

## 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

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**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]

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**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](mailto: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

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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]

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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

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**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](http://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

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June 12, 2017

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

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**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]

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**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

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**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

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**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 (2<sup>nd</sup> car, minimum)  
Total of 93 Vehicles

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

4063 Upper Middle Rd will have 32 units = 32 Vehicles + 16 Vehicles (2<sup>nd</sup> 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

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**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

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**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. VAHE & SHOGHIG KRICKORIAN

Address: 2052 WATERBRIDGE DR.

City: BURLINGTON

Postal Code: L7M 3W2

**NO LATER THAN: July 7<sup>th</sup>, 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  
S. Krikorian

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