ROBINS APPLEBY
BARRISTERS + SOLICITORS

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Delivered by: E-mail
File No.: 1800262

May 16, 2018

Suzanne McInnes, Senior Planner

Dear Suzanne McInnes, Senior Planner:

Re: Planning Application for 2421&2431 New Street
File No.: 505-02/18 & 520-02/18

Our law firm represents 2367213 Ontario Inc., the owner of two successful businesses (a coin laundry business and an acupuncture office) at 2421 New Street. Our client has instructed us to write to you to object to the approval of the planning application ("**Planning Application**") for 2421 & 2431 New Street, File #505-02/18 & 520-02/18.

O**ur client has a leasehold interest to operate these businesses at this location until May 2023, with a further right of renewal to extend the lease term to May 2028**. Our client has invested much to grow these businesses for years, and it would be unfair for a developer to disregard our client's leasehold/business interests and attempt to effectively shut down my client's profitable ventures.

Please keep our law firm informed of any decisions that are made/to be made in respect of this planning application.

Thank you kindly for your assistance and consideration.

Best regards,

ROBINS APPLEBY LLP
Per:

Robert S. Choi
RC:vt

NEIGHBOURHOOD MEETING
COMMENT SHEET

Subject:
Address: 2421 New St., Burlington
Files:

Please Indicate Below Any Comments or Special Concerns You May Have About This Project

(1) New St (which has recently been put on a "road diet" for bike lanes will create huge traffic problems with the 2 new structures.

(2) The design is ugly + does not suit the architectural nature of this neighbourhood. It looks like a "space station" !!!

(3) Will the huge boxes on the ~~roofs~~ roofs create excessive noise for the homeowners on Karen Drive?

(4) I'm concerned re the site contamination because I ~~lived~~ live just south of this proposal.

(5) Burlington still has a lot of empty land - build this proposed project where there is plenty of land around & between these 2 structures.

Burlington

Please deposit in the comment box when you leave or mail to:
City of Burlington Planning and Building Department
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

(Please FULLY complete this section, if you wish your comments acknowledged.)

Name: _____

Address: _____

City: _____

Postal Code: _____

(Optional)
E-mail: _____

Notice of Collection of Personal Information

Personal information is collected under the authority of the **Planning Act**, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issue(s) and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642

NEIGHBOURHOOD MEETING
COMMENT SHEET

Subject:
Address:
Files:

Please Indicate Below Any Comments or Special Concerns You May Have About This Project

I think the design is unique + attractive + I am pleased it is 11 storeys (rather than 23+) + I also am pleased it has senior units + memory floors. I think the architects have just proven wrong the other developers who keep saying you can't design an attractive mid-height building.

Burlington

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426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

(Please FULLY complete this section, if you wish your comments acknowledged.)

Name: Lynn Crosby

Address: 396 Smith Ave.

City: Burlington

Postal Code: L7R 2V1

(Optional)
E-mail: [redacted]

Notice of Collection of Personal Information

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NEIGHBOURHOOD MEETING
COMMENT SHEET

Subject: I am opposed to this development
Address: 2454 New Street unit 9010
Files:

Please Indicate Below Any Comments or Special Concerns You May Have About This Project

I am John Lee (Yong-woo Lee) as owner of Guelph Line & New Street Laundromat and TCM practitioner of John's Acupuncture Clinic at 2454 New Street unit 9010 this store is located in development proposal plaza

In my opinion. I am opposed to this development because I like this plaza and I like my business and I like kind our neighbours

and I have 10 year left keep going on my business options and right till 2028 in my lease by law with no demolition clause and no relocation clause. I think that this project started with wrong.

I tried many efforts for my business during 8 years therefore I think that

Our customers very like our laundromat and acupuncture clinic

I have plan.

I would like to keep going on our business in here with our neighbour and customers till 2028

please consider.

thank you

Burlington

Please deposit in the comment box when you leave or mail to:
City of Burlington Planning and Building Department
426 Brant Street
P.O. Box 5013
Burlington, Ontario L7R 3Z6

Graph Line 2 Accounting Canada Inc

(**Please FULLY complete this section, if you wish your comments acknowledged.**)

Name: John Lee (Jong won Lee)

Address: 2421 New Street unit 9, 10

City: Burlington

Postal Code: L7R 1K4

(Optional) E-mail: [redacted]

Notice of Collection of Personal Information

Personal information is collected under the authority of the **Planning Act**, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issue(s) and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642

-----Original Message-----
From: noreply@burlington.ca [mailto:noreply@burlington.ca] On Behalf Of Perry Miso
Sent: Sunday, June 10, 2018 4:38 PM
To: Stern, Lisa
Subject: 2421 redevelopement

Hello Lisa, not sure if its too late to comment on this rezoning application for 2421 New Street. I live next door at 2411 New Street and overlook the property from my 6th floor unit. My most serious concern is the traffic issue, as New Street is grid-locked Monday to Friday between the hours of 4pm to 7pm. This is worst during inclement weather. Having hundreds of new residents and thier vehicles will only creat more congestion. My other concern is the further loss of goods and services in the neighbourhood. Kind regards. Perry.

From: A K [mailto:]
Sent: Thursday, May 17, 2018 1:17 PM
To: Meed Ward, Marianne; Stern, Lisa
Cc: Cassie Kennedy
Subject: Regarding Development Proposal for 2421/2431 New Street

Greetings,

I am writing you regarding the application for development at 2421 and 2431 New Street. I live nearby (322 Pepper) and was unable to attend the public meeting 5/16 to get more information or provide feedback.

- This appears to be over-densification at a site / neighbourhood not requiring it. It doesn't appear this property is listed for anything site / area specific in the updated Official Plan. What is the justification to allow a zoning change?

- The building heights will dwarf (more than double) the surrounding buildings (detached homes to the north, commercial retail to the east and mid-rise to the west and immediate south). The excess height appears unnecessary with minimal benefit.

- The planning justification report states that New Street is a four-lane road. This is correct *immediately* in front of this property. Approximately 100m to the West this switches to two lanes. I don't feel the Transit and Transportation context and description are accurately portrayed in the report. The impact to traffic is significantly understated in this report.

- City Staff seem to be turning a blind eye to traffic impacts for development (there seems to be an over optimistic goal of non-passenger car usage). I can't see how New Street can accommodate the extra traffic from this development (PLUS all the further developments planned on New / James / elsewhere downtown).

- How will traffic exiting the site heading east (or eventually north) be accommodated? I don't think this location could accommodate a stop light to maintain traffic flow (especially during afternoon rush).

- Given part of this site is supposed to be for retirement living, how will pedestrians crossing New Street be accommodated? The closest crossings are at Seneca and Guelph Line.

- I feel that the city is losing a commercial site that doesn't need to be lost. Future employment opportunities are lost from changing this site over to 100% residential. Clearly the site needs redevelopment. But there are numerous examples of commercial

/ retail sites successfully getting a facelift in the city (Appleby Mall, 2501 Guelph Ln) . At a minimum the site should consider ground floor retail / commercial.

- Regarding lost employment, this of course makes the traffic situation outlined above worse. Adding more residents in combination with losing local employment means more traffic.

- Regarding parking, the planning justification report asks for permission to provide less parking than required in the zoning bylaw. They seem to justify the request with a study by IBI regarding over-capacity citywide. This location isn't a prime multi-modal site. It is not adjacent to a "mobility hub", nor near a walkable commercial center. There is minimal offsite parking available in a nearby lot or on street. The exemption for less parking spaces shouldn't be considered.

- As someone living with a family in the neighbourhood I feel we are losing a space to us to "go". If we want to do something as a family the closest locations (non-greenspace) are downtown, Burlington Mall area, or the Appleby / New St commercial area. The Guelph Ln / New St area has very limited retail / commercial location places for the community to gather or go. Not only does this development not enhance the community, it makes it worse (by eliminating the former Easterbrook's site). The enhancement of the community must be considered with any proposal for developing this site.

- On a very personal note, I find the design unattractive. This is of course is just a personal opinion, not helpful or constructive feedback.

Thanks for your time and consideration of my feedback. If you have any follow up questions feel free to contact me.

Cheers.

Adam Kennedy

-----Original Message-----
From: noreply@burlington.ca [mailto:noreply@burlington.ca] On Behalf Of anthony simmons
Sent: Saturday, May 19, 2018 4:28 PM
To: Stern, Lisa
Subject: planning application for 2421 and 2431 new st.

I would like to inform you that the
application to change the Zoning and
Official Plan designation for the property
located at 2421 and 2431 new street be refused because of the following reasons.

1. Additional noise
2. Increased traffic
3. Beverley Drive used as a parking lot
   already from nearby Apartments, and
   their visitors, these units would only
   add to the problem.
4. Loss of privacy to surrounding home
   owners, with eleven storey buildings
5. Most of all the devaluating of
   surrounding residential properties.

May 19th 2018,

Anthony Simmons

Yours truly,

Anthony Simmons.

From: Ron Porter [mailto:]
Sent: Thursday, May 24, 2018 5:09 PM
To: Stern, Lisa
Subject: Citizens Comment on the Update To TRG New Guelph Inc. 2421-2431 New St

Lisa ,

Why do developers always want to push their developments right to the edge of arterial roads contrary to City Planning REQUIREMENTS & then expect you'll agree with them & approve their amendment requests.

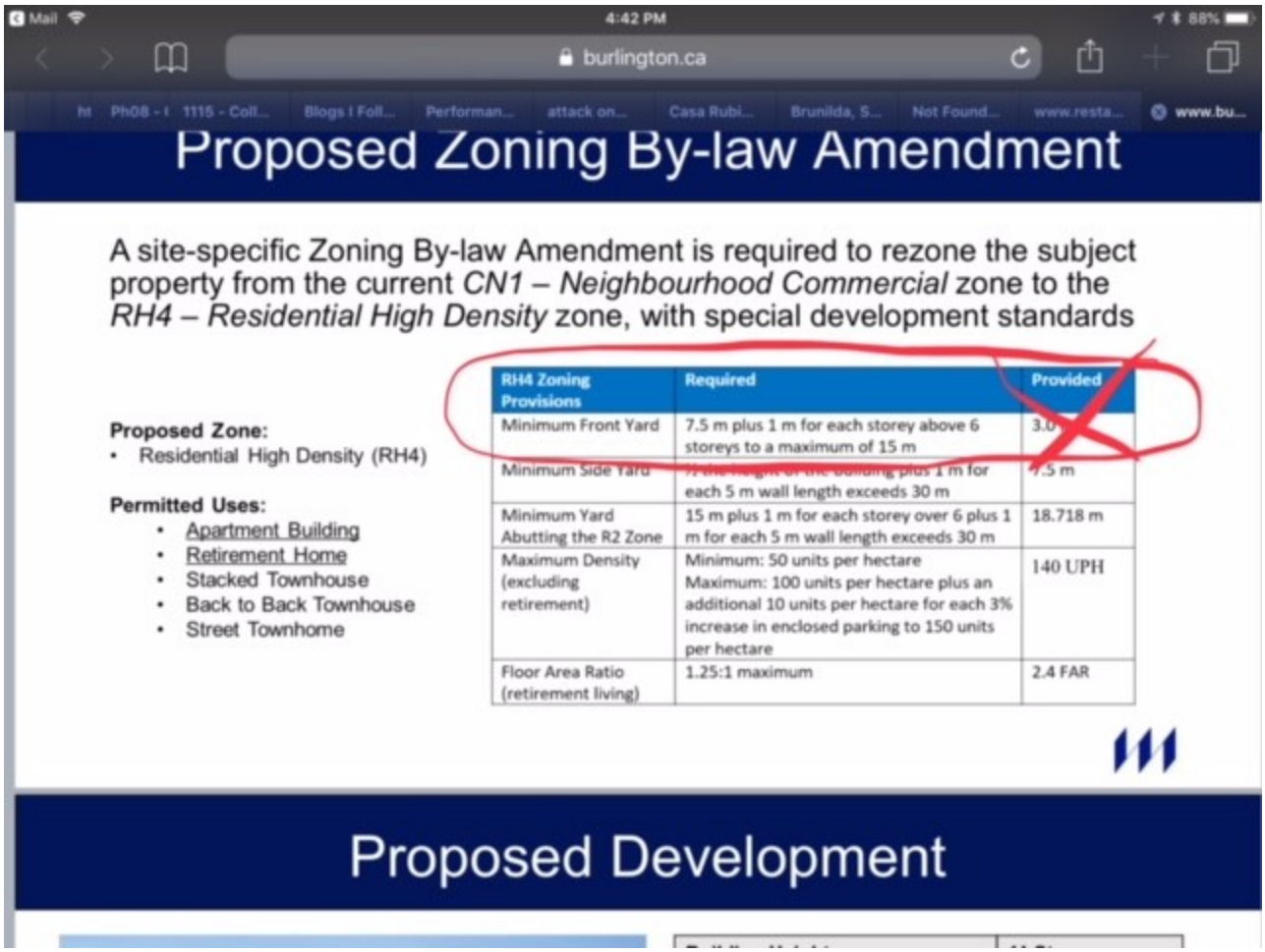
Pushing developments to the edge of lot boundaries DOES NOT SUPPORT THE CITYS OFFICIAL PLAN & open spaces for pedestrians etc. I strongly DO NOT SUPPORT the developers request for a Minimum Front Yard of a minuscule 3 meters vs the City Planning Department REQUIREMENT of 7.5m for Each Storey above 6 storeys to a maximum of 15m. In this case the City would require 15m MINIMUM Front Yard. The developer is asking for 1/5th of THAT.

I strongly SUPPORT you Holding Firm to the Minimum 15m requirement (just like the setbacks at Tansley Woods) AND REQUIRING SIGNIFICANTLY INCREASED STREETSCAPING including Places for the Retirement & Condo residents to gather. If we want to create a Walking Friendly City , the Planning Department has to " Walk The Talk " & HOLD FIRM on Setback Requirements AND Streetscaping Requirements (like the Elgin Promenade design) to make our city pedestrian friendly.

I look forward to you Holding Firm on the Minimum Front Yard Requirements as designated in zoning bylaws & negotiating additional people friendly gathering streetscaping. A great opportunity to turn this desolate stretch of unfriendly road into something GREAT.

Regards

Ron Porter


Mail
4:42 PM
88%
burlington.ca
Proposed Zoning By-law Amendment
A site-specific Zoning By-law Amendment is required to rezone the subject property from the current CN1 – Neighbourhood Commercial zone to the RH4 – Residential High Density zone, with special development standards
Proposed Zone:
• Residential High Density (RH4)
Permitted Uses:
• Apartment Building
• Retirement Home
• Stacked Townhouse
• Back to Back Townhouse
• Street Townhome
RH4 Zoning Provisions | Required | Provided
Minimum Front Yard | 7.5 m plus 1 m for each storey above 6 storeys to a maximum of 15 m | 3.0
Minimum Side Yard | each 5 m wall length exceeds 30 m | 7.5 m
Minimum Yard Abutting the R2 Zone | 15 m plus 1 m for each storey over 6 plus 1 m for each 5 m wall length exceeds 30 m | 18.718 m
Maximum Density (excluding retirement) | Minimum: 50 units per hectare Maximum: 100 units per hectare plus an additional 10 units per hectare for each 3% increase in enclosed parking to 150 units per hectare | 140 UPH
Floor Area Ratio (retirement living) | 1.25:1 maximum | 2.4 FAR
Proposed Development

From: Dino M. [mailto:]
Sent: Tuesday, September 04, 2018 5:06 PM
To: Stern, Lisa; Dino Mozzon
Cc: Meed Ward, Marianne
Subject: Comments on 2421 New Street proposed project

My wife and I live on Beverley St which is just west of the planning application for 2421/2431 New Street project proposal.

We are out of province during the September 11, 2018 public meeting and can not attend.

However on a preliminary review of the documents submitted and available on the Burlington City website, we submit the following initial comments:

1. the proposed twin buildings application is an over intensification of a small area site.

2. this proposed project will further reduce the limited, but well attended, small commercial/retail operations in the Guelph Line/New Street hub thereby reducing the walkability of the neighborhood and increasing the reliance on vehicles.

3. the streetscape of New street will be adversely affected by the height of the buildings and their closeness to the sidewalk. The buildings will have a setback of 18.8 meters on the north side; however the setback on the New Street side appears to be only a few feet. The 11 storey buildings will loom over the sidewalk users.

4. off site parking, in particular on Beverley Street, will increase noticeably since there is a deficiency of parking spaces provided in the application. Even though vehicle ownership may be lower for seniors retirement home occupants, there will be more daily use traffic by service/caregiver services and family members. Beverley will be the first residential street that will take the overflow vehicles on a daily basis.

5. it is difficult enough now to get on to New Street on either direction during rush hour, both morning and evening. So this large complex will add to the congestion. Furthermore there may be increased traffic on Beverley Street with visitors to the complex choosing to park on our street for convenient access to Guelph Line.

Additional comments may provided in the next few weeks, after more review of the submitted documents.

Dino and Janice Mozzon.

519 Beverley St., Burlington
Ph.

May 28, 2018

From: Joanna Nixon

To: Suzanne McInnes

Senior Planner

City of Burlington

426 Brant Street

Burlington, Ontario

L7R 3Z6

Dear Ms. McInnes,

Re: Planning Application - 2421 and 2431 New Street, Fire No. 505-02/18 & 520-02/18

I strongly object to the above proposal as presented, for the following reasons.

1. The proposed buildings design is extremely ugly, particularly the uneven elevations. It looks like a cartoon drawing. There is nothing redeeming about it and I think it will be a laughing stock. The futuristic and far-out design is more suited to Las Vegas than this conservative area of Burlington.

2. The buildings are too close to the sidewalk. This will make the area feel claustrophobic. The existing highrises, Rosemont Apartments, on the opposite side of New Street are set well back from the road. The new TRG highrise at Brant and Fairview is also set well back from the road.

3. The buildings are too big for the property. They need to be scaled down in height and depth. The developer is greedily trying to cram the maximum number of apartments onto this moderate sized lot to maximize profits. I think a more traditional building of not more than 8 storeys and set back at least 10 feet from the sidewalk is appropriate.

4. There is not enough guest parking. Ten parking spots, (four of them handicapped spots) are not nearly enough for 360 apartments. There is no public parking in this neighbourhood, except for Roseland Plaza, which is nearly always busy. If apartment guests start using this lot to park, the plaza will have to tow them out, like they do in the Brant Street plaza.

5. An apartment complex of this many units will increase traffic congestion in this area.

The developer's study suggests that people will bike or take public transportation. This will not happen. People in Burlington drive their cars. The traffic at New Street and Guelph Line is already congested due to the merge into one lane in both directions at Beverely Street, and in rush hour I wait for two or three traffic lights to get across Guelph Line at New Street.

6. I would prefer that this property not be re-zoned high density residential, that is high-rises. Townhouses would be more suitable, or leave it commercial.

Further, I understand the Roseland Bowl and McDonagh Real Estate have been sold and are zoned high-density residential. If a high-rise goes up there as well, the housing and traffic congestion are going to be a nightmare.

Thank you for the opportunity to express my concerns.

Yours truly,

Joanna Nixon

P.S. I was unable to attend the Neighbourhood Meeting on May 16 due to illness, much to my disappointment.