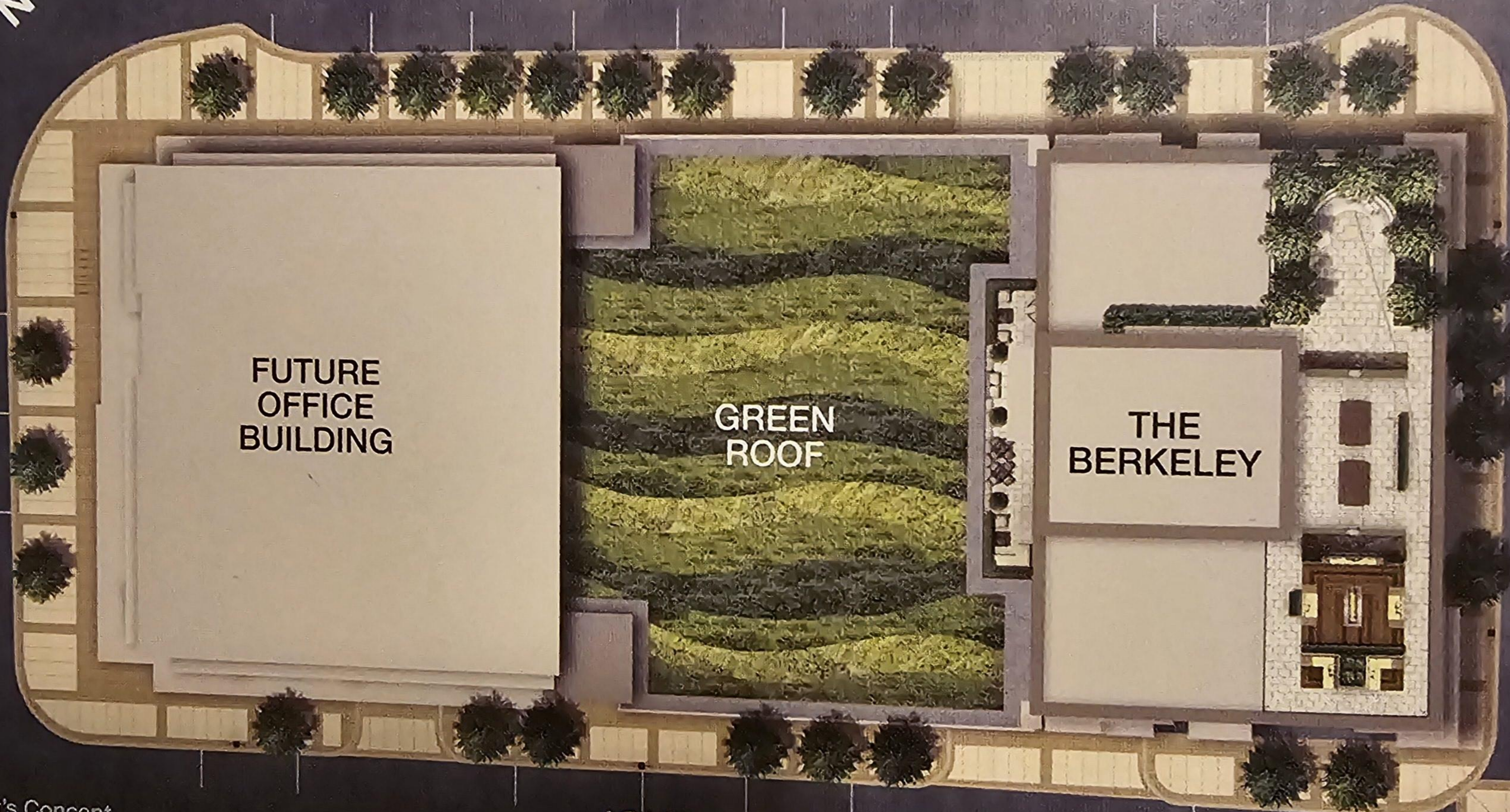
FUTURE
OFFICE
BUILDING

GREEN
ROOF

THE
BERKELEY

JOHN STREET

Artist's Concept



PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg. 1 of 25

WARD TWO (2) CONCERNED CITIZENS

Last Name	First Name	Address	Email	Cell	Date	Comments
HERRINGE	Jodi John	EMERALD CRES			8/8/24	
O'BRIEN	SHEILA	EMERALD CRES.			8/8/24	
Keech	Steve	Emerald CRES			8/8/24	
Hardu		Emerald cres.				
MACLEOD	KEN	EMERALD				
MACLEOD	LIZ	"				
Amodio	Alex	S. HERBERTSON				EMER. CRES.
Amodio	Sandy	Emerald cres				
Amodio	Carmen	Emerald cres				
WHISKIN	ALAN	Emerald cres				
WHISKIN	CAROLYN	Emerald CRES				
HARRISON	ANNA	WELLINGTON AVE				
Harrison	mitch	Wellington Ave				
Clarke	Leanne	Emerald St				
ONEY	IAN	EMERALD ST				

2030 Caroline St. Opposition Petition:

pg 2 of 25

We, the residents and neighbours surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affix our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
8/8/24	FERN McANDREW	CAROLINE			F. McAndrew
8/8/24	Constance Hall	Caroline			C. Hall
8/8/24	JAN SREZIALA	CAROLINE			J. Sreziala
8/8/24	Shirley Tkaczyk	Caroline			S. Tkaczyk
8/8/24	NANCY SCOTT	Caroline St			N. Scott
	GENE WASIK	CAROLINE			G. Wasik
8-8-24	Eugenia Bozjo	Caroline			E. Bozjo
8-8-24	John Reynolds	Caroline			J. Reynolds
8-8-24	Jenettan Borey	Emerald Cres			J. Borey
8-8-24	Laura Hendrie	Emerald Cres.			L. Hendrie
8/8/24	DAVE DATANS	SENECAVILLE			D. Datan

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 4 of 25

WARD TWO (2) CONCERNED CITIZENS

			SIGNATURE			Date: August 2024
Last Name	First Name	Address	Home Phone	Work Phone	Cell	Email
CUNNINGHAM	BILL	EMERALD CRES.				
CUNNINGHAM	SUE	Emerald Cres				
ANDERSON	KATHY	CAROLINE ST.				
HARRISON	JASON	" "				
THOMPSON	DONNA	NEW ST.				
THOMPSON	JOHN	" "				
WYNGFIELD	ANNE	CAROLINE ST				
WYNGFIELD	ROBERT	" "				
RUKAVINA	MARIAN	CAROLINE ST				
HART	LUCY	CAROLINE ST				
Kimblad	Andrew	Caroline St				
McClements	Carly	Caroline St				
Zurini	Conrad	? Caroline				
Nichols	Andrea	Caroline				
SNOWS	TRALIS	CAROLINE				
PARTINGTAN	NATHAN	Caroline				
Miller	Dave	Caroline St.				
Wellens	Stephanie	Pearl St.				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 5 of 25

WARD TWO (2) CONCERNED CITIZENS

Last Name	First Name	Address	Home Phone	Work Phone	Cell	Date: August 2024	Email
1. BURT	CORRIE	[REDACTED]	ELIZABETH ST.				
2. BURT	BARBARA	[REDACTED]	ELIZABETH ST.				
3. MCCORMICK	TERRY	[REDACTED]	ELIZABETH ST.				
4. MCCORMICK	DIANE	[REDACTED]	ELIZABETH ST.				
5. BEKER	GAIL	[REDACTED]	ELIZABETH ST				
6	NORMA MORLEY	[REDACTED]	E Elizabeth St				
7	Veprytskyi Pavel	[REDACTED]	Spadina avenue Toronto				
8	Hather Nancy	[REDACTED]	Maria St.?				
9	RAJESH KUMAR	CAMPAGNON	Burlington				
10	Varanesi James	[REDACTED]	Pearl St				
11	Varanesi Emily	[REDACTED]	nl				
12	Ruth Mallin	[REDACTED]	Elizabeth St				
13	M. Messinger	[REDACTED]	Alfred Cres. Burlington				
14	YAMADA Leanne	[REDACTED]	McBean Ave.				
15	Yamada Hideki	[REDACTED]	McBean Ave.				
16	Agostinho Bonnie	[REDACTED]	Pearl St.				
17	Agostinho Carl	[REDACTED]	Pearl St.				
18	LAIDLAW CINDY	[REDACTED]	JENNY AVE.				
19	Rosenthal Pat	[REDACTED]	Pearl St.				
20	Rosenthal TOM	[REDACTED]	Pearl St.				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 6 of 25

WARD TWO (2) CONCERNED CITIZENS

			SIGNATURE			Date: August 2024
Last Name	First Name	Address	Home Phone	Work Phone	Cell	Email
FORANI	Sheila	Maria St.				
GIBSON	DAVID	PEARL ST				
WAUGH	PETER	PEARL				
DAY	GARY	PEARL ST				
HUTCHINGS	KENT	Pearl St.				
BURGON	MARI	Pearl St				
GILLESPIE	KIRK	MARYMA				
RAYWORTH	JENNIFER	CAROLINE ST.				
OLIVER	Stephane	Caroline St.				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 7 of 25

WARD TWO (2) CONCERNED CITIZENS

Last Name	First Name	Address	Home Phone	Work Phone	Cell	Date: August 2024	Email
1	THOMSON	ANGELA	Elizabeth				
2	Thomson	Andrew	"				
3	Diane	Regan	ELIZABETH				
4	Regan	Chris	ELIZABETH				
5	THOMSON	NICOLA	MARIA				
6	NICHOLSON	ROSALBA	Elizabeth				
7	NICHOLSON	STEVE	ELIZABETH				
8	KOTUR	Susan	Elizabeth				
9	KOTUR	Mike	Elizabeth				
10	Osborne	Antonella	Maria St.				
11	Osborne	Steve	Maria St.				
12	Marieje	Joanne	Beal St				
13	Fraser	Nancy	Elizabeth St.				
14	BESASPARIS	DALIA	Maria St.				
15	RYMAL	CLAUDIA	Carlisle Rd.				
16	Jewitt	Lianne	Maria Street				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 8 of 25

WARD TWO (2) CONCERNED CITIZENS

	Last Name	First Name	Address	Home Phone	Work Phone	Cell	Date: August 2024
							Email
1	Leonard	Diane		ELIZABETH ST			
2	Alyssa	Syer		Elizabeth st			
3	Jon	Rimmz		ELIZABETH ST			
4	Jean	Shelmlan		Roulet St			
5	Alice	Uvery		Pearl St			
6	Rina	Rizza		MARIA ST			
7	DEAN	BAYLER		MARIA ST			
8	DENNIS	JEWITT		" "			
9	REKHA	VYAS		Pearl St.			
10	JOHN	GEROW		MARIA ST			
11	LORRAINE	GEROW		MARIA ST.			
12	MARTIN	WILSON		MARIA ST			
13	Sandra	Wilson		Maria St.			
14	NICK	Tetley		Maria St			
15	Anna	Smith		Swanson Ct			

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

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WARD TWO (2) CONCERNED CITIZENS

Last Name	First Name	Address	Home Phone	Work Phone	Cell	Date: August 2024	Email
1	Porter	Tina	Valana Cr				
2	Gray	Allison	Hawthorne Dr				
3	RICHARDSON	LISA	JAMES ST.				
4	SPECK	LINDA	COUNTRY CLUB				
5	MILNE	DARLENE	WEST HAVEN DR				
6	MONTLEONE	LORETA	BOSTON DR.				
7	Richardson	Rob	James St.				
8	MAUSDIK	JUDITH	ELISABETH				
9	SCHOLES	MARY	Beaul St				
10	Cominion	Celste	Maria				
11	Brubacher	Sanford	Maria St				
12	Dianne	Elmore	Maria St				
13	Rob	Volts	Elizabeth				
14	Bilo	Krely Carolyn	Maria St.				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 10 of 25

WARD TWO (2) CONCERNED CITIZENS

	Last Name	First Name	Address	Home Phone	Work Phone	Cell	Date: August 2024
1.	Foster	Chuck	North Shore				Email
2.	Foster	Ilonka	North Shore				
3	P-HI	MARIA DUCCI	MARIA				
4	NAME	IRANK					
5	C. Robinson		Merida				
6	DOE COOKE	DON	MARIA				
7	BUTLER	B.	Pearl				
8	MECREY	MIKE	ELIZABETH ST				

PETITION AGAINST DEVELOPMENT OF 2030 CAROLINE STREET BURLINGTON, ON

pg 11 of 25

WARD TWO (2) CONCERNED CITIZENS

Last Name First Name Address Home Phone Work Phone Cell Date: August 2024

Bee	Allie	Pearl				
Whiteley	Nickla	Elizabeth				
Robertson	Joy	"				
JASON	Tode	Bellview				

19 13 of 25

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

Bill and Sue Cunningham and my partner Percy Collas and myself Angela Biamonte are canvassing for signatures to halt the construction of this condo on Caroline St.

WE BELIEVE THIS DEVELOPMENT POSES SIGNIFICANT CONCERNS THAT WILL NEGATIVELY IMPACT OUR COMMUNITY.

WE HAVE A DOCUMENT THAT LISTS KEY CONCERNS THAT WE WOULD BE PREPARED TO SHARE WITH YOU.

YOU CAN SEND IN YOUR REQUEST FOR A COPY THAT WILL BE INCLUDED WITH THE PETITION PAGE TO MY ATTENTION AT:

WE, THE UNDERSIGNED, RESIDENTS OF BURLINGTON WARD 2, HEREBY EXPRESS OUR STRONG OPPOSITION TO THE PROPOSED CONDOMINIUM COMPLEX PROJECT AT 2030 CAROLINE STREET, BURLINGTON.

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: VanderMeulen

First Name: Hendrik

Address: Emerald St. L7R 2P1

Email: _____

Mobile: _____

Date: Aug 13/24



Please submit your signature at the email address shown above

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

From: Steve Hatch
Sent: Tuesday, August 13, 2024 6:41 AM
To:
Subject: Petition Support

Good Morning,

Please see the info below.

Hatch
Steve and Shauna
Maria St, Unit Burlington

August 13th, 2024

Strongly against development at 2030 Caroline st.

Thank you.

Steve Hatch.

From: taravanderwel
Sent: Tuesday, August 13, 2024 9:56 AM
To:
Subject: Petition signature

Hello!

I received your note in my mailbox. Thank you for taking this on. You can add my name and my husband's to the petition: Tara Gilroy and William Gilroy.

Address: 555 Emerald St, Burlington, ON I
Email:
Mobile:
Date: Aug 13, 2024

If you would rather I take a photo of the form you dropped off, filled in, please let me know.

Also, I would really appreciate seeing the document with key concerns that will accompany the petition.

Many thanks!
Tara

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: Hendrie
First Name: Anne + Peter
Address: Caroline St Burlington VT 05401
Email: [REDACTED]
Mobile: [REDACTED]
Date: August 11, 2024

Please submit your signature at the email address shown above Anne Hendrie

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

19/10/25

pg 18 of 25

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

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YOU CAN SEND IN YOUR REQUEST FOR A COPY THAT WILL BE INCLUDED WITH THE PETITION PAGE TO MY ATTENTION AT:

[Redacted]

WE, THE UNDERSIGNED, RESIDENTS OF BURLINGTON WARD 2, HEREBY EXPRESS OUR STRONG OPPOSITION TO THE PROPOSED CONDOMINIUM COMPLEX PROJECT AT 2030 CAROLINE STREET, BURLINGTON.

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: Mac Donald
First Name: Robert + Karen
Address: Caroline St
Email: _____
Mobile: _____
Date: Aug 8, 2024

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

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IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: RAYWORTH

First Name: JENNIFER

Address: CAROLINE ST.

Email: _____

Mobile: _____

Date: AUG. 12/24

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

pg 20 of 25

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

Bill and Sue Cunningham and my partner Percy Collas and myself Angela Biamonte are canvassing for signatures to halt the construction of this condo on Caroline St.

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IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: GRANNEL
 First Name: STEPHEN & NICCI
 Address: EMERALD CRES.
 Email: _____
 Mobile: _____
 Date: 2024-08-10

* e-mail above

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

Angela Biamonte

pg 21 of 25

From: Pat Forsythe
Sent: Monday, August 12, 2024 9:29 PM
To:
Subject: Petition

Please send me the details of the concerns.
I am interested in signing
Regards

pg 22 of 25

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

Bill and Sue Cunningham and my partner Percy Collas and myself Angela Biamonte are canvassing for signatures to halt the construction of this condo on Caroline St.

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IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: Palma

First Name: ROBINSON

Address: MARIA STREET UNITY

Email: _____

Mobile: _____

Date: AUGUST 12, 2024

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

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WE BELIEVE THIS DEVELOPMENT POSES SIGNIFICANT CONCERNS THAT WILL NEGATIVELY IMPACT OUR COMMUNITY.

WE HAVE A DOCUMENT THAT LISTS KEY CONCERNS THAT WE WOULD BE PREPARED TO SHARE WITH YOU.:

YOU CAN SEND IN YOUR REQUEST FOR A COPY THAT WILL BE INCLUDED WITH THE PETITION PAGE TO MY ATTENTION AT:

*

WE, THE UNDERSIGNED, RESIDENTS OF BURLINGTON WARD 2, HEREBY EXPRESS OUR STRONG OPPOSITION TO THE PROPOSED CONDOMINIUM COMPLEX PROJECT AT 2030 CAROLINE STREET, BURLINGTON.

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: REID
 First Name: VIOLET
 Address: EMERALD CRES
 Email: BURLINGTON ON LTRIN3
 Mobile: _____
 Date: AUG 8th 2024

* email above

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

pg 24 of 25

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

Bill and Sue Cunningham and my partner Percy Collas and myself Angela Biamonte are canvassing for signatures to halt the construction of this condo on Caroline St.

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WE HAVE A DOCUMENT THAT LISTS KEY CONCERNS THAT WE WOULD BE PREPARED TO SHARE WITH YOU.

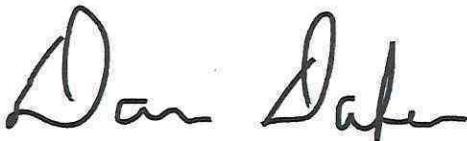
YOU CAN SEND IN YOUR REQUEST FOR A COPY THAT WILL BE INCLUDED WITH THE PETITION PAGE TO MY ATTENTION AT:

WE, THE UNDERSIGNED, RESIDENTS OF BURLINGTON WARD 2, HEREBY EXPRESS OUR STRONG OPPOSITION TO THE PROPOSED CONDOMINIUM COMPLEX PROJECT AT 2030 CAROLINE STREET, BURLINGTON.

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: Datars
First Name: Dave
Address: Emerald Cr. Burlington ON L7R 1M9
Email: _____
Mobile: _____
Date: Aug 13, 2024



Please submit your signature at the email address shown above

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

From: Lianne Jewitt
Sent: Tuesday, August 13, 2024 3:56 PM
To:
Subject: Petition

Hi there,
Please see below for my information re: signing the petition, and to share the key concerns.

Thank you!

Lianne Jewitt
Maria Street, Burlington, ON

8/13/2024

Sent from my iPhone

3 of 4

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

DEAR NEIGHBOUR,

Bill and Sue Cunningham and my partner Percy Collas and myself Angela Biamonte are canvassing for signatures to halt the construction of this condo on Caroline St.

WE BELIEVE THIS DEVELOPMENT POSES SIGNIFICANT CONCERNS THAT WILL NEGATIVELY IMPACT OUR COMMUNITY.

WE HAVE A DOCUMENT THAT LISTS KEY CONCERNS THAT WE WOULD BE PREPARED TO SHARE WITH YOU.:

YOU CAN SEND IN YOUR REQUEST FOR A COPY THAT WILL BE INCLUDED WITH THE PETITION PAGE TO MY ATTENTION AT:

*

WE, THE UNDERSIGNED, RESIDENTS OF BURLINGTON WARD 2, HEREBY EXPRESS OUR STRONG OPPOSITION TO THE PROPOSED CONDOMINIUM COMPLEX PROJECT AT 2030 CAROLINE STREET, BURLINGTON.

IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: PATEL.
 First Name: UMESH S TRUPTI
 Address: EMERALD ST. L7R 2N7
 Email: _____
 Mobile: _____
 Date: 2024-08-15

* email above

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

PETITION AGAINST THE PROPOSED CONDO COMPLEX AT 2030 CAROLINE ST.

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IF YOU ARE STRONGLY AGAINST THIS BUILD, would you be so kind to fill in the form below and we will denote your information on our master list.

WARD TWO (2) CONCERNED CITIZENS:

Last Name: Brown

First Name: Jim

Address: MARIA ST

Email: -

Mobile: -

Date: August 14, 2024

PLEASE NOTE: OUR WRITTEN COMMENTS ARE TO BE SUBMITTED BY: AUGUST 15TH, THEREFORE YOUR ATTENTION TO THIS WOULD BE MOST APPRECIATED.

August 14, 2024

City Building Department
PO Box 5013, 426 Brant St
Burlington, On L7R 3Z6

Re: File: 520-08/24 & 505-03/24
Site Address: Ward 2 / 2030 Caroline Street

Dear Ms. Schneider:

In reference to the feedback on the proposed development, we would like to comment that several of the petitioners that we have canvassed had **NOT RECEIVED** from the City of Burlington your correspondence requesting feedback. Therefore, we are doubtful that a full mailing was sent to all the Ward 2 residents, an explanation should be forthcoming as to the specifics.

Please find enclosed the following:

- Key Concerns to the Opposition of this Condominium build
- Petition Against Development of 2030 Caroline Street, Ward 2 Concerned Citizens (25 pages) and (1 of 4 pages)
- Burlington Today, Letters to the Editor dated August 10, August 10 and August 13, 2024
- Where is the Infrastructure to Support these Builds?

We welcome your comments and looking forward to any further developments that you would like to share with Ward 2 residents. Since you have several email addresses denoted and phone numbers once dates have been selected for any future public hearings, all would welcome to hear from you!

We would appreciate an acknowledge of receipt of this package. Many thanks!

Regards,



Angela Biamonte / Percy Collas
Emerald Crescent

Petition Against the Proposed Condominium Complex at 2030 Caroline St

RE: Planner on File / File Number 520-08/24 & 505-03/24

To: City Council/Planning Commission/Mayor's Office

From: Concerned Residents of Ward 2, Burlington, ON

Date: August 7, 2024

Subject: Opposition to the Proposed Condominium Complex at 2030 Caroline Street, Burlington, Ontario.

We, the undersigned residents of Burlington Ward 2, hereby express our strong opposition to the revised application and proposal by Carriage Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking lot at 2030 Caroline Street, Burlington.

We believe this development poses significant concerns that will negatively impact our community.

Key Concerns:

- 1. Any Downtown Development should be consistent with the Official Plan:** The existing Official Plan designates the subject property as "Downtown Urban Centres" having a maximum permitted height of 8 storeys. The owner/ developer of the property must have been well aware of this height limitation when the property was acquired. It is therefore incomprehensible, to the undersigned, that an amendment to the official plan be approved permitting this development of 28 storeys, which would represent a 350% increase over the existing maximum.
- 2. Increased Traffic and Congestion:** The proposed condominium complex will significantly increase the volume of traffic in our already congested downtown area, leading to longer commute times and reduced safety for pedestrians and cyclists.
- 3. Strain on Local Infrastructure:** Our local infrastructure, including water, sewage, and public transportation systems, is already under considerable strain; especially with all the other proposed and in-progress large residential developments in the core. The addition of another large condo complex will exacerbate these issues, leading to potential service disruptions and higher costs for residents.
- 4. Environmental Impact:** The development will result in increased pollution and noise from construction and additional residents in the downtown core, will degrade our environment and quality of life.

5. **Community Character:** We are not Toronto, we are not Mississauga. We do not need any more enormous high-rise developments polluting our downtown skyline. The proposed complex continues the degradation of the historic and aesthetic character of our neighborhood. The scale and design of the building are incompatible with the community's unique identity. Preserving the historical and cultural integrity of the downtown core vitality is important to us.

6. **Property Values:** The influx of new condominiums may lead to a decrease in property values for existing homeowners due to increased density and potential overdevelopment and reduced quality of life.

Our Request:

We respectfully request that the City of Burlington refuse this application and uphold the current Official Plan and Zoning Bylaw.

We also remind Mayor Meed Ward that she ran on a platform to control these very issues for the downtown core residents. Actions demonstrating the values of this promise will be closely observed and will resonate with the electorate.

We appreciate your attention to this critical issue and look forward to a resolution that considers the best interests of our community.

Sincerely,

Concerned Ward 2 Home Owners & Residents

Signatures: (see attached)

Where is the infrastructure to support these builds?

Traffic Study:

1. Has a traffic study been completed? Documents should be shared
2. What was the basis? How long ago were traffic patterns measured (before, during or after COVID)? Does the study include the estimated traffic from the 535-551 Brant Street Build?

Shadow Study:

1. Has one been conducted?

Mixed Use:

1. All of these proposed developments (see below) show renderings with street level business, eg. 535-551 Brant Street.
2. In reality, the spaces sit vacant for years and if occupied, most seem to be Realtors, eg. 2025 Maria Street, 360 on Pearl, The Pearle Hotel and Spa

There are other projects and proposals in the area. Northwest of the site, [Brant Plaza](#) is planned to feature four buildings ranging from 11 to 17 storeys, while [551 Brant Street](#) is proposed at 25 storeys. To the southeast, a cluster of developments including [2085 Pine Street](#) at 11 storeys, [407 Martha Street](#) at 14 storeys, and the under-construction [Martha James Condominiums](#) also at 14 storeys, with [409 Brant Street](#) proposed at 18 storeys. Closer to Lakeshore Road, greater verticality is seen with [Nautique Lakefront Residences](#) and [BeauSoleil](#) under construction at 26 and 29 storeys respectively. Meanwhile [2096 Lakeshore Road](#) and [The Burleau](#) are both proposed at 27 storeys, and [2020 Lakeshore Road](#) proposes 31 and 36-storey towers.

Burlington Today / Letters to the Editor

LETTER: Why do we not see what new condos are doing to traffic?

Streets are congested and it's only going to get worse, writes reader
Letter to the Editor Aug 10, 2024 12:28 PM

There should be a team of tow trucks hauling them away. I only saw one ticket officer.

When the traffic on the QEW is backed up, Fairview is a nightmare, taking an hour to go from Guelph to Brant. I can't imagine more condos.

Downtown traffic is Armageddon. More condos? Give me a break.

I emailed (Ward 2 councilor) Lisa Kearns about this, but no response yet.

Thanks,

*Sean Allan
Burlington*

LETTER: Why do we not see what new condos are doing to traffic?

Streets are congested and it's only going to get worse, writes reader
Letter to the Editor Aug 10, 2024 12:28 PM

Every week you hear of another condo development being approved by council.

Where is the strategic planning being considered for effective traffic flow? Even now without the completion of the condos there are major traffic snarls.

New Street, Fairview, Lakeshore, Guelph, Walkers, Appleby and many more roads are significantly congested and will only get worse.

Burlington Council please stop the madness and build a proper city plan.

*Bryann Peters
Burlington*

LETTER: Not another massive condo downtown

'Every night there is gridlock downtown... and forget about driving anywhere if there is a backup on the QEW'

Letter to the Editor Aug 13, 2024 11:40 AM

We purchased a townhouse downtown 10 years ago. At the time the city had agreed to a plan for a parking garage and eight-storey medical building and allowed the builder to build the Berkley condo at 17 storeys.

No medical building or parking garage was ever constructed, just the condo.

Now there is a new plan awaiting approval from the builder for a 28-storey condo where the medical building was supposed to be.

We would not have purchased our home if we understood that this planning change would be considered.

Our area is already congested and downtown is becoming overcrowded and overwhelmed by massive condos.

Every night there is gridlock downtown on James, Brant and Caroline and forget about driving anywhere if there is a backup on the QEW.

We cannot handle any more traffic downtown. City hall needs to say no to more massive condos before they destroy downtown Burlington.

Angela Thomson

Jaclyn Schneider
Planner II – Development Community Planning
(905) 335-7600 ext. 7326
jaclyn.schneider@burlington.ca

RE: 2030 Caroline St

Dear Jaclyn Schneider,

I am writing to express my strong opposition to Carriage Gate Homes revised application to amend the Official Plan and Zoning Bylaw (DC-397) for 2030 Caroline St., which proposes a 28-storey mixed-use building and a 6-storey parking structure. **I urge the City of Burlington to reject this application for the following reasons:**

1. The original agreement, per Report PB-75-14, was to provide office and medical space to address current and future needs of the Downtown Core. This was outlined in the "Section 37 Community Benefits" of the original Zoning Bylaw approved by Council, and is crucial, especially given the restrictions on storefront medical offices along Brant Street.
2. Several high-rise multi-residential units have already been proposed and approved within 600 meters of this site. There is a greater need for medical and other services as originally planned, rather than additional high-density housing.
3. Many area residents perceive this rezoning as a "bait and switch" tactic by the developer to increase profit margins at the expense of community needs.
4. Current residents of 2025 Maria St. and nearby homes purchased their properties based on the original Zoning Bylaw information provided by the City, the Builder, and local Realtors. Some residents paid premiums for units with specific views, investing their life savings based on these assurances.
5. According to Planning and Building Department Report PB-45-17, the City removed a HOLD (H) on the site zoning through Report PB-94-13 to allow the builder to construct the residential apartment building before the office building and parking structure, with the condition that construction of the office building and parking garage would commence immediately after the apartment building's completion. The agreement also stipulated a \$300,000 non-refundable payment if the builder did not obtain a building permit and start development of the office building and parking garage by March 24, 2020. The report further assured that: "the implementing zoning, site plan approval and registered agreements will result in the full development, as approved, being realized."
6. The proposed new build is on a major flood plain hazard.

Sincerely,

Cheryl Stanger

[REDACTED] MARIA ST.
UNIT [REDACTED]

PLEASE, I'M BEGGING FOR THIS BUILDING NOT BE BUILT IN FRONT OF MY UNIT. WAY TOO TALL & WOULD CONGEST TRAFFIC IN THIS AREA WAY TOO MUCH.



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One in four Ontarians may be without a family doctor by 2026, analysis says

KELLY GRANT > HEALTH REPORTER
PUBLISHED OCTOBER 25, 2023
UPDATED OCTOBER 26, 2023

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DÉCOUVRIR

Health / News / Canada

Canada's family doctor shortage: 10 million will soon lack access to primary care

Family doctors are retiring and moving into other areas of medicine, creating a disaster for a country with universal health care

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Sharon Kirkey

Published Feb 16, 2024 • Last updated Feb 16, 2024 • 7 minute read

358 Comments



WATCH: Canadians giving up on finding a family doctor, according to a CMA report – Aug 17, 2023



In the midst of a **family doctor** shortage across the country, half of Canadians do not have a primary care physician or have difficulty securing a timely appointment with their current one, according to a recent survey.

The survey, released Thursday by Angus Reid Institute and the **Canadian Medical Association** (CMA), found that one in five Canadians said they don't have a family doctor.

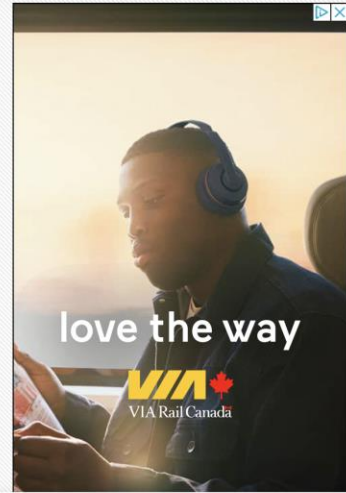
For those fortunate enough to have one, the struggle persists, as 29 per cent of respondents said it was difficult to get an appointment. Thirty-seven per cent of respondents said it usually takes a few days to get an appointment with their family doctor, while 15 per cent said they get in right away.


Among Canadians who do not have a family physician, 26 per cent have abandoned their search, while another 38 per cent have been looking for more than a year, the survey found.

STORY CONTINUES BELOW ADVERTISEMENT




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Canadians giving up on finding a family d... 



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Those recommendations and others — including a call to make medical records easily accessible to patients online — are part of the "OurCare Standard" the group wants provinces and Ottawa to adopt as part of a push to prop up a primary care system that's on the ropes.

ABOUT THE AUTHOR



[John Paul Tasker](#)

Senior reporter

J.P. Tasker is a journalist in CBC's parliamentary bureau who reports for digital, radio and television. He is also a regular panellist on CBC News Network's Power & Politics. He covers the Conservative Party, Canada-U.S. relations, Crown-Indigenous affairs, climate change, health policy and the Senate. You can send story ideas and tips to J.P. at jp.tasker@cbc.ca

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- [Meet some of the 6 million Canadians who don't have a family doctor](#)

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Source: [OurCare](#) (CBC)

Canada lags well behind other wealthy countries on access to primary care. In the United Kingdom, Norway, the Netherlands and Finland, more than 95 per cent of the population has a primary care clinician or place of care, according to [data](#) published in the Canadian Medical Association Journal.

Those countries guarantee access by automatically registering people to a physician or practice.

In Canada, meanwhile, many people spend years on waiting lists just to get access to a general practitioner. Many family medicine practices have simply closed their doors to new patients.

OurCare also found that many people who do have some sort of provider still struggle to access primary care in a way that best serves their needs.

Only 35 per cent of those surveyed said they could get a same-day or next-day appointment when they need care urgently, said the OurCare report.

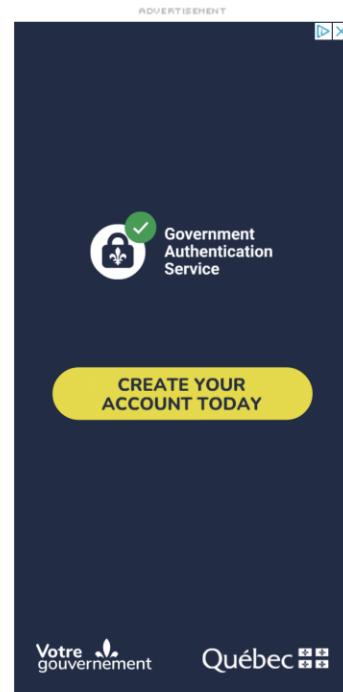
Doctors' office hours are limited, and relatively few people (36 per cent) reported access to a clinician on weekends or after 5 p.m. on weekdays.

That lack of access has consequences. The number of unscheduled emergency room visits jumped from about 14 million in 2021-22 to 15.1 million in 2022-23, according to Canadian Institute for Health Information (CIHI) [data](#).

- [Canada's population is booming — access to family doctors hasn't kept pace](#)

The OurCare report concludes that the best way to solve Canadians' crisis of confidence in

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It's that last point that may motivate some politicians to address primary care gaps with a greater sense of urgency, Kiran said.

Adding doctors costs more upfront but could save money in the long run through a greater focus on preventative medicine — treating conditions before they require more costly interventions like surgery.

The federal government's [latest health accord](#) with the provinces — and a series of [bilateral side deals](#) — amount to a meaningful improvement but they don't deliver all the country needs, Kiran said.

The federal government agreed last year to spend \$46.2 billion more on health care than originally planned over the next ten years.

The government needs to spend tens of billions of dollars more than that to meaningfully improve primary care, Kiran said, citing her research.

"Incremental improvement isn't enough. Going from 77 per cent covered to 80 per cent or 85 — that won't cut it," she said.

"We actually have to design around full population coverage and that means actually looking at our health-care system differently. We need 10 times the investment that has been committed to realize that vision of high-quality primary care for everyone."

WATCH: Ottawa's efforts won't solve family doctor shortage, experts say

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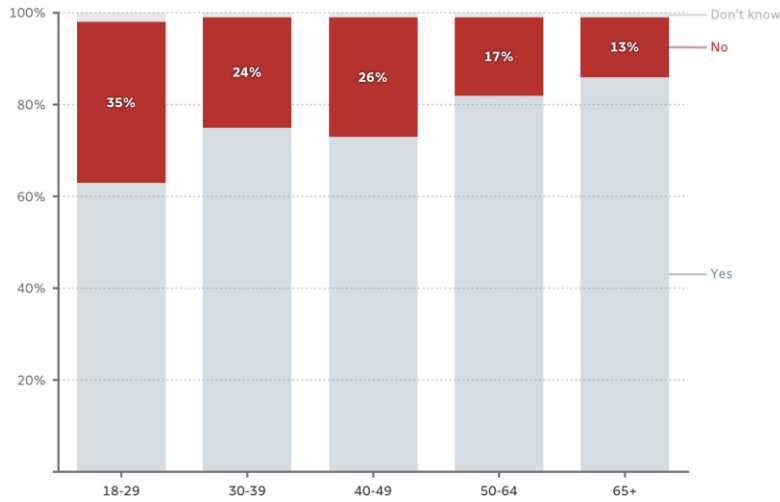
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Source: OurCare (CBC)

The data also reveals a significant age disparity, with fewer young adults reporting regular access to a doctor.

About 35 per cent of Canadians aged 18 to 29 are without a primary care provider, according to OurCare.

Access to family doctor or nurse practitioner, by age group



Source: OurCare (CBC)

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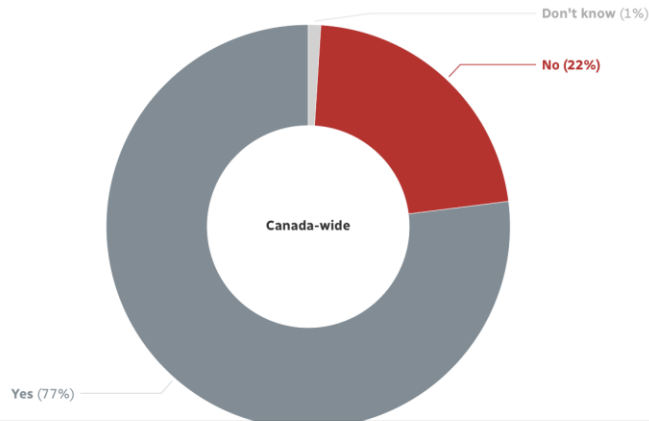
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Dr. Tara Kiran and her team of researchers surveyed 10,000 people. The biggest takeaway was a desire for more doctors to improve primary care. (Oliver Walters/CBC)

The report found evidence of what it calls an "attachment crisis" — an estimated 22 per cent of Canadian adults (about 6.5 million people) do not have a family doctor or nurse practitioner they can see regularly.

The problem appears to be getting worse. In a [2019 Statistics Canada survey](#), 14.5 per cent of Canadians aged 12 and over reported not having regular access to primary care.

Number of Canadians who have a family doctor or nurse practitioner



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A Toronto-based research team met with and surveyed some 10,000 Canadians about the state of the health-care system — and what they found is deep dissatisfaction and frustration with primary care as the country grapples with a severe shortage of family doctors.

The OurCare Initiative — led by Dr. Tara Kiran, a family doctor and scientist with the MAP Centre for Urban Health Solutions at Toronto's St. Michael's Hospital — conducted a national survey, assembled five "provincial priorities panels" and convened a series of community roundtables over the past 16 months. It just released a 72-page report describing its findings.

It's one of the most comprehensive surveys ever conducted on Canadians' views of the health system and it provides crucial data on the poor state of primary care access in a growing and aging country.

- **Meet some of the 6 million Canadians who don't have a family doctor**

While Canadians are generally proud of a health system that delivers care based on need rather than the ability to pay, the OurCare researchers found many people believe the system has failed on its promise to deliver universal and high-quality health care in a timely manner.

"Despite the diversity of the voices that we heard from, it was clear there is so much people in Canada agreed on. They want everyone to have access to primary care," Kiran told CBC News.

"Primary care is falling short. Far too many people don't have access to what is the front door to the health-care system. We're a country of have and have-nots.

"So many people have absolutely nothing — no access — and I think that's shameful, actually."

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• **Canada's population is booming — access to family doctors hasn't kept pace**

The OurCare report concludes that the best way to solve Canadians' crisis of confidence in primary care is with a relatively straightforward, if elusive, fix: bring in more doctors and nurse practitioners.

"When people don't have access to primary care, it fundamentally means people aren't getting the care that they need," Kiran said. "They're not getting the preventative care. Chronic conditions aren't being managed."

Kiran said that in a system where family doctors play a crucial gatekeeping or "quarterback" role — treating patients, coordinating care and providing referrals to specialists — everyone should have some sort of relationship with a primary care clinician.

"If we don't make meaningful change to primary care, we're going to see people's health deteriorate. That means their mental health, their physical health, their social well-being. And, ultimately, it's going to mean people having a worse quality of life," she said.

More doctors will lead to a healthier population, improved death rates and lower health care costs, the report concludes.

WATCH: Canadian medical residency spots stayed stagnant for a decade, analysis shows



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2030 Caroline St. Opposition Petition: Pg. # 1

We, the residents and neighbours surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affix our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
Aug 7/24	BEHAN DAVIDSON	1424 ST MARY ST			[Signature]
Aug 8/24	GIUAN SWANEY	1424 ST MARY ST			[Signature]
Aug 8/24	Antoinette Osburn	1424 ST MARY ST			[Signature]
Aug 8/24	Stacy Osburn	1424 ST MARY ST			[Signature]
Aug 8	B SMURCLE	1424 ST MARY ST			[Signature]
Aug 8	Nancy Hathor	1424 ST MARY ST			[Signature]
Aug 8	DEANIS LEWIS	1424 ST MARY ST			[Signature]
Aug 8	MIKE YERKOVANS	1424 ST MARY ST			[Signature]
Aug 8	Leigh W. K. S. S. S.	1424 ST MARY ST			[Signature]
Aug 8	Cam F. S. S.	1424 ST MARY ST			[Signature]
Aug 8	Caryn Johnson	1424 ST MARY ST			[Signature]
Aug 8/24	MICHAEL GAUTIER	1424 ST MARY ST			[Signature]
Aug 8/24	PAUL BESASNAIS	1424 ST MARY ST			[Signature]
Aug 8/24	BIGAN W. F. O. N. H.	1424 ST MARY ST			[Signature]
Aug 11	JOHN GEORGE	1424 ST MARY ST			[Signature]
Aug 11	KATHY ROUSSEL	1424 ST MARY ST			[Signature]

2030 Caroline St. Opposition Petition:

Pg - # 5

We, the residents and neighbours surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affix our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
Aug 12/14	Elizabeth McKay	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 12/14	PINA PUTZKA	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 12/14	Deborah	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 12/14	Eric Greiner	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	Susford Budecker	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	COLETTE M. WILSON	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	S. Savage	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	ETHEL HUGHES	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	Tanet MacNeill	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13/14	MARZUK	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 13	DAN MONE	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 14	Gaudelia Poni	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 14	Pauline Crocker	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 14	Joanne Stranegy	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 14	Sandra Stranegy	[Redacted]	[Redacted]	[Redacted]	[Signature]
Aug 14	Robert Stevenson	[Redacted]	[Redacted]	[Redacted]	[Signature]

2030 Caroline St. Opposition Petition: Pg. # 4

We, the residents and neighbors surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affirm our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
8/12/24	BARBARA KRAUSE	Marina St			
8/12/24	SHARON & MICHAEL	" "			
8/12/24	CHRIS SATCHEL	Marina St			
8/12/24	MIKE KRAUER	Marina St			
8/12/24	Piero DRYAKO	Marina St			
12/08/24	Sally Williams	Berkeley			
12/18/24	Karen Korpetski	Medford St			
12/18/24	Clayton Kearney	Medford St			
12/18/24	Alex Dorsin	Marina			
12/18/24	Dianne Lamore	Haris			
12/18/24	Robert Hancock	Marina			
12/18/24	FRANK WASSER	Marina St			
12/18/24	LEA BURKTON	Marina St			
12/18/24	FRANCOIS DASTMIR	Marina St			
Aug 8-24	Alanna Kinsman	Marina St			
Aug 8-24	RAY COATES	Marina St			

2030 Caroline St. Opposition Petition:

Pg. # 3

We, the residents and neighbours surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affix our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
Aug 11/24	Lehi Watt	Marisa St			[Signature]
Aug 11/24	Alex Rice	MARIA ST			[Signature]
8.11.24	Emilie Fisher	Marisa St			[Signature]
8.11.24	Gina Rubeo	M. V 307			[Signature]
✓	J	✓			
Aug 11/24	Carolya Bickely	Marisa St			[Signature]
Aug 11/24	C. Savinson	Marisa St			[Signature]
Aug 11/24	J. McEwan	Marisa St			[Signature]
Aug 10	G. Blakely	Marisa St			[Signature]
Aug 11	Kathryn Slack	Marisa St			[Signature]
Aug 11	Robert Dufour	Marisa St			[Signature]
AUG 12	ANNA MILLE	MARISA ST			[Signature]
Aug 12	Angelika Knight	Marisa St			[Signature]
Aug 12	Graham Knight	Marisa St			[Signature]

2030 Caroline St. Opposition Petition: Pg. # 2

We, the residents and neighbours surrounding 2030 Caroline St, Burlington strictly oppose the revised application and proposal by Carriage Gate Homes to amend the Official Plan and Zoning Bylaw (DC-397) to permit a 28-storey mixed use building and a 6-storey parking. We ask the City of Burlington to refuse this application, and uphold the current Official Plan and Zoning Bylaw.

We, the undersigned affix our signatures in support of the petition.

Date	Printed Name	Address	Contact Number	Email	Signature
Aug 8	Lee Rammage	Manly			[Signature]
Aug 8	Jessica Halperin	5 Maria			[Signature]
Aug 8	Rachel Hunter	Wong			[Signature]
Aug 8	Aruna Rista	S Maria			[Signature]
Aug 8	Jamie Tonigi	S Maria			[Signature]
Aug 9	Nerdy Felke	MAPLE			[Signature]
Aug 9	Harriet Thomas	Maria St			[Signature]
Aug 9	Jody Hone	Manly St			[Signature]
Aug 9	Cecilia Espinoza	Manly St			[Signature]
Aug 9	Jesse Shipman	Manly St			[Signature]
Aug 10	Darren Smith	Manly St			[Signature]
Aug 10	Michael Smith	Manly St			[Signature]
Aug 10	Cheryl Stanzell	"			[Signature]
Aug 10	Zoeck Dnozd	5 Manly St			[Signature]
Aug 10	Kathleen Dnozd	Manly St			[Signature]

Schneider, Jaclyn

From: Stan Bunea
Sent: Tuesday, September 17, 2024 5:23 PM
To: Schneider, Jaclyn
Subject: New development

Follow Up Flag: Follow up
Flag Status: Flagged

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

I am Stan Bunea , owner of unit in Maria street, this new building will bring more traffic in small places,too high, Burlington attractions will no damage, to many high rise buildings , bad ideas, in this place you told will be medical building, we wanted one people need medical help... we are disappointed of city management.....