



Planning and Development Committee - Public Meeting Agenda

Date: November 6, 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 for 4063 Upper Middle Road (PB-41-17) 1 - 34

2.2 Proposed official plan and zoning by-law amendment applications for 490–492 Brock Avenue and 1298 Ontario Street (PB-77-17) 35 - 62

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, email 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 for a proposed zoning by-law amendment on 4063 Upper Middle Road.

TO: Planning and Development Committee

FROM: Planning and Building Department

Report Number: PB-41-17

Wards Affected: 6

File Numbers: 520-03/17

Date to Committee: November 6, 2017

Date to Council: November 13, 2017

Recommendation:

Receive and file planning and building department report PB-41-17 regarding the proposed zoning by-law amendment for 4063 Upper Middle Road.

Purpose:

The purpose of this report is to provide an overview of the proposed application, an outline of applicable policies and regulations and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

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

A City that Grows: Our Future by 2040

- Intensification
 - Growth is being achieved in mixed-use areas and along main roads with transit service, including mobility hubs, downtown and uptown.
 - New and transitioning neighbourhoods are being designed to promote easy access to amenities, services, recreation and employment areas with more opportunities for walking, cycling and using public transit.
 - Older neighbourhoods are important to the character of Burlington and intensification will be carefully managed to respect this character.

REPORT FACT SHEET

RECOMMENDATION:		<i>None. Statutory Public Meeting</i>	Ward No.:	6
Application Details	APPLICANT/OWNER:	<i>think Giraffe Design on behalf of David Eccles</i>		
	FILE NUMBER:	<i>520-03/17</i>		
	TYPE OF APPLICATION:	<i>Zoning By-law Amendment</i>		
	PROPOSED USE:	<i>Application to amend the Zoning By-law to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road.</i>		
Property Details	PROPERTY LOCATION:	<i>North side of Upper Middle Road, just east of Walker's Line, adjacent to Shoreacres Creek</i>		
	MUNICIPAL ADDRESS:	<i>4063 Upper Middle Road</i>		
	PROPERTY AREA:	<i>0.55 hectares (1.4 acres)</i>		
	EXISTING USE:	<i>Vacant land</i>		
Documents	OFFICIAL PLAN Existing:	<i>Residential-High Density and Watercourse</i>		
	OFFICIAL PLAN Proposed:	<i>Same</i>		
	ZONING Existing:	<i>Development (D)</i>		
	ZONING Proposed:	<i>Residential-High Density (RH5) zone and the Open Space (O2 zone).</i>		
Processing Details	NEIGHBOURHOOD MEETING:	<i>Monday June 19/17, from 6:30pm to 9pm, Tansley Woods Community Centre, Community Room 1</i>		
	PUBLIC COMMENTS:	<i>To date, Staff have received fifteen emails, four letters and five phone calls.</i>		

Background:

On May 2, 2017 the Planning and Building Department acknowledged that a complete application had been received for a Zoning By-law Amendment for 4063 Upper Middle Road, to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road, as illustrated on the sketch in Appendix I.

Site Description

This application applies to the property known municipally as 4063 Upper Middle Road and is adjacent to open space associated with the Shoreacres Creek valley. This property was previously occupied by a single detached dwelling which was demolished in 2014. This site would be accessed off of Upper Middle Road. The property is currently vacant of any buildings or structures. The site is 0.55 hectares (1.4 acres) in size and has a frontage of 76.5 metres (250 feet) on Upper Middle Road and a depth of approximately 63.4 metres (208 feet).

Surrounding land uses include:

- North of the site is Shoreacres Creek valley with townhouses further to the north;
- East of the site is open space associated with the Shoreacres Creek valley;
- South of the site is Upper Middle Road and vacant land slated for the Park City development (consisting of Phase 1- a 5 storey building with 209 residential units with groundfloor commercial and Phase 2 – a 4 storey building with 91 units; and
- West of the site are townhouses and a convenience commercial plaza located at the northeast corner of Upper Middle Road and Walker's Line.

Discussion:

Description of Application

The applicants seek to amend the Zoning By-law to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road. The proposed apartment building will have a height of 25.8 metres and will have a total Gross Floor Area of 7,196 square metres (77,457 square feet).

In accordance with Official Plan policy, the portion of the property containing open space associated with the Shoreacres Creek will be rezoned to an appropriate Open Space zone and conveyed to the City free of charge.

Diagram 1



The subject property is located near the northeast corner of Upper Middle Road and Walker's Line. The property once contained a single detached dwelling but is currently vacant.

Technical Reports

The applicant submitted the following technical reports in support of the subject applications:

- [Application Project Summary](#) (Prepared by thinkGiraffe, 2017)
- [Planning Justification Report](#) (Prepared by Corbett Land Strategies, March 2017)
- [Conceptual Site Plan](#) (Prepared by thinkGiraffe, March 2017)
- [Site Servicing Plan \(2013\)](#) (Prepared by Ashenhurst Nouwens Ltd, January 2013) and [Site Servicing Plan \(2017\)](#) (Prepared by S. Llewellyn & Associates Limited, January 2017)
- [Grading and Erosion Control Plan](#) (Prepared by S. Llewellyn & Associates Limited, January 2017)

- [Environmental Impact Study](#) (Prepared by Premier Environmental Services Inc., September 2016)
- [Functional Servicing Report and Stormwater Management Plan](#) (Prepared by S. Llewellyn & Associates Limited, January 2017)
- [Geotechnical Report](#) (Prepared by Soil-Mat Engineers & Consultants Ltd.)
- [Environmental Noise Impact Study](#) (Prepared by dBA Acoustical Consultants Inc., February 2017)
- [Sun Shadowing Study](#) (Prepared by KME Geospatial Consulting, February 2017)
- [Traffic Impact Study](#) (Prepared by Paradigm Transportation Solutions Ltd., December 2016)

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, 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 (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 lands are designated as “Urban Areas”. Urban Areas are locations where urban services (water and waste water) are or will be made available to accommodate existing and future development. The Urban Area designation is intended to accommodate concentrations of existing and future development (Section 51(1)) and to “establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost effective growth, encourages complete communities, and is consistent with the policies of this Plan” (Section 72(5)).

The Regional Official Plan states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws and other policies of the Regional Official Plan.

City of Burlington Official Plan

The subject lands are designated as “Residential Areas” in the City’s Settlement Pattern: Schedule “A”. The permitted uses in the Residential Areas designation include a broad range of housing types, ranging from single detached homes to high rise apartments. The subject lands are designated as “Residential – High Density” and “Watercourse” on Schedule B of the City’s Official Plan. In the Residential High Density designation a variety of residential building forms, including street townhouses and stacked townhouses, back to back townhouses, attached housing and apartment buildings *shall* be permitted. The permitted density in this designation is between 51 and 185 units per hectare, with some flexibility to the density requirements of the Official Plan. The net density of the proposed project is 188 units per hectare or 76 units per acre. As such the proposal conforms to the intent of the “Residential Areas” designation and the proposed development conforms with the Official Plan.

Section 5.5.11 of the Official Plan outlines the Watercourse policies. Development of lands is not permitted on lands designated as Watercourse. Section 5.5.11c) states that “the precise limits of the watercourse designation *shall* be determined by the City, in conjunction with Conservation Halton”. These policies also note that the City may require rehabilitation of degraded watercourse areas and seek opportunities for the provision of improved public access to the watercourse area.

The application will be subject to the Housing Intensification and Infill Development policies of the Official Plan. These policies provide specific criteria to consider when evaluating applications for infill residential intensification in existing neighbourhoods.

City of Burlington By-law 2020

The subject lands are currently zoned as “Development (D)”, as illustrated in Sketch 1 attached in Appendix 1. The applicant is proposing a rezoning to modify the current Development (D) zoning regulations to the “Residential -High Density (RH5)” and “Open Space (O2)” and “Open Space – Buffer Strip (O2)” zones to accommodate the proposed development. The proposed development will have sufficient land area to conform with Residential – High Density designation following the dedication of the OS and O2 lands.

Technical Review

On May 8, 2017 staff circulated a request for comments for the development application to internal and external agencies. Most comments have been received for this development application but additional comments are still forthcoming from Conservation Halton. Once these outstanding comments are received, a summary of these comments will be presented in the recommendation report to the Planning and Development Committee. The following is a summary of the agency comments that have been received to date:

Conservation Halton

Conservation Halton has reviewed the documents submitted for the Zoning By-law Amendment application but are unable to provide recommendation for approval of this rezoning at this time. Outstanding issues include:

- A Geotechnical assessment of the Long Term Stable Top of Slope needs to be provided by the applicant;
- The development limit or ‘limit of regulation’ can then be properly assessed;
- The Conservation authority has concerns about the underground parking lot and its susceptibility to flooding given its proximity to Shoreacres Creek;
- Note that consultation with the Ontario Ministry of Natural Resources is required to determine whether there are suitable trees on the property for bats- particularly at-risk bat species; and
- To consult with the Region of Halton with regards to identifying and delineating significant woodlands.

Region of Halton

Halton Region has received the above noted application and has offered preliminary comments on the buffering requirements from Shoreacres Creek. Staff note that a 10m buffer from a proposed development to adjacent significant woodlands is typically appropriate for infill situations. However, with the proposed development, a reduced buffer may be appropriate to help mitigate potential negative impacts on the

development on the creek. The Region notes that the Environmental Impact Assessment helps to provide further justification to support this reduction but asks the proponent and their consultants to ensure that the extent (width) of the buffering is sufficient to ensure that they can perform their intended function (before, during and after construction).

Buffers are to be considered components of the Regional Natural Heritage System located adjacent to key features of the natural heritage system and watercourses. They are intended to provide physical separation between development and site alteration and adjacent natural areas to help mitigate potential negative impacts on these features and their associated ecological functions. The Region suggests that the applicant apply appropriate measures to mitigate these impacts (eg. vegetated buffers and permanent fencing), and to confirm whether the buffer lands will be fenced-off to restrict access to the valleylands and form part of the Natural Heritage System lands to be conveyed to the City or Conservation Halton as part of this application.

Capital Works

The Capital Works Department have noted concerns with an outdoor parking space being partially located within the 5 metre road allowance dedication and have asked for the parking stall be relocated during the rezoning stage. This revision will need to be captured in a revised Functional Servicing Report. Capital Works have also asked for an updated Phase 1 Environmental Site Assessment as well as an updated copy of the Environmental Noise Impact Study and the Geotechnical Investigation (stamped and signed by a Professional Engineer) will be required for the Site Plan stage.

Parks and Open Space

The Parks & Open Space service of Capital Works have noted that the adequate parkland is available to accommodate the proposed development. The Tansley Woods Community Centre and the Tansley Woods Community Park are located within 0.8km – 2.4km distance for a city park. As a result, Parks & Open Space are recommending that cash-in-lieu of parkland dedication be applied for this development and recommend that setback and buffering distances from Shoreacres Creek be established in conjunction with Conservation Halton.

Transportation Services

The Transportation Planning Department has no concerns with the subject application but would prefer that the site only have one driveway access onto Upper Middle Road rather than two driveway accesses proposed as per the concept plan. Staff note that reducing the number of driveways would make travelling near the site safer for pedestrians and cyclists by removing a potential point of conflict with motorists. The Transportation Impact Study states that “when considering a scenario with only one

development driveway, the driveway was forecast to operate within acceptable levels, with no problem movements”. In addition to the removal of the west driveway, Staff would prefer that the east driveway width should be narrowed to 6.0 m as a means of reducing vehicle speeds when entering and exiting the site, and that all parking stalls be designed according to the City’s Site Plan Application Guidelines.

Landscaping and Urban Forestry

Landscaping and Forestry Staff have reviewed the Site Plan, Site Grading Plan, and Landscaping Concept Plan for the proposed development. Staff note that at least 8 city trees may be impacted by this application and that these trees were evaluated for health and structural condition, but impacts to these city trees were not included in the Environmental Impact Study and Tree Inventory and Preservation Study. Staff request that city trees must be included in future Tree Preservation Plan submissions as part of a future site plan application. Of the 58 trees on-site (within the developable area), 58 are proposed for removal (100% removal). Staff have been working with the applicant to provide more tree preservation particularly along the western edge and northern edges where the development abuts the existing townhomes. Additional tree planting will also be required. The replacement caliper of the trees to be removed is 1337cm. Best practices noted in City policy documents regarding tree removal on private sites recommend a 1:1 caliper replacement. Given that there are limited areas to replace the removed trees on the subject lands, final caliper replacement would need to be assisted by off-site planting. Replacement of the trees lost from the site would assist in the development achieving the City’s Strategic Plan initiative of ensuring “private development will increase the city’s tree canopy”. Staff also note that the city has delegated authority of woodlands over 0.5 hectares to the Region of Halton and that detailed comments with regard to woodlands has been deferred to Region of Halton staff.

Enbridge Pipelines Inc.

Enbridge Gas was circulated on the proposed development application due to the close proximity of their pipeline located to the south of the subject lands, running parallel with Upper Middle Road. Enbridge reviewed the subject application and had no objections to the rezoning application.

Financial Matters:

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

Public Engagement Matters:

Public Circulation

Two notice signs were also posted on the subject property in May 2017. The supporting technical studies and supporting materials for this development were posted on the City's website at www.burlington.ca/4063UpperMiddle. The application was subject to the standard circulation requirements for Zoning By-law Amendment applications. A public notice and request for comments were circulated in May 2017 to all owners/tenants within 120 metres of the subject property.

Neighbourhood Meeting

On June 19, 2017 a neighbourhood meeting was held at Tansley Woods Community Centre and was attended by approximately 25 members of the public.

Public Comments

In May staff began to receive correspondence from a number of members of the public regarding the proposed development. To date, Staff have received fifteen emails, four letters and five phone calls. The respondents had questions regarding the height of the proposed development, the proximity to the existing townhomes, the loss of greenspace and the negative impacts on Shoreacres Creek. The public comments received to date are included in Appendix II. Below is a summary of the comments received to date, organized by themes and areas of concern:

Existing Context:

- The building height is greater than the townhouse developments which surround the property;
- Other big condominium projects in the same area;
- Developers want to maximize profits by creating higher densities without consideration of quality of living;
- Not large enough frontages or setbacks from the road;
- There will be a significant decline in air quality with the reduction of trees and natural vegetation;
- Concern about loss of trees on the site and throughout the City; vines are currently overtaking the trees along Shoreacres Creek- from Upper Middle Road to Millcroft Park Drive;
- The maximum number of storeys permitted in the Official Plan is being exceeded, creating shadows and blocking the view of greenspace;
- There are too many development projects happening in this area; and
- The proposed rezoning is not sympathetic to the scale and character of the existing neighbourhood and will be adding significant stress to both the infrastructure and the environment.

Traffic:

- Increased vehicle congestion on Upper Middle Road from greater number of residents living in the area. Traffic in rush hour is “already horrible”;
 - The Traffic Study did not include other high density developments that will soon commence on the south side of Upper Middle Road;
 - Proposing a turn lane and widening the road will hardly improve the existing situation; and
 - Concern that an increase in traffic will cause vehicle diversion into nearby neighbourhoods.
-

Conclusion:

This report provides a description of the development application, an update on the technical review of this application and advises that 17 emails, 3 letters and one public Comment Sheet has 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 applications.

Respectfully submitted,

Mark Hefferton, MCIP RPP

Planner II – Development Review

905-335-7600 ext. 7860

Appendices:

- I. Location/Zoning sketch and the Detail Sketch are included as Appendix I.
- II. Public comments received to date are included as Appendix II.

Notifications:

Marina Lombard Fensham
think Giraffe Design
16 Sulphur Springs Road
Ancaster, ON
L9G 1L8

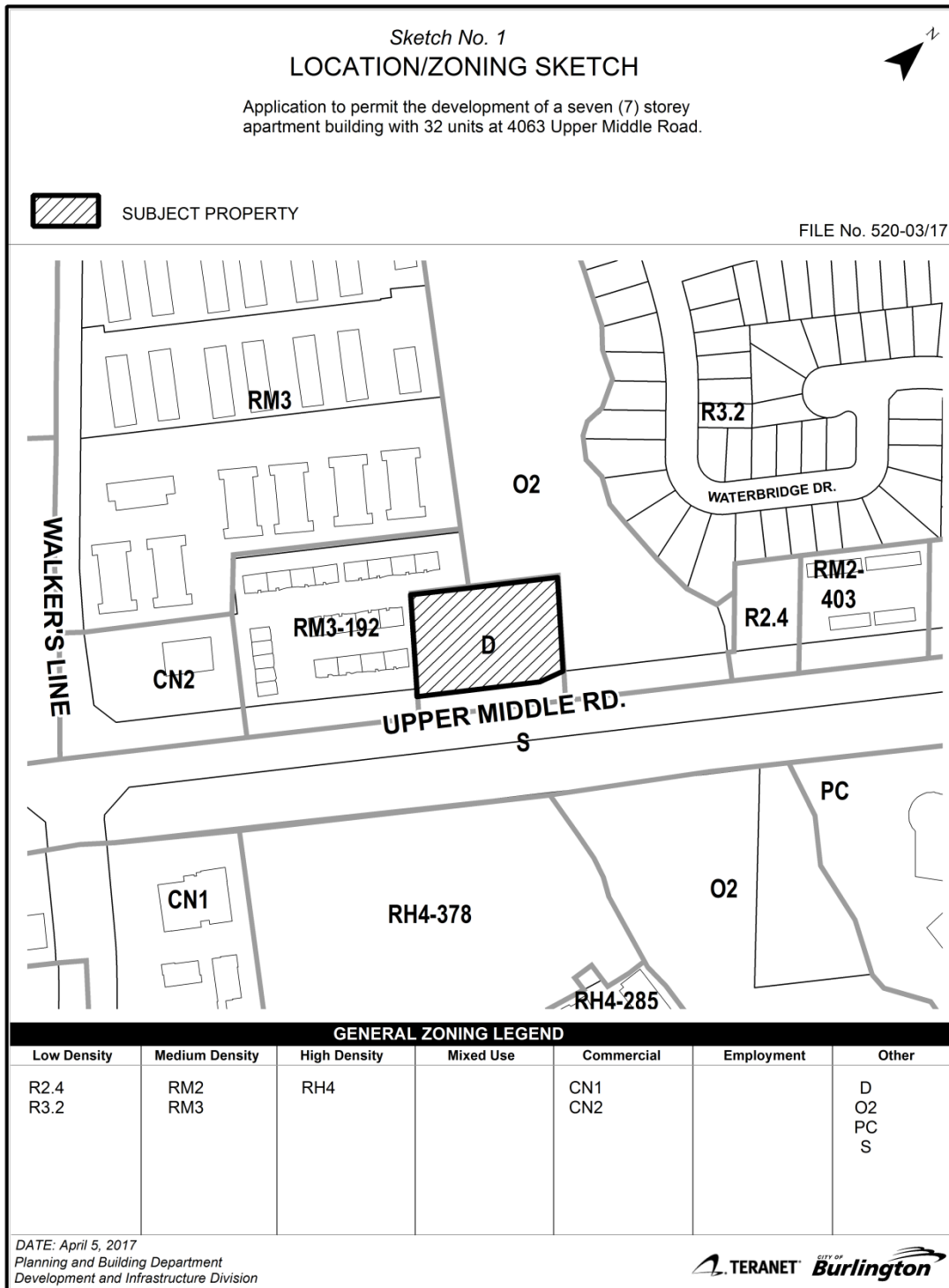
David Eccles
100 Hamilton Street Limited
240 Taylor Road
Ancaster, ON
L9G 1P5

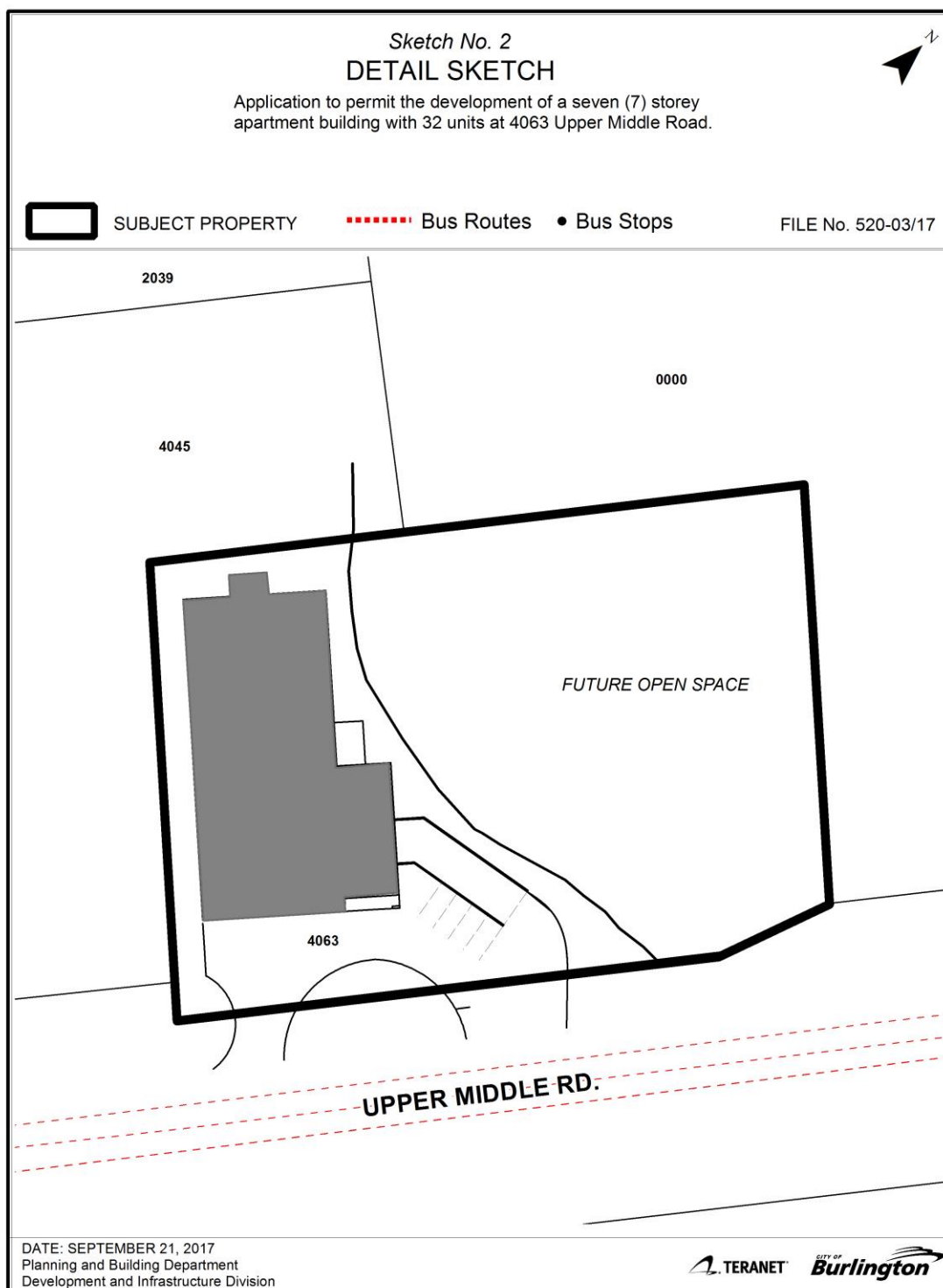
Report Approval:

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 I –

Sketches





PUBLIC COMMENTS

From: [REDACTED]
Sent: Thursday, May 11, 2017 4:08 PM
To: Hefferton, Mark
Subject: Application for 4063 Upper Middle Road

Dear Mr Hefferton:

In reference to your letter, let us express ourselves that we are not agreeing with that development of Residential High Density Project because we consider the city need less people living in small areas. If you see, Just walking distance of the planning project, you will find a big condo under construction, two High Density condos let and right of the same space designated, and on top of that, the project will kill a very nice ravin.

We think those are strong reasons not to agree.

We thank you the city for taking care of our opinion.

Sincerely

David Munoz and Bertha Hollmann
 Neighbours

From: Linda Campbell [REDACTED]
Sent: Tuesday, May 16, 2017 1:02 PM
To: Hefferton, Mark
Subject: Rezoning application for 4063 Upper Middle Road.

Hi Mark

Please find attached my comments for the rezoning of 4063 Upper Middle Road. I have talked with many people about this who are opposed to this. Unfortunately, most people do not have the time to write letters and feel that their voice will not make any difference in what the city will allow, so they decide not to participate. However, I am not one of these and would like to be informed about any further discussions.

Thanks
 Paul Campbell

May 16, 2017

City of Burlington

Attn: Mark Hefferton

Re: Rezoning Application for 4063 Upper Middle Road

I have been a resident of Burlington since 1998 and have seen many changes to this city. We choose this location because of the small city appeal that it had but has since changed not for the better. In a country so large as Canada, our business leader and developers just want to make as much money as they can by cramming as many people into a small space as they can without any consideration for quality of living. The government also supports this as the more people, the more taxes are collected.

The people on the planning committee have allowed many large building to be built 10 feet for the edge of the road on Appleby Road. These large buildings take away from the small town appeal. Because they have retail on the first floor of these building, I am sure this is why they were approved. Regardless, the look of Appleby Rd. is now taking on the look of Toronto. Where is this city going.

As well, Upper Middle Rd. between Walkers Line and Appleby Rd. on the north side has low rise housing which are 15 feet from the edge of the sidewalks. Now the proposal for the rezoning of 4063 is being addressed. A 7 storey complex on this small cite will reconfirm that the city will allow developers to have their way with the city and that money talks regardless of what the residences of that area want.

Traffic on Upper Middle Rd. in rush hour is already horrible. The more people in this area will just make it worse.

The city is losing all of its trees because of construction, so we are replacing greenery for buildings. Do we want a concrete jungle like that of Toronto or do we say Burlington is the place live and that we are proud of the way our city officials have responded to the developers in not allowing over crowding to happen in Burlington. If developers want this large building, then make sure that these buildings are built in areas not so close to the main roads. These large buildings promote congestion and poor quality of life. Poor quality of life also leads to crime.

In years past a residential property had a frontage of 50 to 60 feet with a good set back from the road and had a minimum distance between properties that had to be followed. Today we see 30 lots and the roofs of homes almost touching each other. In a country so big as ours, do we want this? No. Give us back our space and not make us live like rats in a cage.

I would ask that the rezoning application for 4063 Upper Middle Rd. be denied. If we want our city to keep its appeal, and not allow big business and developers to have their way with the

zoning committee, then this should be the right thing to do. We all know how money speaks, the alliances that have been made with officials in all aspects of business and how developers seem to get what they want.

It is time to say no to this rezoning application.

Thanks

Paul Campbell
4045-55 Upper Middle Rd.
Burlington, Ontario
[REDACTED]

From: Nemo [REDACTED]
Sent: Thursday, May 18, 2017 4:33 PM
To: Hefferton, Mark
Subject: Rezoning Application for 4063 Upper Middle Road

Dear Mr. Mark Hefferton:

I received a notice in the mail that the above area is suggesting a 7 story apartment building with 32 units.

Firstly, I am under the impression the maximum building size in the area is 6 story (which already seems excessive for this area).

This area is already congested with traffic from 4 p.m. to 6 p.m. and with the 4 story condominiums (From Sketch 1, RH4-378) currently being build on the opposite side of the road, this will only become worse.

I am surprised that the city is considering this as a viable option to an area that predominantly has Three story (RM3-192), and Two story (RM3) apartments.

Should you walk along the area labeled O2, you will find a number of trees being strangled by vines all the way from Upper Middle to Milcroft Park. Considering this follows the Shoreacres Creek, it might become more interesting in future years to those whose backyards are dependent on the canopy the trees provide.

Any information regarding these issues would be appreciated.

Sincerely,

Damien Lanforth

From: Nemo [REDACTED]
Sent: Saturday, May 20, 2017 1:51 PM
To: Hefferton, Mark
Subject: Confused as a Burlingtonian

Hello Mr. Hefferton:

I didn't expect my message to be put on your website and would rather it not as I believe it could be inaccurate.

From what I gather, the current OP indicates the maximum number of stories for a building in the area is 4 stories high.

It is the new OP that suggests it be a maximum of 6 stories which has yet to be agreed on.

I was hoping that you would have responded with this information, yet I find the level of competence in this town mixed with it's ability to confuse the public astonishing.

Even as I write this, I am wondering if this is accurate.

On Thu, May 18, 2017 at 5:29 PM, Hefferton, Mark <Mark.Hefferton@burlington.ca> wrote:

Mr. Lanforth,

Thank you for your email. We appreciate you taking the time to provide comments on the development application for 4063 Upper Middle Road. Your comments will be considered in the preparation of our report to the Planning and Development Committee of Council. A copy of your submission will be included in the report and posted on the City's web site. Your personal information will not be included.

The Planning and Development Committee will hold a Public Meeting in accordance with Section 34 of the Planning Act to consider this application and you will be notified of the date and time of the Public Meeting.

I can follow up with the City Arborist in order to provide you some more information on the canopy the trees from Upper Middle to Milcroft Park.

If you have any further questions or comments with respect to this application, please do not hesitate to contact me.

Best regards,

Mark

Hi Marina,

Would you be able to have someone check on the status of the sign?

Thank you,

Mark

From: Nemo [REDACTED]

Sent: Tuesday, May 23, 2017 8:03 PM

To: Hefferton, Mark

Subject: Update

Hello Mr. Hefferton:

I noticed last week the sign that was posted on the property has fallen down in regards the rezoning application at 4063 Upper Middle Road.

I have no idea who is responsible for maintaining it yet the way in which the sign was positioned, the wind will certainly continue to have it fall over.

Yours Sincerely,

Damien Lanforth

-----Original Message-----

From: Michael Buna [REDACTED]
Sent: Friday, June 02, 2017 11:29 AM
To: Hefferton, Mark
Subject: 4063 Upper Middle Road rezoning application

> Good afternoon,

>

> I am writing in regards to the above rezoning proposal. I am a resident
> homeowner at 2040 Waterbridge Drive in Burlington. I have some concerns
> regarding the rezoning of this location to a RH5 zone. I have perused the
> information located on the website and believe I have an understating of
> the information that has been provided to date.

>

> There are two main areas of the concern that I would like to receive some
> additional information and further clarification.

>

> 1.). The first area is in regards to the traffic study that has been
> completed. Part of Burlington's strategic plan is to be "A City that
> Moves". Currently Upper Middle road both east and west bound between
> William O'Connell Blvd., and Walker's Line is already extremely congested
> and frequently results in grid lock at the intersection of William O'Connell
> and Upper Middle road.

>

> a. Based on the traffic assessment there is a recommendation to add
> additional infrastructure to the intersection at Upper Middle Road and
> Walkers Line. I would like to get an understanding of the plan for this
> additional infrastructure.

> b. I do not believe the traffic study included the other high density
> developments that will be beginning shortly on the south side of Upper
> Middle Road. I would like to understand what additional impact these
> developments will have when compounded with the proposed high density
> development at 4063 Upper Middle Road.

> c. The current turn lane into the proposed development; according to the
> traffic assessment; will not always be sufficient to support the
> requirements of the people accessing the proposed location when
> approaching eastbound on Upper Middle Road. I would like to understand
> the strategy on how this would be addressed by the developer. Failing a
> comprehensive solution this could result in severe gridlock at the major
> intersection of Walker's Line and Upper Middle Road.

>

> 2.). The second area of concern is regarding the environmental assessment
> and the impact this development will have on the green space in the area.
> Part of Burlington's strategic plan is to be "A Healthy and Greener City".
> The proposed high density development is adjacent to the Shoreacres Creek.

>

> a.). There is currently a proposed development under review for the
> Shoreacres creek. The environmental assessment provided by the developer
> does not refer to this plan and how the environment and wildlife will be
> impacted as a result of the intrusive construction generated from the 4063
> Upper Middle proposal and the Shoreacres Creek Erosion control project.

>
> b.). Additionally the environmental assessment also refers to over 60 live
> trees that the proposal requires to be cleared for the development. The
> documentation provided by the developer and more specifically the
> justification report provided by Corbett Land Strategies does not
> articulate a concrete plan to replace these trees.
>
> Of final note; Burlington's strategic Plan is to be "A City that Grows:
> Our Future by 2040". Part of the strategic plan is to respect older
> neighbourhoods and be cognizant of the impact growth will have on these
> neighbourhoods. As articulated in section 1.2(e) listed below.,
>
> 1.2(e) Older neighbourhoods are important to the character and heritage of
> Burlington and intensification will be carefully managed to respect these
> neighbourhoods.
>
> The proposed rezoning of 4063 Upper Middle Road is not sympathetic to the
> scale and character of the existing neighbourhood and will be adding
> significant stress to both the infrastructure and environment currently
> being enjoyed by its residents and wildlife.
>
> I am looking forward to hearing from you soon.
>
> Regards,
>
> Michael Buna
> 2040 Waterbridge Drive
> Burlington, Ontario
> L7M 4G6
> [REDACTED]

From: Margaret O [REDACTED]
Sent: Friday, June 02, 2017 12:13 PM
To: Hefferton, Mark
Subject: Rezoning Application for 4063 Upper Middle Rd

Hello Mark,

I'm responding to the recent application for rezoning for 4063 Upper Middle.

I live in a condo in the area and have real insight as to what we as Burlingtonians actually need in this neighbourhood, and it is definitely not another condo/apartment building. There is already another one with construction started across the street! Please please please give us more green space, and trails with a bench to sit on and a dog park. There are many people living in the condos community as well as freehold homes at Walkers and Upper Middle, and a lot of them with dogs but no place to take your pet.

Please do not approve this rezoning application. Please give the community something of value like more green space with a dog park.

Regards,
Margaret Orlowski

From: Paula Phelps [REDACTED]
Sent: Friday, June 02, 2017 12:55 PM
To: Hefferton, Mark
Subject: Rezoning Application - 4063 Upper Middle Road - AGAINST

Good afternoon, Mark,

I am writing to you in response to the rezoning application for 4063 Upper Middle Road. I'm a unit owner (#54) of the adjacent 4045 Upper Middle Road townhouses.

I am worried about several issues (below), listed in no particular order.

- Traffic
- Water/drainage
- Sun/shadows
- Wildlife

I have taken the time to go to the www.burlington.ca/4063UpperMiddle link and read through the various documents which do touch on these items, but I still have concerns.

Having now lived in this area for 10 years, I have developed some opinions that don't align with the findings I read.

Traffic is a concern in this area. I drive from work at Burloak and QEW to home each day between 4:30pm to 6pm each day and always travel along Upper Middle Road. In the morning, I take 10 minutes. In the evening, I can take upwards of 25 minutes with all the stop and go traffic. And getting into or out of our complex at that time of day is a nightmare. Adding driveways for 4063 and across the street for Park City will make this even worse. While there may not expecting that many more cars for 32 units, there will also be the increase in cars from Park City. Proposing a turning lane in the middle and widening the road by 5 metres would hardly improve the existing situation let alone the proposed increase in traffic going in/out of driveways.

It is my understanding that this area is at the northern part of the Shore Acres area. In 2014 with the flooding there was a lot of water that came through the creek. As well, with this year's significant rainfall, there is more opportunity for storm drain and sewer issues in this area. I own a basement unit and it is always a concern of mine that digging in the surrounding areas will re-direct any underwater flows that are in the area. If there's a building across the street and one beside us, there is a great chance that potential natural water lines will be move more to our units. As it stands, we are in a wet area despite being above the creek.

The building that is being proposed will create shadows and will be a drastic change for those that currently have a view of greenspace. Our upper units could see the trees and the natural habitat and appreciate a bit of country in the middle of our city. Now, what brought us to the area in the first place is potentially being ruined by the erection of a apartment building. While this building and the Park City are not considered high-rise they are certainly higher than our townhomes and will obstruct the current views. The units with their yards back to back along the middle section will have the sun removed in the middle of their days. I saw the shadow casting document for various times of day at different times of the year. For anyone home during the day in the middle of the summer, it doesn't give much sunlight at that time of the day. These townhomes have some units that only have main floor windows and only on the back side facing this property. With the building there, they will have limited sun and limited view on any given day.

Finally, the reports did recognize cats, squirrels, voles, racoons, foxes, skunks, opossums, mice and deer in our area. I haven't personally seen the deer, but I can honestly say I've seen every other animal in our area. With less area for them, where will they go? We have so many skunks that want to walk between our homes and racoons that go onto our balconies, fences and even into our homes as it is. Mice find their way into our homes. I'm rather concerned that removing another area of vegetation for them will have force them into even a smaller area. It could create even more issues in the surrounding areas.

In conclusion, I am not in favour of rezoning 4063 Upper Middle Road and developing a 7 storey apartment building on this particular section of land.

Thank you,

Paula Phelps

[REDACTED]

[REDACTED]

54 – 4045 Upper Middle Road, Burlington

June 12, 2017

Burlington Planning and Building Department
Mark Hefferton, MCIP, RPP
Planner 11, Development Review,
email: mark.hefferton@burlington.ca

Re: Rezoning Application for 4063 Upper Middle Road, Burlington, ON

Mark:

I am writing to express my disagreement with the Rezoning Application for 4063 Upper Middle Road, Burlington.

I was a first time buyer when I moved to Burlington in 2002 and loved the city as I had friends here, worked at the airport for an airline/tour operator and this city was comfortable and just the atmosphere I wanted. The downtown was so lovely and the waterfront exceptional. The city had been planned so well and had none of the high rises and dense housing that both Mississauga and Toronto had and more so now.

I bought in the Millcroft area as it was such a lovely residential area and very clean and friendly.

Anytime I drive into Toronto now (and believe me that is very infrequent!) I am aghast at the sight in front of me as I approach downtown. What on earth happened?

I have several questions for you on this development but please do not believe that I am even interested in this building right in front of me.

1. The development is concentrated on the west side of the property. Does that mean that the other half of the property is going to be made part of the conservation strip adjacent to it OR is it to preserve the eastern side for future development?

2. I would request that the building be shifted to the east to increase separation between buildings, to alleviate the lack of privacy and to also move south to minimize sun shadow in the winter especially. This may result in rethinking the entrance way.

3. This is the first 7 storey building in Millcroft and our side of the street on Upper Middle. All the rest of the buildings in Millcroft are 2-3 stories like ours. If they ARE giving up half the property for conservation at the request of the city then is this because they have been granted all density onto the remaining portion of the site which would necessitate the 7 storeys.

This would be too much density on our side of the street and the density belongs on the other side of the street where the development densities and height are more appropriate.

I would accept 2-3 stories but am NOT in agreement with 7 stories.

Let us not forget the traffic jams this would cause with 4063/4045 and Park City exiting and entering at the same time.

See you at the meeting,

Debbie Hiscox

63-4045 Upper Middle Road, Burlington, ON
L7M4S9

[REDACTED]
[REDACTED]

From: Heather Lee [REDACTED]
Sent: Wednesday, June 21, 2017 9:04 PM
To: Hefferton, Mark; Lancaster, Blair
Subject: 4063 Upper Middle Road Burlington Ontario

Dear Mr. M. Hefferton and Ms. B. Lancaster,

I reside at 4045 Upper Middle Road #26 facing Upper Middle Road. I would like you to know that I am currently quite happy with the way the empty lot is. Trees, birds, blue sky an otherwise small peaceful bit of nature in amongst the noise of construction from south of my home and the street noise from 3:30 till 6pm week nights.

I was and still am quite upset to hear what the City of Burlington is planning to build for the empty lot 4063 Upper Middle Road.
Here are my complaints regarding the potential building:

1. Look of the building is not in keeping with the style of building within our area.
2. The size of the building is also far too high/tall for this area.
3. The added traffic will increase congestion during rush hour.
4. There will be a significant decline in air quality with the reduction of the trees and natural vegetation.
5. The wild life will also be impacted by the loss of their habitat and my enjoyment of those creatures.
6. The lack of privacy that I will be affected by having such a large structure next to me.
7. The increase in human noise is also a concern for noise violations.
8. Would you want to have that building next to you???

I would very much like for my concerns about this potential building 4063 Upper Middle Road to be noted and added to any and all public records.

Thank you for your time and understanding about 4063 Upper Middle Road.

Sincerely,
Heather Lee
4045 Upper Middle Road # 26
Burlington, ON L7M 4S8
[REDACTED]

From: Rhea Jimenez [REDACTED]
Sent: Monday, June 26, 2017 9:58 PM
To: Hefferton, Mark
Cc: Lancaster, Blair
Subject: Re: Concern on the impact of (4063 Upper Middle Rd)

Good Evening,

We are sending this email to you as concerned citizens re: the building of the adjacent lot ([4063 Upper Middle Road](#)). We moved to our new home here in Burlington (4045 Upper Middle) almost a year ago in November, we moved to Burlington from Mississauga, because of the fact that we feel cramped in our previous community due to all the buildings they built around our area. We love our community here in Burlington as we feel it is safer for our son and we had lots of privacy. Every afternoon, we take our son out to see the birds and squirrels around our neighborhood which we will lose from this building they are proposing. Please do not destroy the woodlands. We also would love to keep the sunlight shining to our homes every morning.

I know we are just a husband and wife, but we just want to put it out there that we are not keen on this new proposed development for the reasons stated above. Thank you for your time.

Sincerely,
Earl and Theresa Jimenez

From: Carol McCormack [REDACTED]
Sent: Tuesday, July 04, 2017 5:21 PM
To: Hefferton, Mark
Subject: 4063 Upper Middle Rd.

Hello Mark

I have been a resident of 4045 Upper Middle since new. (2000)
As a condo board member at this location these are my concerns as well as those of other residents.

- Traffic along Upper Middle is crazy especially during morning and afternoon rush hours. Attempting a left hand turn out of this complex is not safe at the best of times.
For most, we end up trying a right and going around through Millcroft to go east. The impact of this additional volume of traffic will only make it worse.
- The intersection of Walker's Line and Upper Middle Rd. has been reported as one of the worst in Ontario, hence, the red light cameras.
- This building design does not meet with the design or height of other building in the north block between Walker's line and William O'Connell.
- The building is much too close to this complex..leaving no privacy for those living right next to it. With the rooftop patio? They will overlook the entire complex.
This is not downtown Toronto.

- The lower units in this complex have no front window, the only sunlight they have is what comes through their back windows. This building will block more of the light.

I attending the meeting at Tansley Woods and would like to be notified of any upcoming meetings

Thank You

Carol McCormack
4045 Upper Middle Rd. Unit 45
Burlington, On\L7M 4S9

From: [REDACTED]
Sent: Tuesday, July 04, 2017 11:04 AM
To: Hefferton, Mark; Lancaster, Blair
Subject: Proposed Development at 4063 Upper Middle Road

I am the home owner of 5-4045 Upper Middle Road, Burlington ON L7M 4S8

My concerns with regards to the proposed development at 4063 Upper Middle Road is as follows:

- Due to the height of the building this will cause privacy issues and loss of sun for many of the residence at 4045 Upper Middle Road.
- Potential of tax increases is a concern
- Increase traffic congestion is my primary concern:

4045 Upper Middle Road has 62 units = 62 Vehicles + 31 Vehicles (2nd car, minimum)
Total of 93 Vehicles

ParkCity Condo Upper Middle Rd/Walkers will have 165 units = 165 Vehicles + 83 Vehicles (2nd car, minimum) Total of 248 Vehicles

4063 Upper Middle Rd will have 32 units = 32 Vehicles + 16 Vehicles (2nd car, minimum) Total of 48 Vehicles

If you add up the cars to this area you are looking at a potential of 400 more cars and I have not even calculated visitors' to the 3 buildings.

Due to the short proximity of the three buildings to Walkers Line I believe this will cause **major traffic congestion**. With only our complex built at 4045 Upper Middle Rd it is almost impossible to make a left hand turn in or out of our complex during rush hour traffic, I can only imagine how bad it is going to be if we add another complex to this area.

In closing I believe adding another high rise building to this area has more negative impacts than positives to this area.

Thank you

Sasha McIntosh

From: Ianniello, Lynn [REDACTED]
Sent: Saturday, July 08, 2017 2:42 PM
To: Hefferton, Mark
Cc: Lancaster, Blair
Subject: Stop development at 4063 Upper Middle Rd

Hello Mr Hefferton

I would like to voice my concerns about the development of a 7 Storey Building being built across the street from my home. I am a single woman living in my first home, I am concerned with this building being built for many reasons

- traffic is already an issue this purposes building will increase the traffic
- concerns of potential tax increase - I am in a single home with single income .. May place myself and others in my situation in financial distress
- destroy woodlands which is our responsibility to save
- safety and privacy
- possibly decrease in real estate prices for the units adjacent to this proposed development
- lack of privacy - lack of woodlands - increase tax - loss of sun and scenery - increase in traffic

Please take our concerns seriously and STOP development of this building!!!

Thank you

Lynn Ianniello
4045 Upper Middle Rd
Burlington, ON
L7M 4S9

From: Diane Dowdell [REDACTED]
Sent: Monday, July 10, 2017 3:52 PM
To: Hefferton, Mark
Cc: Lancaster, Blair
Subject: response to rezoning proposal - 4063 upper middle road

Hello Mark and Blair

Please see my attached response. As stated in the letter, I have been away and unable to respond by July 7th. I anticipate that my comments can still be added to further reports.

Diane Dowdell
28-4045 Upper Middle Road
Burlington
[REDACTED]

Mark Hefferton – Planner on file
Re: 4063 Upper Middle Road, Burlington, ON

July 10, 2017

Hello Mark,

I am writing to you in response to the rezoning application for 4063 Upper Middle Road. I regret missing the July 7, 2017 deadline as I was away and could not access my email in order to do this sooner.

I own Unit 28 of the adjacent 4045 Upper Middle Road townhouses. In fact, I own the unit at the furthest east end of the property along the back row. This places me in very close proximity to the proposed unit, which will have a dramatic impact on my property.

I will outline my concerns in bullet form. Ultimately, these changes, created by the proposed building, will likely have an adverse effect on the value of my property, as well as my comfort and quality of life there.

1. The impact of great concern will be loss of sunshine in my back yard and to my unit due to shadows. I have looked at the shadow studies on-line and see the impact will be during the summer mornings into mid-day, which is when I have exposure to sunshine. I am concerned that, because of the proximity of the proposed building to my unit, my property will be cast in shade most of the time. There is no direct lighting into my unit from the front, therefore I rely on sunshine from the back. Also, since there is no front yard, I rely on my backyard as the only place to sit in sunshine.
2. There will be a dramatic visual impact as I will be looking at brick, glass, and neighbours, rather than trees and sky.
3. There will be a dramatic loss of privacy as windows and balconies will look directly into my (and other) backyards.
4. Traffic is a great concern at Upper Middle Road and Walker's Line and even more so as one enters/exits our complex. This will be made worse by the Park City development already being built and then the proposed development will likely cause traffic chaos in our immediate area.
5. There are esthetic concerns as to how the building will look next to ours. The photographs presented at the meeting do not depict a true appreciation of just how much it will be looming over our development.
6. It is my understanding that this area is at the northern part of the Shore Acres area. In 2014, with the flooding, there was a lot of water that came through the creek. With this year's rainfall, there is more opportunity for drain and sewer issues in our area. I own a unit with a fully finished basement, which accounts for 50% of my living space. With a building across the street and one beside us, there is a great chance that potential natural water lines will move to our units. I am concerned about potential for flooding into my basement.

7. The reports did recognize squirrels, voles, racoons, foxes, skunks, opossums, mice and deer in our area. With this loss of a natural resource, where will they go? I am concerned that they will find themselves more often to be in our yards.
8. The final concern is whether or not such a property will create an increase in our property tax costs. It is my understanding that this may be the case when a building that will market itself as a "luxury development" is built in the area. This will be especially disturbing if our property values will lower, which I am concerned may be the case. It cannot be debated however that the quality and comfort of my property will certainly be compromised, as will the traffic conditions.

I am not in favour of this development and would appeal to the developer to consider a townhouse project with less units, that will be a fit to the area.

Regards,

Diane Dowdell

[REDACTED]

[REDACTED]

28-4045 Upper Middle Road, Burlington

NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Rezoning Application to construct a 7-Storey condominium building.
Address: 4063 Upper Middle
File: 520-03/17

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

- We have very serious concerns & issues regarding the above proposal.
- First of all it will be an extreme eyesore for anyone coming down Upper Middle Rd to Mullcroft Community.
- We suggest that the new development should blend with the style & size of the Townhouses that are there now.
- There will be major congestion & parking problems. Consequently with increased traffic there will be much more noise & pollution.
- There are very serious privacy concerns.
- There is potential for increased fire hazard which is a fact with any high rise.
- Potentially there are health concerns due to increased garbage etc.
- More damage will occur to the Shoreacres Creek & Ravine for which we & others in Mullcroft have paid a premium.

We suggest that 2-story townhouses be built to keep the same facade & uniformity & to lessen the impact of all the above concerns.

We believe that you are intelligent & sensible people to seriously do the right thing for this neighbourhood. We hope common sense will prevail & not greed. Thankyou.



RECEIVED

JUN 29 2017

City of Burlington
Planning Department

Please deposit in the comment box when you leave or mail to:

Attention: **Mark Hefferton**

City of Burlington Planning and Building
Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

or E-Mail to: **Mark.Hefferton@burlington.ca**

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

Name: MR. & MRS. VAHAN SHOGHIG KRICKORIAN

Address: 2052 WATERBRIDGE DR.

City: BURLINGTON

Postal Code: L7M 3W2

NO LATER THAN: July 7th, 2017

(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

Jennifer Da Fonte
4045-60 Upper Middle Road
Burlington, ON L7M4S9

June 1, 2017

Mark Hefferton, MCIP, RPP
Planner II, Development Review
Burlington Planning and Building Department
PO Box 5013
426 Brant Street
Burlington, ON L7R 3Z6

Dear Mark Hefferton, MCIP, RPP:

I am writing to express my concern for the proposed planning application made to amend the zoning By-law regulations for the property on the north side of Upper Middle Road to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road.

As a homeowner and resident of the neighbouring property, I believe that my insight and opinion should be considered when considering the amendment to build at 4063 Upper Middle Road. As a resident of Burlington, I have seen first-hand the benefits and detriments of building in highly densely populated areas. It is my understanding that various studies have been taken into consideration when debating this topic. However, I would argue that those studies do not capture the situation adequately.

Firstly, the area of Upper Middle and Walkers line is already traffic driven during rush hour times (approximately 8-10 and 4-6pm). Often the lineup of cars approaching the intersection is quite extensive and it is very difficult and dangerous for both motorists, cyclists, and pedestrians. At the current moment there is a condominium complex with construction underway, whose residents have yet to move in (ParkCity complex). When one considers the current state of traffic, in addition to cars from that new complex, how it can even be considered to add yet even more population to the area?

Secondly, despite being a city, Burlington has always been a beautiful area to live in because of the balance of development, residential properties, but more importantly air quality and greenery. Destroying viable vegetation at 4063 Upper Middle Road, would not only destroy this, but also displace wild life.

Lastly, as a tax payer, a proud Burlingtonian, and a neighbour to this property, how is it reasonable to build so close to my property? I am left questioning what this will do to the value of my home. I purchased my home because I loved the city in which I was purchasing in, as well as the area. Should the proposed plan proceed, I will be left looking at a building, rather than beautiful trees that I assumed would not be torn down for the sake of profit. Should this be the standard that Burlington is setting, what will happen to all of the other beautiful, mature trees around the city?

In conclusion, I understand that in order for a city to develop and flourish development must take place. However amending By-laws that were created for a purpose, is not the answer. The proposed project is simply too large, for the area and the current By-law should not be amended.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Da Fonte', with a stylized flourish at the end.

Jennifer Da Fonte

May 18 2017
RECEIVED
MAY 18 2017
City of Burlington
Planning Department

To whom it may concern:

We the undersigned vehemently and absolutely oppose the rezoning application for 4063 Upper Middle Road.

We have been long time residents of 2052 Waterbridge Drive and have seen many changes. One of those was the development of 4045 Upper Middle Road, which was also proposed for much higher density. Thank goodness common sense prevailed at that time, and now you're proposing something much worse.

The same issues are at risk - eg. higher traffic, increased noise levels, increased safety concerns, eg. fire, sanitary (garbage) - increased pollution. More damage will occur to the Shoucas Ravine - for which we have paid a premium & certainly will effect the value of the properties backing onto the ravine.

We propose & plead that you keep it low density 2-story townhouses with similar facade & aesthetics as 4045 Upper Middle Rd. We hope again that common sense will prevail and not greed. Thank you:

Sincerely yours,
V. P. Krikorian
A. Krikorian

MR. VAHE PAUL KRIKORIAN
MRS. SHOGHIG KRIKORIAN
2052 WATERBRIDGE DR.
BURLINGTON, ON.
L7M 3W2



SUBJECT: Statutory public meeting and information report regarding the Official Plan and Zoning By-law Amendment applications for 490 – 492 Brock Avenue and 1298 Ontario Street

TO: Planning and Development Committee - Public Meeting

FROM: Planning and Building Department

Report Number: PB-77/17

Wards Affected: 2

File Numbers: 505-02/17 & 520-08/17

Date to Committee: November 6, 2017

Date to Council: November 13, 2017

Recommendation:

Receive and file planning and building department report PB-77-17 regarding the official plan and zoning by-law amendment applications for 490-492 Brock Avenue and 1298 Ontario Street.

Purpose:

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

The report provides an overview of the proposed applications, 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

- Promoting Economic Growth
- Targeted Intensification
 - Growth is being achieved in mixed use areas and along main roads with transit service, including mobility hubs, downtown and uptown.

- Burlington has a downtown that supports intensification and contains green space and amenities, has vibrant pedestrian-focused streets, is culturally active and is home to a mix of residents and businesses.
- 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

A City that Moves

- Increased Transportation Flows and Connectivity
 - Mobility hubs are being developed and supported by intensification and built forms that allow walkable neighbourhoods to develop.

REPORT FACT SHEET

RECOMMENDATIONS:		<i>None. Statutory Public Meeting</i>	Ward No.:	2
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	<i>The Molinaro Group</i> <i>The Molinaro Group</i> <i>505-02/17 & 520-08/17</i> <i>Official Plan and Zoning Bylaw Amendments</i> <i>22-storey mixed use building with commercial/retail and residential uses.</i>		
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>Southwest corner of Brock Avenue and Ontario Street</i> <i>490 – 492 Brock Ave & 1298 Ontario Street</i> <i>0.22 hectares (0.55 acres)</i> <i>Residential / vacant</i>		
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed:	<i>Downtown Mixed Use Centre – Downtown Residential Medium and/or High Density Precinct</i> <i>Site specific amendment to permit increased density</i>		

	ZONING Existing:	<i>'H-DRH' – Holding – Downtown High Density Residential)</i>
	ZONING Proposed:	<i>Modified 'DRH' with site specific exception</i>
Processing Details	NEIGHBOURHOOD MEETING: PUBLIC COMMENTS:	<i>September 27, 2017</i> <i>Staff have received 4 emails, 3 neighbourhood meeting comment sheets, and two letters.</i> <i>Note: Some constituents sent multiple letters</i>

Background and Discussion:

The purpose of this report is to provide an overview of the proposed applications, 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 recommendations on the applications are being made at this time.

Site Description

The subject applications apply to three properties, known municipally as 490 – 492 Brock Avenue and 1298 Ontario Street, which the applicants have assembled. These lands comprise the southwest corner of Brock Avenue and Ontario Street. 1298 Ontario Street currently contains an existing single detached residential dwelling, while the other two properties are currently vacant of any buildings or structures. The subject lands comprise a total area of approximately 0.22 hectares (0.55 acres). Assembled, the subject lands have a total frontage of 48 metres along Brock Avenue and 45 metres along Ontario Street.

To the north of the subject properties are high-density residential uses (i.e. apartment buildings); to the east is a surface parking lot and a hydro corridor; to the south is a high-density residential use (i.e. apartment building); and to the west is a surface parking lot and a number of single detached residential dwellings. Surrounding land uses are shown in the Location / Zoning Sketch attached as Appendix 1 to this report.

Description of Applications

On August 11, 2017, the Planning and Building Department acknowledged that complete applications had been received for Official Plan and Zoning By-law

amendments for 490 – 492 Brock Avenue and 1298 Ontario Street. The applications propose the development of a 22-storey mixed use building with 186 square metres of ground floor retail / commercial space fronting onto Ontario Street and 170 residential units as illustrated in Appendix II – Detail Sketch. There are 4 levels of underground parking being proposed with vehicular access being provided from Ontario Street. A total of 185 parking spaces are being proposed for the residential component of the building. The proposed building also contemplates outdoor terracing (amenity space) on the 22nd floor (rooftop amenity terrace).

Technical Reports

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

- Site Plan & Architectural Plans, prepared by Graziani & Corazza Architects Inc, dated July 2017;
- Landscape Plans, prepared by Seferian Design Group, dated June 2017;
- Tree Inventory Report, prepared by Arborwood Tree Service Inc., dated May 2017;
- Planning Justification Report, prepared by Fothergill Planning & Development Inc., dated July 2017;
- Urban Design Brief, prepared by Graziani & Corazza Architects Inc., dated July 2017;
- Noise Study, prepared by HGC Engineering Ltd., dated June 2017;
- Shadow Study, prepared by Graziani & Corazza Architects Inc, dated July 2017;
- Pedestrian Wind Study, prepared by RWDI Inc., dated June 2017;
- Transportation Impact Study, prepared by Parsons, dated July 2017;
- Parking Justification Report, prepared by Parsons, dated July 2017;
- Functional Servicing Report, prepared by S. Llewellyn & Associates Ltd., dated June 2017;
- Preliminary Grading & Servicing Plan, prepared by S. Llewellyn & Associates Ltd., dated June 2017;
- Environmental Site Screening Questionnaire;
- Geotechnical Investigation Report, prepared by Landtek Ltd., dated June 2017

The applications along with these materials have been circulated to various departments and agencies for technical review. The applications remain under technical review, with only a limited number of comments received at the time of finalizing this report (comments included below in the Technical Review section). The technical reports can be accessed and reviewed on the City's website at www.burlington.ca/492Brock.

Discussion:

POLICY FRAMEWORK

The proposed Official Plan and Zoning By-law amendment applications are 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, 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 (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. 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

The subject lands are designated as Downtown Mixed Use Centre and are further specified as being within the Downtown Medium and/or High Density Precinct designation.

According to the Downtown Mixed Use Centre policies, the Downtown shall be re-developed through the infilling of existing surface parking lots, the rehabilitation of existing buildings and the intensification of under-utilized lands and buildings, in keeping with its role as Provincial Growth Centre, ensuring that such development shall encourage transit use and that an adequate supply of parking is provided. Objectives include establishing the Downtown as a Mixed Use Centre composed of retail, service, office, public and residential uses while providing a focus and source of identity in the context of the City as a whole.

The objective of the Downtown Residential Medium and/or High Density Precinct is to recognize the variety of the existing residential medium and/or high density development that currently exists within these precincts and to provide for future medium or high density residential development or redevelopment which is compatible with the existing development.

The Downtown Residential Medium and/or High Density Precinct designation permits ground or non-ground oriented housing units ranging between 26 and 185 units per net hectare. The proposed development would exceed the maximum permitted density range with a proposed density of approximately 773 units per net hectare.

The Official Plan sets out that all development and redevelopment in the Downtown Residential Medium and/or High Density Precinct shall be compatible with the existing character of these precincts and the neighbouring precincts with respect to matters such as heights, setbacks, massing, design and community features.

Draft New Official Plan – Downtown Burlington Mobility Hub

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 Official Plan does not contain policies for lands that are identified in the current Official Plan as: Downtown Core; Wellington; Old Lakeshore Road; Residential Medium and High Density, and some related policies.

Review of the existing downtown policies is required and is being completed as part of the on-going Mobility Hubs study. The City's Strategic Plan emphasizes the importance of mobility hub lands, which are described as "a location with several transportation options. A concentrated point for such features as transit, employment, housing and

recreation". The Strategic Plan contains guidance to direct growth and intensification to the downtown and each GO station and to undertake area specific plans for each hub.

The City has initiated the Mobility Hub Area Specific Planning process, which presents an opportunity to prepare new downtown policies and incorporate them into the new Official Plan. The public engagement program commenced in the Spring of 2017 and will extend into the Fall of 2017. Draft new downtown Official Plan policies will be brought to the public and Council for consultation, prior to incorporating them into the proposed new Official Plan.

The on-going Mobility Hubs Area Specific Planning process has identified the subject site within the Tall Residential Precinct. The Tall Residential Precinct is a new precinct created out of the existing Downtown Residential Medium/High Density Precinct. The Tall Residential Precinct reflects the existing built form in the precinct.

The Tall Residential Precinct is intended to primarily accommodate existing residential developments that are 12 storeys or higher and located at the periphery of the Downtown Mobility Hub. Limited development opportunities could exist within the precinct, which will be expected to enhance the street level experience for pedestrians through the incorporation of building podiums containing commercial and/or ground-oriented housing.

While the framework for the Tall Residential Precinct is generally intended to reflect the existing built form, some new policy directions are proposed to provide opportunities for limited infilling including the integration of new ground-oriented housing formats such as adding townhouse podiums at the base of existing buildings; introduce permissions for commercial activities at grade and require Transportation Demand Management (TDM) and mitigation measures within new development. The maximum building heights would continue to be established through the Zoning By-Law.

City of Burlington Zoning By-law 2020

The subject lands are zoned 'Holding – Downtown High Density Residential (H-DRH)', as shown in Appendix 1. The DRH zone permits an apartment building; a retirement home; offices in an existing building; and offices on the ground floor of a residential building. The DRH zone sets out a maximum building height of 22 metres and a maximum density of 185 units per hectare. The Holding Zone was put in place to encourage land consolidation.

The regulations for the DRH zone are listed below. For comparison, Table 1 lists the DRH zone requirements in comparison to the proposed development.

Table 1 – Zoning Regulations – Existing and Proposed

Zone Regulation	DRH Zone Requirements	Proposed	Relief Required
Minimum Lot Width	30m	45	No
Minimum Lot Area	0.1 ha	0.22 ha	No
Front Yard and Street Side Yard (Ontario St & Brock Ave)	6m	<u>Ontario Street</u> 4m	YES
		<u>Brock Avenue</u> 3m	YES
Rear Yard	7.5m	3m	YES
Side Yard	6m	13.4m	No
Yard abutting R1, R2, R3, DRL zones	15m	n/a	No
Density	50 units per hectare minimum 185 units per hectare maximum	773 units per hectare	YES
Height	22m maximum	79.2m	YES
Amenity Area	20m ² per unit	14m ² per unit	YES
Building Setback from a Creek Block	7.5m	n/a	No
Yard Abutting a Pipeline Easement	7m rear yard; 3m side yard	n/a	No
Parking	Minimum 1 occupant parking space per unit	170 occupant spaces (1 per unit)	No
	0.25 visitor parking spaces per unit (43 visitor parking spaces required)	0.08 spaces per unit (15 visitor parking spaces)	YES
Landscape Area	3m	To be confirmed	To be determined
Bicycle Parking	Minimum Retail, Service Commercial, Office, Institutional: 2 spaces plus	170	No

	1 space / 1000m ² GFA		
Visibility Triangle	6m x 6m	To be confirmed	To be determined
Below Grade Parking Structure Setbacks	An enclosed parking structure below grade shall be setback 3m from a street line	0m	Yes

Technical Review

On August 22, 2017, staff circulated a request for comments to internal and external agencies, including Halton Region. Formal comments on the applications were not all received by the time this report was being finalized. Agency comments will be addressed in the subsequent recommendation report.

Burlington Economic Development Corporation (BEDC):

BEDC is generally supportive of this application with particular note to the mixed use 186 square metre commercial component of the project.

Halton District School Board (HDSB)

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

Parks and Open Space – Capital Works Department

Adequate parkland is available to accommodate this development as Brock Park and Apeldoorn Park are located within a 0.8km distance from the site for a neighborhood park and Maple Park and Spencer Smith/Beachway waterfront Park is located within the 0.8km – 2.4km distance for a city/community park. As such we recommend cash-in-lieu of parkland dedication be applied for this development.

If this development is deemed good planning, we would encourage Section 37 community benefits for enhancements to surrounding parks.

Site Engineering – Capital Works Department

Site Engineering staff require several revisions to the submitted documents in order to complete a full review. Staff have also identified a number of additional reports and plans that would be required as part of the subsequent site plan process.

Transportation Department

Transportation Planning has reviewed the Traffic Impact Study (July 2017) and is satisfied with the Analysis Conclusions and Recommendations reached in the report.

Transportation Planning has reviewed the Parking Justification Report (July 2017) and is satisfied with the Conclusions reached in the report.

Transportation Planning is willing to support the deficiency of visitor parking (28 spaces) and the sharing of the visitor and retail parking spaces (15 spaces) on-site, as proposed by the applicant. Transportation Planning's support is a result of the municipal parking supply that is available in close proximity to the proposed development and which can be utilized by visitors to this site. As a condition of Transportation Planning's support for the deficiency of 28 visitor parking spaces is the provision, on the part of the applicant, for one (1) car share parking space and one (1) car share vehicle on the site. The applicant must secure an agreement with the City's preferred car share vendor, Community Car Share, for a period of at least 3 years.

A daylight triangle of 3m x 3m is required at the intersection of Ontario Street & Brock Avenue. A visibility triangle of 6m x 6m is required at the intersection of Ontario Street & Brock Avenue.

Halton Region

At the time of writing this report, comments from Halton Region had not been received.

Financial Matters:

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

Public Engagement Matters:

Public Circulation

The application was subject to the standard circulation requirements. A public notice and request for comments were circulated in August 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/492Brock.

Neighbourhood Meeting

A neighbourhood meeting was held on September 27, 2017 at the Burlington Performing Arts Centre and was attended by approximately 50 members of the public, the Ward Councillor and staff.

Comments included the following:

- Traffic & safety;
 - Increase in traffic volumes;

- Concerns about turning movements, especially onto Ontario Street, Elgin Street and Maple Avenue;
- Congestion during highway closures;
- Inadequate parking spaces to accommodate residents and visitors;
- Concern with building height;
 - Building height is not compatible with adjacent buildings and land uses;
 - Building height should conform to City's Official Plan and Zoning By-law;
 - Represents significant deviation from City's Official Plan and Zoning By-law;
- Concern with number of units / density;
 - Proposed development constitutes over-intensification;
- Support for proposed development;
 - Questions / comments about unit sizes and tenure;
- Concern about length of construction period and noise implications;
- Concern about sun shadowing and sky views;
- Negative impact to downtown charm and aesthetics;
- Concern regarding impacts to existing trees and vegetation.

Public Comments

Since the subject applications were submitted in August 2017, staff have received correspondence from members of the public regarding the proposed development. To date, staff have received 4 emails, 2 letters and 3 neighbourhood meeting comment sheets. The public comments received to date are included in Appendix 3. The general themes of these comments are:

- Traffic & safety;
 - Increase in traffic volumes;
 - Concerns about turning movements, especially onto Ontario Street;
 - Entrance location is a concern given proximity to other entrances along Ontario Street;
 - Traffic congestion could impact EMS access and reliability;
 - Downtown congestion during highway closures;
 - Pedestrian safety in this area is currently a concern which would be compounded;
 - Inadequate parking spaces to accommodate residents and visitors;
 - Concern with building height;
 - Concern about the potential impacts to existing trees;
 - Concern regarding the proposed reduced amenity area totals;
 - Concern regarding proximity to adjacent hydro lines and potential health implications;
-

Conclusion:

This report provides a description of the development applications, 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 applications.

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 – Building Elevation Sketch

Appendix 4 – Public Comments

Notifications:

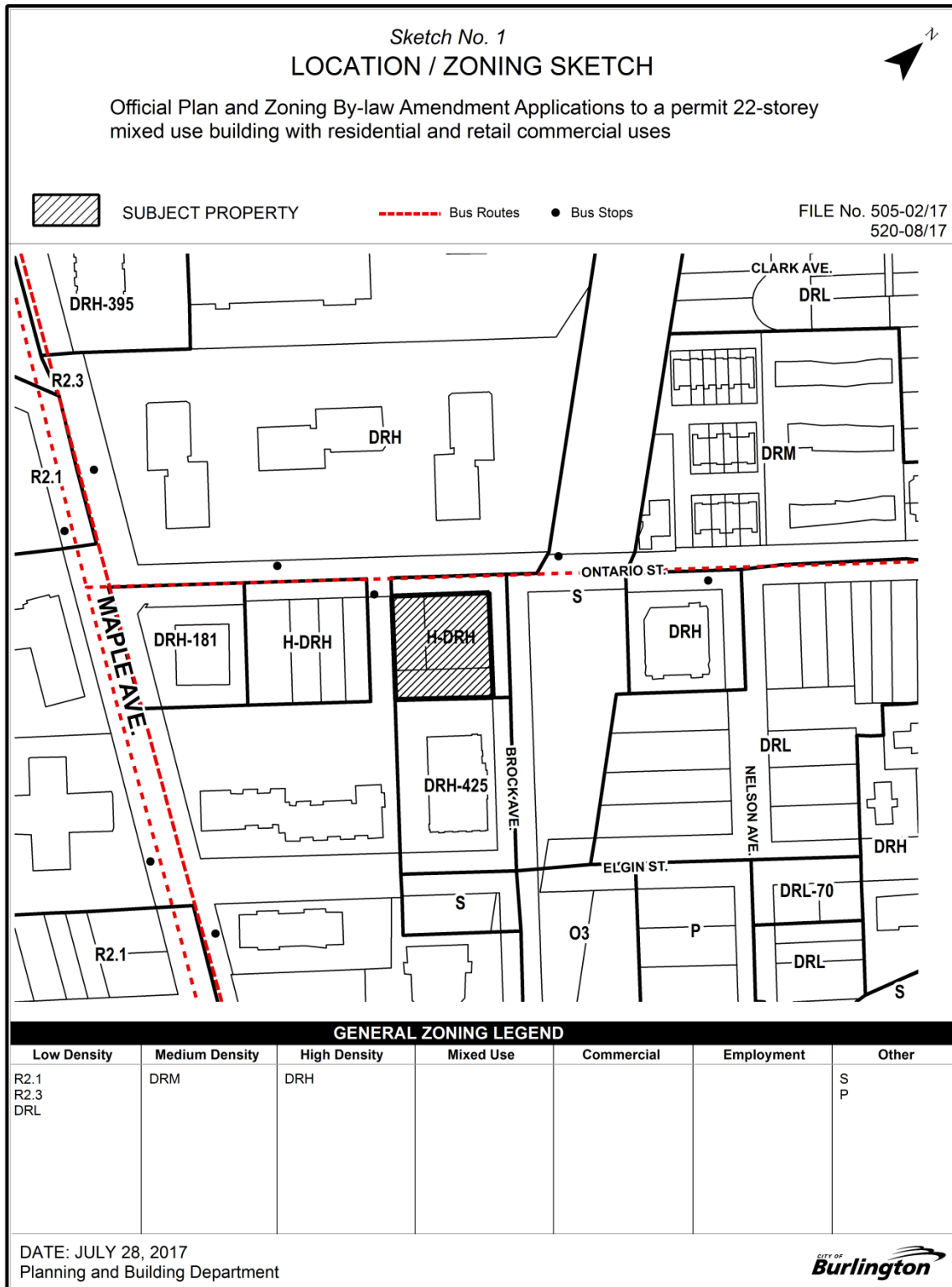
Vince Molinaro vincemol@molinaro.ca

Ed Fothergill edf@nas.net

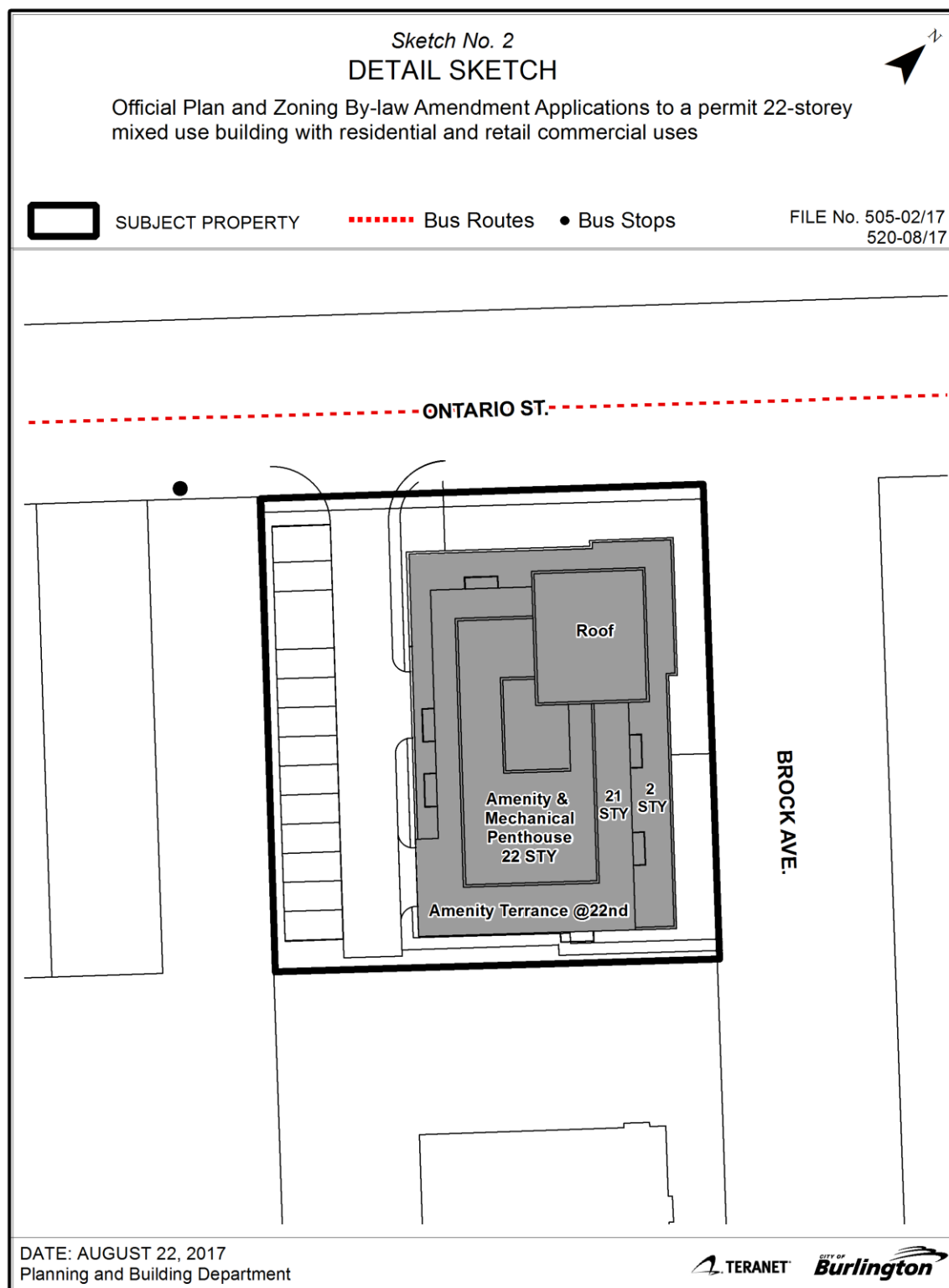
Report Approval:

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



APPENDIX 3 – Building Elevation Sketch

Sketch No. 3
ELEVATION SKETCH

Official Plan and Zoning By-law Amendment Applications to a permit 22-storey
mixed use building with residential and retail commercial uses

FILE No. 505-02/17
520-08/17



DATE: AUGUST 22, 2017
Planning and Building Department



APPENDIX 4 – Public Comments

From: M Ansley [mailto:]

Sent: Wednesday, August 09, 2017 11:39 AM

To: Marianne Meed Ward; Plas, Kyle

Subject: 22 Storey Proposed Molinaro Dev. - 490 Brock Ave. - Tree Removal Questions

There goes Molinaro again, pushing the envelope from 14 stories to 22 PLUS removing old growth trees with the City's approval for its condo development at 472 Brock Ave.

It is well passed the time to stop this developer and others from destroying the history of downtown Burlington!

In the Planning Justification Report 7.0 Technical Studies 7.1 Tree Inventory:

Three trees found on the property,- “ one in fair condition...” , “two in good condition...”, Arborwood Tree Service's May 15, 2017 justification for removing them states

- Has poor structure due to Hydro pruning and may have to be cut to accommodate the development.
- Could pose a risk to future development.

Really? This is justification?

My questions to the City and our Councillor Marianne Meed-Ward are:

1. What is the timing of this tree inventory – before the landscape and architectural plans are submitted? If not, this is when the city should review and/or approve the results NOT after reviewing the architectural plans!
2. “Poor structure due to Hydro pruning” – gee whiz, if the tree doesn't look perfect let's just cut it down for Molinaro's building's image?

Marianne, I know and appreciate your efforts to preserve Ward 2's and the City's history, usually against all odds from the other City Councillors. Please keep up the fight on behalf of all Burlington residents!!!!

Marilyn Ansley - #1108, 456 Brock Ave., Burlington

From: [mailto:]

Sent: Monday, August 28, 2017 9:26 PM

To: Plas, Kyle

Subject: 490 Brock avenue development

Please don't allow this. We r loosing good environment of our city because these builders want to make money and destroying our culture and open space.I am against these proposols..thanks.rajesh bhardwaj

From: Nick Izzi [mailto:]
Sent: Thursday, August 31, 2017 4:13 PM
To: Plas, Kyle
Subject: 490-492 Brock Ave Proposed Building

August

30th 2017

c/o Kyle Plas

Burlington Planning and Building Department

Senior Planner for Development Review

PO Box 5013

426 Brant St.

Burlington Ontario

L7R 3Z6

I am writing for the concerns of the proposed construction of the complex for 490-492 Brock Ave area...the area does not need a complex of 24 stories...maybe 8 maximum...the construction is right beside the high tension electric supply lines and will generate radiation in some ways harmful to the incoming tenants, if we check some medical reports with health concerns...and with the health concerns aside...over the past years, Local Burlington residents in the Burlington Towers complexes, have seen their beautiful view of Lake Ontario, which the Ontario and Canadian Gov't have spent a fortune to clean the Lake up...to which it will...vanish from their sights...not to mention the growing traffic concerns and increase on our roads and the safety of the Population, the Waterfront area is just congested to Hell right now...and the alarming rate of time travel along the Lakeshore...is pathetic...the city of Burlington is overpopulating itself, and that will increase in the needs of additional staff and services, which no doubt will increase the cost to the City, increase the Budget and most likely, pass those costs onto the Population....it is scary how our land is being developed and at an alarming cost for home buyers to purchase...how much more can we overbuild near the waterfront and overpopulate the area...sometimes I wonder where the elected and City officials are going with this...

Regards

Nicola Izzi

~~"Our Future is not something We enter...Our Future is something We create"~~

Sept 3, 2017

Mr. Kyle Ples
Senior Planner
Burlington Planning & Bldg. Dept

Re - File No.
505-02/17
520-08/17

Dear Sir -

I wish to register my objection to the proposed 22 storey hi-rise bldg at the corner of Ontario St. and Brook Ave. Apart from the fact it would exceed regulation height the major problem would be the addition of 185 cars being focussed onto Ontario St within a 50 ft radius of driveways immediately to the north and to the west which already handle over 800 cars. There would be a complete blockage of cars turning east and west, especially in rush hour traffic which is very heavy on Ontario St. This bottleneck would also very seriously inhibit access to all 3 Bldgs for the Fire Dept & EMS services.

As there already is a driveway matching up on the west side of 472 Brook which I understand has the same owner it

(over)

RECEIVED

SEP 07 2017

City of Burlington
Planning Department

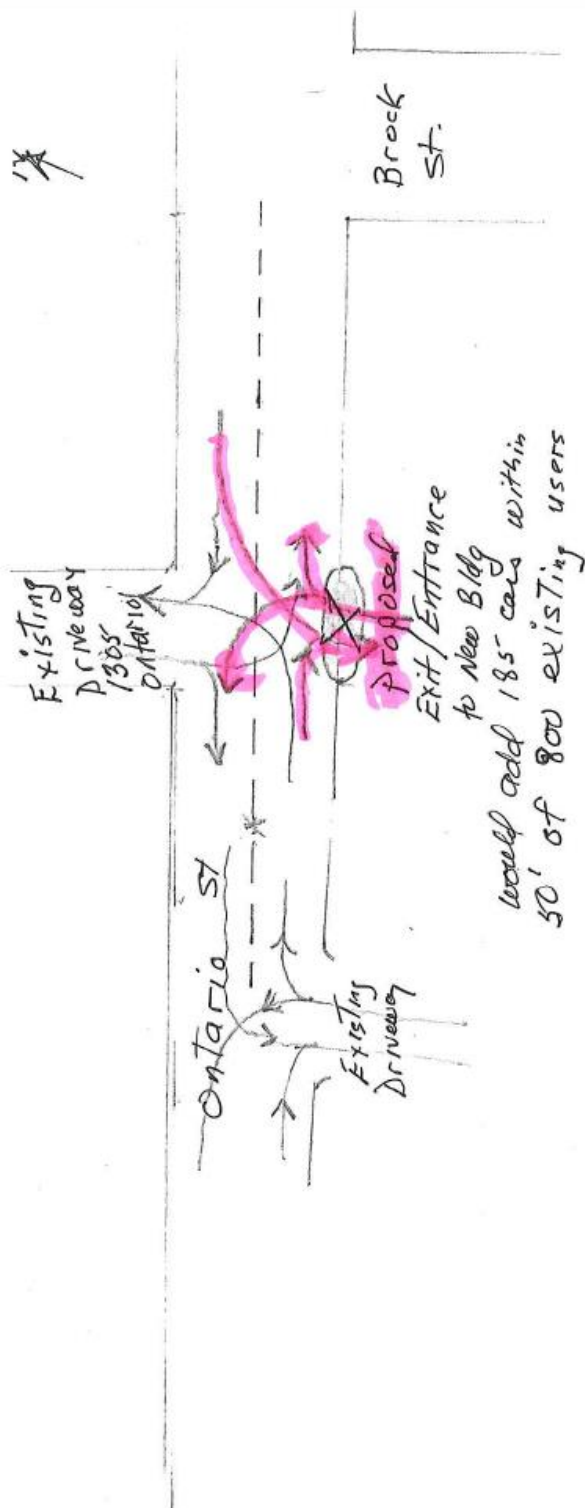
(2)

would make more sense to remove the west end of wood fence and hook the two Molinare driveways together and instead of exiting on Ontario St would have a choice of turning east onto Brock or south onto Elgin - both of which is a clearer and less occupied routes and not adding more traffic to Ontario St.

Trusting this receives your consideration
Yours Sincerely

J Scotland
1508-1305 Ontario St
Burlington, ON.
L7S 1Y1

J AND M SCOTLAND
1305 ONTARIO ST., APT. 1508
BURLINGTON, ONTARIO
L7S 1Y1



Problem

Too many cars in small space (50' radius)

Inhibit access to Fire & Emerg. Vehicles

Solution - remove E-w fence @ S edge and

use Elgin end plus Brock for access

Benefits gives new Bldg New entrances

and does NOT add extra traffic to Ontario St.

RECEIVED
SEP 07 2017
City of Burlington
Planning Department

From: Lynn Haderlein [mailto:]
Sent: Tuesday, September 19, 2017 3:21 PM
To: Plas, Kyle
Cc: Meed Ward, Marianne; Gartside, Georgie
Subject: 490-492 Brock Avenue

Per Neighbourhood Meeting bulletin and direction to submit written comments to you regarding proposed development at 490-492 Brock Avenue, I have the following comments:

Proposed Change

- Reduce minimum parking requirements...what is minimum now? Do some people not get parking? No street parking. Where do they park?
- What is the minimum amenity area? What amenities are they presently supposed to provide?

Commercial Ground Floor - Where is parking for commercial on ground floor? What type of commercial? Will they need parking? How much?

Building parking access onto Ontario...this must be a misprint...has anyone looked at the conjunction of access/egress from 1305 Ontario Street and the visitor and resident access to the building on Elgin which uses the rear lane onto Ontario Street and now adding in access/egress from the proposed development at the same point...you may as well assign an accident reporting service booth nearby. Really out of order at rush hour, weekends, festivals at the park...it was a total nightmare during the fireworks...cars parking everywhere and making Uturns and trying to outmaneuver each other in the parking lots. Police must have been on vacation. There were near misses of people with baby strollers, dogs and out of control children. I trust this situation will not be repeated. It was reported to Marianne's office. I am sure further events will warrant sufficient coverage by authorities for the parking areas in the Ontario/Elgin/Brock parking lots and street congestion. By the way, you can add a bus stop into the mix...yikes.

Pedestrians...I might also add that many people who live in the building at Maple and Elgin use the rear lane for walking their children to school and also their animals. These people cross Ontario to get to the Hydro lands and to the schools

northerly from Ontario. Another potential for accidents as there are no crosswalks or lights.

I am sure these will be points for discussion at the September 27 meeting.

Thank you for considering my comments.

Lynn Haderlein
1305 Ontario Street, #1808
Burlington, ON

NEIGHBOURHOOD MEETING COMMENT SHEET

Subject: Official Plan & Zoning By-law Amendment Applications
Address: 492-492 Brock Avenue and 1298 Ontario Street
Files: 505-02/17 & 520-08/17

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

Height of the building
Increased number of cars on Ontario St
Infrastructure: can our water,
sewer & hydro current facilities
deal with the added volume & usage
Green space,
Change in air flow between buildings,
no fresh air coming in from the east
How will the parking accommodate all
the retail shoppers.
Such a drastic change to beautiful
area of Burlington
Pollution - Quality of air
Safety, what will be done to address
that.



Please deposit in the comment box when you leave or mail to:

Attention: Kyle Plas

City of Burlington Planning and Building Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

or E-Mail to: kyle.plas@burlington.ca

NO LATER THAN: October 13, 2017

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

Name: Michelle Rutherford

Address: 303-1272 Oshario St

City: Burlington

Postal Code: L7S 2L8

(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: Official Plan & Zoning By-law Amendment Applications
Address: 492-492 Brock Avenue and 1298 Ontario Street
Files: 505-02/17 & 520-08/17

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

22 STOREYS - NO!!! WHY DO WE HAVE AN OFFICIAL
+ ZONING BYLAW
PLAN IF DEVELOPERS AND COUNCIL IGNORE
IT!
PRESERVE OUR DOWNTOWN HISTORY !!!

7-22?

OTHER PROPERTIES ON ONTARIO & ELGIN

TREES - PRIVATE TREE BYLAW

DOWNTOWN HOMES



Please deposit in the comment box when you leave or mail to:

Attention: Kyle Plas

City of Burlington Planning and Building Department

426 Brant Street

P.O. Box 5013

Burlington, Ontario L7R 3Z6

or E-Mail to: kyle.plas@burlington.ca

NO LATER THAN: October 13, 2017

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

Name: MAURILYN ANSLEY

Address: #1108-456 BRANT AVE.

City: BURLINGTON, ON

Postal Code: L7S 1M9

(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: Official Plan & Zoning By-law Amendment Applications
Address: 492-492 Brock Avenue and 1298 Ontario Street
Files: 505-02/17 & 520-08/17

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

Intensification is important, within reason. Going this far beyond the official plan feels ridiculous. I hope that council begins to take seriously the plan that Burlington has in place.

The number of units will add too many cars especially since this will not be the last development in the neighbourhood.

The surface parking doesn't seem adequate for both retail + visitor.

170 parking spaces aren't enough for the current # units. Traffic on Lakeshore is already a nightmare.

Pleading with council to abide by the official plan and allow amendments with sound judgement.