

Public Comments Regarding Report PB-100-16, Proposed Official Plan and zoning By-law amendment for 4853 Thomas Alton Blvd

Dear Mr. Blair

My name is Hau Duong, at XXXX Thomas Alton Blvd since 2009 and I'm feeling my neighbors are very nice and safety, I don't want any change will affect and mix up our life .

I'm not in Canada now until after New Years,so I cannot attend the city meeting with my lovely neighbors.

Thank you very much for your help.

Hau Duong

Dear Councillor Lancaster,

I am a resident of Alton Village and father of three active boys. Unfortunately they are unable to play in the front yard of our house as it is too dangerous, there are too many drivers trying to find alternative routes out our congested subdivision with the end result being increased speeding.

I was unfortunate to have witnessed a young girl get hit by a car this Fall, luckily she was not seriously hurt. The incident has kept me up at night as my thoughts turn to the safety of my own children. The sad realization is most people in the neighbourhood are resigned to the fact that someone will be killed or seriously injured by a vehicle and that it's just a matter of time.

The original plan was to create a community where everything was accessible by walking, unfortunately I cannot allow my kids to walk to school or to their friends homes as the danger is real and represents an unacceptable risk. As a walkable community we are locked in by the dangers of crossing Appleby and Dundas, any shopping has to be done by car even if the distance is walkable.

We have a traffic problem in Alton Village that has become a serious threat to the safety of the residents.

My family and community is asking for your support in voting against the proposal to increase the density zoning for 4853 Thomas Alton Blvd. This will only intensify traffic and the dangers to the children and residents of Alton Village.

I invite you to visit Alton Village to see our issue first hand.

Regards Steven Smith

Hi

I am writing to you regarding the amendment to zoning for 4853 Thomas Alton Blvd as unfortunately I will not be able to attend the meeting on Dec 13th due to a prior commitment.

I would like to voice my opposition to this amendment as I am concerned about the population density of this amendment and the pressure that this will put on the local infrastructure.

I live in the Alton Village neighbourhood on Ferguson Drive and my daughter attends Alton Village Public school. This school was only built 4 years ago and already they have an addition to the building of 5 additional classrooms and there are 8 portable classrooms at this school, due to the number of existing pupils. There are over 1000 pupils at the school. As these buildings are planned to each contain several hundred people, I am not sure how the schools in the sub division will be able to cope with the additional pupils. The children would maybe need to be accommodated at a nearby school which would not be environmentally friendly as this would mean that they would need to be bussed to these schools, adding to the carbon footprint.

I am also concerned about the additional traffic this will also create not only on the local roads but also on a main artery through the town (Appleby Line) especially as there is a Catholic school not very far away from the location. It will create a traffic nightmare in the area leading to congestion.

Thank you in advance for your consideration of these concerns.

Louise Toyne

Dear Blair,

This note is to register our displeasure over the proposed / plan development of 2 - 19 story high rise building in Thomas Alton.

The development of this property in this neighborhood will not only affect our quality of life but add to the already building up of traffic situation. This property should not be developed in this neighborhood. There are other options of building that can be built not this high rise building please

We are completely against such development

Thank you for looking into this for us

Thank you

Emmanuel and Oluwatoyin Otiotio

Dear sirs,

The proposal has not been opposed by any residents, so far as most of us understood that it would be rejected QUICKLY.

The traffic is already a problem at peak times and school starts and stops. The stop signs are already VERY dangerous and congested at these times with crossing guards being in constant duress....

I can not believe I am even having to write this....PLEASE think of the present danger the children of Alton Village face each day if they attempt to walk to school - many if not the majority of parents are AFRAID to let their children walk based on the traffic build up and DANGER crossing the roads at existing levels of residency...

The fact that construction is underway on Palladium Way for MANY new business sites which will ADD TO TRAFFIC there and make the fact that MANY children are dropped at the schools adjacent to this road...these are PRE SCHOOL to GRADE 8 students that YOU are PUTTING AT RISK here!

Please consider your duties.

If you have ANY questions please do not hesitate to contact me about any of the facts listed here.

J. Geoff Church

PS - A tennis court in the area might be an idea (there are a total of 2 public courts in Millcroft for the Orchard, Alton and them....make some voters happy here, even if some of us may not be original Burlington folks

Honourable Mayor And Mr Lancaster, Councillor

I, Mustansar Malik, would like to register my concern and strongly oppose the rezoning of subjected property which will have huge impact to our family lives, traffic and schooling. Therefore I strongly oppose and request you to consider my and others concern before making final decision.

Regards

Mustansar Malik

On Dec 3, 2016

Hello,

I am writing to you as an Alton Village resident who disagrees greatly with the rezoning to 4853 Thomas Alton Boulevard to allow for two 19 storey buildings.

I am mostly concerned about the resulting increase in traffic in this area as well as the crowding of our local public schools.

The traffic in this area has increased significantly and I've noticed an increase in traffic incidents around the Dundas and Appleby intersection making this area less safe for local residents. The traffic on my street is also of concern as I live on Steeplechase Drive which is the same street as Alton Village Public School. The school seems to be at max capacity while the speed of traffic on Steeplechase ever increases as parents rush their kids to school.

My concern is that, with the resulting increase in population from the proposed high density housing, the school cannot effectively accommodate the increase in student population. The other concern is that the local residential roads around the school become increasingly congested and unsafe for my family.

As a concerned resident, I am requesting that you strongly reconsider the high density housing planned for this area. The proposed rezoning here seems entirely due to pressure on the town from developers and with little to no consideration for local residents. It is my wish here to remind you that these decisions do impact my family and this community now and in the future.

Regards,

Mark Chernecki

On Dec 5, 2016

Hi Blair,

I'm assuming this is the bulk of the info?

<https://www.burlington.ca/en/services-for-you/4853-Thomas-Alton-Boulevard.asp>

The Zoning Bylaw Amendment seeks to further amend the property's RAL4-331 zone to a modified RAL4 zone that would expand upon the permitted building forms to include varying low-rise, townhouse forms and high-rise apartment buildings, increase the maximum allowable density and floor area, and introduce site-specific performance

standards for each of the proposed building forms (e.g. reduced amenity area, parking, and yard requirements).

The amendment is seeking an increase in max storeys from the allowable 10 to 19. The proposed development is 612 residential units. Per my email below, while I understand the pressures from developers to develop within the Alton community, they are seeking to essentially double the allowable units than previously zoned for the area.

The town is basically saying, “the developer is going to give us \$60K and we’ll put it towards a park nearby”. I just don’t understand how that helps the overcrowding of the local schools and the increased traffic congestion in the neighborhood. The \$60K is a drop in the bucket. It also sets an incredibly dangerous precedent given there are no residential or commercial buildings even close to 19 storeys in the area. It essentially opens the door to any developer who wants to build high density housing in Alton Village. All they have to do is throw \$60K at the council.

To me, there is nothing in it for the community and frankly given the lack of consideration of the impact on the schools and neighborhood. If the “staff are of the opinion that the proposed community benefits are appropriate based on the increased density recommended for the site” then I question the integrity of those making the decisions on this matter.

Hi

I was unable to attend the information meeting last week on this proposal 19 story development in Alton Village, but I wanted to share that I DO NOT support this in our neighbourhood. I believe Alton Village is over-populated as it is right now, I live across the street from Alton Village School, which is to the max on capacity and the traffic on my street during drop off and pick up is unbelievable. This 19 story building would add to this traffic nightmare. There are several mornings where I can barely get out of my drive way and trying to get to the main streets takes a good 5-10 minutes longer due to all the traffic in the morning. Plus adding a 19 story building will be a huge eye-sore to our neighbourhood, which has some of the best views of the escarpment. Burlington does not need to turn into a Toronto neighbourhood with tall complexes, if you allow 1, they will start to pop up all over the city. Lets keep our city close to the number 1 spot to live without having these tall buildings.

Thank you

Amanda Cameron

Dear Mayor and War 6 Councilor,

I'm writing to you to express my deepest disappointment and strong opposition for the proposed Condo development project by Adi Group (At the corner of Thomas Alton and Appleby).

Hope you are already know about the congestion and chaos on Thomas Alton Blvd. during rush hours. Alton village is over its capacity limit it can handle even at present. We have noticed multiple families living in houses. A prominent indication of the overcapacity situation is clearly evident when you visit the 2 schools along the palladium way and see the large number of portables already present. Addition of a multi-story condo will only makes the situation from worst to a catastrophe.

I fell in love with Alton Village the very first day I saw this area and it made me move into Alton Village.

Therefore I humbly request you to reject this proposed condo complex and protect the beautiful community and Alton Village.

Kind regards

Roshan

Dear Ms. Lancaster,

As a resident of Alton Village, Burlington I would like to express my concern at the proposed development of two 19 storey apartments blocks in Alton Village.

As you are aware we have one regular elementary school and one high school both at over capacity. Traffic in Alton village during peak times is ridiculous. There is no space or provision for additional schools. In addition, we have Alton Village West development on the corner of Walkers Line and Dundas. This will further impact traffic flow through Alton Village.

I therefore wholly oppose this development proposal. I understand that development should be allowed but anything other than single storey homes will have a significant and detrimental impact on traffic and schooling within Alton Village. I hope you take this matter with the serious consideration it deserves and reject this proposal.

Our nearby sub division of Orchard is slightly bigger and has a much better provision of schools to service the community. Orchard does have apartment blocks along the outskirts at either end of Sutton Drive but this has minimal impact as there are sufficient schools to take up the increased numbers. As it is the traffic anywhere near all three Alton Village schools is bad enough without allowing this to grow.

I fail to see how allowing this development will benefit this community. Furthermore this will set a precedent for future such ridiculous building proposals and in time Burlington will be just another big city like Mississauga.

Alton Village Public School is run really well and has already been extended after the addition of 12 portable classes. Increasing the population of the subdivision and the school will surely have a detrimental effect on teaching, as well as available outdoor play area which will be reduced further if this development is allowed to go ahead.

For these reasons I really hope you take the matter with the seriousness it deserves.

Kind regards

Rajesh Ghelani
(Alton Village Resident)

Hello,

I am writing to you about proposed 19 story building in Alton Village. I am leaving in Alton since the beginning, as a first owner. I love this area, but this proposal for 2 buildings is outrageous! This area was gorgeous and QUIET. All this will do is ruin this beautiful community's image and create more traffic. The rush hour was changed dramatically since 6 years ago and this will add even more traffic to the unbearable point.

We purchased this house because this area was very quiet, since we didn't want to leave in the zoo area like Square One, and this is certainly becoming one.

Our community is not happy with this at all, so please share our concerns with whoever is in charge of this.

It shouldn't be everything about the money....but it looks like it is...

Thank you,

Aleksandra Pesic

Hello Councillor Blair

Please note my wife's and my opposition for building 2 19 storey development units within Alton Village. We are new to the area and we were extremely shocked to find that the local public school (Alton Village Public School) was already over populated.

Building these 2 development units will add to the already over population of the schools plus the fact that this will cause sever traffic congestion in our community.

Please consider this email in rendering your final vote.

Kind Regards
Jay Patel

Dear Councillor Lancaster,

As a resident of Alton Village I must voice concern over the proposed development of the twin towers at 4853 Thomas Alton Blvd.

While I strongly support economic development and appreciate the benefits that can accompany growth, I moved from downtown Toronto to Alton Village three years ago to escape the proliferation of high rises. They simply don't have a place in Burlington, where our streets and traffic flow are not designed to accommodate such high residential density. I have driven Thomas Alton Blvd. almost daily for three years and have already experienced the rapid build-up in traffic. My young grandchildren live on Thomas Alton Blvd., and I am concerned for their safety as more and more vehicles race past. A development of two 19 storey residential towers will have a significant negative impact on an already strained infrastructure of residential streets.

As I'm sure you know, the schools that serve the families of Alton Village cannot accommodate the influx of the additional residents of the proposed towers. I suspect that means busing our kids past existing schools to schools outside of Alton Village. That's wrong on many levels. It works against the best interest of our children, and of our families.

Economic development is critical to all of us who are grateful to call Burlington 'home'. However, this ill-conceived proposal serves only the financial interests of the landowner and tower developer. The new residents of these towers would be better served if the towers were located in an alternative area of our city that can accommodate their needs better than Alton Village can. The existing residents of Alton Village would be better served if the land were turned into much-needed green space and a park.

Perhaps a solution that would satisfy all would be to construct two buildings of 9 rather than 19 storeys each, with access onto Palladium as well as Thomas Alton Blvd. That is in keeping more with downtown Burlington with its limited high rise towers.

Thank you for reading and considering my thoughts.

Kind Regards,

John Lashway

Hello,

I would like to formally express my concern over the amendment to re-zone 4853 Thomas Alton from 10 storeys to almost double that at 19 storeys. I attended a public information session on the proposed development by ADI and I feel that there's been a serious lack of planning and fact checking.

Alton Village is already suffering from traffic congestion, lack of parking and schools that are over capacity. I think it's poor planning to believe that residents in the new buildings will only need one parking spot when other residents in the area are paving over their front lawns so that they can squeeze 5 cars in their driveways. Unfortunately, we live in a car nation and people aren't using public transit to get around. These types of high rise developments are great for residents in downtown areas that can walk to shops, restaurants and entertainment or close to GO train stations for commuting. I'm not really sure why 20 year olds or seniors would want to live in Alton Village which is not close to any of these amenities.

This is only one of the three developments that are being planned for this community that will stretch our resources.

As a resident of Alton Village I ask you to please vote "NO" to this re-zoning proposal.

Sincerely,

Lindsay Clare

Good morning

I am a resident of Alton Village and I am writing to express my concern about the possible rezoning of a section of our community. Thomas Alton Boulevard is being considered as a potential future development site for two 19 storey buildings. This worries me greatly. The traffic in our area is already quite congested during the peak times of day. Getting our children to and from school is becoming quite chaotic simply because of the traffic every day.

My second concern is about our schools. My children attend Alton Village public school. Their school has recently been renovated to add more classrooms and a few more portables outside the building. This is to accommodate the already planned community of Alton Village West which will be the community adjacent to us. We have lost a lot of field space and land area at our school to make these changes and I fear that adding

these two buildings on Thomas Alton Boulevard will make the situation at our school and the secondary school in our community even worse.

We also do not want our children to have to go elsewhere to school because of overcrowding which is very much a reality if these proposed buildings are allowed to be built.

I urge you to please listen to the residents of our community. We are a very close community who love our city and love where we live. This is why we are so passionate about this matter. It will affect our lives greatly, and we believe will have a negative impact on our community. Thank you.

Kaveeta Balram

Dear Ms. Lancaster & Mayor Goldring,

I am writing to you to say that I am completely against the proposed ADI development in Alton Village.

Our neighbourhood cannot support this!

Schools are full, traffic is a nightmare getting to and from school.

Is it going to take a someone getting seriously injured or killed before the city understands this?

Ten stories is bad enough, but 19 PLUS the town house units? It's not realistic!

City planners can look at pretty pictures on paper but we are living in this mess. You can barely get out of the neighbourhood in the mornings and the same applies coming home. Why is there not an artery through the middle of the neighbourhood that exits off of Palladium Way? Poorly thought out. We are stuck every day!

Please do not allow ANY exit onto Thomas Alton Blvd. from this new development.

They should ONLY be exiting onto Appleby Line and Palladium Way. Cars cannot turn east safely onto Thomas Alton out of the existing townhouse right now. What happens when you add ANOTHER driveway in that tiny section of road? Please don't do it!

You call these neighbourhoods Walking / biking neighbourhoods but let's get real here, when you have to be at work, there's no way you are going to walk/bike your kids to school, walk/bike back home and THEN get in your car and go to work. Is that what you do?

I am afraid for my children's safety.

How will you protect my children with my tax dollars?

Adding this development with an increased amount of cars and parked cars on the road sounds like a nightmare waiting to happen. A child has already been hit by a car and

when I drive by that stop sign there is yet to be a simple white line painted on the road there!

Thanks for listening and see you on the 13th

Melissa Brunetti

As we are unable to attend the meeting at City Hall next Tuesday evening at 6:30, we would like to express our concern regarding the many impending real estate developments in north Burlington. We live in Alton Village. During the week, our subdivision streets and sidewalks are busy. Drop offs to our local schools are overcrowded and, at times, worrisome. The streets around our subdivision are also congested.

We understand the need for retail and business use buildings, as well as housing developments. We ask that when you consider developments being proposed for our areas, you consider the sheer number and the overall affect on our community and Ward. Retail, offices, houses, apartment buildings... on their own these seem like a good idea. Growth in a community is important. If all of these developments go through, however, what makes our community a "community" will be gone.

Sincerely,

John and Kelly Bent

Hello city council members, I would like to add my continued objection to this massive development.

First of all the city staff has done a poor job of keeping residents informed. From not including information that was noted is enclosed, to making it difficult to find any of the reports without a long search.

Recently you have approved a new day care next to the location, which all information is still missing, you just don't know it yet, secondly approving a 10 storey building for Emery Homes - who has been less than a good corporate citizen.

This along with ADI's project will make that corner of TA and Appleby, un-livable with the additional large increase in residents. Do you honestly think a 60k\$ donation to make a garden will improve our community? You can't be that naive, can you? The residents of Alton have already been short changed with the lack of recreational facilities.

I am aware you are in this position, to try and get a larger tax base from residential, as you have failed to make any significant change in getting businesses to relocate or set up shop in Burlington. Unlike Oakville, Milton and Hamilton and others.

There is no way this project can fly based on the information available. Burlington is a car city (again a horrible public transit system - no improvement from either of you) People with two cars won't buy in to a car share condo. I wonder how ADI will hide the fact that not everyone can have a car??? OR that you wait forever for public transit?

The time is now to make a real decision to IMPROVE our community, but saying no to these massive residential projects.

We are will to go the OMB route of course, and we will take the entire Alton village to the hearing. the negative publicity will be the undoing of the supposed 2nd best city to live in.

I trust you will take this, and others objections as the will of the people and tell the developers NO MORE

Regards,

Lawrence Rossi.