

33 Fairwood Place West
Information Report
PB-30-17

Additional Public Comments

From: □□□□□□□□□□

Sent: Thursday, May 25, 2017 9:50 PM

To: Vraets, Lauren

Subject: Re 33 Fairwood Place West- File number 520-13/16

Dear Lauren

I have reviewed the proposed planning application for 33 fairwood place west.

I am a member of 1312713 Ontario Inc which is the townhome complex adjacent to the property with the proposed changes.

Based on the plans submitted from the property , having 3 homes on this property would look so crowded and would result in the removal of all the trees, fence and garden on the west side.

As an association we invested over \$1600 to clean up fence, cut branches and plant a garden. The fence was falling down and required us to assist in repairing it. We cut the branches from the west side since they were posing a threat to the end unit and visitors parked in the end parking slots.

The bank was an eyesore of dirt and patches of grass, so the association planted a garden to keep the soil from eroding and maintain our property values.

WE also use this bank to store snow that is plowed from the common area in the winter time.

I propose that the property have only 2 homes built on it and preserve the fence, trees and garden on the west side.

I welcome any comments or feedback

Yours truly,

□□□□□□□□□□

43 fairwood place west, burlington

From: □□□□□□□□□□

Sent: Saturday, May 27, 2017 5:17 PM

To: Vraets, Lauren

Cc: LaPointe, Amber; rick@rickcraven.ca

Subject: RE: 33 Fairwood Place West file : 520-13/16

Hello Lauren;

My name is □□□□□□□□□□ and I am the homeowner of 45 Fairwood Place West in Burlington, Ontario. Your email address was given to me by □□□□□□□□□□ (41 Fairwood Place West).

I recently attended the Annual General Meeting (AGM) of the Fairwood Hollow Townhouse Association (May 25, 2017). After our “official” meeting was concluded, the subject of 33 Fairwood Place West was discussed by the members.

When the details of the development proposal were revealed that evening, it became clear that many if not all in attendance had serious concerns with the proposed development.

For the record, I would like to state my personal concerns as follows:

AA) Having the one lot divided into three lots with a detached dwelling on each lot really does not fit the density aesthetics of our residential community. I respectfully suggest that the proposed development should be limited to two detached dwellings on two lots.

BB) The removal of 15 trees on the property is tragic to say the least. Especially the tree line between 33 Fairwood Place West and 37 Fairwood Place West. Hopefully by limiting the development to two detached dwellings the tree line can be preserved intact.

CC) With the permission of Jack Nesbitt our Association has invested over \$5000.00 over the years in the property strip between 33 FPW and 37 FPW that included building a new fence and installing an attractive hillside rock garden. The original fence partially collapsed and Mr. Nesbitt declined to have it replaced at the time.

DD) During the wintertime our contracted snow clearing service is responsible for clearing the snow from our private driveway and common parking areas. Their current method is to plough the snow onto the hillside between 33 FPW and 37 FPW. If there is a “retaining wall” installed along the east-end curb of our parking area then that will make snow removal much more difficult and surely more expensive.

Please note that I am not opposed to the development at 33 Fairwood Place West. I would simply ask that it be executed in a responsible manner with serious consideration given to the concerns of the existing residential homeowners in the local community.

I am also planning to attend the Statutory Public Meeting at Burlington City Council Chambers on May 30, 2017 at 6:30 PM.

Thank-you,

□□□□□□□□□□

45 Fairwood Place West

Burlington, Ontario

Ph# □□□□□□□□□□

From: □□□□□□□□

Sent: Tuesday, May 30, 2017 4:56 PM

To: Vraets, Lauren

Cc: □□□□□□□□

Subject: Fairwood re-zoning application: objection

Dear Lauren,

While I would have loved to be at the meeting tonight, I simply couldn't. My husband will be there to represent us.

Please also refer to the email I sent on February 22, 2017.

As Owners and Residents of 27 Fairwood Place West, the zoning exceptions requested for 33 Fairwood Place affect us in the following ways:

1) Reduced lot area

-creates an entirely different neighbourhood landscape for us, similar to a newer subdivision such as the Orchard or Alton village.

-we purchase homes in Aldershot specifically to avoid this kind of density and we rely on our city officials to protect our investments by maintaining our neighbourhoods as zoned.

2) Increased lot coverage

-Again this changes the look of our area. Based on plans we have seen, it means destroying mature trees. This is both devastating to the area, which is valued and sought-after precisely for having trees, and to us specifically as immediate neighbours. A huge part of the value and enjoyment of our property comes from the privacy, atmosphere and shade these trees provide. You can't just replace a 30 year old tree.

-moreover, the trees in question largely lie right along (or very close to) the shared property line. (See photos)

The "need" to cut them down seems questionable and if there is an actual need, it springs from wanting to squeeze 3 homes onto what should only be 2 lots.

And this leads naturally into the 3rd exception...

3) Reduced side yard

-Assuming this is a request to reduce on our side (27 Fairwood), it clearly affects us for all the reasons already stated.

1) feeling of living in a crowded subdivision when we specifically bought in a mature neighbourhood with large lots and trees.

2) cutting down trees that have taken 30 + years to grow.

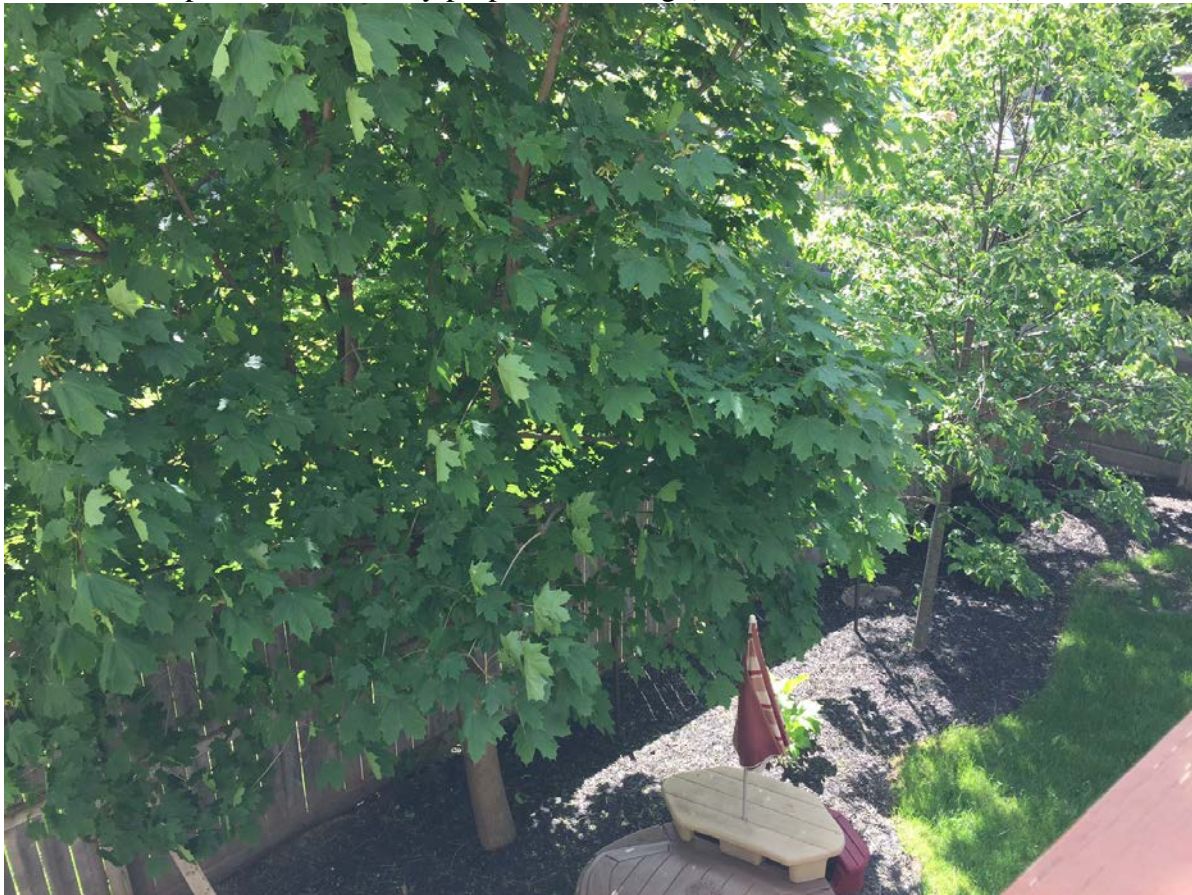
*It seems to us that granting the proposal to rezone 33 Fairwood would prioritize the financial interests of one party over the financial considerations of the neighbours who are trying to maintain the value of their investments.

We ask that you only permit 2 homes on the lot in question.... or, at very least, require that the trees along our shared lot line, and as many others as possible, be saved.

Thank you,

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Two trees, maple and linden, they propose removing (view from our back deck)



Another view of large maple from our back deck.



View of trees along lot line. Trees we want kept.



More Trees along lot line to be removed



From: □□□□□□□□

Sent: Tuesday, May 30, 2017 4:52 PM

To: Vraets, Lauren; LaPointe, Amber; rick

Subject: File:520-13/16

My concerns as a resident at 41 Fairwood Place West regarding the proposed development noted above are:

- 1)the proposal looks like the development may encroach and possibly cause movement and damage to current common area road and parking as well as loss of use of some of the area.
- 2)existing fence should be replaced with a more modern one to be provided by the developer along the existing tree line/lot line. (as was done with the recent Dawn Victoria development behind our lots)
- 3)potential drainage issues as proposed on a lot that is higher.
- 4) potential loss of areas trees
- 5) has the city reviewed the possibility of making the strip of land a throughfare to plains road area shops and thus enhancing Aldershot village vision? That is what it is conveniently used for now by Aldershot students.

Regards

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41 Fairwood Place West,