

2107 Old Lakeshore Road & 2119 Lakeshore Road

Here are some excerpts from the public feedback:

Buildings

- The height and mass of the buildings is excessive in relation to the overall development site and surrounding area. In addition, it highlights curb-to-curb development with limited buffers reducing the on-street experience for residents. Visually it is over imposing and hangs over the proposed site and area.
- The 25-27 storey buildings being proposed will have significant negative impacts on mid and later day sunshine we now enjoy. We understand there will be proposals for other developments on the north side of Lakeshore Road between Martha and Pearl Streets which combined, will create a virtual wind tunnel from Elizabeth Street to our building along Lakeshore.

Traffic

- This development will create further traffic pressures on Lakeshore Road which is already experiencing traffic pressures for large part of the day and evening. In addition, a large number of cars from the proposal will travel north on Martha Street and other arterial during their daily driving needing to avoid excessive Lakeshore traffic. It is unacceptable that small arterial roads will receive increased traffic flows to alleviate traffic pressures from over intensification.
- Traffic on Lakeshore Road is already congested in this area especially during rush hour - it is terrible, disruptive and most of all dangerous. Current access in and out of 2121 Lakeshore Road condominium requires great care, time and patience, and many times depends on the good graces of drivers on Lakeshore Road stopping to let us enter or exit. With bumper-to-bumper traffic at busy times, we are concerned as to how emergency vehicles could get into our building.
- With the population increase in Burlington, more vehicles, the addition of bike lanes, the use of Lakeshore as a by-pass route to the QEW and the frequent activities in Spencer Smith Park, traffic has become increasingly congested on Lakeshore Road and its intersections with Martha and Pearl Streets. Already, at times, bikers and pedestrians are at a complete disadvantage. The congestion will only intensify with the imminent completion and occupancy of the Bridgewater project and construction of the Adi project.

Parking

- This project proposes 155 underground spaces for 150 residential units, a ratio of just over 1:1. We understand current Zoning would require 1.25 parking places for each unit. There does not appear to be any plan for visitor parking for both the residential units and ground level retail/commercial businesses. We are concerned with the pressure the lack of parking for guests, new residents with more than 1 vehicle and customers of the retail stores and commercial businesses will place on available public parking in the immediate vicinity to the proposed building.
- We are concerned that visitors to and residents of this new building will be tempted to use the nearby existing apartment visitors parking spaces.

Streetscape

- If the proposed development is allowed to proceed, in combination with completion of the Adi building and a second proposal (from Core Development) for the property immediately to the west of the proposed development, the introduction to our downtown when approaching from the east will be dominated by three 25-27 storey buildings, rather than a more subdued adjustment from residential Lakeshore Road to the east, to the downtown proper. Figure 6-B Proposed Site Plan of the Planning Justification Report shows the building when approaching from the east along Lakeshore. It appears as a large unsightly wall as you head to Burlington's downtown.
- The existing buildings on Old Lakeshore Road to the south of the proposed development will be completely isolated from our neighbourhood. Our building, 2121 Lakeshore Road, 7 stories (low density) and Martha's Landing, 5 stories (low density), just west of us will be effectively surrounded by these three 25-27 storey buildings. This proposal refers to 2121 Lakeshore as 'high density' which at 7 stories it is not.

Noise

- The proposed size of this development will create a substantial increase in the noise level around our home. Already the traffic noise often does not allow for open windows. Section 4.2.5 of the Planning Justification Report assesses many variations of potential noise but doesn't deal with possible noise from the 'sun deck' on the one-storey sun deck. This 'sun deck' has the potential to create considerable noise for 2121 Lakeshore.
- There is a report that deals with above-grade windows in the proposed building to eliminate noise from outside the building. However, it doesn't deal with noise created for neighbouring buildings, ie 2121 Lakeshore Road.

Effects on Downtown Area

- The proposed site is the gateway to Burlington's Downtown area from the East which is enjoyed by many residents and visitors. Any redevelopment should enhance the transition to Downtown for automobiles, motorcycles, cyclists and walkers travelling

East along Lakeshore. The current construction is creating a cavernous environment which will create increased wind effects along Lake Ontario and shadowing that will further reduce the Downtown area experience.

General

- This excessive intensification that will affect our current living standard through increased traffic flows and the height/mass of buildings being considered for development in this overall quadrant of the Downtown area. Thus, effecting the quality of life for residents of Burlington and those living in the downtown area.
 - It is far too dense and fails to make any positive contribution to our community. Its approval would create dangers for pedestrians and greatly affect traffic along this stretch of Lakeshore. The noise and privacy impact on the residents living at 2121 Lakeshore will be untenable.
 - The developer's application and in particular the representations in its Planning Justification Report are misleading in respect of the existing density in the area and proximity of other higher density developments. The application does not reflect the true context of the building and the surrounding environment and fails to adequately consider existing traffic and wind conditions in the area that will be greatly exacerbated by the proposal.
 - What is being proposed on these two sites is too dense and fails to make any positive contribution to our community. Its approval would create a danger for people and traffic, and an unattractive, unwelcoming dark wind tunnel along Lakeshore. Pedestrians, cyclists and other existing residents will be negatively affected by this proposal. The noise and privacy impact on the existing citizens at 2121 Lakeshore will be untenable.
 - I am so very concerned about the two building proposals submitted to the Burlington Planning group as both will have serious negative effects on our own condo, Burlington skyline, Lake Ontario site lines and local environment for certain. Long-term health effects can also be added to the list too.
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