

## **Meneray, Elyse**

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**From:** Jackie OConnor < >  
**Sent:** Monday, January 27, 2025 6:43 PM  
**To:** Meneray, Elyse  
**Subject:** 2072 Lakeshore Development

**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 realise this e-mail is not going to change anything, but I have to say how appalled I am at the construction of ANOTHER high-rise condo building in downtown Burlington.

The existing by-law allows for a ten-storey building, why should all these high-rise buildings be allowed to exceed laws that are already in place. I think it is very obvious the City of Burlington has enough high-rise condos in the downtown area. I live in the area, and it is becoming exceedingly more difficult to live in the area, if any more are allowed it will become unbearable. The traffic has got completely out of hand, the roads were not designed to carry such traffic.

I hope that this deplorable situation will come to an end.

Yours truly

Jackie O'Connor

**Meneray, Elyse**

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**From:** Mailbox, Planning - Customer Service  
**Sent:** Tuesday, January 28, 2025 8:44 AM  
**To:** Meneray, Elyse  
**Subject:** FW: Planning Appl. 2072 Lakeshore File: 505-01/25

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**From:** noreply@burlington.ca <noreply@burlington.ca>  
**Sent:** Monday, January 27, 2025 7:34 PM  
**To:** Mailbox, Planning - Customer Service <planning@burlington.ca>  
**Subject:** Planning Appl. 2072 Lakeshore File: 505-01/25

**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.

Email Sent By:

We object to the development application of 2072 Lakeshore. Having this building will take away from the beauty of the street and will cause more traffic. The ADI and Reimer building are already causing issues with traffic. We live at Lakeshore Rd

[Redacted]

[Redacted]

## **Meneray, Elyse**

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**From:** Valerie Evans < >  
**Sent:** Wednesday, January 29, 2025 11:50 AM  
**To:** Meneray, Elyse  
**Subject:** Ref 505-01/25. 520-01/25

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.

Elyse,

I strongly object to any changes being made to the referenced area. In fact I am shocked that so many buildings are being allowed on such a small piece of land. The roads are jammed as it is especially in the summer months so I cannot understand why all this building is happening here. The noise from traffic plus air quality I cannot imagine. There is already opposite this land another condo being built which is very large. I do feel strongly serious consideration be given and reject the proposal for a taller or even a building at all. How about a little green instead of yet another building.

Val Evans

Sent from my iPhone

## Meneray, Elyse

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**From:** Nicolas Sardella < >  
**Sent:** Wednesday, January 29, 2025 5:04 PM  
**To:** Meneray, Elyse  
**Subject:** 2072 Comments - Local Downtown Burlington Resident

**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 Elyse,

I hope all is well. I am reaching out with feedback for a letter I got in the mail for a proposal at 2072 Lakeshore Road West requesting resident feedback.

This is a project that I support and am excited by. For some background information: my girlfriend and I recently moved into one of the new towers built at Martha and Lakeshore. This was a condo project which faced plenty of local opposition. We are however elated that this project came to fruition as it gave us a place to call home. We will be renting here for the next few years, and plan to save up to hopefully buy our own place in the area to call home.

Finding a place to rent in Burlington was quite difficult due to limited supply. This building being approved, gave us an opportunity to move to the downtown area. By living here, we are able to support local business as we frequently walk along Brant Street and Lakeshore, we love the neighbourhood and the local businesses we have access to. We also appreciate not having to drive everywhere as we are able to walk for nearly all of our errands, aside from work - where we do need to drive.

Before moving here, we heard plenty of local community members complaining about the traffic in the area and that the developments need to be halted. This has not been our experience. During rush hour, yes the area gets 'busy' (*not* gridlocked), though it is mainly from folks taking Lakeshore as a shortcut to the QEW to avoid the bottleneck at the 403. Outside of rush hour the area is rather quiet, often empty, and we have no congestion concerns. This building being proposed with access to **Old** Lakeshore Rd. should help with addressing traffic concerns other local residents may have, rather than having it directly on Lakeshore.

We are excited by the developments currently planned for the downtown area and look forward to the neighbourhood becoming more 'lively' as new residents move in.

Thank you for your consideration,  
Nicolas Sardella

## **Meneray, Elyse**

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**From:** Paul Evans < >  
**Sent:** Wednesday, January 29, 2025 12:01 PM  
**To:** Meneray, Elyse  
**Subject:** 505-01/25 & 520-01/25

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.

As a resident of Bridgewater Private Residences I would like to register my concerns over the proposed application for a variance and construction of a 20 storey tower.

in an area currently experiencing traffic congestion every afternoon/evening under normal circumstances , the addition this proposed construction would inflict to this situation is unconscionable. If ever there is a problem on the QEW , diverted traffic often leads to congestion delays of 2 hours or more.....Lord knows what the proposed construction would inflict on the poor commuters In the summer months , attractions such as Rib Fest etc make the situation even worse,

Apart from the obvious congestion problem I feel this amendment will cause noise, pollution and disturbance beyond acceptable levels

In addition, the creation of a 20 storey building will destroy the Character of the Old Lakeshore area and put pressure on an infrastructure that can barely cope as it is

There is a great opportunity to provide a green space here and move the concentration of high density residential building further north in the city

Paul Evans, , Bridgewater

## Meneray, Elyse

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**From:** Terry Perusini < >  
**Sent:** Thursday, January 30, 2025 7:15 PM  
**To:** Meneray, Elyse; CRM, Service Burlington  
**Subject:** FW: File 505-01/25 and 520-01/25

**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 Elyse:

I am in receipt of the application submitted by Bousefields Inc on behalf of Acamar Dwelling Corporation.

The issue of parking, and traffic congestion is already an issue downtown. There are at least two other 20 plus story buildings still under construction across the road from this proposed building.

I would suggest you sort the issue with traffic and roadways downtown before you approve any more 20 plus story buildings.

Kind regards,  
Terry Perusini

## Meneray, Elyse

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**From:** Mailbox, Planning - Customer Service  
**Sent:** Thursday, January 30, 2025 8:57 AM  
**To:** Meneray, Elyse  
**Subject:** FW: Objection to 2072 Lakeshore Road proposal

Please see below

**Nataliya Yatsenko**  
Planning Technologist  
Community Planning

(905) 335-7642



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

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**From:** noreply@burlington.ca <noreply@burlington.ca>  
**Sent:** Wednesday, January 29, 2025 9:54 PM  
**To:** Mailbox, Planning - Customer Service <planning@burlington.ca>  
**Subject:** Objection to 2072 Lakeshore Road proposal

**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.

Email Sent By:

To whom it may concern,

We want to submit an objection to the variance from the official plan because of the height of this proposed condo building, increased traffic, increased noise and the change of the character to this beautiful street.

2072 Lakeshore Road should not be built.

Please confirm received to the correct department.

Thank you  
Connie Orlando  
Giuseppe Ionta

Lakeshore Road

[REDACTED]

[REDACTED]

## Meneray, Elyse

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**From:** Dan Hall < >  
**Sent:** Friday, January 31, 2025 10:06 AM  
**To:** Meneray, Elyse  
**Subject:** 2072 Lakeshore Rd

**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 Elyse.

I am writing with concerns regarding the application for yet another high rise building in the Old Lakeshore Rd area. As I understand it there are 2 other high rise buildings already approved for the east end of the footpath with 2 others, 2072 being one of them in the works for the west. I live in the Nautique building (Lakeshore and Martha) and am very worried about the density of buildings and population in this area. There is already a huge amount of traffic along lakeshore as I try to get home from work. It takes 15-20 mins to drive between Guelph Rd and Martha along Lakeshore Rd. Adding the traffic from Beausoleil is already going to make this commute even worse.

My wife and I moved in to the Nautique thinking this is where we would spend our retirement. Burlington is a nice size. We are in a very walkable area and we have beautiful views of the lake. With the increase in density of people, traffic and the loss of our beautiful view with perhaps 4 high rise buildings completely destroying our sightlines we will likely have to move in the near future.

This building would also decrease the property values of both the Nautique and Beausoleil. The shadows would also impact the units in both buildings. It already sounds like at least a decade of construction will be snarling up traffic and causing horrendous noise. Is someone looking at a master plan for this cities waterfront area? 4 buildings in this small space?!!

I understand the need for housing but does everything need to be a highrise condo. What about some variety? Stacked towns, 5-6 story mixed buildings.....

Please, lets do something else other than another high rise. Do we really want our waterfront to look like Parklawn area in Etobicoke?

Dan Hall

## Meneray, Elyse

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**From:** efrain halfon < >  
**Sent:** Thursday, January 30, 2025 5:10 PM  
**To:** Meneray, Elyse  
**Subject:** Comments on File: 505-01/25 and  
520-01/25,https://url.ca.m.mimecastprotect.com/s/dxwrCgZo3Ycl5OgnCNfnS4min9?  
domain=burlington.ca lakeshore  
**Attachments:** Comments on File 505 01 25 and 520 01 25.pdf

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See attached PDF

Comments on File: 505-01/25 and 520-01/25

[burlington.ca/2072](https://url.ca.m.mimecastprotect.com/s/dxwrCgZo3Ycl5OgnCNfnS4min9?domain=burlington.ca) lakeshore

We object to the amendment to permit a 20-storey mixed use building on the subject property.

We express concerns that the planned building violates local zoning laws and therefore should not be granted a building permit by the City of Burlington.

We have been involved with the planning process of Old Lakeshore Road for several years, attended meetings and provided our advice in writing.

**The city spent much time several years ago asking for suggestions from the public and created a plan with buildings with a maximum height of 10 storeys and FAR of 4.5:1.** We do not see a rationale to change it and allow a much higher building on the property. The requested variance does not maintain the general intent and purpose of the zoning by-law and of the Official Plan.

**The proposed variance is not minor.** This building will create a loss of privacy, views, spacing and openness which results from the height and bulk of the proposed development.

From an architectural viewpoint, the walls of high raisers, **the area of Lakeshore Road and Old Lakeshore Road will become a very unsightly part of town.** There will be several skyscrapers near each other that will destroy the small city ambience of Burlington. Even with the large and high buildings on the north part of Lakeshore Road, the street Old Lakeshore Road looks still pretty and it has character. Why ruin it ?

**From a traffic viewpoint** this building will increase the number of vehicles in the downtown area. We do not need more vehicles on an already congested regional road, Lakeshore Road. Traffic on Pearl Street will also become very congested since there is already a 30 storey building on the corner of Pearl Street and Lakeshore Road. Soon there will be even more vehicles on Pearl Street. The proposed building will add even more traffic on the corner of Pearl Street and Lakeshore Road and increase the noise level. When the QEW is blocked for an accident Lakeshore Road becomes even more congested and a few times it took hours to go home downtown.

Another building on Old Lakeshore Road will decrease the desirability of the area because of a loss of greenery.

**The character of the Old Lakeshore Road neighbourhood is deserving of protection.** The new development should be compatible and respect the established physical character of the neighbourhood. The proposed development is out of character, visually incongruous to the streetscape. The present residents paid a higher purchase price and higher annual taxes for the enjoyment of living near Old Lakeshore Road and are entitled to protection from a reduction in zoning standards. When the city created the official zoning plan in consultation with its residents, it entered a community contract with the downtown residents enshrining the rhythm and character of this street. We rely upon the City of Burlington present zoning policies and consider it a breach of trust if the City approves a high rise instead of a building of the appropriate height.

Instead of a building **the city should ask for a supermarket**, that is a commercial building, so that the inhabitants of the downtown area can have a place to shop without driving. In Toronto we already see supermarkets in the bottom floors as well as underground of existing buildings.

Efraim and Silvia Halfon

Burlington, Ontario

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Tel. \_\_\_\_\_ ; email: \_\_\_\_\_

Comments on File: 505-01/25 and 520-01/25  
burlington.ca/2072 lakeshore

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We express concerns that the planned building violates local zoning laws and therefore should not be granted a building permit by the City of Burlington.

We have been involved with the planning process of Old Lakeshore Road for several years, attended meetings and provided our advice in writing.

**The city spent much time several years ago asking for suggestions from the public and created a plan with buildings with a maximum height of 10 storeys and FAR of 4.5:1.** We do not see a rationale to change it and allow a much higher building on the property. The requested variance does not maintain the general intent and purpose of the zoning by-law and of the Official Plan.

**The proposed variance is not minor.** This building will create a loss of privacy, views, spacing and openness which results from the height and bulk of the proposed development.

From an architectural viewpoint, the walls of high raisers, **the area of Lakeshore Road and Old Lakeshore Road will become a very unsightly part of town.** There will be several skyscrapers near each other that will destroy the small city ambience of Burlington. Even with the large and high buildings on the north part of Lakeshore Road, the street Old Lakeshore Road looks still pretty and it has character. Why ruin it ?

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Another building on Old Lakeshore Road will decrease the desirability of the area because of a loss of greenery.

**The character of the Old Lakeshore Road neighbourhood is deserving of protection.** The new development should be compatible and respect the established physical character of the neighbourhood. The proposed development is out of character, visually incongruous to the streetscape. The present residents paid a higher purchase price and higher annual taxes for the enjoyment of living near Old Lakeshore Road and are entitled to protection from a reduction in zoning standards. When the city created the official zoning plan in consultation with its residents, it entered a community contract with the downtown residents enshrining the rhythm and character of this street. We rely upon the City of Burlington present zoning policies and consider it a breach of trust if the City approves a high rise instead of a building of the appropriate height.

Instead of a building **the city should ask for a supermarket**, that is a commercial building, so that the inhabitants of the downtown area can have a place to shop without driving. In Toronto we already see supermarkets in the bottom floors as well as underground of existing buildings.

Efraim and Silvia Halfon

Burlington, Ontario

## Meneray, Elyse

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**From:** Gayle Murphy < >  
**Sent:** Thursday, January 30, 2025 4:25 PM  
**To:** Meneray, Elyse  
**Subject:** File: 505-01/25 and 520-01/25

**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 Ms Meneray,

Concerning the request for feedback on the development at 2072 Lakeshore Road, I wish to strenuously object to the parking allotment for this development.

Providing 165 residential units with just 162 parking spaces is clearly inadequate.

Unfortunately the feedback form did not specify how many of those 162 spaces were for visitors, however, I know from experience that buildings require substantial visitor parking. This is used for trades coming to service the building like elevator, generator, mechanical or alarm technicians and the like. There needs to be room to place a disposal bin when someone does a renovation. There needs to be space for visiting housekeepers, cleaners, caregivers and the like. There needs to be space for overnight visiting relatives. And more.

We have 39 units and 10 visitor parking spots and it is often not enough.

We are located nearby and there is no doubt that people visiting 2072 Lakeshore Road will park illegally in our visitor parking.

It is unjust to burden the neighbouring properties by refusing to supply adequate parking for this new development.

Gayle Murphy  
Lakeshore Road  
Burlington, ON

## **Meneray, Elyse**

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**From:** efraim halfon < >  
**Sent:** Sunday, February 2, 2025 1:56 PM  
**To:** Meneray, Elyse  
**Subject:** follow up to my letter of objection, 2072 Lakeshore Road  
**Attachments:** Lakeshore Road traffic.PNG; Lakeshore Road traffic photo.jpg

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 sent you my formal objection last week.

I left out some photos about traffic on Lakeshore.

Note that the traffic is at standstill from Guelph Line to Brant Street and westward. You can see the light all the way in the far distance as well as the traffic marked by Google maps.

Note that the Nautique building is not fully occupied and the 29 stories building Beau Soleil is still in construction and not occupied.

Now the developer of 2072 Lakeshore wants to add even more traffic ?

Note also that many trees on the property will be destroyed. We need the trees downtown or it will become a wall of cement.

See attache photos.

Efraim Halfon

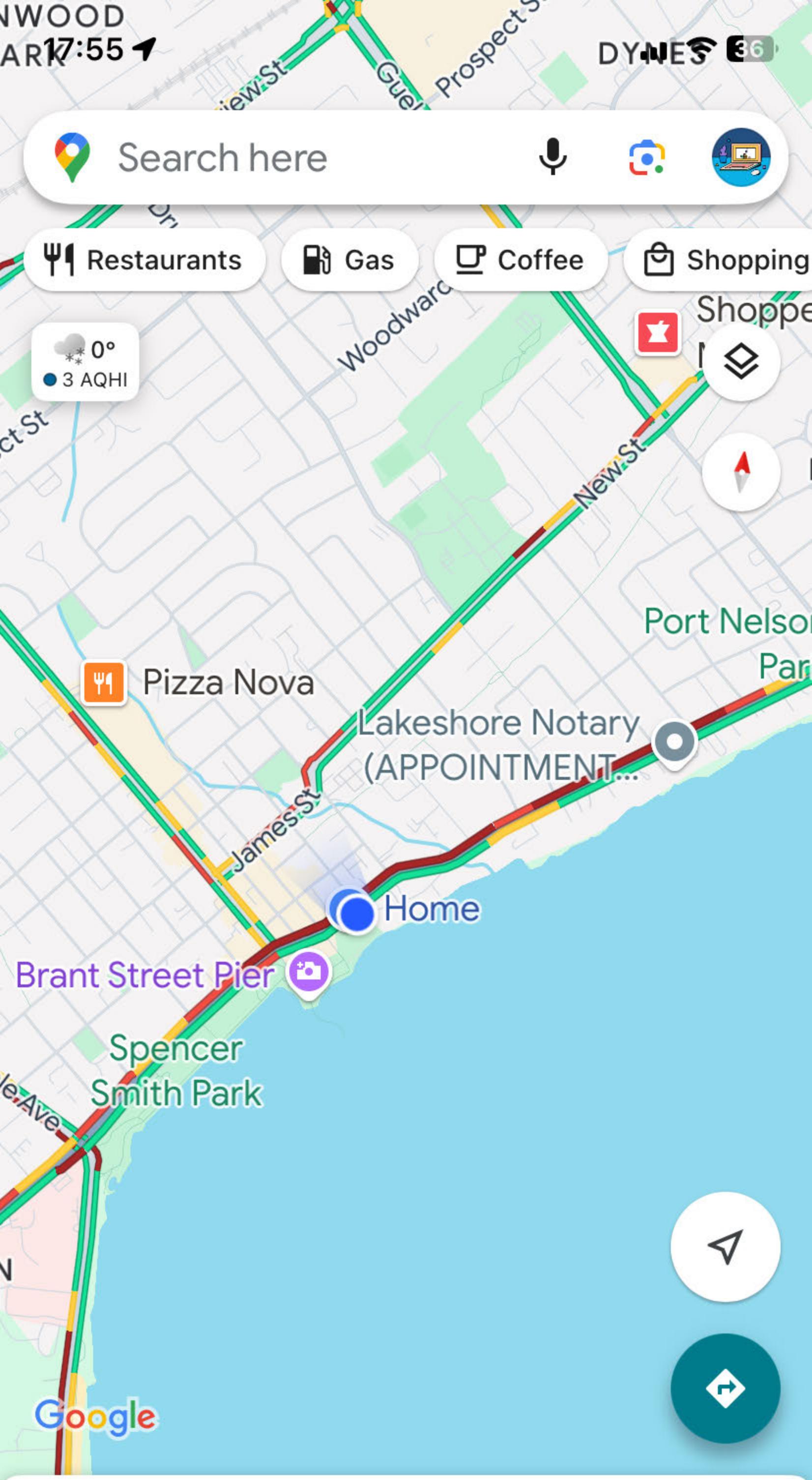
Burlington, ON

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February 3, 2025

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

Dear Sir/Madam

Re: Proposed 20 Storey Mixed Use Building 2072 Lakeshore Rd.

I Received the notice in the mail and wish to submit my comments on this proposal.

We moved from Ancaster to Burlington because of the beauty of the waterfront and a walkable lifestyle we assumed was associated with it. Since 2021, there have been 4 new 20 storey plus buildings erected in a very small area of the downtown with several other proposals in the works.

This has resulted in a visible increase in the amount of daily bumper to bumper traffic on the main streets. As well, the noise level is escalating and the wind tunnels one experiences during daily walking exercises is problematic, not to mention trying to navigate around closed sidewalks and construction areas overlapping roadways.

There are several empty retail spaces in each of these mega structures. I am not sure why they remain empty, but I assume too high rents and lack of parking to be among the issues.

All this has made the beautiful Burlington waterfront and downtown area appear neglected with no thought given to revitalization.

I understood from previous communications that this plot of land originally was to be a park and I believe this decision should stand. Perhaps include an outdoor exercise area, or a walk-up coffee bar with benches and chess tables.

Burlington should have some planning that will be beneficial to the people who live and work here.

Sincerely,



Patricia Winsa

Lakeshore Rd. Ste.

Burlington, On.

## Meneray, Elyse

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**From:** Sel Geo < >  
**Sent:** Tuesday, February 4, 2025 10:51 AM  
**To:** Meneray, Elyse  
**Subject:** Site Address - Ward 2 2072 Lakeshore Road

**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.

Martha Street,  
Burlington,

February 3<sup>rd</sup>, 2025

Planning Department  
Burlington

Subject: Objection to Zoning By-law Amendment for Increased Building Height

Site Address - Ward 2 2072 Lakeshore Road

Dear Elyse,

I am writing to formally object to the proposed amendment to the zoning by-law that would allow buildings to exceed 10 stories in height. As a resident of area , I have serious concerns regarding the potential negative impact this amendment would have on our community.

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns.

Additionally, the City's infrastructure is not designed to handle the increased density that high-rise buildings bring. Essential services such as water supply, sewage systems, and waste management will be significantly strained, potentially leading to service disruptions and reduced quality of life for current residents. The City must consider the long-term impact of such developments before approving changes that could overburden the existing infrastructure.

Moreover, high-rise buildings dramatically alter the character and livability of a neighborhood. The introduction of structures taller than 10 stories could lead to

increased noise pollution, reduced privacy for existing residents, and an overwhelming sense of overcrowding, all of which are detrimental to the well-being of the community.

In light of these concerns, I urge the City to reconsider this zoning amendment and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Selim Gabra

## **Meneray, Elyse**

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**From:** jitendra sewchan < >  
**Sent:** Thursday, February 6, 2025 3:12 PM  
**To:** Meneray, Elyse  
**Subject:** 2072 Lakeshore Road - Plan

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 Elyse,

We recently purchased our retirement condo at Nautique Condos at Martha St and Lakeshore. Our 2 bedroom condo on the 13th floor faces the lake and this is exactly what we paid \$910,000 for this view of the lake. This building will block our view and should not be permitted to be build.

We trust that the area on Old Lakeshore Rd will be deemed a green area with no more properties to be built there.

Sincerely,  
Jitendra and RAJNEE Sewchan

City Building Department

PO Box 5013, 426 Brant Street

Burlington Ontario L7R 3Z6

Attention: Elyse Meneray

File: 505-01/25 and 520-01/25

Site Address: 2072 Lakeshore Road

Dear Building Department,

Why are you not enforcing the City's New Official Plan that is only 4 years old.

This two block section of Lakeshore Road already has 6 newer high-rise condo / mixed use buildings that exceed the 1997 and the 2020 Plan.

The last two buildings that are just being completed are both in excess of 20 stories, twice the "official plan"

This new development which will actually be for 3 buildings as put forward earlier (not 1 as this proposal states) are all double the maximum allowable.

And to add to the madness, this building and the others will all have five parking levels below the water level of the lake across the road. (Memories of the problems at 3500 Lakeshore Road)

Why am I so opposed to this proposal and others like it.

Traffic – Lakeshore Road is only single lanes through this entire section by "Old Lakeshore Road" The soon to be finished building at Lakeshore and Pearl will interrupt the rush hour traffic flow along Lakeshore. And now, we will all soon need to endure another one hundred vehicles entering that tiny section of a very busy throughfare. (Maybe make Old Lakeshore 2 lanes one way eastbound and Lakeshore 2 lanes one way westbound) I am sure Acamar Dwellings Corp can adjust their site plan to accommodate at this early stage!

Green space – all of your recent building permits in this area have been sidewalk to sidewalk site plans, no requirements for any green space. This building and the others like it, with 150 plus units will inevitably add another 30 to 40 pets to each proposal that need to be walked. ( I am sure the poor residents along Martha Ave that already have signage on their lawn pleading with owners to not curb their animals on their property will be furious.) And its not just about peoples pets, but great cities are defined by their common areas, and for citizens walking this corridor along Lakeshore Road, it has become and, in the future, will always be a cold, dark assault on our sense of well being.

Loss of Sunlight, View and Property value – I bought a condo on Pearl St. with a terrace at a great premium. Your lack of enforcement of the current Official Plan has severely restricted my views, taken away sunlight that I have enjoyed and has now resulted in greatly reducing the value of my property. The noise levels in this area along Lakeshore are becoming intolerable. In short, the

actions of the City (and its building department) have now infringed upon my basic right of enjoyment of my property. (Justice.gc.ca)

As a footnote, I would also point out that this request for feedback put out by the City of Burlington seems almost disingenuous given the lack of detail for the site plans as proposed by Bousefields Inc. Certainly, far better drawings are and have been made available in the past to the residents of this area, why was it presumed that these very meaningless grey blobs would be sufficient to inform us now that the developer is actually making an application.

Sincerest regards

James Eady, a 40-year resident of Burlington

Pearl Street, Burlington

Copy:

Mayor - Marianne Meed Ward

Ward 2 – Councillor Lisa Kearns

## **Meneray, Elyse**

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**From:** Paolo Zulian < >  
**Sent:** Thursday, February 6, 2025 2:18 PM  
**To:** Meneray, Elyse  
**Subject:** 2072 Lakeshore

**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.

Afternoon,

I just rec'd paperwork in the mail, would like to send in written comments or be able to speak at the meeting.

The City needs to look at a couple of items, our downtown is becoming a downtown of skyscrapers, we only have to look to Toronto to see the mess they are in because of the City allowing the builders to over build and over sell to investors. It is already hard enough to move around downtown yet we keep approving these skyscrapers with lots of density.

What should be done moving forward if we are allowing these to continue is :

- for every one bedroom that is approved , the builder also needs to build a three bedroom.
- no more 500/600 square foot units.

I have been selling real estate in Burlington for 20 plus years and I can tell you the demand for one bedroom, 600 square foot condos is not what I am hearing or seeing from the consumer on the street, one just needs to read the paper and see that condos are the only type of real estate that will see dramatic changes.

**Paolo Zulian, Sales Rep.**

Royal LePage Burloak Real Estate Services

**Direct:**

**Search Burlington**

## Meneray, Elyse

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**From:** Brian Conner < >  
**Sent:** Sunday, February 9, 2025 7:21 PM  
**To:** Meneray, Elyse  
**Subject:** File: 505-01/25 and 520-01/25

**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 Ms. Meneray:

I would like to reiterate the opinion of my neighbour, Gayle Murphy in regard to the development at 2072 Lakeshore Road. We strongly object to the parking allotment for this development.

Providing 165 residential units with just 162 parking spaces is clearly inadequate.

Apartment buildings require substantial visitor parking. This is used for trades coming to service the building like elevator, generator, mechanical or alarm technicians and the like. There needs to be room to place a disposal bin when someone does a renovation. There needs to be space for visiting housekeepers, cleaners, caregivers and the like. There needs to be space for overnight visiting relatives.

We have 39 units and 10 visitor parking spots at our building at 2121 Lakeshore and it is often not enough.

There is no doubt that people visiting 2072 Lakeshore Road will park illegally in our visitor parking.

It is unjust to burden the neighbouring properties by refusing to supply adequate parking for this new development.

Yours truly

## Meneray, Elyse

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**From:** Daniel Gabra < >  
**Sent:** Sunday, February 9, 2025 12:23 PM  
**To:** Meneray, Elyse  
**Subject:** Site Address-Ward 2/2072 Lakeshore Road - Martha Street, Unit

**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 Elyse

My name is Daniel Gabra, I am a condominium owner at Martha Street, Unit , Burlington, .

I am writing to formally object to the proposed building. As a resident of neighborhood and community, I have serious concerns regarding the negative impact allowing this building to be constructed

One of my primary concerns is the inadequacy of the surrounding streets to support such a high-rise and density development. The roads in this area are already narrow and congested, making it difficult for both residents and emergency services to navigate efficiently. Allowing high-occupancy buildings to be constructed will only exacerbate traffic congestion, parking shortages, and overall road safety concerns. In addition of suffering several years while the building is being constructed, were the area has been interrupted already for several years during the current high rise buildings that have been in construction since 2021.

Additionally, the City's infrastructure is not designed to handle the increased density that high-rise buildings bring. Essential services such as water supply, sewage systems, and waste management will be significantly strained, potentially leading to service disruptions and reduced quality of life for current residents. The City must consider the long-term impact of such developments before approving changes that could overburden the existing infrastructure.

Moreover, high-rise buildings dramatically alter the character and livability of a neighborhood. The introduction of these new developments could lead to increased noise pollution, reduced privacy for existing residents, and an overwhelming sense of overcrowding, all of which are detrimental to the well-being of the community. The close proximity of numerous high-rise buildings further deprives current residents of privacy and creates an excessive concentration of structures that diminish the neighborhood's appeal.

Another significant issue is the impact of shadows cast by these high-rise buildings. The proposed development would deprive existing neighbors of sunlight, particularly in the winter months, affecting both the aesthetic and practical aspects of their living environment. This loss of natural light could have negative effects on residents' well-

being and property values, further underscoring the unsuitability of this zoning amendment.

In light of these concerns, I urge the City to reconsider this application in totality and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

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Thank you for your time and attention to this matter. I look forward to your response.

Sincerely  
Daniel Gabra

## Meneray, Elyse

---

**From:** Helen Gabra < >  
**Sent:** Sunday, February 9, 2025 12:25 PM  
**To:** Meneray, Elyse  
**Subject:** Site Address-Ward 2/2072 Lakeshore Road

**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.

Martha Street, Unit  


February 9 , 2025

Planning Department

Burlington

Subject : Site Address-Ward 2/2072 Lakeshore Road

Dear Elyse

I am writing to formally object to the proposed building. As a resident of neighborhood and community , I have serious concerns regarding the negative impact allowing this building to be constructed

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Thank you for your time and attention to this matter. I look forward to your response.

Sincerely  
Helen Gabra

Margaret Brooks  
Lakeshore Rd. PH  
Burlington, ON

February 9, 2025

Ms. Elyse Meneray  
City of Burlington Department  
PO Box 5013  
426 Brant St.  
Burlington, ON L7R 3Z6

Dear Ms. Meneray,

Re: 2072 Lakeshore Road  
File: 505-01/25 and 520-01/25  
Burlington.ca/2072lakeshore

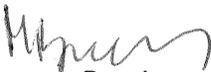
This is in response to your invitation for comments regarding the proposed development at 2072 Lakeshore Road.

Most emphatically, I oppose this proposal and trust that the City officials will not approve the application to amend the Official Plan.

Some of my reasons are:

- Over-intensification of the downtown core.
- Increase in road congestion. Lakeshore Road is already a traffic nightmare during rush hours. This is extremely inconvenient for the residents and presents safety and security hazards. Emergency vehicles encounter difficulties getting to Joseph Brant Hospital, and fire trucks often 'push' cars to the sidewalks when they can't proceed freely. It is not unusual to travel 45 minutes from Burlington Mall to Lakeshore Road where I reside.
- Noise, dust and ongoing disruption during construction.
- Disturbances caused by garbage trucks and frequent moves if 165 dwellings are built.
- Wear and tear of our already deteriorated Lakeshore Road, a consequence of recent construction in the downtown area and insufficient action taken by the City to repair many potholes.
- As an aside, I had to replace two front tires on my vehicle in 2023 and two front tires again in 2024 after falling into potholes on Lakeshore, near my home. Each incident cost me \$1600.00. Considering the amount of property taxes I have been paying for the last 30 years, this is of grave concern and cause for annoyance.
- Adding 165 extra units will only compound these problems.

Sincerely,

  
Margaret Brooks

## Meneray, Elyse

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**From:** Natalie G < >  
**Sent:** Sunday, February 9, 2025 2:58 PM  
**To:** Meneray, Elyse  
**Subject:** Site Address-Ward 2/2072 Lakeshore Road

**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.

Martha Street, Unit  
Burlington, L7R0G9

February 9 , 2025  
Planning Department  
Burlington  
Subject : Site Address-Ward 2/2072 Lakeshore Road

Dear Elyse

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In light of these concerns, I urge the City to reconsider this application in totality and prioritize responsible urban planning that aligns with the current infrastructure capacity and the needs of the community. I request that this objection be formally recorded and considered during the decision-making process.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Natalie Gabra

## **Meneray, Elyse**

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**From:** Shelley Day-Shoniker < >  
**Sent:** Monday, February 10, 2025 1:41 PM  
**To:** Meneray, Elyse  
**Subject:** File 505-01/25 & 520-01/25 : Feedback / objections

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 Elyse,

- > I am a concerned neighbour to the proposed building on Lakeshore Road / Old Lakeshore Road.
- > There are already 2 new 20+ story buildings on the north side of Lakeshore.
- > There is no way that Lakeshore Road can possible accommodate traffic from more residential buildings on this 2 lane road.
- > It is going to become a gridlock.
- > Also - I understand the height is a variance from the original plan.
- > There has been so much construction noise for the past years and ongoing with the 2 current buildings under development on the north side.
- > Let alone the beautiful character of downtown Burlington being unfortunately transformed into rows of huge condos.
- >
- > Thank you for your consideration of these concerns ,
- >
- > ...Shelley
- >
- >
- >
- >

## Meneray, Elyse

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**From:** Jo Atanas < >  
**Sent:** Tuesday, February 11, 2025 7:17 PM  
**To:** West, Alicia; Meneray, Elyse  
**Subject:** Concerns: Proposed New Condominium Developments 2083 and 2072

**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.

### Family Members:

Josephine Atanas  
William Atanas  
Rachelle Allen  
Dina Atanas

### Addresses:

Martha unit and  
Burlington, On (Two separate owners and units)

### Phone Number:

Dear City of Burlington Planning Committee,

On behalf of the above family members, I am writing to express our deep concern regarding the proposed condominium developments in our city, particularly in the beautiful area along the lake. While I understand that development and progress are necessary, I urge the city to carefully consider the long-term impact of these large-scale projects on our community. The waterfront should be a protected space.

One of our concerns is zoning. My understanding is these condominiums are not being developed in accordance with their originally intended zoning regulations. These were zoning discussions we had with the builder's representatives. No condos over 10 stories or max 15, confirmed in your notice. It is our understanding, the developer's purchased the land knowing what was allowed to be built in that

area. This raises concerns regarding responsible growth and the maintenance and protection of this cherished and valued treasure.

Additionally, traffic congestion has become a serious issue. With existing developments already straining our roadways, adding more high-density housing will only worsen the problem. Parking is another major concern. Some condominiums barely provide enough parking for their residents, let alone visitors, which forces overflow onto surrounding streets and contributes to further congestion. In our condo there are no visitor assigned parking areas.

I experienced this firsthand when attending a wedding last summer. It took me an hour to find a parking spot, highlighting how the infrastructure is already affecting daily life and accessibility in the area.

The natural beauty of Burlington, particularly along the waterfront, is one of its greatest assets. These large high rise developments threaten to compromise that beauty, transforming a once peaceful and scenic area into a congested, metropolitan-like environment that no longer reflects the charm that drew so many of us here in the first place.

I respectfully ask the city to listen to the concerns of its residents and carefully evaluate whether these projects align with the best interests of our community. Thoughtful, well-planned development is essential, but it should not come at the cost of the city's livability, natural beauty, infrastructure and accessibility.

Thank you for your time, dedication, and consideration of this important issue. We appreciate your service and all you do for this beautiful city, we acknowledge these decisions are difficult.

We trust our voices will be heard in the decision-making process.

Sincerely,  
Josephine Cupoli Atanas

## **Meneray, Elyse**

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**From:** Sarah Tos < >  
**Sent:** Tuesday, February 11, 2025 11:36 AM  
**To:** Meneray, Elyse  
**Subject:** RE: Ward 2, 2072 Lakeshore Rd

**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 afternoon,

I am writing to express my concerns regarding the proposed development at 2072 Lakeshore Road by Bousfields Inc. As a current resident of the Pearle Hotel, I can confidently state that further development in this area is unnecessary and would exacerbate existing traffic issues.

The roads are already overwhelmed, particularly between 3:00 and 7:00 p.m., when traffic congestion effectively locks down the area. Introducing additional development would only worsen this situation, making access to the neighborhood even more challenging.

Given the significant development that has already taken place, I believe this space would be better utilized as additional green space. Such an investment would provide much-needed relief and recreational opportunities for current and future residents, helping to restore balance to a neighborhood that has seen substantial urbanization recently.

I urge you to reconsider this proposal in light of the area's current infrastructure challenges and the value that green space would bring to the community.

Thank you for your attention to this matter.

Sincerely,

Sarah, A resident of the neighbourhood

## Meneray, Elyse

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**From:** Yogesh Patel < >  
**Sent:** Thursday, February 13, 2025 12:11 PM  
**To:** Meneray, Elyse  
**Subject:** file;505-01/25 and 520-0125

**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,

My name is yogesh. I just received mail that a new building is coming at 2072 Lakeshore and it's 20 stories. I got this mail on 10 Feb and it is showing that last comment submitted by 11 Feb. How can people reply in a day? Everyone has so many things to do. I also called the tel no given on paper but no one replied. What's going on in Burlington? In that area so many high buildings? I see between Martha St and Pearl St that two big buildings. There is not enough space between those two buildings. Please do not allow to make this project. Please leave Burlington beautiful as it was. Please don't make a mess as Toronto. City is allowing too much building at that area. Please go and check those two buildings (between Martha St and Pearl St). Up to fifth floor people can not get even sun light (west side) all builders want to make money on lake shore area, why they are not asking to develop at north side of city? Also mail are sending by city and asking opinion within two days? You should give a month to see local people opinion. Please do not approve this project.

Thank you

## Meneray, Elyse

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**From:** John Veenstra < >  
**Sent:** Thursday, February 20, 2025 10:27 AM  
**To:** Meneray, Elyse; West, Alicia  
**Cc:** LISA KEARNS; Thurman, Dania  
**Subject:** The planning applications for 2053 Old Lakeshore Rd.

**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.

Greetings.

I am a resident at Martha Str, Unit . I have the following observations on, and objections to, the proposed development plans for 2053 Old Lakeshore Rd.

- 1) To start with, with your mailings please submit a sketch of what the proposed development will look like in **the setting of its area**, i.o.w. put the ‘picture’ into a ‘frame’ of its adjacent buildings/proposals. If that takes up too much paper or cost, indicate clearly where folks can find that sort of information.
- 2) **Please start with a look at the street plan of Port Nelson from the 1870’s**. One hundred and fifty years later it is basically the same. However, the tram and the horsedrawn buggies/ carts are gone. The population density and the number of vehicles owned and operated has gone through the roof. The development of earlier years- the 80’s and 90’s when 395 Martha and the units on Torrance and further west of James were developed, focussed on a pleasant balance of green space; room for trees; visitors’ parking; some distance between properties affording views other than that of the breakfast tables of adjacent towers, some sunshine in your windows, some on-street parking and room to breathe. Today a greedier vision of having maximum building footprints on vastly smaller lots with none of the features that made downtown Burlington a pleasant, desirable place to retire to has taken over. Lakeshore Road from Torrance to Brant will begin resemble downtown Manhattan if this trend continues. **The roads were never designed for this density**. The developers may well – in the future- find folks refusing to live in this sort of cheek-to-jowl environment, as some buildings in Toronto have discovered. Only a genuine cachet to “lakeshore liveability” will keep future prices up, not greed inspired overcrowding.
- 3) **The Adi building, et al. was a tragic planning mistake; too high and built right to the lot line on all sides**. No room for visitors’ parking; no room for delivery, service and emergency vehicles. These – in perpetuity – will end up parking on the street and blocking traffic. The ‘door dash’ drivers, the Amazon, UPS and Post office vans, the moving vans, as well as folks visiting the Adi tower are already either bloc-king the Martha roadway, usurping the available street parking for the few Martha str. businesses, or “borrowing” the visitors’ parking spaces at 395 Martha and at the Chartwell retirement home. Having one “loading” dock on the site plan mailed to us, is a tragically ‘not-so-funny’ joke. We, the folks at Martha, for the past couple of years have had to put up with consequences that the applicants, the planners, and the reviewers at the OLT never

have – and hopefully, never will - have to live with. All of the inevitable dust and noise aside, construction operations and vehicles have taken over one whole lane of Lakeshore, and again – to the detriment of the businesses operating across the road from us - all of the parking spaces on, as well as most of the Martha roadway itself. **This error will only get worse with time, and it can never be corrected.** From now on every delivery truck, every ambulance – accompanied by the usual fire truck - that will ever visit the site, will repeat this blockage. If you folks want to see what it looks like, I have two years worth of photos on file. Besides, everyone with a finger in this pie is conveniently overlooking that, as happens at least twice a year, an excessively high windstorm, or an overturned semi trailer blocks the Niagara-bound Lane on the Skyway, turning Lakeshore Rd., as well as New Street and Fairview into parking lots. Pity the EMS folk, or the police, or the fire department, or even the snowplows in winter, trying to serve any building site in the immediate area. Will a chopper for Jo Brant Hospital be included in future municipal levies? And, oh, pardon me, I forgot the summer months when a lane of Lakeshore is gobbled up by patios. We have to keep the visitors coming. **So, please do not repeat such an error in planning. It will keep on giving....**

- **The Mattamy site at Martha and James has- thus far - been a repeat of the same.** (More pictures are available) – and we can, no doubt, expect another replay down the block next to the walkway in the not-too-distant future.
- 4) Again, this looks to be another building that only the wealthy can afford. **Where, and when will we see some affordable housing in down town Burlington?**

Once a glaring planning error has been made granting too much building on too small a lot, every future development wants the benefit of the same mistake. The residents of downtown Burlington ask for a return to some balance. Please keep downtown Burlington liveable.

Sincerely,

John  
Veenstra

Unit , Martha

Str.

Burlington

Dear Elyse

I am writing to express my concern and opposition to the proposed increase in building density to the proposed building located at 2072 Lakeshore Road. While I understand the necessity of urban development and accommodating a growing population, I believe this particular increase will have several detrimental effects on our community.

Firstly, the proposed higher density will inevitably degrade the thermal environment of the surrounding area. Taller buildings will block natural airflow and increase heat retention, thereby exacerbating the urban heat island effect. This could lead to increased energy consumption for cooling and diminish the overall comfort and health of residents.

Furthermore, the construction of higher buildings will alter shading patterns, potentially depriving existing properties and green spaces of sunlight. Adequate sunlight is essential for maintaining pleasant living conditions, supporting local flora, and preserving the aesthetic appeal of our community.

In addition to environmental concerns, the infrastructure in our area is already limited. Adding a significant number of new residents without corresponding improvements in infrastructure will strain existing resources. The fact that there is only one primary roadway serving the area again exacerbates the problem, leading to more traffic congestion, reduced accessibility, and heightened risks for emergency response times. Prior to any new construction approvals, the City must address the limited infrastructure issues.

Given these points, I urge the City Council to reconsider the proposed increase in building density. Instead, I advocate for a more balanced and sustainable approach to development that takes into account the well-being of current and future residents, as well as the preservation of our environment.

Thank you for your attention to this matter. I look forward to a favorable reconsideration of the proposal.

Regards,

David Rumble P.Eng

## Meneray, Elyse

---

**From:**  
**Sent:** Tuesday, March 18, 2025 10:23 AM  
**To:** Meneray, Elyse  
**Cc:**  
**Subject:** 2072 Lakeshore application

**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.

Mudite Schuler and myself are against the approval of another building downtown. Our objection is based on “too much. Too soon”. As residents downtown we don’t get a break from construction mess, noise and traffic, not to mention the parking situation.

Michael Schuler  
Pearl Street  
Burlington, Ontario L7R 1E1

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