

COMMENTS TO: CITY OF BURLINGTON PLANNING & BUILDING DEPARTMENT

FROM: HCC 270 STERLING WALK CONDOMINIUM CORPORATION

PRESENTED BY: Roger Harnock, Treasurer, Board of Directors

SUBJECT: File: 520-02/16. APPLICATION TO REZONE 2360, 2364 AND 2368 NEW STREET,
CITY OF BURLINGTON

COMMITTEE DATE: February 28, 2017

This presentation is on behalf of the Board of Directors of HCC 270 Sterling Walk and the respective owners. These comments reflect a majority and unanimous opinion of the Board and the majority but not unanimous views of the owner/residents.

We recognize and acknowledge the considerable time and resources given by City personnel, the Developer and other affected parties. We appreciate the fact that the opinions and concerns of the owner/residents of Sterling Walk and other affected homeowners were heard and responded to with respect and consideration.

Our key concern involving storm water management, we are satisfied, has been adequately addressed. The second key issue, that being density, has seen a compromise solution that serves to ameliorate to a certain degree concerns related to visitor parking, snow management, soil contamination, etc. City staff appear satisfied that concerns with regards to traffic management related to access/egress to the site from a high traffic single lane New Street east roadway, weekly garbage/recycling on that roadway and school bus stops, are satisfactorily accommodated. We trust that should this prove not to be the case, especially with anticipated future development in this area, City Planners & Administration will take prompt and appropriate corrective action.

The City Planner's opinion that this development is fully compatible with the character of the neighbourhood remains debatable. The significantly reduced tree canopy and green space replaced by asphalt and concrete covered by eleven 3-storey brick residences serves to add a questionable factor to that opinion. It also sets standards of precedent for future and probably certain development on New Street east of Guelph Line.

It will indeed be incumbent upon staff to ensure a sound well drafted site plan for this project that addresses those issues of green space, tree plantings, tree damage to adjoining site, noise and light intrusion to make the site considerate of, if not fully compatible with, the neighborhood. Such an approach could be the template for future such development.

A further consideration that is key to subsequent site maintenance is the corporate structure this development will take. This issue is not addressed in the staff report/recommendation, nor has it been addressed in any of the prior development plan documents. Although it has been raised at each public meeting, this remains a concern and an issue we urge the Planners and Council insist be addressed at the site plan stage. Otherwise, the good intentions and objectives of the site planning process will be for naught.

This summarizes and concludes our views on this proposal and we leave the matter to the thoughtful consideration of the Council members. Thank you for the opportunity to present the views of our Board and owner/residents.
