

Schneider, Jaclyn

From: Albert Giovannini
Sent: Monday, June 2, 2025 5:25 PM
To: Schneider, Jaclyn
Subject: Application by Losani Investment, 127 Plains Road West

Follow Up Flag: Follow up
Flag Status: Flagged

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Received your brief newsletter regarding the Proposed, Losani Development on Plains Road/Howard.

Besides the "LAND USE COMPATIBILITY STUDY & AIR QUALITY STUDY FOR 127 PLAINS ROAD WEST, BURLINGTON, which was submitted to Losani Investments, and prepared by Sunair Environmental Inc..

Is That all to a study to decide on approving this project. A 25 story Residential and Business Building.

You are aware that there are 7, yes Seven, high rise apartment buildings across the street from this proposed building, that the ethical planners at Burlington City Hall are set to Approve for their friends.

The traffic is massive in this area of Burlington, If Mr. Galbraith knew this area, he would be aware of traffic congestion in this area.

Just to remind your planning department, The company that did this study, Sunair, is not even registered with the Better Business Bureau.

Your newsletter does not mention the name of the 'Planner assigned to this File?

Question? Will there a Community meeting to discuss this development with the residents of the Area?????

Or, has this been decided?

Albert Giovannini

Schneider, Jaclyn

From: Alison Wyers
Sent: Wednesday, June 4, 2025 11:11 AM
To: Schneider, Jaclyn
Subject: Feedback regarding development at 127 Plains Road West (at Howard Road - Ye Olde Squire, Benjamin Moore, Gardenia Tile property).

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

Aldershot needs more amenities and this proposal will remove several businesses. We have very few restaurants in Aldershot and I'm disappointed to hear the pub could be gone. Is there a plan to keep the Squire Pub in Aldershot? We keep getting more condos with small retail spaces, but it's just dentists, salons, and vape shops and nothing of daily need i.e. grocery, restaurants, retail. For all of that, we need to drive to Waterdown or to the east part of Burlington. The traffic on Plains Road has increased drastically over the 12 years I have lived here. I would love to be able to walk to more amenities and not get in my car, but all these condos do is congest our village with more vehicle traffic and tear down what little retails we have. Let's do better for a balance of housing and amenities in all areas of Burlington.

Thank you,
Alison Wyers
Aldershot Homeowner

Schneider, Jaclyn

From: Amy Sing
Sent: Tuesday, June 3, 2025 4:24 PM
To: Schneider, Jaclyn
Subject: Opposition to Zoning Change and 24-Storey Development at 127 Plains Road West

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 Ms. Schneider,

I'm writing to strongly oppose the proposed zoning change and development at 127 Plains Road West.

I've lived on Plains Road West for 13 years. I originally moved here from the Appleby and Upper Middle area to escape the wave of development and traffic congestion that had overtaken that part of the city. At the time, I was living in The Orchard—a neighbourhood that actually had an orchard when I moved in. Sadly, that orchard has long since been replaced by concrete.

I chose Aldershot for a reason: this neighbourhood had a peaceful atmosphere, green space, a community feel, and a more human scale of development. That character is now under threat.

The proposal for a 24-storey tower is not only out of scale with the existing streetscape, it is deeply out of step with the lived experience of residents here. Adding a structure of this magnitude will increase noise, pollution, and pressure on public services.

- **Traffic on Plains Road is already unbearably congested during rush hour.** The addition of 240 residential units and commercial space will dramatically increase congestion on Plains Road West and nearby side streets. Adding hundreds of new residents and vehicles will push an already strained corridor beyond its capacity.
- **This intersection is used daily by children walking to Aldershot School.** More traffic—along with delivery vehicles, rideshares, and visitors—puts their safety at risk.
- **Plains Road West has always been a low-rise, mixed-use corridor with a village feel.** Our neighbourhood has a distinct charm rooted in low- and mid-rise development. A 24-storey tower completely breaks that scale and sets a dangerous precedent. This proposal is completely out of scale.
- **If this development goes ahead, it opens the door for more high-rises.** Aldershot has already changed dramatically in recent years—and not always for the better. Frankly, *I'm now considering leaving Burlington altogether.*

The city has publicly committed to a model of *gentle intensification*. This proposal contradicts that goal and it's not compatible with the existing community.

Many of my neighbours feel the same way. This isn't about rejecting change—it's about saying no to overdevelopment that sacrifices livability, safety, and the unique character of our neighbourhood for the sake of density targets.

Please do not allow Aldershot to become another corridor of concrete towers. I urge the City to deny this application and preserve what remains of this unique and valued community.

Sincerely,

Amy Singh

Schneider, Jaclyn

From: Laird Andrew Rattray <
Sent: Friday, May 30, 2025 2:11 PM
To: Schneider, Jaclyn
Subject: Re: proposed building at 127 Plains Rd W.

Follow Up Flag: Follow up
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Hello Jaclyn,

As one who lives in the immediate area involved, I am opposed to amending the current bylaw beyond 11 storey buildings. I'm also concerned that the plan is for ultra high density residences, as their stated plan is for 24 floors with 240 units or 10 per floor or a very small foot print. I also understand that the plan calls for vehicles to enter and depart onto Plains Rd. W., which would cause traffic issues.

11 storeys is enough...when you look at the ones across the street from this proposed project.

Kind Regards,

Andy

Sent from my iPhone

Schneider, Jaclyn

From: Ann Barre
Sent: Wednesday, June 11, 2025 3:07 PM
To: Schneider, Jaclyn
Subject: PROPOSED ZONING CHANGE TO PROPERTY AT 127 PLAINS RD W,BURLINGTON

Follow Up Flag: Follow up
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We are extremely disappointed to hear of the application for a different zoning request at the above address. We had believed that Burlington was restricting these monstrous building to much lower (6 storey) units. This will cause further traffic jams to an already overtaxed plains road and make a very busy thoroughfare already existing going into Hamilton. The- last thing Burlington needs is heavier traffic as witnessed by the few accidents or road closures causing people to be 2+ hours on the road to home. This is a unique area and the already additional proposed buildings will be adding to an infrastructure that has not changed or been updated. Not to mention the condition of Plains road itself.

You would be taking away a local pub which allows all nearby residents to walk home safely after enjoying a meal and a glass of wine/beer.

The valley behind this proposal is a quiet park and playground area and hopefully that will not change.

We truly believe that plains road does not need any more nail salons, barbershops or other retail places that are constantly going in along this stretch of road.

If possible we would like to be notified of the upcoming meeting regarding this proposal so we could strongly voice are negative vote.

in appreciation, The Barretts (directly across the road)

Schneider, Jaclyn

From: Christine Kingsbury
Sent: Wednesday, May 28, 2025 3:59 PM
To: Schneider, Jaclyn
Subject: 520-05/25 and 505-04/25

Follow Up Flag: Follow up
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With regards to this proposal, there are numerous reasons why we have objections.

#1 traffic has become horrible on plains road as it is used as a highway, raceway, and Hamilton to Burlington corridor. When the the highway has an accident, everyone uses plains road. Traffic can take 2 hours from Guelph Line to this intersection.

#2 truck traffic is constant and noisy with several trips made daily to the concrete place and other manufacturing. More truck noise and truck traffic is disruptive.

#3 a building of 24 stories will block light, cause bouncing noise from other buildings and cause more people to be thrown onto a narrow roadway. Also, those people who don't have the luxury of getting a parking spot will park their car wherever they find a spot. Howard Road now gets backed up since no right turn on red signs have been added.

#4 I understand there is another high rise scheduled to go right beside it which for these same reasons is unreasonable.

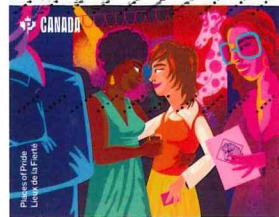
#5 there are no worthwhile amenities in this part of town and perhaps that should be a consideration instead of these buildings. You will add several people but not provide reasonable retail.

This part of Burlington used to be nice but has turned into a constant noisy traffic jam. There are a lot of seniors in this area who are already finding it hard to get their necessities and will be faced with unsafe congested streets nevermind the years of disruption and noise.



2506162129

3806 M4L



COMMUNITY PLANNING DEPT.,
MS. JACLYN SCHNEIDER,
P.O. Box 5013,
426 BRANT ST.,
BURLINGTON, ONT.
L7R 3Z6

RECEIVED

JUN 18 2025

City of Burlington
Community Planning

WED. 11 JUNE 25

TO: MS. JACLYN SCHNEIDER,
COMMUNITY PLANNING DEPT., FILE: 520.09/25
426 BRANT ST., 505.04/25
BURLINGTON, ONT. L7R 3Z6

RECEIVED

JUN 18 2025

City of Burlington
Community Planning

FROM: MR. CLIFF POTTRUFF,

BURLINGTON, ONT. L7T 0A9

DEAR MS. SCHNEIDER,

I FIND IT HARD TO BELIEVE THAT ONLY 160 VEHICLE
PARKING SPOTS ARE PLANNED FOR 240 RESIDENTIAL UNITS.

WITH PUBLIC TRANSIT RIDERSHIP WAY DOWN, MORE
FAMILIES HAVE 2 OR MORE VEHICLES. ALSO, THERE'S NO
ALLOWANCE HERE FOR VISITING VEHICLES OR FAMILIES WITH
3 OR MORE DRIVERS.

MY PERSONAL RECOMMENDATION IS THAT THERE
SHOULD BE A MINIMUM OF 500 PARKING SPACES
ALOTTED FOR THIS BUILDING. ANYTHING LESS WILL CAUSE
PARKING NIGHTMARES FOR THIS BUILDING AND THE SURROUNDING
SIDE STREETS.

IT'S TIME TO STAND UP AGAINST THESE ARCHITECTS
AND BUILDERS REGARDING PARKING PLANNING.

IT'S TIME TO USE COMMON SENSE!

RESPECTFULLY SUBMITTED.


CLIFF POTTRUFF

C.C. FILE

Schneider, Jaclyn

From: DI M
Sent: Wednesday, June 11, 2025 1:01 PM
To: Schneider, Jaclyn
Subject: Feedback re: 127 Plains Road West planning application

Follow Up Flag: Follow up
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Hi,

I'm completely against this application for the following reasons:

- this will create further inaccessibility for people using wheelchairs, walkers, baby strollers, etc.
- construction will make things significantly more difficult for people to access public transit, sidewalks, especially if they have disabilities
- this will add congestion to an already a busy corridor for local traffic as well as people who use Plains Road during rush-hour to bypass the highways
- the area is already saturated with multiple apartment units
- there is already too much industrial pollution in this area and a new building will exacerbate that
- it will make parking more difficult to find and access
- the height of this proposed building will significantly block views

Schneider, Jaclyn

From: Ed Aasman
Sent: Monday, May 26, 2025 1:48 PM
To: Schneider, Jaclyn
Subject: File 520-05/25 and 505-04/25
<https://url.ca.m.mimecastprotect.com/s/QiSTC6X1Eocogo1vUpfzf5kKt1?domain=burlington.ca>

Follow Up Flag: Follow up
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Good afternoon Jaclyn.

I received the information on this file and I wanted to voice my objections to this development. I do not believe that the neighbourhood would be able to accommodate such a massive development. Having a 24 storey tall building looming so high over the surrounding properties would be an eyesore and out of character for the neighbourhood. The traffic nightmare of trying to get out of my business's driveway would be horrific. Please do Aldershot a favour and do not approve this development.

Regards,

Ed Aasman

June 16, 2025

Jaclyn Schneider
City of Burlington
426 Brant St.
Burlington, ON
L7R 3Z6

Dear Jaclyn;

WOW, a 24-storey apartment building in the village of Aldershot. I believe the tallest building(s) in the area are a maximum of 11 or 12 stories. A 24-storey apartment building is too tall for anywhere in Burlington, never mind in Aldershot. Give me a break, this is not Mississauga, downtown Toronto, or Lakeshore Rd. along the Toronto waterfront. I live in the complex across the road from this proposal. I am lucky that I am at the back of the complex in a 7-storey building and our balcony and windows face south toward Fairwood Pl, so if the proposal is approved, at least I won't have to look at it.

It appears from the drawing of the ground level, the entrance and exit to the underground parking is only from Howard. The other exit to Howard appears to be only for vehicles parked on the ground level that entered the complex from the entrance on Plains Rd. west of Howard. I only see 5 on-ground parking spaces of which 2 are Handicapped parking. Are these the only 5 spaces for visitors to the businesses or will there be underground parking for the businesses. If visitors have access to the garage, that would definitely be a security risk for the tenants' vehicles in the garage. I guess they could always park on the private property on the Drewlo complex on the south side of Plains.

Traffic southbound on Howard can get very busy at times, especially with the trucks going to and from the several businesses on Howard. The traffic exiting from the apartment complex on the south side of Plains at Howard, most of which goes straight through onto Howard or turns right onto Plains, already slows the traffic trying to turn east (left) from Howard onto Plains. This in turn would impede the traffic exiting the underground parking from the proposed

tower causing more idling vehicles on Howard and encourage turning traffic to run the red light.

The proposal is for 240 apartments but only 160 parking spots. This assumes only 66.7% of the apartment residents would get a parking spot for one vehicle. Where are the other 33.3% of the residents expected to park if they have even one vehicle. What about the residents that may have two vehicles. Oh, I guess they too can park across the road on the Drewlo (private) property, or on the other streets in the area.

I would assume that these units would not be what we would classify as “affordable” housing for families. Unfortunately, the current Provincial Government is not interested in affordable housing as there is not enough profit in them for the developers. As a result, the government has taken away most powers to control what is being built in all cities. I am sure there is little, if anything Burlington can do to stop this proposal.

Garry Condon

Schneider, Jaclyn

From: [REDACTED] >
Sent: Saturday, June 7, 2025 2:36 PM
To: Schneider, Jaclyn
Subject: 127 Plains Road West

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Jaclyn:

My name is Jim Wilson, along with my wife Susan we received your info planned for 127 Plains Road West. We both have discussed this material that we have received. It is our opinion that this change in the Official Plan and current Zoning By-Law can't happen. We live at [REDACTED] building has a 12 Storey Apartment Building and also business along with Labs, Pharmacy, Dental Office, and others out front on the ground level. To amend and allow a 24 Storey building across the street would create major traffic as we already have major trucks using Howard Ave. 24 hours a day due to Agro, the Cement Factory, and a street paving company. Agro is open 24 hours a day. The dust coming from the cement factory and cement trucks is unpleasant. My wife Susan has to dust our apartment daily when we open up our windows or go out on our balcony. Imagine adding construction on top of everything else. Exposing more dust and dirt from nearby to 240 more new tenants is not a healthy decision.

Jim & Susan Wilson

Schneider, Jaclyn

From: Jim Malec
Sent: Wednesday, June 4, 2025 4:41 PM
To: Schneider, Jaclyn; LIST - Office of Ward 1
Subject: Re 127 plains road west

Follow Up Flag: Follow up
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Where is parking not even covering parking for one car per unit a short fall of 80 parking spots let alone parking for guests or if people have two cars. The plan should be regretted because not enough parking. People will infringe on parking spaces across plains road. There are how many units slated for that area .There is going to be a parking grid lot.

Yours

James Malec

Sent from my iPad

**Comments on A Zoning Amendment requested by
Losani Investment Corporation at 127 Plains Rd West
(Planning Files 520-5/25 and 505-4/25).**

It is humorously suggested that time exists only to prevent every event in the universe from happening at the same moment. I would respectfully suggest that municipal land-use planning exists to prevent every building in the city from happening in the same place.

Cities are tasked with providing the framework whereby residential, business, commercial and industrial interests can be served with the appropriate physical and social infrastructure to meet the needs and expectations of existing residents and to meet projected population growth. Zoning is the tool by which that is accomplished.

Without zoning, industrial, commercial or residential developers would have free reign to build what they wish and where they wish regardless of their impact on the community, the city, its plans or its budgets..

Amid shortages of housing, particularly affordable housing, some may feel that zoning limitations should be overlooked to achieve minor increases in housing supply in the short term. The long-term effect of ignoring zoning guidelines and limitations, however, will be to create distortions in the availability and suitability of that appropriate physical and social infrastructure. Inevitably this must adversely effect the ability of cities to operate efficiently, productively and harmoniously. Which must surely be the goal of cities, and therefore, the purpose of land use planning and zoning.

Land-use plans and zoning requirements are not written to limit the heights of buildings for the sake of limiting them. Nor are they based on NIMBY-ism, or to suit the whim of some or other trendy planning ideology. They are written to help cities meet federal and provincial population growth targets by making best use of existing physical infrastructure and social amenities while planning for future needs for that infrastructure and amenities.

Planning that is done years in advance. Laying out densities for different zones to best utilize existing infrastructure and so that city departments can formulate plans and budgets to provide water, sewage, power and roads infrastructure as well as amenities like Fire Services, Transit Services, Educational Facilities, Recreation Centres. All specifically based on the planned density for each particular zone.

Allowing amendments to developments which exceed planned density, in any particular zone, distort and disrupt future demand for municipal services in that zone.

This renders those plans and services less able to serve the community they were planned and built to serve. Such distortions and disruptions, if allowed with increasing frequency, in any particular zone, ultimately lead to worsening traffic congestion, overcrowded schools, stretched emergency services and shortages of community facilities and amenities, all of which we already see too frequently in Aldershot.

Further deviation from the approved plan in this zone, in this area of the city can only further reduce the social amenity. Reductions that are already felt and voiced by the community in this part of our city.

The Zoning Amendment requested by Losani Investment Corporation to allow for increased height and density at 127 Plains Rd West (Planning Files 520-5/25 and 505-4/25) should be rejected by city planners and council.

Not because it is a twenty-four-storey building. I happen to live on the 8th floor of a ten-storey building, amid a group of 5, similarly tall buildings within 120 metres of this proposal.

Furthermore, at the Pre-Application Meeting for a proposed 11-storey building adjacent to this development at 141 - 153 Plains Rd. West (File numbers 505-05/24 and 520-10/24), I spoke in favour of and supported its approval by council. Because that building addresses provincial and municipal needs for housing while abiding by city zoning bylaws and the city's larger planning criteria for this area.

Planning criteria which permit much higher buildings closer to The MTSA at Aldershot GO Central, Cooke Commons, Emery Commons and Aldershot Main Street Planning Precincts where infrastructure is already in place or planned to accommodate those heights. Planning criteria which limit the height at 127 Plains Rd West, some 1.75 Kilometres from the MTSA, in a precinct appropriately designated Mid-Rise Residential, between 7 and 11 storeys. A designation consistent with infrastructure planning for this particular zone for schools, parks, public transit, commercial and community amenities

In an area such as Aldershot where some 8 or 9 percent of the population will bear 35 to 40 percent of planned increased density, public and social infrastructure is already stretched. The city 5-year community facilities plan offers no improvements or additions in the foreseeable future. Allowing higher than planned intensification can only worsen an already fraught situation.

In a city such as Burlington, which is already exceeding planning approvals to meet its 2030 housing targets, at last count we had thirty-nine developments already approved for some 7,119 housing units. Yet we see cranes in the sky at only 5 or 6 of these which are actually being built. It is clear that zoning height and density restrictions are not what prevents housing from being built.

Sensible, bold land use planning is the way to solve our housing crisis. The current Burlington MTSA plan, and zoning bylaws; approved by The Region and The Province, provides that sensible, bold and effective plan. Only amendments that improve our land -use planning, serve our community and make our city better should be considered by council.

This amendment does not meet those criteria.

Respectfully submitted.

Jim Young.

Schneider, Jaclyn

From: John Evans
Sent: Monday, June 16, 2025 1:00 PM
To: Schneider, Jaclyn
Subject: File 520-05/25 and 505-04/25 127 Plains Rd. West.

Follow Up Flag: Follow up
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Hi Jaclyn,

My wife and I live at [REDACTED] the street from the proposed project and we oppose it for the reasons below.

Our objections are first all maximum floors for buildings in the area are maxed at 12 floors so 24 is out of character for the area. This lot is too small to support this 24 floor intensification.

Secondly the proposal does not allow enough parking for 240 units at 160 parking spaces. There is no on street parking in the neighborhood except for the Drewlo group of buildings which has private parking. What about visitors parking? There is nothing allocated in the plan. What about retail store parking on the site?

This area is congested enough when the Highway 403 is down because of an accident and all traffic is diverted onto Plains Road West. I can't imagine what the traffic chaos would be with 240 more cars in the area assuming each unit has one car. There may be 2 cars.

Also, having an entrance or exit off of Howard Road would be impossible with this amount of cars as when the light is red on Plains Road there is a backup of cars and trucks.

Birds maybe another issue as they fly between our buildings now from Hidden Valley whereas a 24-storey building would become a harmful obstacle with possible birds' crashes into the building.

Lastly there is constant noise and cement dust from the buildings behind the proposal which if built will cause the owners to stay in their units with the windows and doors shut.

That's our take on it and hopefully you find our comments useful.

Thank you for your consideration.

John & Diane Evans

Schneider, Jaclyn

From: Pamela Bell <
Sent: Wednesday, June 11, 2025 1:32 PM
To: Schneider, Jaclyn
Subject: re: file 520-5/25 and 505-04/25

Follow Up Flag: Follow up
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We reside in the [REDACTED] We moved here because it was a nice small community. However it has grown quite a bit and traffic has increased tremendously. There is already 7 10 storey apartment buildings just in our complex not to mention the six condo buildings across the street at 201 Plains Rd West. That is a lot to cram into a one block area. Not to mention the businesses. There is many seniors in this area as well. A seniors retirement centre right down the street at Waterdown rd. The city must know how much the traffic has increased because they just installed new signs on the traffic lights at Daryl Dr and Howard Rd. saying no right turn on a red light. The last thing we need in this area is a 24 story building with a 160 car parking lot with an entrance on Plains Rd and one on Howard Rd. We definitely oppose changing the by-law from 11 to 24 stories. This area is already congested enough. Also it will block out any afternoon sun that our buildings might get and the view of the escarpment.

I would also like to say I have talked with a number of people who have absolutely no idea that this is happening. Makes us wonder how this is going to be a fair vote. This is very concerning.

Yours truly

John and Pam Bell

Schneider, Jaclyn

From: Kathy Krstulic
Sent: Friday, June 6, 2025 12:03 PM
To: Schneider, Jaclyn
Subject: File 520-05/25 and 505-04/25...127 plains road west

Follow Up Flag: Follow up
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Hello Jaclyn,
You are planner on file for the above noted property, 127 plains rd west.

We currently [REDACTED] one of the apartment buildings owned by drewlo holdings...(7 buildings...two of which are only seven storeys high and five are twelve storeys high.)

As a result of our proximity to 127 plains rd west we are directly impacted by this application.

Please, please, please do NOT approve this request...stand up to Losani investment corporation and think about Burlington City and its residents...NO more urban sprawl. Cooke blvd buildings are an eyesore, and paradigm buildings are still a mess after so many years, just to name a few.

I know if you do the math, there is not enough parking spaces allocated for this building, and I am aware that the city assigns parking, but only 160 vehicular parking spaces are proposed. What about the rest of residents and of course visitor parking?

Just keep in mind all the:

Pollution...not only during the building time but after as well

Noise...it would be constant, and certainly Not welcomed, before & after

Crime...numerous break ins and thefts...extra police officers needed

Road closures...during the building of this monstrosity...the road was just recently paved, and the bus route as well as Bike lane established.

If the approval happens, how do you think Drewlo holdings will respond who have only built 12 story buildings, and not 24? I am sure not favourable. Not only that, there are lot of visitor parking spaces allocated.

That means monitoring their parking area.

There are also a fair number of vacant units available in the city if you look, and there is no need for more...baby boomers are slowly the next generation dying, and the population isn't there like it was before. It will eventually go down, for sure.

Not only that, the new official plan designation states that the maximum building height is 11-storeys. So 24-storey being proposed would definitely not fit in with the rest, especially aesthetically.

The million dollar homes in Aldershot would definitely lose their value because of the stigma attached to them. Something to think about seriously.

Just remember that you cannot undo a building...once built, it stays.

If one is allowed, more applications for more buildings would come for sure. And then there goes the quiet neighbourhood! One of the few left in Burlington. We don't want to be another Toronto.

Thank you for listening. I sincerely hope that my input makes a difference and that you haven't already approved this application, and making us go through this process unnecessarily.

A very upset Burlington resident...(almost 20 years)

Kathy Krstulic

Schneider, Jaclyn

From: Louise LePage
Sent: Tuesday, June 17, 2025 2:41 PM
To: Schneider, Jaclyn
Subject: File 520-05/25 and 505-04/25 127 Plains Road West

Follow Up Flag: Follow up
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I am a resident [REDACTED]. I would like the committee to refuse this application.
A 27 storey building would just add to the congestion that Aldershot is already experiencing from time to time, but this would become a daily occurrence.
This building would also block the escarpment view for many residents.
It also takes away from the neighbourliness that Aldershot enjoys at present.

If any changes are to be made to this space, I would ask that low income housing be considered.

Sincerely
Louise LePage

Schneider, Jaclyn

From: Marilyn < >
Sent: Wednesday, June 4, 2025 3:22 PM
To: Schneider, Jaclyn
Cc: LIST - Office of Ward 1
Subject: 127 Plains rd

Follow Up Flag: Follow up
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As a resident living in one of the 6 residential buildings across the street from your planned building, my question is Why? Many of us living here completely disapprove of this proposal. We need a grocery store more than this. Will the roads be improved along with this plan as each year the traffic has become more and more congested. The residential buildings newly built off Waterdown, behind the go station and the condos across from Shoppers are and will be more than enough, don't you think? Do you think none of these condo dwellers won't own a car?

There are dentist offices along Plains every half block, as well as pharmacys and so on, but where are the groceries, decent restaurants, Macdonalds even to name a few.

I do agree the vacancy rate in Burlington is quite low and additional units are needed, but, concentrating them on one or two major thoroughfares is not realistic due to the rapidly increasing traffic congestion. When there is stoppage on the highway, or the Burlington Bridge, the traffic gets rerouted to Plains rd/Fairview. Last week it took my husband 1 1/2 hours to get from Quelp line to Waterdown rd, which on a good day is a 6min drive.

Thankyou
Marty/Marilyn Eve

Schneider, Jaclyn

From: maryoh .
Sent: Saturday, June 7, 2025 11:29 AM
To: Schneider, Jaclyn
Subject: 127 plains Rd W burlington ont

Follow Up Flag: Follow up
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hi Jaclyn got a notice from the city of Burlington stating that a planning application has been submitted on behalf of Losani Inv. Corp re: to permit a 24 storey mixed use bldg at 127 Plains Rd W.

In response to this over the past 10yrs or so there has been so many residential bldg built on Plains Rd W, what we really need is more stores especially grocery stores, the closest ones are nearer to Brant St., and nothing in this area, most of the residents around here are older people and something closer would be better, if you keep putting up residential bldgs us old folks will have a tough time getting there.....

thank you for your attn to this matter. M

Schneider, Jaclyn

From: Michael Redwood
Sent: Wednesday, June 4, 2025 1:16 PM
To: Schneider, Jaclyn
Subject: Comments re development proposal at 127 Plains Road West

Follow Up Flag: Follow up
Flag Status: Flagged

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1. Height of building should match those of the Drewlo development opposite.
Thought you had a height designation for high rise developments along Plains Road.
 2. This would be an ideal site for a supermarket which is badly needed in this area.
 - 3 What is happening with the cement works on Howard? The amount of dust and dirt from that facility presents a potential health problem for the area.
 4. I say NO to any development of this nature on this site.
- Michael Redwood

Schneider, Jaclyn

From: Myrna Young
Sent: Monday, June 9, 2025 4:23 PM
To: Schneider, Jaclyn
Subject: re. 127 Plains Road West Proposed Zoning Amendmensions

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June 9, 2025

Good Afternoon Ms Schneider,

In response to your request for feedback for the amendment application for 127 Plains Road West, Burlington. I am a resident of this area, living across the street and will be directly affected by this building. ie. how we will go from no building, to a 6 storey building as per current zoning, to the amended proposal of a 24 storey building

1. - long term exposure to construction that includes noise, heavy equipment, dust & pollution etc. There are seniors, people with disabilities, children etc that live/walk/shop in the area - safety/health concerns, etc - who is reviewing the studies and interpreting the data??

2. - This is a dense population area with the existing buildings, seniors residences, townhomes, single family homes etc. Has there been a population study assessment? Infrastructure/Schools? This is a busy area, adding a 6 storey building, assuming 10 units per floor - 60 units as opposed to the proposed 240 units-24 storeys

3. - Traffic is very congested in this area as it currently exists and increases substantially during peak times. The proposed 240-unit building, averaging 2 people per unit would increase the area by upwards of 500 people along with their vehicles that need parking. This increases traffic volume, road capacity and the need for additional parking in the commercial area. Referencing the webpage for this application, as of todays date, I have not seen anything to assess the traffic?

To note, I haven't reviewed all of the information available on the webpage for this application and apologize if it contains any answers to my above inquiries.

Thank you,
Myrna Young

Schneider, Jaclyn

From: Renee Dorigiola <
Sent: Friday, June 6, 2025 8:55 AM
To: Schneider, Jaclyn
Subject: Losani investment

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Hello,

I am not happy to hear about this proposal. The uniqueness of Aldershot is being ruined one tall/ towering building at a time. Our family moved here for the quaint and quietness of this area. There is also no surrounding infrastructure to support the rising number of people (i.e; grocery stores) it would be a shame to see this building be approved.

Thank you,
Renee

Schneider, Jaclyn

From: Ron Danielsen
Sent: Tuesday, May 27, 2025 5:23 PM
To: Schneider, Jaclyn
Cc: Marie Danielsen
Subject: 127 Plains Road West

Follow Up Flag: Follow up
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Dear Ms Schneider

We strongly oppose approval of this project. At 24 storeys it will tower over all other structures in this area. We live at [REDACTED] 12storey building. The proposed project is twice the height.

Our biggest concern is 160 parking spaces for 240 units. We believe most families still have one car and many have two. Where are all the excess cars to park? We have already seen the adverse effect of condos with fewer parking spaces than units, affecting parking in downtown Burlington.

The Drewlo complex, where we live, has adequate parking for all units, many with two cars. We also have considerable above ground parking for the retail units and visitors. I strongly suspect the residents of the proposed condos will park in the spaces in the Drewlo Property across the road. That is not public parking. It is private property. What does Drewlo think about this? What do the proprietors of the retail units at 100 Plains Road West think of it?

This proposed project is absurd. Why not build high rise condos around the GO train station and make sure there is adequate parking?

Yours sincerely,
Ron and Marie Danielsen

Schneider, Jaclyn

From: Scott I.T. Downie <
Sent: Sunday, June 1, 2025 9:24 AM
To: Schneider, Jaclyn
Cc: Scott I.T. Downie
Subject: Feedback Re. File: 520-05/25 and 505-04/25

Importance: High

Follow Up Flag: Follow up
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Hello Jaclyn,

As invited from the city, I am writing to provide feedback regarding the proposed application to amend the O.P./Zoning for the property located at 127 Plains Rd. W. - thank you for this opportunity.

I, and many other residents in the area are not at all in favour of this proposal - we think it is a bad idea and should not be approved, and sincerely hope that the city will refuse the application. This is just the beginning of similar proposals/developments that are going to ruin this area/change it for the worse.

Years of excess construction traffic/noise/dust/debris etc. are going to result, and if built it would greatly add to/increase the amount of local traffic long-term. The area is already too busy with vehicles and the associated problems that come with that, i.e. congestion/poorly timed traffic signals/ delays/noise and exhaust pollution - not to mention the extra/excessive light pollution at night.

This area of Plains road is also already frequently overwhelmed by vehicles that use it as an alternate route in both directions, due to various issues that often plague the traffic on highway 403.

In addition, the other major concern with this proposal is in it's design. It is unacceptable to have such a large building reaching the height of 24 stories. That would be far too high in terms of density as compared to the current examples in the local area.

It would also be a great detriment to/greatly impact all those who currently live in the area/apt. buildings, as the current sight lines and views that local residents currently enjoy would be impeded and thus blocking the beautiful views of the natural environment

- including the escarpment/horizon. Also, in relation to that would be the great loss of general privacy of those currently living in all the buildings across from/near the proposed site.

Once again, thank you for this important chance to provide feedback, and on behalf of all the concerned local residents, we again implore the city to refuse this proposal/application, and prevent any similar future attempts as well.

Sincerely,
Scott D

Schneider, Jaclyn

From: Shirley Lampman
Sent: Monday, June 9, 2025 8:17 PM
To: Schneider, Jaclyn
Subject: 127 Plains Road West

Follow Up Flag: Follow up
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Dear Ms. Schneider,

I am contacting you regarding the proposed 24 storey condo development at 127 Plains Road West. I feel that 24 storeys is too high for this area. The current condo buildings along Plains Road do not compare to this height. It is my opinion that a building this high will look out of place, not to mention the increased traffic from a building this size. A better size would be 10 to 12 storeys as was originally approved. Anyone hoping to purchase a condo at this site should also be made aware of the dirt they will have to endure from the cement and other large trucks turning at the corner of Howard Road and Plains Road.

As a resident in this area, I ask for reconsideration from the city on this condo development height.

Yours sincerely,
Shirley Lampman
216D Plains Rd West

Schneider, Jaclyn

From: Tom Zietsma
Sent: Thursday, July 3, 2025 2:32 PM
To: Schneider, Jaclyn
Subject: 127 Plains rd w

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hello,
Please add me to the notification list. Thanks!

My main objection to this mammoth development is connected to the already excessive traffic on Plains Rd. And there are other reasons. We just don't need anymore condos on this road. I will bring as strong an objection as I can in future public meetings.

sincerely,
tom zietsma

Schneider, Jaclyn

From: Wayne Simpson <
Sent: Tuesday, June 10, 2025 1:23 PM
To: Schneider, Jaclyn
Subject: LOSANI DEVELOPMENT-127 PLAINS ROAD WEST, BURLINGTON ON

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Ms. Schneider:

I wish to express my dissatisfaction with the proposed project.

1. There is nothing in the area that is that height; the highest is 12 stories.
2. The proposed parking is insufficient. Even at 12 stories, and ½ the units, averaging 1 ½ cars per unit, it would need 180 spaces for the tenants, allowing nothing for the commercial area and nothing for visitors. I feel it needs two underground levels at 12 stories.

My creds:

I am a Ryerson graduate in Architectural Technology, with 55 years of experience, part of which was in Condominium design and Construction.

Please exprees my objections to the Proposal.

R. W. Simpson

[REDACTED]

Burlington ON

Schneider, Jaclyn

From: Wende Butcher <
Sent: Friday, June 6, 2025 10:39 AM
To: Schneider, Jaclyn
Subject: Proposal File #520-05/25 and 505-04/25
<https://url.ca.m.mimecastprotect.com/s/eQzjCmOx3RI5xA3OfGfQhRI6ni?domain=burlington.ca>

Follow Up Flag: Follow up
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I would like to comment on the proposed amendment to the zoning for the property at 127 Plains Rd West, Burlington. Suggesting that this property is a logical and viable site for a 24-storey mixed use building is, in my opinion, unreasonable. The proposal suggests that the building would comprise 240 residential units in addition to 475 square metres of non-residential use space at street level. Presumably this non-residential space would be reserved for street-level commercial use.

The sheer number of residents this proposed building could accommodate in addition to those working in the proposed commercial spaces would mean a marked increase in vehicular traffic and increased pressure on both Plains Rd West and Howard Road, which is already overburdened with truck traffic from the businesses located along that stretch of road.

And that increased traffic, noise, dust and pressure will negatively impact those of us who already live in this area. We will no longer be able to sleep with our bedroom windows open in nice weather because the noise, dirt and exhaust from construction vehicles beginning in the early morning will prevent that. Indeed, we will hardly be able to have our windows and balcony doors open nor sit on our balconies at any time of day due to the construction. And the proposed development will most certainly take 2-3 years to complete.

While I understand the city of Burlington's leaders' and planners' desire to improve, and perhaps increase the population of the city, this proposed development does not take into account the needs and concerns of those who already reside and pay taxes here. It would seem we are being discounted for the sake of expansion. A very poor show of loyalty to those of us who have lived and worked here and called Burlington home for years.

Thank you for considering my thoughts and opinions on this matter.

Sincerely
Wende Butcher