



**Planning and Development Committee - Public Meeting  
Agenda**

**Date:** October 2, 2017  
**Time:** 6:30 p.m.  
**Location:** Council Chambers Level 2, City Hall

**Pages**

**1. Declarations of Interest:**

**2. Statutory Public Meetings:**

Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act.

- 2.1 Proposed zoning by-law amendment application for 5219 Upper Middle Road & 2004-2005 Georgina Court (PB-63-17)

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**3. Delegation(s):**

In order to speak at a Planning and Development Committee - Public meeting, individuals must register no later than noon on the day before the meeting. To register, complete the online application at [www.burlington.ca/delegation](http://www.burlington.ca/delegation), email [cityclerks@burlington.ca](mailto:cityclerks@burlington.ca) or phone 905-335-7600, ext. 7481.

**4. Consent Items:**

Reports of a routine nature, which are not expected to require discussion and/or debate. Staff may not be in attendance to respond to queries on items contained in the Consent Agenda.

**5. Regular Items:**

**6. Confidential Items:**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

**7. Procedural Motions:**

**8. Information Items:**

**9. Staff Remarks:**

10. Committee Remarks:

11. Adjournment:



**SUBJECT: Statutory public meeting and information report regarding the Zoning By-law Amendment Application for 5219 Upper Middle Road & 2004-2005 Georgina Court**

**TO: Planning and Development Committee**

**FROM: Planning and Building Department**

Report Number: PB-63-17

Wards Affected: 5

File Numbers: 520-05/17

Date to Committee: October 2, 2017

Date to Council: October 10, 2017

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### **Recommendation:**

Receive and file planning and building department report PB-63-17 regarding proposed zoning by-law amendment application for 5219 Upper Middle Road & 2004-2005 Georgina Court.

### **Purpose:**

The purpose of this report is to provide background information for the statutory public meeting required under the Planning Act for Zoning By-law amendment applications.

The report provides an overview of the proposed application, an outline of the applicable policies and regulations and a summary of technical and public comments received to date.

The report relates to the following objectives of the City of Burlington Strategic Plan:

#### **A City that Grows**

- Targeted Intensification
  - Higher densities in key intensification areas (including mobility hubs, downtown, uptown and along major roads and commercial plazas) that will build neighbourhoods that are environmentally friendly, infrastructure-efficient, walkable, bikeable and transit-oriented.
  - Architecture and buildings are designed and constructed to have minimal impact on the environment reflecting urban design excellence

that create buildings and public spaces where people can live, work or gather.

- Focused and Directed Population Growth
  - Future development will be higher density, walkable and accessible, transit-oriented with appealing streetscapes. The City will become a leader in walkability and bikeability scores in the province and will be fully aligned with provincial strategy and goals.

#### A City that Moves

- Increased Transportation Flows and Connectivity
  - Walkability and cycling has guided the development of new and transitioning neighbourhoods and the downtown so people rely less on automobiles.

#### A Healthy and Greener City

- Healthy Lifestyles
  - Every resident of Burlington lives within a 15-20 minute walk from parks or green spaces.

### REPORT FACT SHEET

<b>RECOMMENDATIONS:</b>		<i>None. Statutory Public Meeting</i>	<b>Ward No.:</b>	<i>5</i>
<b>Application Details</b>	<b>APPLICANT:</b>	<i>Bloomfield Developments Inc</i>		
	<b>OWNER:</b>	<i>Upper Middle Road Enclave Inc.</i>		
	<b>FILE NUMBER:</b>	<i>520-05/17</i>		
	<b>TYPE OF APPLICATION:</b>	<i>Zoning By-law Amendment</i>		
	<b>PROPOSED USE:</b>	<i>8 semi-detached residential units and 14 townhouse units</i>		
<b>Property Details</b>	<b>PROPERTY LOCATION:</b>	<i>North side of Upper Middle Road, west of Quinte Street</i>		
	<b>MUNICIPAL ADDRESSES:</b>	<i>5219 Upper Middle Road &amp; 2004-2005 Georgina Court</i>		
	<b>PROPERTY AREA:</b>	<i>0.5 hectares (1.23 acres)</i>		

	<b>EXISTING USE:</b>	<i>Single detached residential dwelling at 5219 Upper Middle Road and abutting vacant remnant parcels</i>
<b>Documents</b>	<b>OFFICIAL PLAN Existing:</b>  <b>OFFICIAL PLAN Proposed:</b>  <b>ZONING Existing:</b>  <b>ZONING Proposed:</b>	<i>Residential – Medium Density</i>  <i>No change</i>  <i>5219 Upper Middle Road – ‘D (Development)’</i> <i>2004-2005 Georgina Court – ‘RM3-138 – (Medium Density Residential - 138)’</i>  <i>Modified ‘RO2 (Orchard Community Residential’ with site specific exception</i>
<b>Processing Details</b>	<b>NEIGHBOURHOOD MEETING:</b>  <b>PUBLIC COMMENTS:</b>	<i>May 23, 2017</i>  <i>Staff have received 19 emails, 1 neighbourhood meeting comment sheet, and two emails forwarded from the Councillor’s office.</i>  <i>Note: Some constituents sent multiple letters</i>

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## Background:

The purpose of this report is to provide an overview of the proposed application, an outline of the applicable policies and regulations, and a summary of the technical and public comments received to date. This report is intended as background information for the statutory public meeting. As such, no recommendation on the application is being made at this time.

## Site Description

The subject application applies to five properties, known municipally as 5219 Upper Middle Road; 2004-2005 Georgina Court; and 2 remnant parcels of the adjacent subdivision, which the applicants have assembled. These lands are hold outs from the previous subdivision development that surrounds these properties. These lands are located on the north side of Upper Middle Road, east of Appleby Line. 5219 Upper Middle Road currently contains a single detached residential dwelling accessed from Upper Middle Road, while the other properties are vacant of any buildings or structures

and are accessed from Georgina Court. The subject lands comprise a total area of approximately 0.5 hectares (1.23 acres).

To the north of the subject properties are low density (single detached) residential dwellings; to the east are low density (single detached) residential dwellings; to the south is a high school and vacant employment lands (Bronte Meadows); and to the west is a stormwater management pond and a townhouse development. Surrounding land uses are shown in the Location / Zoning Sketch attached as Appendix 1 to this report.

### **Description of Applications**

On May 4, 2017, the Planning and Building Department acknowledged that a complete application had been received for a Zoning By-law amendment for 5219 Upper Middle Road and 2004-2005 Georgina Court. The applicant is requesting an amendment to the City's Zoning By-law 2020 for the subject properties in order to permit 22 residential dwelling units consisting of 8 semi-detached residential dwelling units and 14 townhouse units on 5219 Upper Middle Road, 2004 – 2005 Georgina Court and the remnant blocks from the adjacent subdivision, as illustrated in Appendix 2 – Detail Sketch. The townhouse block includes 3 separate buildings ranging from four to six units.

The semi-detached dwellings are proposed to be freehold units fronting directly onto an extension of Georgina Court. The townhouse units are proposed to be condominium units that would front onto an internal condominium road that would be accessed from the Georgina Court extension. The townhouse condominium is proposed to include 5 visitor parking spaces. The townhouse blocks will have access from the proposed internal lane; however, the southern blocks would have frontage and pedestrian access directly to Upper Middle Road. If approved, the applicants would need to submit a subsequent plan of subdivision application to extend Georgina Court and create the development parcels, as well as a subsequent site plan application.

### **Technical Reports**

The following technical reports were submitted in support of the applications:

- Cover Letter, prepared by Weston Consulting, dated March 24, 2017;
- Zoning By-law Amendment Application, prepared by Weston Consulting, dated March 24, 2017;
- Conceptual Site Plan Layout, prepared by Weston Consulting, dated March 14, 2017;
- Planning Justification Report, prepared by Weston Consulting, dated March 2017;
- Urban Design Brief, prepared by Weston Consulting, dated March 2017;

- Building Height Certification, prepared by J.D. Barnes, dated March 7, 2017;
- Noise Impact Assessment, prepared by Rubidium Environmental, dated March 16, 2017;
- Traffic Brief & Parking Study, prepared by NexTrans Consulting, dated March 2017;
- Functional Servicing & Stormwater Management Report, prepared by Odan Detech, dated March 15, 2017;
- Environmental Site Screening Questionnaire;
- Land Use Compatibility Assessment, prepared by Rubidium Environmental, dated March 16, 2017;
- Phase 1 Environmental Site Assessment, prepared by Candec Engineering Consultants Inc., dated January 30, 2017;
- Tree Inventory and Preservation Study, prepared by Geometric Studio Inc., dated March 17, 2017

The application along with these materials have been circulated to various departments and agencies for technical review. The technical reports can be accessed and reviewed on the City's website at [www.burlington.ca/5219UpperMiddle](http://www.burlington.ca/5219UpperMiddle).

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## **Discussion:**

### **POLICY FRAMEWORK**

The proposed Zoning By-law amendment application is subject to the following policy framework: the Provincial Policy Statement (PPS), 2014; Places to Grow, Growth Plan for the Greater Golden Horseshoe, 2017; Halton Region Official Plan; City of Burlington Official Plan, Orchard Community Secondary Plan and the City of Burlington Zoning By-law 2020.

#### **Provincial Policy Statement (PPS) 2014**

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The PPS focuses growth and development within settlement areas while encouraging the wise management and efficient land use and development patterns.

Decisions affecting planning matters made on or after April 30, 2014 “shall be consistent with” the PPS.

### **Growth Plan for the Greater Golden Horseshoe (Growth Plan) 2017**

The Growth Plan for the Greater Golden Horseshoe came into effect on July 1, 2017 and provides a growth management policy direction for the defined growth plan area. The Growth Plan provides a framework for implementing the Province’s vision for building stronger, prosperous communities by better managing growth. The Growth Plan intends to build towards the achievement of complete communities that are compact, transit-supportive, and make effective use of investments in infrastructure and public service facilities. The Plan focuses on building complete communities that are well-designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.

### **Halton Region Official Plan**

The subject property is designated Urban Area, according to Halton Region’s Official Plan. The Urban Area is where urban services (municipal water and/or wastewater systems or components thereof) are provided to accommodate concentrations of existing and future development.

The Regional Official Plan states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws. In addition, all development shall be subject to the policies of the Regional Official Plan.

### **City of Burlington Official Plan**

According to the City of Burlington Official Plan, the subject lands are designated as Residential – Medium Density.

According to the Residential Areas policies, residential areas are intended to provide housing and other land uses that are part of a residential environment, and may take forms ranging from detached homes to high-rise apartment structures. One of the objectives of the Residential designation is to encourage new residential development and residential intensification within the Urban Planning Area in accordance with Provincial growth management objectives, while recognizing that the amount and form of intensification must be balanced with other planning considerations, such as infrastructure capacity, compatibility, integration with existing residential neighbourhoods, and protection of the natural environment. Another objective of this designation is to provide housing opportunities that encourage usage of public transit, pedestrian and bicycle transportation networks and decrease dependence on the car. The designation also encourages the integration of a wide range of housing types and tenure, while requiring new residential development to be compatible with surrounding properties.



According to the Residential – Medium Density designation, either ground or non-ground-oriented housing units with a density ranging between 26 and 50 units per new hectare shall be permitted. Within the Orchard Community, there are site specific policies which permit the following housing forms within the Residential – Medium Density designations: townhouses; street townhouses and stacked townhouses; semi-detached, duplexes, three-plexes and four-plexes. This designation also permits detached dwelling units up to a maximum of 15 percent of the total housing mix on each property.

#### *Draft New Official Plan*

On April 6, 2017, staff presented a draft of the City's new Official Plan to Committee of the Whole, which communicates Council's vision and establishes strategic priorities for the City's growth management, land use and infrastructure.

The draft new Official Plan designates the subject lands as Residential Neighbourhood Areas, and more specifically Residential – Medium Density. The Residential Neighbourhood Areas are intended to provide for housing and other residential supportive land uses that are part of an urban residential environment. New residential housing within the Residential Neighbourhood Areas shall be accommodated primarily through infill or intensification, of existing areas, where compatible.

On lands designated Residential – Medium Density, ground and non-ground oriented dwellings including single-detached and semi-detached dwellings, townhouses, street townhouses, stacked townhouses, back-to-back townhouses and low-rise residential buildings may be permitted. Lands within this designation shall be permitted at a density of 26 to 75 units per net hectare, with a maximum height of three storeys for ground-oriented dwellings and four storeys for non-ground oriented dwellings.

Draft new Official Plan policies were brought to the public and Council for consultation over the spring and summer of 2017. The draft new Official Plan is scheduled to be presented to the Planning and Development Committee and Council in the fall of 2017 for adoption.

#### **Orchard Community Secondary Plan**

The Orchard Community Secondary Plan final report, dated February 1995, identified three key elements of the community structure as the transit corridors, residential neighbourhoods and a connected open space system. At the time, the Orchard Community was expected to develop at generally higher densities than those found throughout the existing suburban areas of Burlington.

The subject lands are located in the southern portion of the Orchard Community and were identified as Residential – Medium Density. In Medium Density Residential areas, either ground or non-ground oriented housing units with a density between 26 and 50

units per hectare shall be permitted. This designation permits housing forms such as street, block and stacked townhouses, semi-detached, duplexes, three-plexes and four-plexes. The designation also permits detached dwelling units up to a maximum of 15 percent of the total housing mix on each property.

### **City of Burlington Zoning By-law 2020**

5219 Upper Middle Road is currently zoned 'Development (D)', while the remaining properties subject to this application are zoned 'Medium Density Residential (RM3-138)' with a site specific provision (138), as shown in Appendix 1.

The 'D' zone only permits a single detached dwelling. The 'RM3' zone permits a variety of dwelling types from a detached dwelling to an apartment building, as well as a retirement home or community institutional use. The site specific provision applying to the vacant parcels (138) sets out zoning regulations for detached dwellings, semi-detached dwellings and street townhouse dwellings, and limits a maximum of 15% of the total of all dwelling units located within all lots and blocks zoned 'RM3-138' to be detached units.

The applicants are proposing to amend the Zoning By-law by changing the zoning of the subject properties from 'D' and 'RM3-138' to a site specific 'Orchard Community Residential (RO2-XXX)' to permit the proposed semi-detached and townhouse development. The regulations for the 'RO2' zone are listed below. For comparison, Tables 1 & 2 below list the zone requirements for townhouses and semi-detached dwellings in relation to the proposed development.

**Table 1 – Zoning Regulations for Townhouses**

<b>Zone Regulation</b>	<b>RO2 (Orchard Community Residential)</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Permitted Uses</b>	Townhouses permitted	14 townhouses	No
<b>Lot Width</b>	40m	Approx 51 metres (To be confirmed)	No
<b>Lot Area</b>	1,200m <sup>2</sup>	2,110m <sup>2</sup>	No
<b>Front &amp; Street Side Yard</b>	3m  Abutting a street with a width of 26m or greater – 6m  Garage – 5.5m	1.2m abutting Georgina Court  3m abutting Upper Middle Road	<b>YES</b>
<b>Rear Yard</b>	6m	6m	No
<b>Side Yard</b>	1.2m	6m	No
<b>Building Height</b>	Max 2 storey up to 11.5m	3 storeys	<b>YES</b>

<b>Lot Coverage</b>	Max 60%	To be confirmed	To be determined
<b>Density</b>	Min 26 units/hectare Max 50 units/hectare	48.95 units/hectare	No
<b>Parking Space Dimensions</b>	Min width – 2.5m Min area – 16.5m <sup>2</sup>	To be confirmed	To be determined
<b>Parking Spaces</b>	2 spaces / unit	2 spaces / unit	No
<b>Visitor Parking Spaces</b>	0.5 visitor spaces / unit (7 spaces required)	5 spaces	<b>YES</b>
<b>Accessible Parking Space Dimension</b>	Accessible aisle – 2m width	1.5m	<b>YES</b>
<b>Privacy Area</b>	20m <sup>2</sup> / unit	To be confirmed	To be determined
<b>Built Form</b>	Distance between townhouse buildings shall be 4.5m where there are windows of habitable rooms or 2m where there are no windows	1.8m	<b>YES</b>
<b>Landscape Buffer</b>	min 3m between townhouses and any other residential use	To be confirmed	To be determined
<b>Setback to Habitable Room</b>	3m	0.6m	<b>YES</b>

Table 2 – Zoning Regulations for Semi-Detached Dwellings

<b>Zone Regulation</b>	<b>RO2 (Orchard Community Residential)</b>	<b>Proposed</b>	<b>Relief Required</b>
<b>Permitted Uses</b>	Semis permitted	8 semis	No
<b>Lot Width</b>	6.5m / unit	To be confirmed	To be determined
<b>Lot Area</b>	200m <sup>2</sup>	119m <sup>2</sup>	<b>YES</b>
<b>Front &amp; Street Side Yard</b>	3m Abutting a street with a width of 26m or greater – 6m	3m for dwellings abutting Georgina Court 5.5m for garages abutting Georgina	No

	Garage – 5.5m	Court	
<b>Rear Yard</b>	6m	3m abutting Upper Middle Road	<b>YES</b>
<b>Side Yard</b>	1.2m	0.6m	<b>YES</b>
<b>Building Height</b>	Max 2 storey up to 11.5m	2 storeys	No
<b>Parking Space Dimensions</b>	Min width – 2.5m Min area – 16.5m <sup>2</sup>	To be confirmed	To be determined
<b>Parking Spaces</b>	2 spaces / unit	2 spaces / unit	No

### Technical Review

On May 5, 2017, staff circulated a request for comments to internal and external agencies, including Halton Region. Agency comments will be addressed in the subsequent recommendation report.

#### Burlington Economic Development Corporation (BEDC):

BEDC has no comments.

#### Halton District School Board (HDSB):

HDSB has no objection to the proposed application, as submitted.

#### Halton Catholic District School Board (HCDSB):

In response to the application which seeks to permit the development of 8 semi-detached and 14 residential townhouse units, the HCDSB has no objection.

#### Parks and Open Space:

Adequate parkland is available to accommodate this development as Brada Woods Park and Orchard Woodlot are located within the 0.8km distance for a neighborhood park and the 2.4km distance for a community park. As such we recommend cash-in-lieu of parkland dedication be applied for this development.

We note a driveway in the east side of the proposed development. This driveway is immediately adjacent to the existing service road/walkway access around the storm water pond facility. The city will not permit snow to be deposited on the storm pond lands and or trail. We would recommend a buffer between the development and the city storm water facility be incorporated to ensure there is space for snow disposition. We will also require a chain link fence be placed on the city side of the property line. Please note gate opening through the fence will not be allowed.

#### Site Engineering:

Prior to providing a recommendation, Site Engineering requires further information to be submitted for review.

*Finance Department:*

Property taxes must be paid in full, including all installments levied.

*Transportation Planning:*

Transportation Planning has reviewed the Transportation Brief for 5219 Upper Middle Road & 2004-2005 Georgina Crt and is satisfied with the Conclusions / Recommendations outlined in the report.

In response to feedback received at the neighbourhood meeting (May 23<sup>rd</sup> 2017) regarding the potential for a traffic signal at the intersection of Quinte Street and Upper Middle Road, Transportation Services staff conducted a traffic signal review for this location. Based on the traffic data available for this intersection (taking into account the estimated number of trips proposed to be generated by this development in the AM and PM peak hours), it was determined that a traffic signal is not warranted.

*City Forestry / Landscaping:*

Urban Forestry has no objection to the rezoning of this site. Additional tree planting should be provided where possible, and tree and landscape planting on site should be carefully considered within the context of the site.

*Halton Region:*

Regional staff has no objection to the above noted application, subject to the provision of a holding provision, until such time that as servicing and environmental matters have been addressed to the Region's satisfaction.

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## **Financial Matters:**

In accordance with the Development Application Fee Schedule, all fees determined to date have been received.

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## **Public Engagement Matters:**

### **Public Circulation**

The application was subject to the standard circulation requirements. A public notice and request for comments were circulated in May 2017 to surrounding property owners / tenants. Notice signs were also posted on the property, which depicted the proposed

development. All technical studies and supporting materials were posted on the City's website at [www.burlington.ca/5219UpperMiddle](http://www.burlington.ca/5219UpperMiddle) .

### **Neighbourhood Meeting**

A neighbourhood meeting was held on May 23, 2017 at Corpus Christi Secondary School and was attended by approximately 45 members of the public, and the Ward Councillor.

Comments included the following:

- Traffic & safety;
  - Increase in traffic volumes in the neighbourhood is a concern;
  - Concerns about deficient number of visitor parking spaces and lack of available on-street parking to accommodate residents and visitors;
  - Concerns that all traffic is proposed through internal streets, not from Upper Middle Road;
  - Concerns regarding proposed condo road accessed from cul-de-sac (i.e. Georgina Court);
  - Appropriate emergency vehicle access must be provided;
  - Concerns regarding snow removal in this area;
- Requested zoning amendment;
  - Is the degree of change being requested appropriate?
  - Can changes to the development be made at site plan stage?
  - Concerns regarding proposed 3 storey height of townhouses. May shadow the homes in behind;
  - Concerns regarding the number of units / proposed density;
  - Deficient side yard setbacks are a concern;
- Grading and Drainage;
  - Comments regarding the proposed grading and drainage of the site;
- Site Plan Items;
  - Garbage storage;
  - Snow storage.

### **Public Comments**

Since the subject applications were submitted in March 2017, staff have received correspondence from members of the public regarding the proposed development. To date, staff have received 19 emails and 1 neighbourhood meeting comment sheet. The public comments received to date are included in Appendix 3. The general themes of these comments are:

- General opposition to the proposed development;

- Concern with proposed townhouse building height;
    - Height would create shadow and privacy impacts;
  - Traffic & Safety;
    - Access should be from Upper Middle Road, not Georgina Court.
    - Increased traffic volumes along Georgina Court, Rome Crescent and Quinte Street could impact safety;
    - Child safety within existing neighbourhood is a concern;
    - Condominium lane insufficient width to accommodate snow storage and emergency vehicle access;
    - Insufficient visitor parking space as on-street parking is already an issue in the neighbourhood;
  - Zoning requirements
    - Proposed deviations in setbacks, lot coverage and height are not appropriate;
    - Proposed number of units / density would result in overdevelopment that does not consider the built form character of the existing neighbourhood;
  - Area currently consists of single detached units – proposed development would deviate from the existing character of the area;
  - Insufficient parkland in the immediate vicinity;
- 

## **Conclusion:**

This report provides a description of the development application, an update on the technical review of this application and advises that several public comments have been received. A subsequent report will provide an analysis of the proposal in terms of applicable planning policies and will provide a recommendation on the proposed application.

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Respectfully submitted,

Kyle Plas, MCIP, RPP

Senior Planner – Development Review

905-335-7600 ext. 7555

**Appendices:**

Appendix 1 – Location / Zoning Sketch

Appendix 2 – Detail Sketch

Appendix 3 – Public Comments

**Notifications:**

Martin Quarcoopome – Weston Consulting

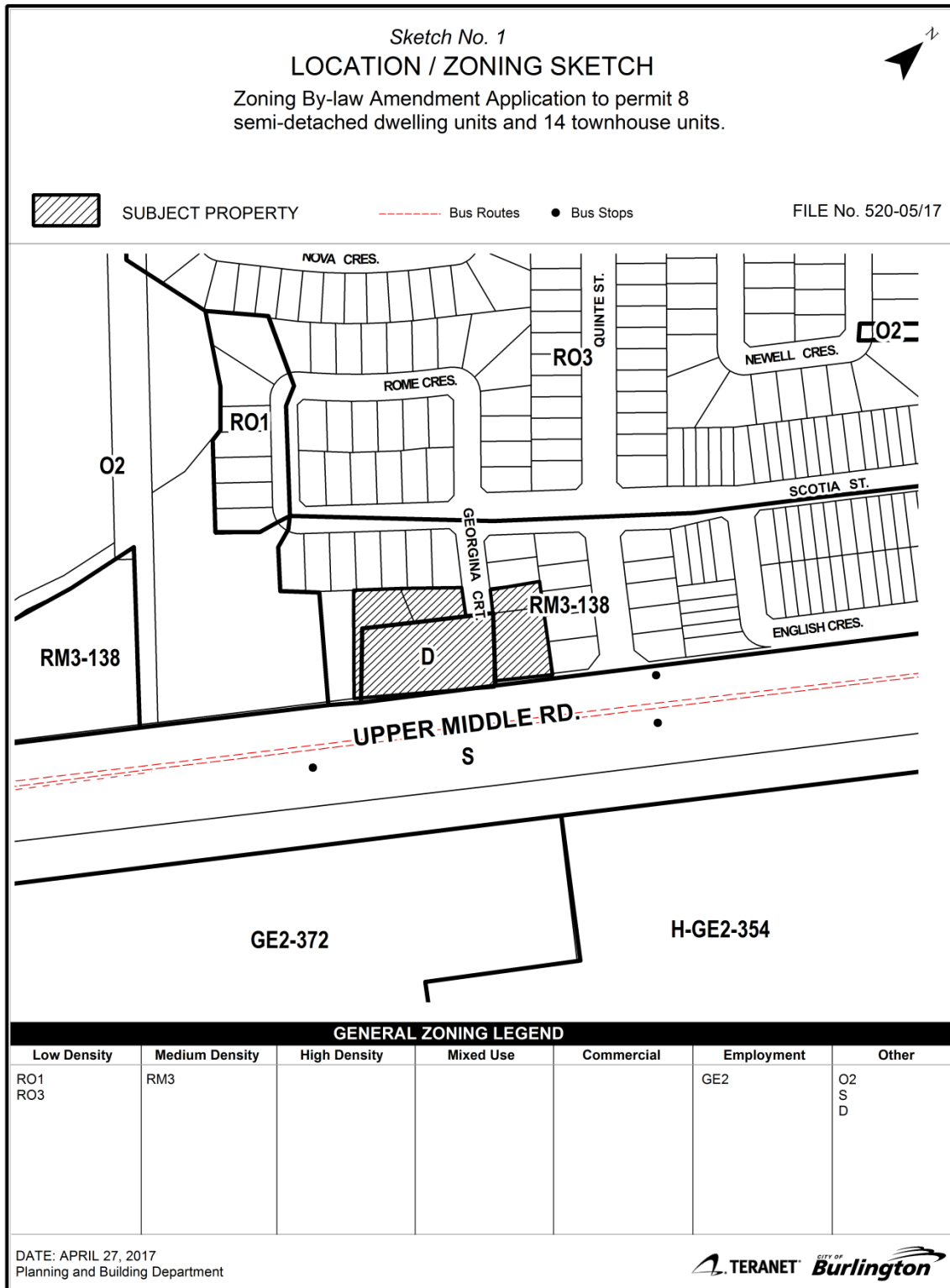
[mquarcoopome@westonconsulting.com](mailto:mquarcoopome@westonconsulting.com)

**Report Approval:**

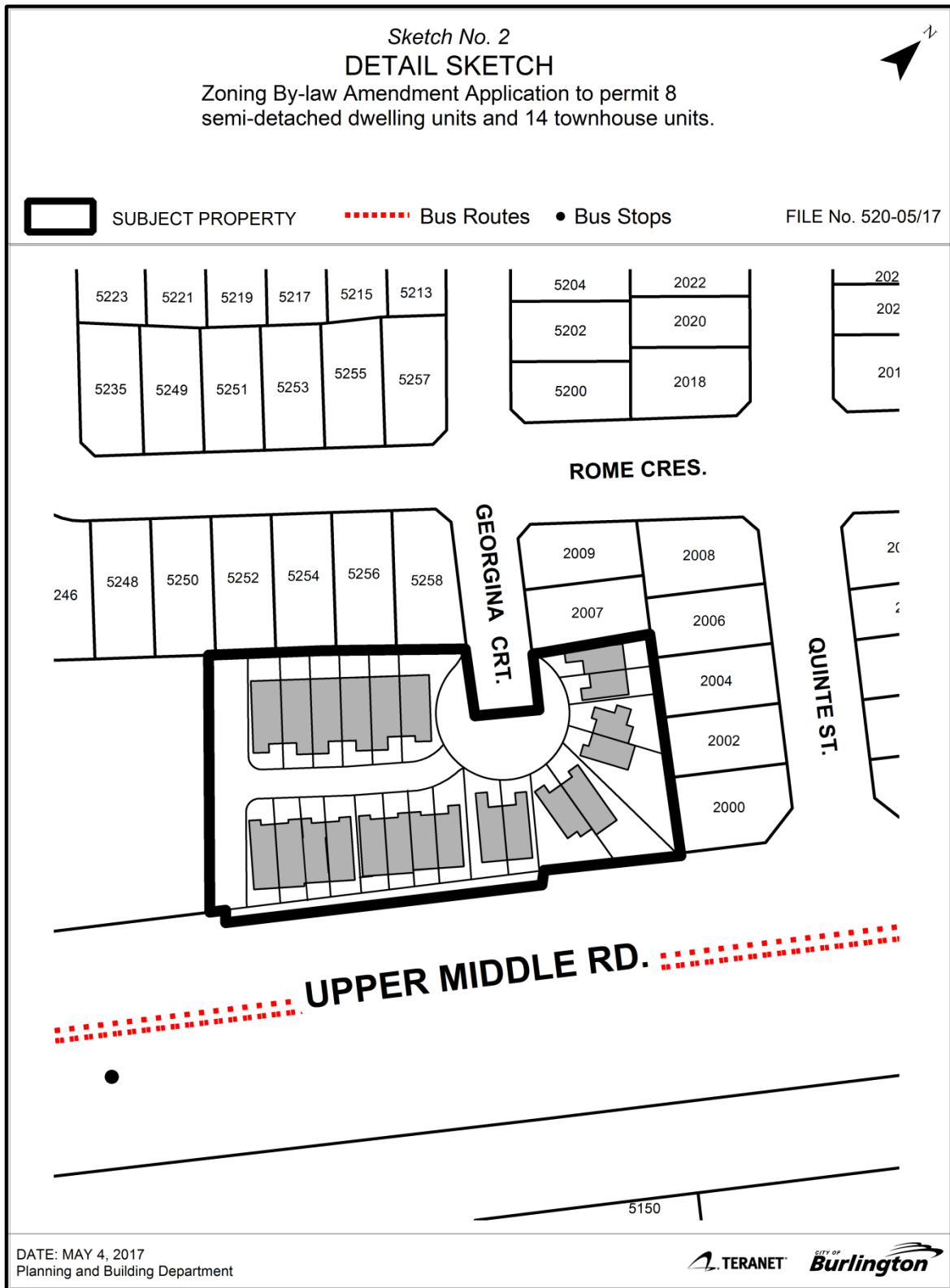
All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.



## APPENDIX 1 – Location Sketch



## APPENDIX 2 – Detail Sketch



## NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Zoning By-law Amendment Application  
Address: 5219 Upper Middle Road & 2004-2005 Georgina Court  
Files: 520-05/17

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

① access from upper middle only  
not Georgina Court

② condominium lane is too narrow so  
dangerous for fire access + snowplow  
if one visitor parks illegally on  
the lane then fire risk

③ Need a park for children's play as  
we now have to play on the street

④ new traffic study too quiet + narrow  
circle (report)

From: \*\*\*\*\*

\*\*\*\* Rome Crescent

Burlington, Ontario

\*\*\* \*\*

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review

Burlington Planning and Building Department

PO Box 5013, 426 Brant St.,

Burlington, Ontario L7R 3Z6

May 31, 2017

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**

**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to object to the proposed development. We have attached a document outlining our concerns and questions as it pertains to the development, of which, we would like to highlight the following three issues listed below as our primary concerns:

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.
2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchard community. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

3. The number of homes proposed exceeding the maximum units per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

When we purchased our home 5 years ago and requested information regarding Georgina Court, the City provided us details on what was anticipated (8 single family homes). This proposal is nearly three times that amount and does not remotely reflect the intent of the original plans. We understand that owners have the right to submit an application and develop the way that they see fit. We just ask that the City and the Planning department considers the original plan and support the community by approving a development that better reflects the character of the Orchard than the proposal in front of us now. We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Sincerely,

**From:** \*\*\*\*\* [mailto:\*\*\*\*\*]

**Sent:** Thursday, June 08, 2017 10:19 PM

**To:** Plas, Kyle

**Cc:** Sharman, Paul

**Subject:** 5219 Uppermiddle Road

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review  
Burlington Planning and Building Department  
PO Box 5013, 426 Brant St.,  
Burlington, Ontario L7R 3Z6

From resident at \*\*\*\* Rome Crescent

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**  
**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to object to the proposed development. My primary concerns are as follows:

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.

2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchardcommunity. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

3. The number of homes proposed exceeding the maximumunits per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is

important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

We just ask that the City and the Planning department considers the original plan and support the community by approving a development that better reflects the character of the Orchard than the proposal in front of us now. We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Much appreciated,

\*\*\*\*\*

\*\*\*\* Rome crescent

**From:** \*\*\*\*, \*\*\*\*\* [[mailto:\\*\\*\\*\\*\\*](mailto:*****)]

**Sent:** Thursday, June 08, 2017 9:25 PM

**To:** Plas, Kyle

**Cc:** Minaji, Rosalind; Sharman, Paul; \*\*\*\*\*

**Subject:** RE: Planning Applications for: 5219 Upper Middle Road & 2004 - 2005 Georgina Court - File: 520-05/17

**Importance:** High

Hi Kyle

This is further to my communication below and the public meeting we had on May 23, 2017 at Corpus Christie school.

In the meeting and also in other correspondences, the proposal has been scrutinized and specific concerns around proposed design has been brought up which are all very valid points.

However, the real issue is bigger. We as a community would certainly not like that many units to come up in an area currently provisioned for single detached units only (I know I am speaking on behalf of the community but I am sure everyone's thinking the same way).

Question is, what is the city thinking? It is not just doing things as per rules and standards (I have full faith in the system that rules will be followed whether in approving the proposal or otherwise). It is going beyond and thinking about the future of the city and decide whether a construction plan is to be approved.

If this zoning by-law amendment is approved, what's next? Approving construction in green belt areas?

Once again, request you to consider the overall impact this proposed development will have on surrounding neighborhood and the cumulative impact of such developments on the city and its future.

Thanks & Regards,

\*\*\*\*\*

\*\*\*\* Quinte St.



**From:** \*\*\*\*, \*\*\*\*[mailto:\*\*\*\*\*]  
**Sent:** Monday, June 05, 2017 9:58 PM  
**To:** Plas, Kyle  
**Cc:** Minaji, Rosalind; Sharman, Paul; [Brian.Hudson@halton.ca](mailto:Brian.Hudson@halton.ca); '\*\*\*\*\*')  
**Subject:** 5219 Upper Middle Road 2004-2005 Georgina Court Letter of Concern

Dear Mr. Plas,

I am filing this formal notice of concerns with respect to the above planning application on behalf of myself and my wife \*\*\*\*\* and daughters \*\*\*\*\*.

I attended the public meeting held on May 23, 2017 and a community meeting held by residences of Georgina Court and Rome Crescent and we have come away with some substantial concerns to the proposed plans/application in the area of **Safety & Fit**. I have included in copy Paul Sharman (Councilor City Burlington) and Brian Hudson (Senior Planner Halton Region) because as an Ontario, Halton & Burlington resident and taxpayer I ask that all key stakeholders from all levels of government work collaboratively together to assess this application and make the appropriate amendments to reflect the voice and needs of their constituents.

We were drawn to "Bronte Woods in the Orchard" and Rome Crescent in 2008 as a place where we could safely & happily start a family due to its layout and infrastructure. The Orchard is a bustling family community that was built with pockets of small courts that enabled neighbor relationships to be forged & a safe environment for our kids to play and socialize on the street. The proposed plan under file: 520-05/17 we believe undermines this small court and low density community that we all bought into. Instead the current proposal is to maximize densification & developer profits through variance requests to most building size guidelines under the current zoning. As many of my fellow neighbors have pointed out the original plan was that 5 single detached homes were to complete the Rome Cres court extension known as Georgina Court.

In addition to the above 2 major areas of concern for my family are Safety & Fit.

**Safety:** We live on a child rich and friendly street in which we as a Rome Cres/Georgina Crt community pride ourselves on enabling our children to play as collective in a safe environment. I have concerns as current traffic and street parking has greatly increased in the community and our street. Changes in street parking bi-laws and increased vehicles in the community have led to safety concerns. The current court layout causes blind corners and frequent close calls with our children on our street. The current entrance to Rome Cres is a blind right onto our street and with limited street parking due to small home frontages. Cars currently line the side of the street creating increased visual blind spots and risk for all. The Planning application is proposing to increase this incoming traffic on Rome Cres by at minimum +53%, as +22 households is being proposed (currently 41 households Rome/Georgina, vs proposed 63). The developer's position (based on the public meeting) is that with just 4 able bodied visitors' parking spots, single car garages & single car driveways that this will be sufficient to accommodate the increased traffic/vehicles. Based on common sense and first-hand knowledge of current traffic/parking habits on our street this is not viable solution. Additionally, at the public meeting it became clear

that the condo road would be built so narrow that no parking in the street would be allowed for fire/safety reasons thus pushing the vehicles back onto Rome Cres. & intensifying our current safety concerns. This is a dramatic increase in traffic flow onto our “quiet” court that is simply unacceptable! Public works/EMS services to keep the street safe are also a concern. The proposal as presented at the public meeting had no solution for snow removal/disposal and the limitations of EMS vehicles entry and exit (must back out) creates an undesirable and ideal situation.

**Fit:** As I mentioned in my opening statement the “Bronte Woods in the Orchard” community was a built as pockets of courts with “like fit” homes being grouped together. Our section is entirely built with Single Detached family homes. This was a significant feature that enticed us to move to Rome Cres. vs moving to another region or city in the GTA. I believe Semi-Detached & Townhouse medium density zoning does not “Fit” with the “Low Density” street/community we bought into.

**Recommendation:** We ask that the Condo Townhouses and road entry point be reoriented off of Upper Middle Rd using existing driveway and turning lane for 5219 Upper Middle Road. This access point would ensure consistency with all other Condo Townhouse communities along Upper Middle Rd (from Burloak Drive to Guelph Line) and reduce the proposed Rome Cres traffic/densification by 34%. Additionally, we recommend that remaining land on Georgina Court be used as originally intended as 5 Single Detached homes (5 households) vs the 8 households being requested.

We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Regards,

\*\*\*\*\*

**From:** \*\*\*\*\* [mailto:\*\*\*\*\*]

**Sent:** Friday, June 02, 2017 9:20 PM

**To:** Minaji, Rosalind

**Cc:** Sharman, Paul

**Subject:** Rome and Georgina Court / 5219 Upper Middle - Letter to Participate in the planning process

From: \*\*\*\*\*

5216 Rome crescent, Burlington,

On, l7l7b7

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review

Burlington Planning and Building Department

PO Box 5013, 426 Brant St.,

Burlington, Ontario L7R 3Z6

May 31, 2017

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**

**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to object to the proposed development. We have attached a document outlining our concerns and questions as it pertains to the development, of which, we would like to highlight the following three issues listed below as our primary concerns:

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.

2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchard community. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

3. The number of homes proposed exceeding the maximum units per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

When we purchased our home 5 years ago and requested information regarding Georgina Court, the City provided us details on what was anticipated (8 single family homes). This proposal is nearly three times that amount and does not remotely reflect the intent of the original plans. We understand that owners have the right to submit an application and develop the way that they see fit. We just ask that the City and the Planning department considers the original plan and support the community by approving a development that better reflects the character of the Orchard than the proposal in front of us now. We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Sincerely,

\*\*\*\*\*

From: \*\*\*\*\* [mailto:\*\*\*\*\*]  
Sent: Friday, June 02, 2017 11:26 AM  
To: Plas, Kyle  
Subject: Rome Cres. / Georgina Court development

Dear Mr. Plas,

My name is \*\*\*\*\* and I am 11 years old. I live at \*\*\*\* Rome Cres. It's a great street to live on and play on. I have a little sister \*\*\*\*\*, who is 3 years old. She loves to play outside with all of the little kids on our street.

Sometimes cars drive to fast on the street and don't watch out for kids playing. I'm worried that once all the new houses are built there will be even more cars on our street and my sister or her friends could get hurt. I like to play basketball and hockey in the street with all of our neighbours. I get upset when a car parks in front of my house because then I can't put my hockey net there. The park is too far away from our house and my parents can't always takes us there to play. Please don't let any more cars use our street. The new houses should have their own driveway from Upper Middle Road. Us kids need a safe place to play.

From  
\*\*\*\*\*

From: \*\*\*\*\* [mailto:\*\*\*\*\*]  
Sent: Friday, June 02, 2017 11:17 AM  
To: Plas, Kyle  
Subject: Rome Cres. / Georgina Court development

Good morning Mr. Plas,

My wife and I are original owners on Rome Cres. We have been fortunate to have lived here since the summer of 2003 and it has been a great street to raise our family. We have some concerns in regards to the proposed plans to develop the land adjacent to Georgina Court, which runs off of Rome Crescent. I will outline our concerns below.

When we purchased on this street over 14 years ago, we were informed that the future development of the land in question would be made up of detached homes. This new proposal is for 4 semi-detached homes and 18 town homes. We are concerned that the amount and type of dwellings being proposed will negatively affect our property value.

Also of great concern is the additional traffic that will be accessing our quiet street. The proposal as it is could increase the amount of traffic entering our street by 50% (taking into account the current number of homes on the street, averaging 2 cars/ house, plus the 22 new homes). Rome Crescent has been a wonderful, quiet street on which our kids frequently play. The closest park is a kilometre away and our small yards do not allow our kids much room to run around. Our children's safety on our street will be greatly reduced if all this traffic ends up accessing this new development from our street, not to mention the additional cars that will be parked on the street due to limited parking spaces that will be available to the new homes.

How will the city deal with snow and garbage removal for the new development? A city garbage truck will not be able to get down Georgina and be able to turn around. Where will they pile the excess snow in winter time? It was suggested at the community meeting that private garbage removal would be utilized for the townhomes. Will they pile up the garbage on Georgina until a city truck picks it up? Not only would this "solution" be unsightly, but also unsanitary. What will happen in the winter, when snow banks are high? How will garbage be dealt with then? How will an emergency vehicle access those homes if necessary?

We strongly urge you to consider routing the traffic to the new development off of Upper Middle Road. This is the best option to keep our street as safe as possible for our kids, to avoid extra traffic and parking on our street, and to (as best as possible) allow the residents of Rome Crescent to be unaffected by this new development.

We have attached a photo taken last week of our kids at play. This is an almost daily occurrence on Rome Cres, on all parts of the street. We'd like it to continue.

We appreciate your consideration in this matter.

\*\*\*\*\*

**From:** \*\*\*\*\*

**Sent:** June 8, 2017 10:21 PM

**To:** [Kyle.Plas@burlington.ca](mailto:Kyle.Plas@burlington.ca)

**Cc:** [Paul.Sharman@burlington.ca](mailto:Paul.Sharman@burlington.ca)

**Subject:** 5219 Uppermiddle Road

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review  
Burlington Planning and Building Department  
PO Box 5013, 426 Brant St.,  
Burlington, Ontario L7R 3Z6

From resident at \*\*\*\* Rome Crescent

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**  
**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to object to the proposed development. My primary concerns are as follows:

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.

2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchardcommunity. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m2 is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

3. The number of homes proposed exceeding the maximum units per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

We just ask that the City and the Planning department considers the original plan and support the community by approving a development that better reflects the character of the Orchard than the proposal in front of us now. We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Much appreciated,

\*\*\*\*\*



June 8, 2017

Kyle Plas  
Senior Planner – Development Review  
City of Burlington

Re: Proposed Development for 5219 Upper Middle Road & 2004-2005 Georgina Court

Dear Kyle,

Thank you for allowing concerned residents to participate in the process regarding the future development in our neighbourhood. Many of the concerns raised at the meeting are shared by many of us – the two main issues I have heard consistently are with respect to the road access /entry point for the condominiums (traffic concerns) and the number of buildings and as a result, the increased height of the condos. This impacts me personally as I back onto Upper Middle and am impacted by the potential of three-storey town houses behind our house.

My specific concerns are articulated below:

- **Road access / entry point for condominiums** – with 22 additional houses, that will mean up to an addition 40 cars coming and going out of our street and along Quinte. I have reviewed the traffic reports and I don't think they're realistic. At certain times of the day it is very challenging to turn left onto Upper Middle from Quinte. It can also be challenging to get onto Quinte from Rome – many cars going along Quinte believe they have the right of way and speed through the round-about. **My suggestion would be to have the entry off of Upper Middle.** This would be consistent with other townhouse developments in the area. **Has the city considered adding in a stop sign at Quinte and Rome? Has the city considered adding a traffic light at Quinte and Upper Middle?** These are the steps needed to ensure safety.
- **Height of town houses** – While the builders said that they had not decided on the design of the condos, the fact that they are asking for maximum height of 3 storeys indicates to me that there is a good chance that they will utilize that allowance. Looking at the specs of the condos, they are asking for many exceptions to the by-law and creating narrow houses – the only way to add square footage is to build up. This will directly impact our sun exposure and privacy.
- **Parking** – there is already very little parking on Rome Crescent and Quinte. Although the builders indicated that the condos have 2 parking spots each (driveway and garage), we all know that very few people actually park in their garage. Especially if they have less area in the house or yard; many use the garage for

storage. That means these cars will be parked on Rome Crescent and Quinte. My biggest concern with this is safety – a lot of children live on Rome Crescent and we can't have cars whipping around the crescent looking for a spot. Same goes on Quinte – there is no room. You would need the same structure as Sutton – with a wider street with parking along the side.

In addition – the visitor parking is not enough for 14 condos – there are really only four usable spots as one is a handicap spot. Visitors will also be looking to park on Rome Crescent – and the safety concern is greater as they won't know or respect the neighbourhood and may drive too quickly around Rome Crescent looking for a spot. There will be a lot of frustration on the part of residents and visitors. Not a good experience for anyone.

- Number of houses – the applicant is requesting relief from many specifications in the zoning by-law: min lot area, min lot width, min front yard setback, min side yard setback, min rear yard, max building height, min visitor parking. I can only assume that the reason for all of the exceptions is to fit as many houses in the area as possible. My question is what would the development look like if they had to stay within the specifications? There would still be many houses and a lot of money made for the developer – but in a more respectful way of the current and future residents. I don't see why they would be allowed to have so many concessions – I believe the rules were made for a reason and to allow so much relief would be a bad precedent and would be a slap in the face of current residents. There needs to be a balanced approach here that all parties can live with.

There are several residents already looking to move from Rome Crescent because of the potential for 22 new houses and a roadway through our street. This is very disappointing and sad to think about the families who thought they had their 'forever' home, now looking to move to another neighbourhood, school, etc. because of this development. Again, I think people would feel very different if the builder lived within the zoning specifications and had a more respectful plan.

Thank you.

\*\*\*\*\*

\*\*\*\* Rome Crescent

\*\*\*\*\*

\*\*\*\* Rome Crescent  
Burlington, Ontario  
L7L 7B7  
June 7, 2017

Kyle Plas, MCIP, RPP - Senior Planner, Development Review  
Burlington Planning and Building Department  
PO Box 5013, 426 Brant St.,  
Burlington, Ontario L7R 3Z6

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**  
**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to raise objections to the proposed development. Our main concerns are as follows:

**1. Entrance of the subdivision via Rome Crescent and Georgina Court.** Our crescent is home to several young families with small children. The increased traffic of approximately 44 more cars will put these children at risk while playing and walking to school. We believe the entrance to the new development should be accessed via the existing driveway and turning lane for 5219 Upper Middle Road.

**2. Insufficient visitors parking in the Condominium Corporation.** Due to the insufficient number of visitor parking spaces allotted in the proposed condominium corporation our already clogged streets (Rome Crescent and Georgina Court) will become severely clogged. We have lived on Rome Crescent for 6 years and not one day has gone by where the parking spot in front of our house is not occupied. Visitors to our home already have to park several home away and sometimes around the corner as residents and guests of Rome Crescent and Georgina Court are already parking in the available street parking.

**3. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchard community.** The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

**4. The number of homes proposed exceeding the maximum units per hectare currently permitted.** We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In

addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

We are not opposed to the development in its entirety and we welcome the changes happening in our subdivision and City. We would just like to ensure the safety of the children and residents of Rome Crescent and Georgina Court. We request that you take our concerns into consideration for modification to the above noted planning application.

Yours truly,

\*\*\*\*\*

From: \*\*\*\*\*

\*\*\*\* Rome Crescent

Burlington, Ontario

\*\*\* \*\*

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review

Burlington Planning and Building Department

PO Box 5013, 426 Brant St.,

Burlington, Ontario L7R 3Z6

June 5, 2017

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**

**File: 520-05/17**

Dear Mr. Plas:

We this letter we are providing you with the list of concerns and questions as they pertain to the proposed above development.

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.
2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchard community. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.
3. The number of homes proposed exceeding the maximum units per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form

character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

4. Our greatest concern is the increased traffic in already busy neighborhood creating unsafe environment for the walking and playing children and increased pollution. As noted above the number of available parking places is inadequate for a number of units in the proposed new development. This will force the new occupants and their guests to use existing parking places on Georgina Court and Rome Crescent. One solution to this problem would be the return of 3 hour parking limit on both roads and no overnight parking.

Regards,

\*\*\*\*\*

From: \*\*\*\*\*

\*\*\*\* Georgina Court  
Burlington, Ontario  
L7L 7B6

To: Kyle Plas, MCIP, RPP - Senior Planner, Development Review  
Burlington Planning and Building Department  
PO Box 5013, 426 Brant St.,  
Burlington, Ontario L7R 3Z6

May 31, 2017

**Re: Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court**  
**File: 520-05/17**

Dear Mr. Plas:

We are writing with respect to the above noted planning application. We attended the public meeting held on May 23, 2017 and appreciate the information that was provided. We have further reviewed the plans and wish to object to the proposed development. We have attached a document outlining our concerns and questions as it pertains to the development, of which, we would like to highlight the following three issues listed below as our primary concerns:

1. Entrance of the planned Townhouse/Condo units on to Georgina court. The the road design as proposed parking and road infrastructure cannot support the additional vehicles. Additionally, the increased traffic is a safety concern for our kids playing outside and walking to school. The entrance of the townhouse complex should be on Upper Middle Road using existing driveway and turning lane for 5219 Upper Middle Road, reducing the traffic infiltration on local streets.
2. Proposed reductions in setbacks, lot coverage and height do not meet the zoning requirements of the Orchard community. The 3-storey townhouses with 3 metre setback will provide inadequate privacy and block out light for existing homes surrounding the proposed development. In addition, the proposed lot area of 200m<sup>2</sup> is nearly half the current allowable lot area in the Orchard. This lot size is not in keeping with the character of the existing planning Orchard community. We request setbacks align to the other developments in the community and meet the current requirements the RM3-138 zone.

3. The number of homes proposed exceeding the maximum units per hectare currently permitted. We understand the adding mid-density homes in a transportation zone is important for growth and prosperity of Burlington; however, the proposed plans appear to be pushing the number of units without taking into consideration the built form character of the adjacent community. In addition, the extent to which changes to the existing zoning by-law are being requested (parking, setbacks, heights, lot area etc) are illustrative of the inappropriate intensity of this proposed development in this local context.

When we purchased our home 5 years ago and requested information regarding Georgina Court, the City provided us details on what was anticipated (8 single family homes). This proposal is nearly three times that amount and does not remotely reflect the intent of the original plans. We understand that owners have the right to submit an application and develop the way that they see fit. We just ask that the City and the Planning department considers the original plan and support the community by approving a development that better reflects the character of the Orchard than the proposal in front of us now. We trust that you will review the proposal keeping in mind the public interest and consider the overall impact of the proposed development will have on the existing families living within the surrounding homes.

Sincerely,

\*\*\*\*\*



## **5219 Upper Middle Road – Questions & Concerns**

- 1. Submission tends to refer to the terminology compatible built form? What is the definition and how does a cul-de-sac turning into a condo road meet the definition of compatible built form?**
- 2. What is the set back from a house that goes from Semi – Detached to Detached? What are the set backs required between a low and high density?**
- 3. How will emergency services access/turning radius survey? Have Emergency services reviewed and commented on the proposal?**
- 4. Please provide further detail on how the proposed parking at the end of the Condo Road will provide visual integrity of the street space, considering it will be along the existing trail system.**
- 5. How was it determined that 5 (incl. 1 handicap parking) visitor spots is sufficient for 14 townhomes? Based on the city plan, the condo community should be required to provide 7 visitor parking spaces – if they are only proposing 5, the infill will be too dense for the site and the community.**
- 6. Where will visitors from Georgina court park?**
- 7. What will be done to ensure the residents of Georgina Crescent aren't negatively impacted by the garbage collection and management of the Condo Road? E.g. management of foul odors, wild animals, littering, etc.**
- 8. What is the definition of appropriate transition? (elaborate on example given within neighborhood “gradual transition” and “neighboring single residential”)?**
- 9. Why does OSCP indicate you must have higher density homes along a transportation corridor? Can this be accomplished in such a way that doesn't cause all of these concerns for the residents of Georgina and Rome?**
- 10. Why is the proposed private road a ‘dead end street’? And why is it necessary that the entrance be from Georgina Crescent? Have other options been considered and if so, why was this design chosen above the others?**
- 11. Why is a private laneway acceptable within a cul-de-sac? Does that then remove the concept of ‘cul-de-sac’?**

12. Explain what is being done for “adequate privacy”?
13. How is the proposed residential development “constant with the established character of the immediate area”?
13. What is the density of the proposed development when the road-widening, cul-de-sac and other road is removed from the calculation? (What is the net density?)
14. What is the cross-section between existing homes and proposed development? Heights of 3 storey towns may be perceived as taller because of changes in grade.
15. How does the new development fit in the OSCP of 4,000 and 5,300 homes and the overall housing mix anticipated is approximately 60 percent low density 25 percent medium density and 15 percent high density

### **CONCERNS**

1. This is a secondary Plan. Prior to purchase of real-estate, the city advised that a 7 single-dwelling unit development was in place for Georgina Court. The modified plan no longer meets the original requirements.
2. Termination of the cul-de-sac is unacceptable; homes were purchased under false pretense.
3. Added Congestion of a 22 unit build on an original plan of 5, that is now being expanded to 7; this is more than 3x of the original plan.
4. Construction – request construction mitigation plan we would like a construction mitigation plan that outlines timing, entrance for trucks, construction workers parking, etc. Setting clear deadlines with residents.
5. The Cul-de sac will not provide an appropriate termination, given that there will be an entrance (private road) to a private road; the residents on Georgina Court purchased homes on the cul-de sac with impression that it would be terminating.
6. 5 visitor parking spots for 14 added town houses is insufficient. There will be an increase of cars parked on neighboring streets (Rome, Quinte, Georgina) if the private road is built off of Georgina Court. Insufficient parking spaces for the new units will result in less parking available for the existing residents of Georgina and Rome.

7. Lack of continuity and appeal with 3 types of building forms, potentially resulting in decreased value of home/neighbourhood.
8. Urban design of townhouse – towns to front onto rears of other towns – poor quality design.
9. Upper Middle - out of character, poor urban design and poor CPTEP (Crime Prevention through Environmental Design) very unsafe for residents and students walking to school - there will be no 'eyes' on the street for that section of Upper Middle.
10. Residents have already experienced close calls with existing traffic load at the traffic circle on Rome Crescent; with additional units being proposed, the increase in cars will increase the risk of accidents.
11. Traffic in the morning is already excessive making it very challenging to exit at corner of Quinte and Upper Middle. Adding a potential 22 house holds (i.e. 44 cars) will increase the intensity of that issue.
12. Having so many homes in such a confined area will increase the volume of cars, adding to frustration in the driving conditions, in turn compromising the safety of pedestrians (young children in neighborhood and students walking to the high school).
13. Towering town homes invade privacy of those backing onto homes (backyards) on Rome Cres & Quinte.
14. Natural lighting impact on homes backing onto potential 3 story townhomes development.
15. 3 meter set back invading privacy and inconsistent with neighborhood.
16. Potential issues with Drainage for the houses on Rome Crescent that will back onto the proposed townhomes.

### **ASK**

1. Remove the private road entrance to Townhouses from Georgina Court and have all access points from Upper Middle similar to other townhouse west of the site.
2. Replace Semi-Detached Dwellings with Single Detached, as per original plan.

- 3. This is a two-storey community with mixed use at major intersections. This 3-storey development cannot be considered compatible with surround areas, as such we ask that the builder reduce the 3-story town homes to 2-stories.**
- 4. Keep setback, lot sizes and other development criteria in keeping with RO2 development standards – this will likely reduce the amount of units that can be crammed into the site, and the reduction in units will reduce the visitors parking requirements and traffic impacts on our local roads and community services.**
- 5. We would like our councilor to request the planning division put together a working group to improve this proposal so that it is more in keeping with the intent of the Orchard Secondary Plan and supportable by the community.**

May 31, 2017

Kyle Plas

426 Brant St.  
Burlington, On  
L7R 3Z6

**Email:** [kyle.plas@burlington.ca](mailto:kyle.plas@burlington.ca)

**Phone:** 905-335-7600, ext. 7555

Mr. Plas,

Further to our community meeting held on May 23, 2017, I would like to formally voice my strong objection to the proposed Zoning Bylaw Amendment: 520-05/17 for the proposed development at 5219 Upper Middle Road.

I live at \*\*\*\* Georgina Court and the neighborhood children all play on the street and often in the Georgina Court area as it is not a thoroughfare for traffic. There are no park playgrounds within a reasonable walking distance of our home so the street is where everyone is out playing. The proposal of accessing the development from Georgina Court is not acceptable as this will significantly increase the traffic and there already is not enough street parking for homeowners guests.

I believe that the traffic impact study was incorrectly performed as it fails to consider the already over-congested traffic flow on the traffic circle of Quinte St. and Rome Cres. This is already a dangerous circle but with the proposed traffic from this development this will be unsustainable and dangerous for the children in the neighborhood. As such a simple alternative access for this development from Upper Middle would solve this issue and be consistent with townhouse development approximately 100 meters west of this proposed development which is accessed directly off Upper Middle.

The planned parking of 4 visitor spots for the 22 homes is completely insufficient and there is no room in the plan for parking on any of the roads. Georgina Court cannot be parking as there is no room and the west side of Georgina Court has a fire hydrant and cars are appropriately prohibited from parking there for safety reasons (which I fully support to protect my family and my neighbors family).

In addition the development proposes to shorten the minimum side-year setbacks, back-yard set-backs and minimum rear years. This is not in character with the rest of the neighborhood and I object to this amendment to reasonable in-place current setback standards.

The noise impact from traffic is so unacceptable that the developer must advise their "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of the Environment's noise criteria." So given they require this special notice the immediately surrounding homes will also be negatively impacted by this higher noise level and this is unacceptable.

From a safety perspective I also wish to object to the proposal with the private lane to the townhouses which is very dangerous as it would only take one errant visitor temporarily parking in front of the lane to delay Emergency Vehicles from accessing the homes. That could lead to additional time in the event of a fire and increase the risk of human loss of life. We cannot accept this risk and this "laneway" should be expanded in size to a full width road, accessed from Upper Middle.

The proposed densification is also inconsistent with the immediate homes on Georgina Court and Rome Cres and hence we object to this change to the fit of the neighborhood.

There is also a lack of parks for children of our neighborhood to play. I recommend the city expropriate this land at 5219 Upper Middle from the current owner and develop a neighborhood park, or provide additional park land across the street at or beside Corpus Christie High School.

Thank you for your time and consideration.

Sincerely,

**From:** \*\*\*\*\* [mailto:\*\*\*\*\*]

**Sent:** Thursday, May 25, 2017 10:27 AM

**To:** Plas, Kyle

**Cc:** '\*\*\*\*\*'

**Subject:** Planning Applications for: 5219 Upper Middle Road & 2004 – 2005 Georgina Court

Dear Mr. Plas:

I write in connection with the above planning application. I have examined the plans and attended the neighborhood meeting and wish to present my concerns as identified in the attached presentation. I would appreciate them being considered when making the final decision.

My key concern is the safety of my kids, and that of other kids in the neighborhood. I strongly feel that their safety will be comprised by the increased traffic flow and parking challenges that will accompany the addition of so many more houses onto an already small street. I understand, and was aware at time of purchase, that Georgina Court would one day have additional single-family homes built to complete the design, however, access to a private condo road with an additional 14 units off of Georgina was never part of the plan and it is that aspect that presents major concern. Once built, no-one will be able to control the overspill of cars from those residents and/or their visitors onto Georgina and Rome Crescent both from a drive-by and a parking perspective. It will undoubtedly have a negative impact on the existing residents, particularly the many, many children that currently play outside on our beautiful, quaint and safe street. I really hope and would appreciate if the quality of life and safety of our children are factors you will consider when making the final decision. I think there are better ways for the builder to accomplish their build without having such a negative impact on the existing residents.

Thank you so much.

\*\*\*\*\*

\*\*\*\* Rome Crescent

**From:** \*\*\*\*\*[mailto:\*\*\*\*\*]  
**Sent:** Wednesday, May 24, 2017 12:40 AM  
**To:** Plas, Kyle  
**Subject:** Concerns RE: Georgina / Rome / proposed new development

Mr. Plas

I hope all is well with you.

I was unable to attend the meeting on Wednesday night. \*\*\*\*\*

Thus, I wanted to reach out with an email.

I was born and raised in Burlington (Centennial Drive)...moved to Toronto for 20+ yrs...and came back to Burlington just under 5 yrs ago.

Part of what brought me back to my roots was the sense of community and safety -- not just in the city overall but in the street/neighbourhood we were lucky enough to find and successfully buy a home on: Rome Cres.

I feel that the new proposed development at the base of Georgina -- just off Rome -- could have a major (negative) impact on the very foundation that motivated me to return to Burlington and to this street/area specifically.

Many neighbours who have lived here from the beginning -- some original home owners from 12+ yrs ago -- have mentioned that there has always been chatter about Georgina eventually being extended into a cul-de-sac of sorts.....with perhaps 4-5 more homes. That has always been in the back of many folks' minds.

But nobody ever fathomed having EIGHT semi-detached homes and a whopping FOURTEEN townhomes as well (plus the additional parking spaces). Furthermore, the fact that all of these homes will enter, solely, through Rome and Georgina -- with no entrance/exit off Upper Middle -- seems quite excessive and, for lack of a better term, it would seem like "false advertising" to the many families that have invested hundreds of thousands of dollars in their homes to only find out that the largest investment of their lives could be hindered by a major (unexpected) development in their backyard. Literally.

However, the potential impact to our land value is only the beginning. The increased traffic will almost certainly create an increased danger to our children that play outside on our currently-quiet Crescent, and our streets/boulevards could become overrun with



more parked cars (from residents and/or visitors) in this new development.

I have opted to contact you directly -- rather than 'talking' through social media or the newspapers, etc -- simply because I really don't want the public knowing exactly where I live. I'm sure you can respect and appreciate that.

But I definitely take this matter seriously and I hope a resolution -- or at least a compromise -- can be met. I respect that the business world doesn't always work this way but I often live my life -- personally and professionally -- by my gut. Or perhaps a better analogy would be: By my nose. If something stinks...you'll know it. And this proposal doesn't smell right. It's not something anyone on Rome ever imagined when planting their roots. Myself included.

Please feel free to contact me any time. And I am going to forward a similar note to Mayor Goldring as well.

All the best.

\*\*\*\*\*

**From:** \*\*\*\*\* [mailto:\*\*\*\*\*]  
**Sent:** Wednesday, May 10, 2017 11:29 PM  
**To:** Plas, Kyle  
**Cc:**  
**Subject:** 5213 Rome Crescent Concerns on Proposed Development and Ask

Hello Kyle:

Thank you for taking the time to reach out to our community about the new development.

Since we moved in it has always been clear to me and many of the community that the land currently under proposal was eventually going to be developed into homes and potentially town homes. I understand the developers requests and their analysis and i want to share my thoughts and concerns. I would ask as follows in terms of consideration.

Reorientation of Townhouse development - i would love the developers to consider running the private road from the already created access point off Upper middle and not off Georgina Court to support traffic density.

If the townhouse is not re-oriented - further traffic analysis on traffic patterns at Quinte and Upper Middle should be made as the lack of a traffic light or traffic support south off quinte can cause some challenges for those looking to turn onto upper middle or quinte as this is one of 2 main arteries into the neighbourhood (Quinte being the other)

Construction Traffic: i would hope that consideration for construction traffic is made from Upper middle directly into the development through the already created access point that currently resides on the single dwelling property and not up Quinte.

Further Parking Consideration - the inability for visitor parking on Quinte causes additional visitor parking concerns regularly on Rome Crescent and the current support for visitors i believe is under estimated in the current analysis plus it is reduced from 7 to 5 spots with the new townhouse structure

Further analysis into the impact on the local schools and the anticipated number of children these new dwelling will add to the current Orchard park and St Elizabeth Seton school, as our neighbourhood was already re-zoned for density purposes 5 years ago and I believe with this development I would hope there is no impact on the school zones currently in place.

Overall i am very sure that more research will be done by the city to insure traffic pattern and parking analysis and school zoning is revisited but i had the following concerns about the current reports.

The traffic analysis submitted was done the week of family day (feb 23rd Thursday - Feb 20th the monday was family day) and on a day that was unseasonably warm and pleasant temperatures (record breaking 16degrees in February according to the web). Traditionally these

short weeks are lighter as more holiday are used in to tie in the extra day for families who look to take a week off and extend a vacation especially with the local high school Corpus Christi starting their second semester at that time . I would love to see further traffic analysis used to assess traffic flow in a busier traffic time, as well as look into traffic flow at the south end of Quinte at Upper middle where congestion is usually a factor due to the amount of traffic off upper middle.

I do have concerns for parking on the street as the street of Rome without additional parking on the end of

Rome which is often full will push parking up the street where it is already tight, and as a result there will definitely be future parking constraints.

I am concerned about the construction traffic on the street and how it will impact the young families currently on the street that have a current preference to play in the street vs the back yard, this is a very nice social construct associated with our neighbourhood that will be lost with any construction traffic and vehicle associated with construction idling on Rome and Georgina.

I am filing this formal notice on behalf of myself and my wife \*\*\*\*\* and sons \*\*\*\*\* and \*\*\*\*\* who would like to be on public record stating that more research on the above mentioned concerned should be done before a final decision on the orientation and access points of the new townhouse property is made. Please take this email as our formal opposition to the plans.

Thank you for your time, consideration and openness to dialogue

\*\*\*\*\*

In light of the future development being planned for Rome Crescent/Georgina Court/Upper Middle Road we as homeowners on Rome Crescent would like our objections on record.

Our home is on a "Crescent" which in turn has a "Court" within it, when buying into the Crescent/Court we assured ourselves of a safe environment for our children to grow and play, the crossroad of the Court and Crescent is a baseball diamond most of the year, the court is a basketball playing court, the slight hill of the Court allows for sledding in the winter, so how will any of the children on Rome or Georgina ever be able to play outdoors again if the proposed development goes through? By today's standards 22 homes will probably have 2 cars each putting a constant stream of over 40 vehicles each and every day coming and going not to mention weekend visitors, parties, Christmas etc: The access to the townhomes should and must be from Upper Middle Road.

Secondly the proposed condominium lane is so small it will also contribute to safety concerns, surely emergency vehicles will have a terrible time accessing this laneway? what of garbage collection? if there is to be a common area for the condominium residents to pool their garbage/recycle where is it to be located?

The third point we wish to address is the 3 metre set back, looking at the proposed plans the townhomes will be built within 10' of the existing homes and tower above them being 3 stories high, surely this is never acceptable to anyone, the density of this proposed development will destroy a whole community and create traffic nightmares not seen before.

Please have my points placed on record for the planning committee to address.

Kind regards

\*\*\*\*\*

\*\*\*\* Rome Crescent

Burlington.

Hi Kyle,

\*\*\*\*\*  
\*\*\*\* Rome Cres  
Burlington, On  
\*\*\* \*\*

Also I would like to add there are many (about 40-50) children under the age of 10 on this Crescent and it would pose a greater danger to these children with an increased traffic flow into this crescent. Not to mention that it will diminish the value to many of our homes on our street. As no other crescent off of Quinte that have low density housing have high density homes their backyard or on the same street. As well, the plan for this three story townhouses will block 3-4 house of sun in there backyards thus the enjoyment of the home owners property. The fact is that this area was zoned for low density single detached homes and it was original done to keep the flow of housing and low traffic. I want to repeat we do not OBJECT to new single detach family homes being built here. And with the demand of single detach homes in the area they would fetch a extremely high price. New custom built homes on this court could go for 2million plus each. Rather then 14 townhouses and 8 semi detach. The original plan called for 9 single detach homes and that is what should be built.

Sent from my iPhone  
\*\*\*\*\*

From: \*\*\*\*\*[[mailto:\\*\\*\\*\\*\\*](mailto:*****)]  
> Sent: Wednesday, May 10, 2017 11:31 AM  
> To: Plas, Kyle  
> Subject: File 520-05/17 5219 UpperMiddle Rd and 2004-2005 Georgina Court  
>  
> Hi Kyle,  
>  
> I am writing to you as a resident of Rome Cres which backs on to your new proposal.  
> I am total outraged that the city of Burlington is entertaining this proposal. I object to this on a few grounds. One our street is a quiet crescent with limited parking and with this new development you will create a mess with parking and unbelievably more traffic. The proposal of 4 parking spots and 1 disability parking spot will not be enough for all these homes, that you will allow this developer to build. Thus this will place a stress on parking on a street that already has limited street parking. Plus the fact is 22 extra homes on the court will amass to 44 more cars on a daily basis entering Rome Cres. This will create more traffic on Quinte which only has a stop sign to exit onto UpperMiddle and make Rome a through way. The original proposal back in the early 2000s suggested 9 detached homes and that is what should be built here.  
> All the neighbours of Rome and Georgina will fight this proposal every step of the way and we will not allow our street to become a traffic through way. I am voicing my option and I object to this development. I hope you have a change of heart and build what should have gone there when the subdivision was proposed.  
>  
> Sent from my iPhone