

PB-15-19 APPENDIX D – PUBLIC COMMENTS

-----Original Message-----

From: Dan Bright [mailto:]
Sent: Friday, February 23, 2018 4:37 PM
To: Emberson, Lola
Subject: Application 1335-1355 Plains Rd East

Hi Lola,

With regards to our conversation last week I want to further express my concerns with the development proposal for 1335-1355 Plains Road East.

1 - Parking is not adequate, it is ridiculous to believe that 5 visitors parking spots would be adequate for 38 townhouse units. If just one townhouse unit has guests the 5 parking spots would be full. On a Saturday evening it is possible to have 20 to 30 guest vehicles for a property this large.

2 - My second point pertains to how this affects my property at 1365 Plains Road East. Currently my driveway connects to a small tail section of road that has been left behind by development over the years. Years ago this small roadway used to be longer and exited in front of my neighbours property to the east. Today, however, the roadway is a dead end that ends at my property line.

For the last 17 years since I have owned the property the old piece of roadway has essentially been my driveway. I plow the roadway and maintain the weeds in the summer time. The city has paid no attention to this piece of roadway for the past 17 years. They do not ticket on this piece of roadway and to be honest it is only the odd guest for my building that parks on this roadway.

My concern is that this development is going to have a serious need for visitor street parking. I have been a landlord for many years and these parking estimates are just not realistic. The vehicles for this property are going to want to use my driveway as their visitors parking lot. These are my concerns:

- the old piece of roadway is no longer a thoroughfare and is very narrow. Any vehicle attempting to park in this area will have to try to back out and turn around on my driveway.
- when they attempt to parallel park on this roadway they will make it impossible for my vehicles to reverse and turn to go out of the driveway.
- when they attempt to parallel park on this roadway close to Helena they will make it impossible for my vehicles to get past them to exit my lot.

If this development is to proceed the city needs to access this small tail piece of road as my driveway. When they developed the property at 1371 Plains Rd. E (next door) they took their piece of this roadway and turned it into a front lawn. This is the only solution that would make any sense. We have already had

one minor accident with a visitor backing into one of our vehicles on this strip of roadway.

Please don't hesitate to call me to discuss further.

Sincerely,
Dan Bright
Cell :

-----Original Message-----

From: Martyna Ziu [mailto:]
Sent: Monday, March 12, 2018 2:52 PM
To: Emberson, Lola
Subject: 1335-1355 plains rd. Feedback

Hello Lola,

We recently attended a neighbourhood meeting looking for feedback on the proposed development on 1335-1355 plains rd east.

We are nearby residents residing at 1317 Bonnie Crt. We do not agree with the proposed development for the following reasons:

1. The height of the proposed townhouse backing onto my property will hover over my backyard and take away natural light that we have been enjoying since we moved in. This will also impact our property value as many people would not consider having a tall townhouse so close to ones property, looking into their backyard.
2. The proposed townhouses will be very close to my property closer than the current building there and we strongly feel our privacy will be affected because the windows on the back of the townhouses will be looking in on my property.
3. There will be a huge increase in traffic coming out on plains rd that will significantly increase the time for me to turn left on plains rd. This issue needs to be looked into as currently its almost impossible to turn left during rush hour and with this new development it will be impossible to exit the community through plains rd.
4. We feel 5 visitor parking for 38 homes is not enough. We are concerned visitors are going to park on Bonnie Crt which is one of the closer streets to this development. Bonnie Crt is already full and we can't imagine having to compete with more residents for parking when guests come over.
5. We are also concerned that the style of the development doesn't coincide with the current community. The community is mixed of older bungalows and new townhouses but with a contemporary style. This development looks more modern and we don't think the architectural style works with the community. This development would look good with stores on main floor like the neighbouring development nearby.

Thank you,

Longina Ziubinska-Lewartowski and Janusz Lewartowski
Residents of 1317 Bonnie Crt.

-----Original Message-----

From: Martyna Ziu [mailto:]

Sent: Tuesday, March 13, 2018 7:32 PM

To: Emberson, Lola

Subject: Re: 1335-1355 plains rd. Feedback

Hello Lola,

We had additional feedback to add:

1. We are concerned about the demolition/construction dust/dirt coming into our property. Another concern is the noise from the construction.
2. We will not be able to enjoy the use of our property for the duration of the construction. This is a huge concern for us because our grandson lives with us, he is 10 years old and spends time outside in the yard especially in the summer. Also we have another infant grandson who will be exposed to the construction dirt/dust when outside in the yard.

We would like to know who will be paying for cleaning costs- cleaning dust off our windows and dust getting into our ducts, a/c and on the exterior of the home.

Thank you,

Longina Ziubinska-Lewartowski and Janusz Lewartowski.
Residents of 1317 Bonnie Crt.

Sent from my iPhone

Feb. 27/18

Attn: Lola Emberson


In regards to Files: 505-8/17, 520-17/17 I do not wish this construction to go forward. Habitat for Humanity took 4 yrs. to build similar townhouses on Glendor Ave. Between the noise, dust, and road congestion caused I don't want to go through that again.

The existing buildings are in perfect shape and working order. They should still be used for commercial use, not residential. I sleep during the day and don't want to have lots of construction noise outside again. I DO NOT WANT THIS application to be approved!!!

Salve Beardo

1026 Glendor Ave, #103

Burlington Ont., L7R4M7



RECEIVED

MAR - 6 2018

City of Burlington
Parking Department

From: Kim Harris [mailto:]
Sent: Wednesday, March 14, 2018 2:41 PM
To: Emberson, Lola
Subject: 1335-1355 Plains Road E.

Hello all,

My family lives at 1323 Bonnie Court, we are one of the homes that back directly onto the property at 1335-1355 Plains Road E. We have lived in our home for almost 17 years and have some very serious concerns about the proposed plan for the property. Unfortunately we were not able to attend the meeting for this as we were out of the country at the time. So we would like to voice our concerns via this email.

Obviously privacy is our biggest concern. Beginning with the builders request to change the setback from the required 12m to an unrealistic 7.5m from our property line. This would not allow anywhere near enough privacy from a 3 storey building looking into our homes. The difference of 4.5m is almost 1/3 of the required 12m.

Landscaping is also a concern. They have marked every tree on the property to be destroyed, including one that is on my neighbours property. Some of these trees should be kept. The trees that appear on the drawings as numbers 3 (on my neighbours property) 5, 6 and 17 are located on the landscape buffer and common areas. They are large trees and allow for some privacy to our existing homes. We understand new trees will be planted to replace those destroyed. However we would like some say as to the landscaping along our common fence which should include large, fast growing trees for privacy.

Thank you for your time and I hope you take these concerns into consideration.

The Harris Family
Kim, David & Zach