



SUBJECT: Proposed rezoning application for 4880 Valera Road
TO: Planning and Development Committee
FROM: Department of City Building - Planning Building and Culture

Report Number: PB-51-18

Wards Affected: 6

File Numbers: 520-18/17

Date to Committee: June 5, 2018

Date to Council: June 18, 2018

Recommendation:

Receive and file department of city building report PB-51-18 regarding a proposed rezoning application for 4880 Valera Road.

Purpose:

The following objectives of Burlington's Strategic Plan (2015-2040) apply to the discussion of the subject application:

A City that Grows

- Intensification
 - 1.2a: Growth is being achieved in mixed-use areas and along main roads with transit service, including mobility hubs, downtown and uptown. Mobility hubs are developed near each GO Station and in the downtown.
 - 1.2h: Burlington has an urban core that has higher densities, green space and amenities, is culturally active and is home to a mix of residents and businesses.
 - 1.2i: Architecture and buildings are designed and constructed to have minimal impact on the environment reflecting urban design excellence that create buildings and public spaces where people can live, work or gather.
- Focused Population Growth
 - 1.3 a) Burlington is an inclusive and diverse city that has a growing proportion of youth, newcomers and young families and offers a price range and mix of housing choices.

- Transportation
 - 2.1b: Mobility hubs are being developed and supported by intensification and built forms that allow walkable neighbourhoods to develop.

REPORT FACT SHEET

RECOMMENDATIONS:		<i>None; For Information Only</i>	Ward No.:	6
Application Details	APPLICANT: OWNER: FILE NUMBERS: TYPE OF APPLICATION: PROPOSED USE:	<i>AJ Clarke and Associates Ltd.</i> <i>4880 Valera Road LP</i> <i>520-18/17</i> <i>Zoning By-law amendment</i> <i>70 3-storey townhouse units and, one 8 storey and one 10 storey mixed use building providing residential uses and a commercial component at ground level.</i>		
Property Details	PROPERTY LOCATION: MUNICIPAL ADDRESSES: PROPERTY AREA: EXISTING USE:	<i>West of Appleby Line, south of Thomas Alton Blvd.</i> <i>4880 Valera Road.</i> <i>2.26 ha</i> <i>Vacant</i>		
Documents	OFFICIAL PLAN Existing: OFFICIAL PLAN Proposed: ZONING Existing: ZONING Proposed:	<i>Residential – High Density</i> <i>Same. No amendment required.</i> <i>CN1-332</i> <i>RAL4 with site specific exemption</i>		
Processing	NEIGHBOURHOOD MEETING:	<i>March 21, 2018</i>		

	PUBLIC COMMENTS:	<i>Staff have received 7 emails. Note: Some residents sent multiple letters</i>
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Background and Discussion:

On February 5, 2018, the Department of City Building acknowledged that a complete application had been received for a Zoning By-law Amendment for 4880 Valera Road. The purpose of the Zoning By-law Amendment application is to facilitate the development of an 8 and 10 storey building along Thomas Alton Blvd. and 70 townhouses (26 back-to-back, 30 standard, 14 street towns). The location of the subject lands is illustrated in Appendix A. A detail sketch of the development proposal is provided in Appendix B.

The purpose of this report is to provide an overview of the proposed application, an outline of applicable policies and regulations and a summary of technical and public comments received to date. This report is intended as background information for the statutory public meeting.

Site Description:

The subject lands are located in the Alton Community, west of Appleby Line and south of Thomas Alton Boulevard. The 2.24ha site is currently vacant with the exception of a temporary sales trailer. The site has frontage on Appleby Line, Thomas Alton Blvd and Valera Road.

Surrounding land uses are:

North of the subject lands, north of Thomas Alton Blvd., is zoned (Mixed Use Corridor) MXE-322 and is developed with a two storey office commercial development. Northwest of the site at 4853 Thomas Alton Blvd. there are OMB approved Official Plan and Zoning By-law amendments to permit two 17 storey apartment buildings, two 6 storey residential buildings, and traditional townhouse, and stacked townhouse units on the property.

West and southwest of the subject lands are designated for High Density Residential and Medium Density Residential uses and are zoned (Alton Residential) RAL4. The land is developed with a mix of single detached residential and townhouse dwellings.

Southeast of the subject lands is a hydro transmission corridor, beyond which is a site zoned (Regional Commercial) CR-261 and is developed with a variety of large format retail uses.

Lands east of Appleby Line are zoned (Regional Commercial) CR-408 and are developed with a variety of retail uses including a large home improvement and garden centre.

Discussion

Description of Application

On October 3, 2016 Council approved Official Plan Amendment (OPA) 102 to re-designate the site from “Neighbourhood Commercial” to “Residential – High Density”, with policies that require commercial uses along Thomas Alton Blvd. and a height transition from the existing residential development to the west (Report PB-19-16). The OPA came into effect November 29, 2016. However, the Neighbourhood Commercial with Site Specific Exception (CN1-332) zone on the site remained in effect.

An application was submitted by A. J. Clarke and Associates Ltd. on behalf of ADI Development Group (applicant) for a Zoning By-law Amendment to rezone the subject lands from “Neighbourhood Commercial with Site Specific Exception (CN1-332)” to “Alton Community Residential with Site Specific Exception (RAL4-XXX).” The rezoning would facilitate the development of a mixed-use building with one 8 storey and one 10 storey tower comprised of one commercial unit on the ground floor and residential units on the remainder of the ground floor and above; and 70 townhouse units, both standard and back to back. The mid-rise development will be accessed via underground parking, 56 of the proposed townhouse units will be accessed by a private condominium road, while 14 will be freehold units fronting onto Valera Road. The proposed development is proposed to have a density of 184.3 units per hectare.

Technical Reports

The following documentation and plans were submitted in support of the application. This information can also be accessed at: www.burlington.ca/4880Valera.

- **Planning Justification Report**, Prepared by A. J. Clarke and Associates Ltd., dated December 2017
- **Site Plan, Floor Plans and Elevations**, prepared by Core Architects Inc., dated December 2017.
- **Functional Servicing Report**, MTE Consultants Inc., dated December 2017
- **Tree Inventory and Protection Plan**, prepared by Adesso Design Inc., dated December 2017

- **Transportation Impact Study and Parking Study**, prepared by Paradigm Transportation Solutions Limited, dated December 2017
- **Environmental Noise and Vibration Assessment**, prepared by Novus Environmental Inc.
- **Geotechnical Investigation**, prepared by Landtek Limited, dated August, 2017
- **Shadow Study**, prepared by Core Architects Inc

Technical Review

The Zoning By-law Amendment application and supporting documents were circulated for review to internal departments and external agencies. Not all comments have been received. Comments are still forthcoming from Transportation, and the City's Parks and Open Space section. The following is a summary of other agency comments that have been received to date:

Burlington Hydro

Burlington Hydro has indicated that more information is required for their review of the mixed-use building and that expansion of the 27.6 kv service will be required for the development of the townhouses.

Site Engineering

Site Engineering staff have reviewed the application and require additional information prior to providing a recommendation including:

- updates to the environmental reporting.
- engineering details of the underground parking structure.
- updating the servicing information drawings including directing stormwater runoff to Valera Road.
- updates to the Noise Report to provide additional information on noise levels in outdoor living areas.

Halton Region

Halton Region has reviewed the application and has asked for additional information regarding sanitary and water servicing prior to providing formal comments.

Halton Catholic District School Board

The Halton Catholic District School Board has no objections to the application and indicated that students would be accommodated at St. Anne Catholic Elementary School and Corpus Christi Catholic Secondary School.

Halton District School Board

The Halton District School Board has no objections to the application and indicates that the subject site is within the catchment of the Alton Village Public School, Orchard Park

Public School and Dr. Frank J. Hayden Secondary School. Alton Village PS and Dr. Frank J. Hayden SS are projected to be over building and portable capacity, as a result attendance at these schools is not guaranteed.

Urban Forestry

Urban Forestry has no objections to the application. There are 30 city trees adjacent to this site; the applicant has proposed the removal and compensation of 18 trees. The average size of the trees is 7cm. These trees were planted as part of the Subdivision development and are in varying degrees of condition. The majority of removals will occur along Valera Rd where conflicts with proposed driveways are expected. The removals are supported, as tree for tree compensatory planting is expected and will be confirmed at the Site Plan stage.

Burlington Urban Design (BUD) Committee

The Burlington Urban Design Advisory Panel (BUD) is an independent advisory body comprised of design professionals that provides urban design advice to the Planning and Building Department on all tall and mid rise buildings (5 storeys or greater) and all public development projects, studies, and policy initiatives.

Advice from BUD will be integrated early in the review process to reinforce the City's expectation for a high standard of design excellence resulting in a more efficient and effective municipal development review.

The proposal was reviewed at the April 17, 2018 BUD committee meeting (minutes attached as Appendix C). The panel offered suggestions related to site layout and pedestrian connections, the transition from existing townhomes to the 8 storey building, and design of the townhomes. The applicant will provide a response to these comments with a resubmission.

Other:

The City's Tax Department and Canada Post have provided their standard comments and have advised that they have no issues or concerns at this stage.

Policy Framework:

The application is subject to the following policy framework: the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe, the Halton Region Official Plan, the City of Burlington Official Plan, the Alton Community Secondary Plan, and the City of Burlington Zoning By-law 2020. Conformity with applicable policies from these documents will be addressed in the subsequent recommendation report. Listed below is an overview of the land use designations and policy directions at the provincial, regional and local level.

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. The PPS provides policies for appropriate development based on efficient use of land and infrastructure, protection of natural resources, and supports residential and employment development including a range and mix of land uses. Through the PPS, growth and development are to be focused within the established settlement areas. Decisions affecting planning matters made on or after April 30, 2014 “shall be consistent with” the PPS.

Growth Plan for the Greater Golden Horseshoe

The updated Growth Plan for the Greater Golden Horseshoe came into effect on July 1, 2017 and provides a growth management policy direction for the defined growth plan area. Through the Growth Plan, growth is focused in the existing urban areas through intensification. The guiding principles of the Growth Plan include building compact, vibrant and complete communities, and optimizing the use of existing and new infrastructure to support growth in an efficient and well-designed form.

Halton Region Official Plan

The subject lands are designated “Urban Area” in accordance with the Halton Region Official Plan (ROP). The Urban Area objectives promote growth that is compact and transit-supportive. This designation also encourages intensification and increased densities. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws and other policies of the Halton Region Official Plan.

City of Burlington Official Plan

The subject lands are designated “Residential – High Density” within the City’s Official Plan. This designation allows ground or non-ground oriented residential development with a density ranging between 51 and 185 units per net hectare. Residential High-Density uses in the Alton community may have a maximum height of 10 storeys. Official Plan Amendment 102 was passed in 2016 which re-designated the lands from “Neighbourhood Commercial” to Residential – “High Density”. A site-specific provision was added, which stated the following:

Notwithstanding the policies of Part III, Subsection 2.2.2 a) of this Plan, commercial land uses in the form of mixed use or stand alone buildings shall be provided fronting on Thomas Alton Boulevard. Residential building height shall be transitioned to provide for a lower height fronting Valera Road and existing residential development to the south.

Alton Community Secondary Plan/Alton Central East Design Guidelines

Alton Central East Community is envisioned as a visually attractive, ‘urbanized’, and pedestrian oriented community consisting of a number of distinct neighbourhoods

whose focus is the interconnected system of parks and open space. Commercial amenity areas will provide secondary focal points for the neighbourhoods at its edges.

The Alton Central East Design Guidelines envisions Thomas Alton Blvd. as the primary residential avenue, characterized by medium density housing forms, urbanized street edges and a sequence of pedestrian nodes where enhanced housing forms and landscaping combine to create unique 'places' and visual landmarks within the urban fabric.

The intersection of Appleby Line and Thomas Alton Blvd. is considered a Neighbourhood Node in the Design Guidelines. The Neighbourhood Nodes would achieve the following objectives:

- Provide opportunities for 'placemaking' -enhancing the character and identity of the community.
- Create landmarks to assist orientation and wayfinding.
- Provide opportunities for community social interaction

Council Adopted Official Plan: Grow Bold

On April 26, 2018 Council adopted Grow Bold: Burlington's New Official Plan. The Plan has not been approved by Halton Region and is not in force and effect. However, it is used as an informative document in the review of development applications.

Grow Bold identifies the subject lands as a Secondary Growth Area (Schedule B-1) and as Residential –High Density (Schedule C).

The subject lands are classified as a Secondary Growth Areas as it is a vacant residential site located immediately adjacent to Appleby Line, a Major Arterial roadway. The Plan recognizes Secondary Growth Areas as areas within the City's Urban Area that are expected to transition over the life of the Plan and accommodate growth in accordance with the permissions and densities of the current land use designations in the Plan.

On lands designated for Residential - High Density uses a density of 76 units per hectare up to 185 units per hectare may be permitted. However, densities exceeding 185 units per hectare may be considered if the following criteria are met:

- A significant reduction of at grade parking;
- The development should be located within 400m of a frequent transit corridor;
- The development shall conform with minimum and maximum height requirements as stated in the implementing Zoning Bylaw.

In the Alton Community, a maximum of 10 storeys may be permitted. The site specific requirements for transition from lower heights adjacent to existing development and commercial uses to be provided along Thomas Alton Blvd. are maintained in Grow Bold.

City of Burlington Zoning By-law 2020

The subject lands are currently zoned “Neighbourhood Commercial with Site Specific Exception (CN1-332)” in accordance with Zoning By-law 2020. This zone permits various retail, service commercial, office, community, automotive, entertainment/recreation and residential uses. Permitted residential uses include dwellings units on second and third floors only.

The applicant has proposed to rezone the site to “Alton Community Residential with Site Specific Exception (RAL4-XXX).” The RAL4 zone permits a variety of residential uses including townhouses, stacked townhouses and apartments with heights up to 10 storeys. The applicant has proposed site specific exceptions to allow:

- A range of commercial uses along Thomas Alton Blvd.
- Back-to-back townhouse uses.
- Decreased parking stall and garage size.
- Decreased resident and visitor parking requirements for the apartment uses.
- Decreased visitor parking requirements for the townhouse uses.
- Decreased amenity area for the apartment uses.
- Decreased lot width and area for the street townhouses.

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined have been received.

Public Engagement Matters:

Applicant Initiated Open House

Prior to submission, the applicant held an Open House at the Haber Community Centre on November 29, 2017. The applicant advises that approximately 6 residents were in attendance.

Public Circulation

The application was subject to the standard circulation requirements. A public notice and request for comments were circulated in February 2018 to surrounding property owners / tenants. Notice signs were also posted on the property, which depicted the proposed development. All technical studies and supporting materials were posted on the City’s website at www.burlington.ca/4880Valera.

Neighbourhood Meeting

A neighbourhood meeting was held on March 21, 2018 at Appleby Ice Centre and was attended by approximately 9 members of the public, Councillor Meed Ward and the Ward Councillor.

Comments included the following:

- There will be too many residents for the amenities in Alton. The roadways are too busy, the schools are at capacity and the parks are full.
- Site Plan Items;
 - Interested in the phasing of development

Public Comments

Since the subject applications were submitted in December 2017, staff have received correspondence from members of the public regarding the proposed development. To date, staff have received 7 emails. The public comments received to date are included in Appendix C. The comments echoed the concerns heard at the neighbourhood meeting related to traffic congestion, lack of on-street parking, and community amenities and schools are already at capacity.

Conclusion:

This report provides a description of the development application, an update on the technical review of this application and advises that several public comments have been received. A subsequent report will provide an analysis of the proposal in terms of the applicable planning policies and will provide a recommendation on the proposed application.

Respectfully submitted,

Lisa Stern, RPP MCIP

Senior Planner – Development Review

905-335-7600 ext. 7824

Appendices:

- A. Location Sketch
- B. Detail Sketch

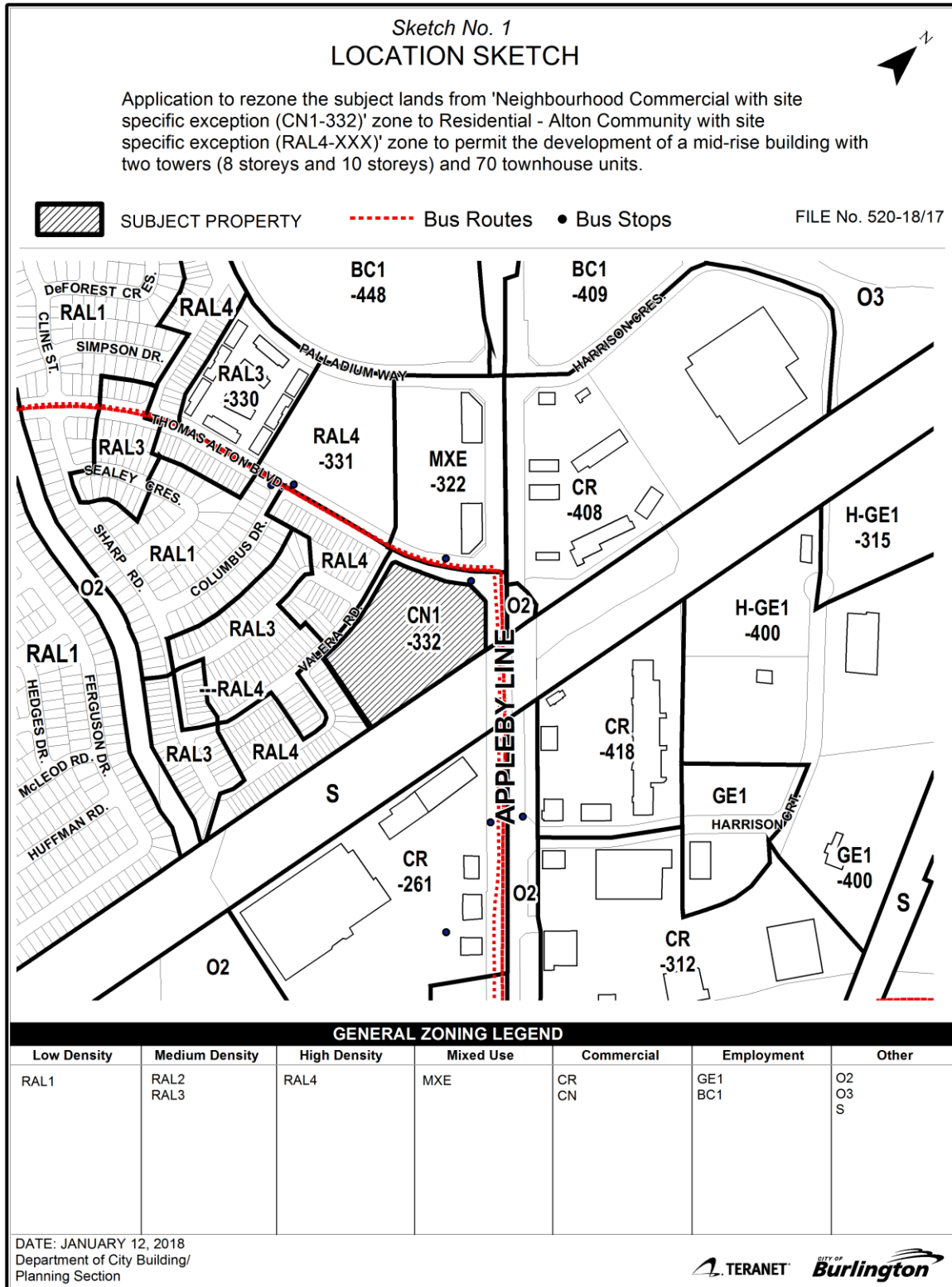
C. Urban Design Advisory Panel Minutes

D. Public Comments

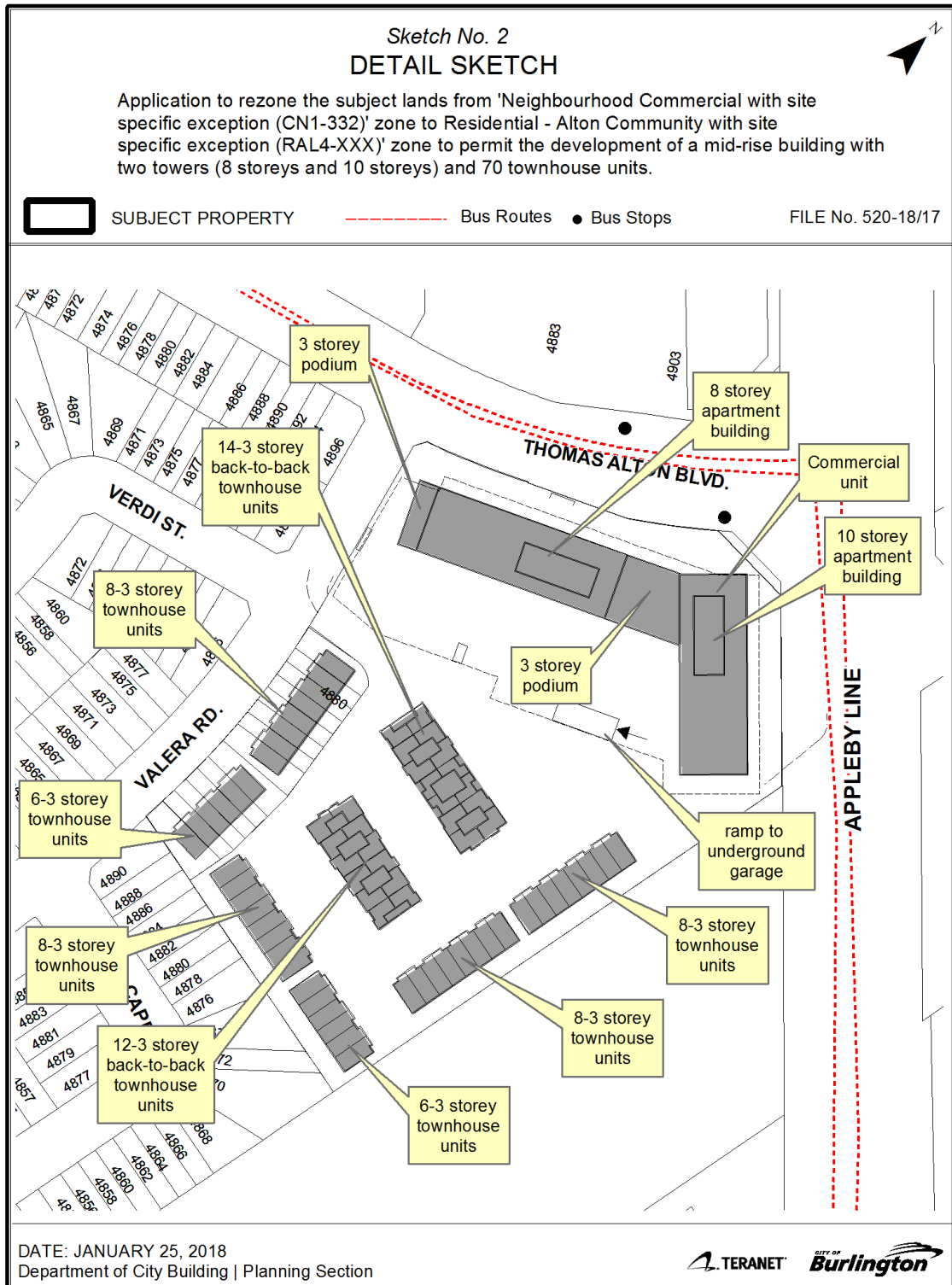
Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

APPENDIX A – LOCATION SKETCH



APPENDIX B – DETAIL SKETCH



APPENDIX D – PUBLIC COMMENTS

From: Claudeth Foster []

Sent: Monday, March 19, 2018 9:18 PM

To: Morgan, Melissa

Subject: Planning Application for 4880 Valera Road

Hi Melissa,

This development will create major traffic and safety problems in Alton Village. Thomas Alton Boulevard is already way too busy and it is challenging for residents who live on the boulevard to enter the traffic during peak hours. In addition, the lives of children who live on that boulevard will be exposed to more risk of traffic accidents etc. due to increased traffic.

Definitely not a good idea!

Claudeth

From: Wissam Hegazi < >

Date: March 21, 2018 at 6:18:23 PM EDT

To: melissa.morgan@melissa.ca

Subject: Alton Towers at Valera road- feedback

Hi Melissa,

My name is Wissam Hegazi, one of the house owners at Valera Rd.

I have some concerns regarding the tower to be built at Valera Rd:

1. Traffic especially early morning when people are leaving for work. Thomas Alton Blvd only 2 main exits: One from walkers line and the other one from Appleby/ Valera Rd. The exits are already crowded in the morning, and by adding a 8-10 Storey buildings, definitely will be more delays.

You must come and see how cars are lining up (40 km/ hr speed with multiple stop signs and children crossing for school)

2. Parkings: There is already a parking problem in Valera Rd (only semis and towns with one car garage). If a family owns more than 2 cars , which the case of multiple family, they Park now in Thomas Alton. With the new development (towns + suggested towers), they will be definitely a huge parking problems. Is the underground parking suggested will be sufficient to cover 2 cars for each family ?

I remember last summer that one of the neighbor called the police for few cars parked in the street longer than 4 hrs in the weekend, because he can't find a spot to park his car.

3. School: The primary school " Alton village public school" has currently 1000 students. Is there any plan for new school or extension to the current school ?

4. I don't think that when Alton village was built, (especially Valera- Verdi area), was designed to include this high number ,it was built to be quiet safe area for the kids to play outside, which in my opinion will be affected.

Thanks,

Wissam Hegazi

From: judith matani []
Sent: Wednesday, March 21, 2018 10:18 PM
To: Morgan, Melissa
Subject: Re: Planning Application for: 4880 Valera

Hi Melissa,

I wanted to attend the meeting regarding the Proposed development on Valera. Unfortunately, I wasn't able to make it due to schedule conflicts. As a resident of Alton Village, the new proposal is not a good idea for the area. I live on Valera and find it very difficult every morning to try and get onto Thomas Alton due to heavy traffic. The proposed building will simply increase the congestion.

Secondly, there are a few school buses that do drop offs and pick ups on Valera during rush hour. What about the safety of the kids due to the higher volume of traffic. Alton Village is literally at gridlock traffic wise on all exits out of the subdivision.

I'm hoping that this plan is reconsidered as it is not viable for the Alton community.

Thank you

Regards,

Judy Matani

From: Katie Singer []
Sent: Thursday, March 22, 2018 8:06 PM
To: Morgan, Melissa
Subject: 4880 Valera Rd. File: 520-18/17

Hello Melissa,

I am writing in response to the City of Burlington's notice regarding the Planning Application for 4880 Valera Rd., File 520-18/17.

As a resident of Alton Village, I am concerned about many things in regards to this proposal.

Mostly, I am concerned about this being such a high-density development in the already, most high-density area of Burlington. I am aware that there are very few spots left in our wonderful city to extend and grow and share with new residents, but this seems ridiculous.

Traffic is already a problem, especially at peak times.

The development is located right where all the school bus stops are for our neighbourhood, therein creating more traffic jams in the morning.

I'm concerned about the safety of all these children walking to the bus stops or to school, visibility is already awful along Thomas Alton because of the side street parking. Kids are always darting out to catch the bus and you need to look in every direction multiple times.

The two schools in our neighbourhood are already bursting at the seams (to say the least) and with Alton West and this project, I fear there is going to be even more problems regarding the already significant issues of over populated schools.

As far as I am aware there is no plan or location in the area to add another school.

The proposal indicates more commercial units - aren't there already enough medical/dental/pharmacy/retail and other commercial units in this neighbourhood that have been standing empty (yet growing) for years? We already have everything, multiples of everything, what could be missing? Every bank, every fast food place, many gyms and popular retail outlets... and if Toys R Us goes under, there will be another large retailer standing empty.

With more people living on top of people, crime is bound to go up in this area.

It's a nice neighbourhood, I love it here, we only moved in 4 years ago, but now we will be looking to get out. Get out before all of this creates an issue for our family, our children, our home investment, and our sanity. I know that I don't stand alone on this opinion. It feels as though the City of Burlington is not taking any of these issues into account and they are just looking at the big paycheque at the end of the rainbow, and how will the tax paying citizens of Alton Village benefit from all of that city income?

I beg of you to deny this plan to go through. I can only hope that every one of my fellow neighbours write to you with all of their concerns to stop this selfish and ridiculous development from happening.

A very disappointed and concerned citizen,

Katie Singer

From: Mohamad Ezzeddine []

Sent: Tuesday, April 03, 2018 10:54 PM

To: Morgan, Melissa

Subject: Planning application for: 4880 Valera Road (file: 520-18/17)

Good evening Mrs. Morgan,

Hope my email finds you well.

Thank you for giving us the opportunity to share our comments in regards to 4880 Valera road application

I am **not** with high buildings in this area at all.

i recommend a kids playground with the new townhouses construction.

Thanks and regards,

M.Ezzeddine

From: Sanjay Tailor []
Sent: Tuesday, April 03, 2018 1:16 PM
To: Morgan, Melissa
Subject: File: 520-18/17

Hello Melissa,

I am writing to you with regards to the planning application for 4880 Valera road, file 520-18/17

I have a few concerns with regards to the application.

1. PARKING - Will there be sufficient parking for all residents and visitors on this new site? As you are probably aware, Alton Village has challenges with parking. Especially in the immediate vicinity of this site. All the houses near this new development are townhouses and we already have issues with people parking on the street etc. If there is not sufficient parking on the new site, I fear that excess parking will end up on our streets. It might be nice to say on paper that the units have parking (sometimes even less than 2) but in today's reality families have at least two cars. The realities of the commuting, ease of travel (or rather lack of) in the neighbourhood, shopping plazas mean that people must have cars. There seems to be no proper solution to that except plan for sufficient parking.

2. Entrance to the site - According to the diagram sent (sketch 2) there seems to be an entrance to the site through Valera road opposite Verdi street. I have read there will be a another entrance from Appleby Line. I have concerns about the Valera road entrance. Will that be changed to a 4-way stop? The reason I ask is that at the same location of the proposed entrance is the school bus stop. Kids line up and wait for the bus everyday at that location. Further traffic coming out of the development may hinder the safety of the kids. I have personally observed vehicles ignoring the School Bus stop sign and adding more traffic will further exacerbate the situation. Also, the newer Appleby Line entrance would only be accessible to Southbound traffic (on Appleby) meaning that people who are Northbound on Appleby can only access the development through the Valera Road entrance. This will mean already further congestion on Appleby Line and Thomas Alton as well as Thomas Alton and Valera Roads. Most people coming into the Alton Village neighborhood access it going Northbound on Appleby.

3. Schools - Where will all the kids from this new development go for their school? Alton Village Public School already has multiple portable units and is over its original projected capacity. The same applies to the high school.

4. Greenery - There does not seem to be any addition of greenery on the plan. With that high density will there be a provision for greenery such as a park for kids to play etc?? Currently the closest park is Doug Wright park which for smaller kids is not practical to walk to. This would mean that parents wanting to take kids to Doug Wright park would have to drive, further adding to traffic, or walk some distance. This one thing that Alton Village lacks in general is the proximity of green spaces like parks / play areas.

If you have any questions or require clarification, please let me know.

Thank you.

From: Mahesh Kumar []

Sent: Wednesday, April 04, 2018 5:00 PM

To: Morgan, Melissa

Subject: 4880 Valera Road_Questions, Concerns and suggestions_Mahesh_4888 Capri Crescent

Hi Melisa,

Hope you are doing fine, Thank you very much for representing us to the builder.
Please find my introduction details as below:

Name: Mahesh Kumar

Address: 4888 Capri Crescent, Burlington, ON L7M0H8

Move-in-date: December 29th,2017

Ph # 647 949 5612

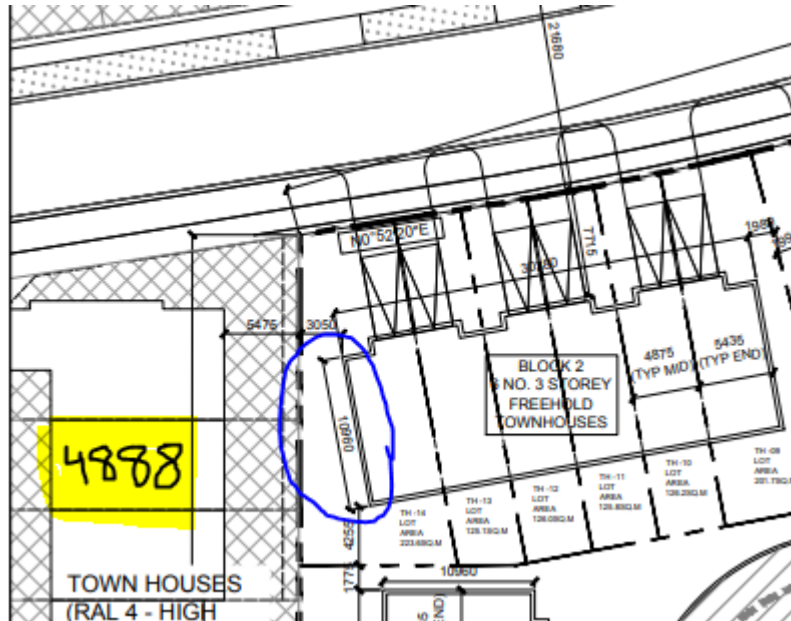
I would like to draw your attention to the proposed development of 4880 Valera Road.

New constructions and interest of builders in the area is a good symbol of social and economic development. I am very happy to have moved to this locality few months back. I expected the area to be open and have the filed as it is. It was one of the major reasons to move to this house.

It would be very helpful if following of my concerns can be addressed while you are planning for approval of the proposed plan by the builders.

1. As My backyard will be facing the backyard of the proposed townhouse as encircled below, I was wondering **if my privacy will be impacted** as the backyard & the garden of the proposed end-unit townhouse (circled in blue) will be facing us. I believe a safe distance will be maintained by the builder. My preference will be to **drop the proposed townhouse**,if possible.

2. In the area circled (below in blue), even if townhouse is constructed, I believe the **V-Shaped Garden is in close proximity** to my neighbor as well as my property. I would request if the **townhouse & garden can be moved a little further away**.



3. I have my **18 months' old daughter who will be playing in the backyard** during the construction period during this summer. I believe the builders have the plan to **mitigate the adverse impact of dust & sound of construction** impacting her and other family members including me and my wife.

4. I believe during the construction, we will have **lot of dust & smoke entering our house** and getting into duct. Hope, the builders have the dust management plan in place. It would be appreciative if **builder can arrange few complimentary cleanings of the ducts/house** during construction.

5.. I also believe that the council and builder would have also studied the **provision of school and traffic situation in the locality**. With new houses, we expect larger number of people including children in the locality which would burden pressure on existing school and traffic. I hope the council along with the builder is aware of the situation and **making suitable arrangements to ease of tragic congestion between Valera & Thomas Alton Blvd and Thomas Alton Blvd & Appleby**.

6. As an affected resident, it would be very appreciative if the **builder can offer preferred and priority prices for people like us** to explore investment opportunities, if any. I would like to invest or forward the opportunity to my family & friends to move to this proposed layout.

Look forward to your prompt support and response.

Please let me know in case of any further clarifications.

Appreciate your time and support.

Regards,

Mahesh