

**Kissner, Benjamin**

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**From:** [REDACTED]  
**Sent:** Tuesday, February 3, 2026 3:21 PM  
**To:** Kissner, Benjamin  
**Subject:** [REDACTED] Feedback about building a 11-storey building on 1056-1060 Brant

**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.

Mr. Kissner,

As per the letter received on February 3<sup>rd</sup> 2026 about the building project on 1056-and 1060 Brant Street , here are my comment as neighbor living right behind that land.

- I support appropriate intensification near transit corridors; however, this proposal represents overdevelopment of a constrained site and does not adequately respond to its immediate low-rise context.
  - **At 11 storeys, the building will create an abrupt height transition next to adjacent townhouses, with insufficient step-backs to reduce massing, resulting in privacy, shadowing, and overlook impacts on existing residents. The design fails the basic compatibility with its closest neighbors.(Rickman Common)**
  - The high unit count, leaves inadequate poorly sunlit outdoor amenity space that is unlikely to function as meaningful open space for a 93-unit community, particularly families.
  - At grade, the design prioritizes ramps, loading, and vehicle movements over pedestrians, limiting improvements to the public realm and undermining transit-supportive planning goals.
  - Given that the project requires Official Plan and Zoning amendments, the scale of height and density has not been justified by clear public or community benefits.
  - A reduced height and reworked massing with more usable open space and stronger pedestrian design would be more appropriate for this site.

This is the feedback that I have regarding this project. I'm afraid that this will impact hardly our community.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

## Kissner, Benjamin

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**From:** [REDACTED]  
**Sent:** Tuesday, February 3, 2026 3:57 PM  
**To:** Kissner, Benjamin  
**Subject:** [REDACTED] Feedback about building a 11-storey building on 1056-1060 Brant

**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 Mr. Kissner,

[REDACTED] I'm on the Board of Directors of Ryckman Common.

As per the letter received on February 3<sup>rd</sup> 2026 about the building project on 1056-and 1060 Brant Street , here are my comment as neighbor living right behind that land.

- I support appropriate intensification near transit corridors; however, this proposal represents overdevelopment of a constrained site and does not adequately respond to its immediate low-rise context.
  - **At 11 storeys, the building will create an abrupt height transition next to adjacent townhouses, with insufficient step-backs to reduce massing, resulting in privacy, shadowing, and overlook impacts on existing residents. The design fails the basic compatibility with its closest neighbors. (Ryckman Common)**
  - The high unit count, leaves inadequate poorly sunlit outdoor amenity space that is unlikely to function as meaningful open space for a 93-unit community, particularly families. Most of the Sunlight we get will be blocked which on its own results in higher energy consumption and an worsening in Mental Health for the families living on our Common.
  - At grade, the design prioritizes ramps, loading, and vehicle movements over pedestrians, limiting improvements to the public realm and undermining transit-supportive planning goals.
  - Given that the project requires Official Plan and Zoning amendments, the scale of height and density has not been justified by clear public or community benefits.
  - A reduced height and reworked massing with more usable open space and stronger pedestrian design would be more appropriate for this site.

This is the feedback that I have regarding this project. I'm afraid that this will impact hardly our community.

[REDACTED]  
[REDACTED]

## Kissner, Benjamin

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**From:** [REDACTED]  
**Sent:** Friday, February 6, 2026 11:22 AM  
**To:** Kissner, Benjamin  
**Subject:** Bousfields Site Address 1056-1060 Brant Street

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

Thank you Mr Kissner for allowing me the opportunity to add my comments to this application. I realize that Burlington is attempting to provide more housing around transportation hubs, but feel the current allowance of a 6-storey building is adequate for the area. Below are my points, some with more merit than others...

- Brant Street is very busy, and when there are accidents on the highways, a bottleneck is created here
- many accidents already happen at Brant and Leighland as the actuated traffic light stays green north/southbound, so many are not used to stopping here, so don't pay attention as they are focused on the Plains Rd light
- 68 parking spots is barely adequate for 68 apartments, let alone 93. Living in Burlington, we all know this, we are not a pedestrian city, nor is our public transit suitable. Most homes have 2 cars
- the above point will likely lead to overcrowding the side streets of Churchill, Leighland, and Treeland
- such a large building will change the feel of the neighbourhood, imho
- the current zoning exists for reasons, I invite the city to examine those reasons
- making allowances set precedents for future projects to make the same amendments or push even further

Thank you for your consideration. Burlington has been my home for pretty much my entire life, and the small-town charm seems to be losing its protection to the almighty dollar.

Respectfully,

[REDACTED]  
[REDACTED]

Regards to Property 1056-1060 Brent St.

If a building must be developed, it should be no more than 6 storeys for that residential area, and busy +++ Brent St. 11 storey Building would extend the residential area into noise and reduced privacy to the area.

Also shadows.

The commercial use will cause enough Disturbance.

So if it must be - 6 storeys is

MORE THAN ADEQUAT

## Kissner, Benjamin

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**From:** [REDACTED]  
**Sent:** Monday, February 16, 2026 11:45 AM  
**To:** Kissner, Benjamin  
**Subject:** 1056-1060 Brant Street: Planning Application - Comments

**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 Mr. Benjamin Kissner,

My name is [REDACTED] with my residential address [REDACTED] Burlington, ON, [REDACTED] My phone number is [REDACTED]. I live in the townhouse complex just behind the subject lands 1056 and 1060 Brant Street where an 11-storey (plus mechanical penthouse) is being proposed.

There is no such building in the neighborhood and the close area as what is proposed. And this is because the existing City of Burlington Official Plan (1997) designates the subject property as a Mixed Use Activity Area and Mixed Use Corridor - General. Based on this designation, a maximum 6-storey mixed-use building is permitted.

The new Official Plan (2020) also allows the maximum building height of 6-storeys even though the subject property is designated within the urban corridor.

The size of this proposed building is out of common in this area of the city and neighborhood. The buildings with the maximum height are the 2 and a half storey multi residential rental building on 1050 Highland Street and the 3 and a half storey multi residential building on 2006 Brant Street.

The proposed 11+ storey high-rise building is out of ordinary and it will affect negatively the immediate neighbors like those who live on Ryckman Common, including myself.

1. The building's first 4 storeys will only be 7.5 meters away from the property line (the fence) between Ryckman Common and the subject lands. This is very close and provides no privacy from the units looking onto the Ryckman Property, and blocks the view towards North East of the area.
2. The building's 5-9 storeys are scaled back by 1.5 meter, while store 10-11 and the MPH by 2 m. This additional distance does not matter since the 2 storey townhouse is already blocked by the first 4 levels of the high-rise building.
3. The number of units with the associated cars and other vehicular traffic to / from the proposed building is going to create a significant traffic increase at this area especially at the intersection of Brant Street and Leighland Road, which has had numerous collisions in the past 15 years since I have lived here.
4. The proposed high-rise building is going to cause a significant property value depreciation for residents of Ryckman Common because of the shading the building is going to produce.
5. The proposed building is going to have a negative affect on the whole immediate neighbourhood.

Because of the above reasons, I am against of this proposal and I am requesting the Community Planning Department to recommend to the Committee of the Whole to refuse the application and keep the Official Plan and Zoning By-law as it is now.

Thank you very much for your time reading my comments, understanding my (and my neighbours') concern and not approving the planning application as it is now.

Regards,

[REDACTED]

P.S. Please confirm the receipt of this email.

## Kissner, Benjamin

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**From:** [REDACTED]  
**Sent:** Sunday, February 22, 2026 11:58 PM  
**To:** Kissner, Benjamin  
**Subject:** Community planning department

**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 Mr. Kissner,

My name is [REDACTED] and I own a townhouse in Ryckman Common area. It is come to my attention that. New high rise building is being planned to be constructed literally outside my house. I would like to highlight the following issues/concerns, I have about the same:

1. The new construction will block my view.
2. Construction will cause my tenant to leVe because of the sound and dust in that area. This in turn will affect me monetarily.
3. High rise means more traffic is an otherwise calm area.
4. High rise doesn't have enough parking space for units.
5. Blocking the view will impact the fresh air and light we get from the openness around. This will impact our house prices.

Please re-consider this project and hopefully reject it.

Thank you,

[REDACTED]  
[REDACTED]