

Appendix III – Public Comments

From: □□□□□□□□

Sent: Wednesday, February 22, 2017 10:09 AM

To: Vraets, Lauren

Subject: Application for re-zoning at 33 Fairwood Place West

Hi Lauren,

We are writing to express our concern about the proposed development at 33 Fairwood Place West. We are the neighbours at 27 Fairwood (directly to the east of the lot).

The application requests new zoning to allow for the owner to squeeze 3 houses on the lot when 2 homes would be appropriate for the current neighbourhood zoning. Not only would it be appropriate for the zoning, 2 detached homes would maintain the consistency, character and quality of the neighbourhood. We realize there are townhomes immediately to the west of this lot, but this makes some sense given that they are across from Aldershot School and Pool. This lot, however is directly across from another detached home with a 60 ft lot.

When you decide to buy a home in Aldershot you do so because you want to live in an area with larger lots and mature trees. If you want a detached house on a 40ft lot with no trees you buy in Alton Village or The Orchard. Having a home lying so much closer to the lot line than is granted by the current zoning will squeeze us and make us feel like we are in one of these neighbourhoods we specifically avoided (not to mention reduce the value of our home).

And finally, the proposal to remove 16 of the 18 trees on the lot is extremely disturbing. Again, trees are a huge part of the value of Aldershot. Many of the trees they want to pull out are on the lot line with our home, or extremely close to it. They are hugely important for privacy, atmosphere and obviously environmental/health considerations. Beyond that, they add value! As I said, people buy in this neighbourhood for trees. As a realtor, and someone who picked Aldershot for my home, I know this to be true. And you can't just replant a 30 year old tree. The "need" to remove them comes from intensifying the lot with 3 homes instead of 2 (where they could retain current set backs). I can't state clearly enough how strongly we feel about the trees.

If this application is granted it sets a precedent for further severing and rezoning applications on our street. Again, this is concerning because we selected a mature neighbourhood to avoid the density and claustrophobia of an Alton Village or Orchard and to get the mature trees that are truly priceless.

Thank you for your time and consideration.

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(Neighbours at 27 Fairwood Place West)

From: [REDACTED]
Sent: Tuesday, February 21, 2017 9:53 PM
To: Vraets, Lauren; Craven, Rick
Subject: Proposed 33 Fairwood Place West Zoning Proposal

Lauren, in regards to the proposed zoning change at 33 Fairwood Place West I oppose the severing of land into three lots. This rezoning application is not consistent with the current makeup of the neighborhood where lots that are typically greater than 55 feet wide. In addition, Fairwood Place is already a congested street due to the high penetration of row housing and the Aldershot school. More housing will only exhasberate the problem. Furthermore, the unnecessary removal of trees erodes the beautiful landscape that Aldershot is known for and why I moved into this area. While I respect the builders intention to sever the land three lots seems quite aggressive. It's more appropriate and consistent with other lots in the neighborhood to sever the land into two building lots. Please keep me informed as to when I can raise my concerns with city council.

Kind regards,
[REDACTED]
Owner of 23 Fairwood Place West

(Second e-mail – same sender)

From: [REDACTED]
Sent: Friday, April 28, 2017 5:29 PM
To: Vraets, Lauren
Cc: [REDACTED]
Subject: RE: Proposed 33 Fairwood Place West Zoning Proposal

Lauren, in addition to the previous email I sent you on this matter, 33 Fairwood falls outside of the Adlershot Mobility hub and is considered to be in a zone of an established neighborhood. This is an accordance with the recently released Burlington Official Plan. Please consider this information in addition to my previous points of concern.

Regards,
[REDACTED]

From: □□□□□□□□

Sent: Monday, February 27, 2017 9:52 AM

To: Vraets, Lauren; Craven, Rick

Subject: Development application 33 Fairwood Place West

Hello, I live at 37 Fairwood Place West, the house that abuts the subject property to the west.

In general I am in favour of intensification and redevelopment, and have one specific concern about this application.

We have a private lane that serves our townhouse complex and the only place to put the snow is in the garden in front of my house.

I am inconvenienced already as the pile quickly get large enough to block at least one visitor parking space in front of my house.

If I understand the application they propose cutting off the garden with a retaining wall/ fence.

There would then be no place to put our snow.

See attachments of photos of the garden with snow in it, and an overhead view showing my issue.

Look forward to participating in this process.

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37 Fairwood Place West

(Attachments from comment received from resident at 37 Fairwood Place West)





Red line – existing fence line

Brown line – proposed fence/
lot line

Green lines – current garden
area/ buffer zone for placement
of snow from clearing private
drive

**WITH BUFFER
ZONE GONE
THERE IS NO
PLACE TO PUT
OUR SNOW**

Submitted by :



From: □□□□□□□□

Sent: Monday, May 01, 2017 3:39 PM

To: Vraets, Lauren

Cc: Craven, Rick

Subject: Proposed Planning Application for 33 Fairwood Place West

Good Afternoon Lauren,

My Husband and I live at 38 Fairwood Place West, right across the street from the proposed planning build location. We have lived here with our children for 18 years and before that my Grandparents lived here since 1952.

We are not at all happy with this application to build three single detached homes. This is Aldershot which is known and loved for it's mature trees and large size lots. This is not The Orchard in Burlington where homes are built so close to one another that you can literally hold your hands out and touch both properties at the same time.

Several of our neighbours feel exactly the same as we do and we hope that you will keep this in mind and decline this builders application. He is looking to make an investment and only thinking of the money three single detached homes will provide him...we on the other hand, care about upholding the character and quaintness of Aldershot and the reason why people have loved this part of town for years.

Thank you for your time and understanding of a matter that is very near and dear to our hearts.

Warmest Regards,

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To: The Planning Department
City of Burlington

Attention: Amber LaPointe
Clerk's Department
amber.lapointe@burlington.ca

Lauren Vraets
Planner II
Planning Department
lauren.vraets@burlington.ca

From: □□□□□□□□
Homeowner (49 Fairwood Place West)

Date: May 11, 2017

Subject: Opposition to the Proposed Development at 33 Fairwood Place West

I have recently received an Information Bulletin from The City of Burlington, regarding the Development Proposal for the property at 33 Fairwood Place West.

This opposition is presented on behalf of many homeowners who have invested significant funds & resources to develop & upkeep the area referenced as an 'easement' on the Western side of the designated lots.

The owner/developer had left this area in neglect for many years, including risk from falling branches, a fence in disrepair with a total mud/weed patch instead of any kind of grass or ground cover.

The designated area has been developed & maintained for several years.

It appears that the proposed development requires removal of the fence, removal of a row of mature trees with destruction of the established garden areas. Any new development would reduce/remove the privacy to homeowners from removal of the mature trees & privacy fence, as well as destruction of the established garden areas.

A restructured plan having 2 new properties only, may represent a preferred option in regards to community impacts, neighbourhood character & compatibility.

Please accept this notification as my request to be notified of any Council decisions to approve, refuse or approve with modification this application, or of any subsequent OMB appeal of this matter.

Please notify me of any future meeting dates, upcoming recommendation reports etc, such that I may stay informed on this proposed development.

Regards

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Homeowner

49 Fairwood Place West

Burlington

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