

**Da Silva, Mariana**

---

**From:** Anne Campbell [REDACTED]  
**Sent:** Friday, April 25, 2025 6:47 AM  
**To:** Da Silva, Mariana  
**Subject:** Fwd: File: 505-05/25 and 520-06/25burlington.ca/35plainsroad

**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.

Minor correction from 27 to 72 units on second paragraph.

----- Forwarded message -----

**From:** Anne Campbell [REDACTED]  
**Date:** Thu, 24 Apr 2025 at 14:39  
**Subject:** File: 505-05/25 and 520-06/25burlington.ca/35plainsroad  
**To:** <[mariana.dasilva@burlington.ca](mailto:mariana.dasilva@burlington.ca)>

Hello Mariana,

I would like to provide a little feedback on this proposed amendment for the condos at 35 Plains Road. Proposals for this site that have been approved by council have all been abject failures to date. The first proposal dates back to the late 2015 and early 2016, with the first public meeting held at St. Matthews on the Plains June 22, 2016 for an 8 storey condo with 80 units. Council finally approved an 8 storey complex comprised of 72 units advertised as "boutique condo living". This first development never materialized and the land sat vacant for many, many years until it was sold. The next proposal from the Janik Group called for 8 stories and 72 units, shortly followed by an amendment for 9 storey's which was approved. However, this build never materialized either. This was a suitable build of adequately sized units 1-3 bedroom units even given the less than ideal site of under 1/2 acre.

This new proposal for a 12 storey 161 residential units is totally unacceptable. How can you add 4 floors on the exact same footprint and yet increase the number of units from 72 to 161 units, a 140% increase. This will be just another failed endeavor of useless sized units. What you end up with is a building filled with shoebox condos that were only popular in the past with investors. There is little sentiment for these in 2025 as they appear unsellable, but more importantly do little to meet the needs of families. The floors from 2-8, will now be comprised of 15-18, 500-600 sq.ft. units. instead of 9 decent sized units. Of the 11 units on each of the floors 9-12, there are only 3 units that are just slightly above 1000sq.ft., so only 12 units of the 161 available that one would consider meets the needs of a family. Pretty sad.

Governments are touting the need for affordable homes for families, this is not it. One other concern we have is that the congestion on Plains Road makes it an agonizing route at any time of the day, but after the hour of 3 PM becomes almost impassable in the area of Plains and Waterdown Road. I would not be in support of such a project as this one.

Best Regards,  
Peter and Anne-Marie Campbell

## Da Silva, Mariana

---

**From:** Brigid Murphy [REDACTED]  
**Sent:** Thursday, April 10, 2025 8:50 PM  
**To:** Da Silva, Mariana  
**Subject:** Cooke Blvd 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.

Greetings Mariana

Is no one aware of the already overpopulation on our infrastructure and traffic patterns???  
The complete degradation of what was once Burlingtons lakeside orchards and  
agricultural greenspace?

This is pure insanity.  
Pure greed.  
Pure desecration of light, air, and habitat.  
It will all end.  
Even the trumpeter swans will move elsewhere.

Beyond tragic.  
Beyond comprehension.  
And where will the children play?  
What air will they breathe?  
And the wildlife?????  
All rats you can fathom, just to be clear, like NYC.

God help you all.

Brigid

## Da Silva, Mariana

---

**From:** Sandy Walker [REDACTED]  
**Sent:** Tuesday, April 22, 2025 11:14 AM  
**To:** Da Silva, Mariana  
**Subject:** Application for 35 Plains Road East

**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.

Hi

I am writing to express my concerns regarding development at 35 Plains Road East.

[REDACTED] We already experience issues with unauthorized parking in our lots, by people unable to find parking at the GO station. Throughout the winter, there were many illegally cars parked on Masonry Drive, likely because of overflow from the GO station.

I have serious concerns that a building of 161 residential units has only 110 vehicle parking spaces, and even worse, 6 visitor spaces.

There is no street parking available on Cooke Boulevard, nor should there be. There are numerous transport truck deliveries to our businesses and to others located on Cooke Boulevard.

As business owners, we should not have to deal with illegally parked cars in our private parking lots at any time, especially when the businesses are closed during the night and on weekends. There is no bylaw enforcement during these hours.

Regards,  
Sandy Walker