

**Lau, Rebecca**

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**From:** Devyn T [REDACTED]  
**Sent:** Sunday, March 25, 2018 6:01 PM  
**To:** Lau, Rebecca  
**Subject:** 2130-2136 New St proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Rebecca,

I'm contacting you in regard to the homes and tree on those properties. They appear to be century homes and should be preserved. Everywhere I drive in Burlington and Oakville there is constant development and demolition of any older buildings. There was a century farm home recently demolished on Appleby and it was upsetting to see it go. I understand it's about the money and my opinion does not mean much but I feel they should be preserved. Hope you take my opinion into consideration.

Thanks,  
Devyn

## Lau, Rebecca

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**From:** Devyn T [REDACTED]  
**Sent:** Thursday, March 29, 2018 5:11 PM  
**To:** Lau, Rebecca  
**Subject:** Re: 2130-2136 New St proposal

I understand the homes are not protected as heritage but the fact they are over 100 years old should mean they are worth preserving. Putting brand new condominiums in there would disrupt the flow of the street. It's like the city always targets the oldest structures to demolish. It's sad.

> On Mar 29, 2018, at 11:02 AM, Lau, Rebecca <[Rebecca.Lau@burlington.ca](mailto:Rebecca.Lau@burlington.ca)> wrote:  
>  
> Hi Devyn,  
>  
> Following up with my email earlier this week, I have had a chance to look into the matters you commented on and would like to share with you the below information.  
>  
> Regarding the trees:  
> The applicant was required to submit a Tree Preservation Plan as part of their application. The study has been posted online for public review at <https://www.burlington.ca/en/services-for-you/desrochers---casi-inc---2130---2136-new-street.asp>, under the "Supporting Documents" heading. This document will be reviewed by our Landscaping and Forestry staff as part of the City's review of the application. The study concludes that of the 64 trees on the property, 43 are recommended for removal. The trees proposed to be removed are privately owned and are mostly non-native, invasive species. Some are in poor condition. The City does not have a private tree by-law that regulates the removal of trees located on private property. City Council must issue a permit before any publicly-owned street trees can be removed; however, there are no publicly owned street trees on this property.  
>  
> Regarding heritage:  
> The existing buildings at 2130 and 2136 New Street are both over 100 years old; however, they are not designated under the Heritage Act or listed on the Municipal Register of heritage properties. There are therefore no heritage regulations in place to protect these buildings from demolition. If you have questions regarding the conservation of cultural heritage resources in Burlington, please contact our Heritage Planner, Thomas Douglas, at (905) 335-7600 ext 7811 or [Thomas.douglas@burlington.ca](mailto:Thomas.douglas@burlington.ca).  
>  
> Hope this helps. If you have any further comments or questions, please do not hesitate to contact me.  
>  
> Sincerely,  
>  
> Rebecca  
>  
> Rebecca Lau  
> Planner I, Development Review  
> Department of City Building  
> City of Burlington  
> 426 Brant Street, Burlington L7R 3Z6  
> Phone: 905-335-7600 Ext. 7860

> Email: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

>

>

> -----Original Message-----

> From: Lau, Rebecca

> Sent: Monday, March 26, 2018 4:10 PM

> To: 'Devyn T'

> Subject: RE: 2130-2136 New St proposal

>

> Hello Devyn,

>

> Thank you for your email dated March 25, 2018.

>

> Your comments will be considered in the preparation of our report to the Planning & Development Committee of Council. A copy of your email will be included in the report. Please note that the report will be posted on the City's website. Your email address will be redacted.

>

> The Planning & 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. If you would like to also receive notification by mail, kindly reply to this email with your mailing address.

>

> If you have any further questions with respect to this application, please feel free to contact me.

>

> Yours truly,

>

> Rebecca Lau

> Planner I, Development Review

> Department of City Building

> City of Burlington

> 426 Brant Street, Burlington ON L7R 3Z6

> Phone: 905-335-7600 Ext. 7860

> Email: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

>

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> -----Original Message-----

> From: Devyn T [REDACTED]

> Sent: Sunday, March 25, 2018 6:01 PM

> To: Lau, Rebecca

> Subject: 2130-2136 New St proposal

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> Thanks,

> Devyn

>

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> This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this email/fax. If you have received this email/fax transmission in error, please notify the sender immediately by telephone, fax or email and permanently delete this email from your computer/shred this fax, including any attachments, without making a copy. Access to this email/fax by anyone else is unauthorized. Thank you.

Lau, Rebecca

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From: [REDACTED]  
Sent: Saturday, March 31, 2018 5:01 PM  
To: Lau, Rebecca  
Subject: Re: 2130-2136 New St proposal

Also, just because a building is not protected as a heritage building does not mean you have to tear it down for a new condominium.

> On Mar 29, 2018, at 11:02 AM, Lau, Rebecca <[Rebecca.Lau@burlington.ca](mailto:Rebecca.Lau@burlington.ca)> wrote:  
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> Hope this helps. If you have any further comments or questions, please do not hesitate to contact me.  
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> Sincerely,  
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> Rebecca  
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> Rebecca Lau  
> Planner I, Development Review  
> Department of City Building  
> City of Burlington  
> 426 Brant Street, Burlington L7R 3Z6  
> Phone: 905-335-7600 Ext. 7860  
> Email: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)  
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> -----Original Message-----

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> Sent: Monday, March 26, 2018 4:10 PM  
> To: 'Devyn T'  
> Subject: RE: 2130-2136 New St proposal  
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> Rebecca Lau  
> Planner I, Development Review  
> Department of City Building  
> City of Burlington  
> 426 Brant Street, Burlington ON L7R 3Z6  
> Phone: 905-335-7600 Ext. 7860  
> Email: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)  
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permanently delete this email from your computer/shred this fax, including any attachments, without making a copy. Access to this email/fax by anyone else is unauthorized. Thank you.

**Lau, Rebecca**

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**From:** Morgan, Melissa  
**Sent:** Tuesday, March 27, 2018 4:32 PM  
**To:** Lau, Rebecca  
**Subject:** FW: House at 2130 New Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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**From:** Arlene Boers [REDACTED]  
**Sent:** Tuesday, March 27, 2018 4:29 PM  
**To:** Meed Ward, Marianne; Morgan, Melissa; Arlene Boers  
**Subject:** House at 2130 New Street

Hi! Marianne,

I was so shocked when I read the sign for future development at the above address. I hope the following information may provide this house from being torn down.

This house belonged to my late husband's family for three generations. His grandfather was the first electrician in Burlington and they used to give tours to people and turn the lights on.

I have his certificates still. His name was James Ferdinand Stock, married to Olive Pearl Stock. One of his daughters, Alyce Mae Levesque, lived in the house which she was born in until her death on April 15, 1999. Her son Robert George Levesque, who was born on the living room floor, also lived there until December of 1976.

Brant Arts Pharmacy used the barn at the back to store excess merchandise in for years. As far as I know this house is close to, or over 100 years old.

I know that I can't fight City Hall, or developers. I would just like this information to be considered. Before the walls come tumbling down. The property at 2136 New Street was

Evelyn's Beauty Salon, for a great many years.

I am also sending a copy of this letter to [melissa.morgan@burlington.ca](mailto:melissa.morgan@burlington.ca).

Thank You.

Sincerely yours,

Arlene Boers-Paley

**Lau, Rebecca**

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**From:** Arlene Boers [REDACTED]  
**Sent:** Thursday, March 29, 2018 12:04 PM  
**To:** Lau, Rebecca  
**Subject:** House at 2130 New Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi! Rebecca,  
Since both of the family members who lived at the address above are deceased. Am I able to apply for the catagories that you listed now, before it goes to the other discussions. If so how would I go about this. Please include me in the meetings that you listed.  
Thank you.  
Arlene Boers

**Lau, Rebecca**

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**From:** Michael Jones [REDACTED]  
**Sent:** Monday, April 23, 2018 2:39 PM  
**To:** Lau, Rebecca  
**Subject:** 2130 & 2136 New Street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello ,

Is it too late to submit comments for the 2130 /2136 new street application. I know it doesn't make any impact on the City decisions but I am against this application as it currently proposed. I thought the meeting was tonight. The current lots have individual free standing homes and older growth trees reducing perceived green space. The neighbourhood consist of single dwelling homes and should maintain that density level and streetscape. It will also add greater traffic to the existing community.

Fully oppose this application

Best regards,  
Michael Jones  
477 Holtby Avenue

## Lau, Rebecca

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**From:** Al Serediuk [REDACTED]  
**Sent:** Tuesday, April 24, 2018 10:22 AM  
**To:** Lau, Rebecca  
**Subject:** new street

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Rebecca,

This email concerns 2136/2130 New Street development,

1.this housing is rental which the mayor says he wants more of in the city. Why tear it down then?

2.Many Councillors including Marianne and the mayor say they want more affordable housing. Is this affordable housing? For who? What is the cost of these houses?When I asked that question nobody knew? Really? Then if they don't have the answers then you don't give them the variance and approval. They must have all the answers, not just we will see later. Simple ad hoc answers.

3.It doesn't pass code, so why give it to them?

As far as I'm concerned three strikes there out.No variance no approval.

Besides whats the rush?

Sincerely,  
Al Serediuk

Lau, Rebecca

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**From:** Catherine Elliott [REDACTED]  
**Sent:** Friday, April 27, 2018 10:03 AM  
**To:** Meed Ward, Marianne; Lau, Rebecca  
**Subject:** FILE NO. 520-23/17 | 2130 - 2136 New Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Marianne & Becca,

Thank you for hosting the Neighbourhood Meeting last week. This was the first time I have attended a meeting and I thought it was well organized, informative and everyone had a chance to speak. We are the Owners of 428 Swanson Court. We are the property directly abutting the proposed development on the south side. We have known for some time that this property would be developed and have been very anxious to see the proposal. That being said, I believe that what has been submitted is both a *reasonable and responsible* proposal and am 100% in favour of this.

There were some very valid points brought up during the meeting that I would like to flag as something we would appreciate being considered during the next steps in the approval process.

1. The fence on the surrounding properties: the existing fence is past its life span. We would like to request further information on what the developer is proposing to construct along our property line. We would like to make a request that the total cost for the new fence is incurred by the developer. We would also like to know if it is possible to install the fence at higher level (8'-0" was mentioned in the meeting).
2. The property setbacks: A suggestion was made about eliminating the 3m easement on the north side to allow for a larger property setback on the south side of the property. As I understand it the easement was for road widening, which I don't believe could be achieved in this area of New Street due to existing houses.
  - i. This could provide additional space on the south side of the property which could potentially make space for visitor parking spots. (a much talked about topic)
  - ii. This would increase the landscape buffer area on the south side. The property will most likely be clear-cutted of all trees so it would be a benefit the required landscaping buffer was increased to replace a lot of the older trees we have in this area. (We love trees....part of the reason why we moved to this area).

That addresses my immediate concerns. Hoping they can be taken into consideration during the site plan approval stage.

Catherine & Tom Elliott  
428 Swanson Court  
[REDACTED]

## Lau, Rebecca

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**From:** Anna Smith [REDACTED]  
**Sent:** Monday, April 30, 2018 3:48 PM  
**To:** Lau, Rebecca  
**Cc:** Arthur Smith  
**Subject:** 2130 New Street.pdf  
**Attachments:** 2130 New Street.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Lau,

We recently attended the Neighborhood meeting at the Burlington Senior Centre for the proposed development of 2130 New Street.

Attached please find a letter outlining our thoughts and concerns on the proposed development.

Thank you for your time and attention regarding this development.

Please do not hesitate to contact us at any time.

We would like to be kept updated on this development proposal.

Thank you,

Arthur and Anna Smith

436 Swanson Court

Burlington

Rebecca Lau – Planner 1  
Burlington Planning and Building Department  
P.O. Box 5013  
426 Brant Street  
Burlington, Ontario  
L7R 3Z6

Re: Planning Application for: 2130 – 2136 New Street  
File: 520-23/17

Dear Ms. Lau

We currently reside at 436 Swanson Court in Burlington with our two daughters. Our property is beside the proposed development. We are located on the south east side of the development. We have a couple of concerns respecting the proposed development.

A number of years ago we received a letter from the City of Burlington informing us that the property at 2136 New Street was a home of Historical Significance. We were informed that before we could perform any renovations on the exterior of our property we would have to submit an Impact Statement to the City of Burlington. This Impact Statement would be to outline the effects that any renovations on our property would have on the property located at 2136 New Street. Considering that this property will be demolished as part of this new proposal, we assume that the need for an Impact Statement on any future renovations that we make to our property would no longer be required. Can you please confirm this for us?

As for the proposal now being submitted for the subject property we appreciate that the developers are attempting to have the new development maintain the character of the existing neighborhood. That is single and two story family homes. One of the concerns that we have regards the amendments to the existing zoning bylaws concerning distance from property lines. The existing bylaw requires a distance of 9 meters from the rear of the building to the property line. The proposal is requesting that the existing bylaws be amended to allow this distance be reduced to 6 meters. Once a deck is built on the new house, it will basically cover the entire depth of the back yard. I am not sure if existing bylaws concerning structures attached to a house can be accommodated. How close can these decks be to the rear of the property line? In any case the back yards of these properties will be very small and will effectively result in neighbors being only a few meters away from each other.

The second concern that we have regards the private lane. There is no turn around on this lane. Snow will be piled at the end of the lane and snow plows and any other trucks (garbage, moving, etc.) will be required to back out on to New Street. The developer has indicated that these trucks would turn around in the driveways of the homes in the proposed development. This is not a feasible alternative.

The roadway is quite narrow (only 6 metres) and the drive ways are also 6 metres long. Concerns have already been mentioned concerning lack of parking. It is naive to believe that driveways will be empty whenever a truck needs to turn around. Large trucks with snow plows, moving trucks and garbage trucks would find turning around in such confines difficult and this is assuming there were no cars parked in the driveway or snow piled at the end of the driveways. As everyone knows, when a snow plow goes down a street, the ends of driveways are typically clogged with the excess snow that comes off the end of the snow plow blade. The snow plow would not be able to back into these driveways even if one was empty. As well a typical garbage truck is approximately 11.3 metres long. It would be impossible to turn around this vehicle in the space given. It just doesn't fit. (Assuming the driveway was empty). Garbage trucks would have to either back out onto New Street, or park on New Street and collect the garbage from all 6 houses. This would occur more often on weeks with garbage, recycling, compost, leaf and bulk pick-ups. At this point New Street is quite busy. It is only one lane in each direction and this laneway will be quite close to the bend in the road that occurs as James Street becomes New Street at Martha. New Street at this point is also a cycling roadway as the indicators on the road suggest. As well there are a number of young children who use the sidewalk in front on the proposed development to go to the nearby schools (Central Elementary, Central High School, St. John's Elementary, and Lakeshore Public). Considering the volume of vehicular, bus, cycling and pedestrian traffic at this location, it does not make sense to have snow plows and large trucks backing out of the proposed development.

We do not wish to seem overly critical of the proposal. We do appreciate the efforts the developer appears to have made to preserve the character of the neighborhood. We would suggest that the proposal be revised to allow for a turnaround area for trucks and still respecting the existing zoning by laws.

Sincerely;

Arthur and Anna Smith