

Appendix D - Public Comments Received

Lau, Rebecca

From: Terry Ploen [REDACTED]
Sent: Wednesday, December 12, 2018 6:01 PM
To: Lau, Rebecca
Cc: Linda Ploen
Subject: Zoning Change: 4407 & 4417 Spruce Avenue but affecting Tuck Dr. [Files 510-02/18 & 520-06/18]

Follow Up Flag: Follow up
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Good day Rebecca.

Further to the City's recent notification to nearby homes, I have a few questions/comments:

> you reflect in your notice, lot sizes in m2 only and not actual lot dimensions. It would appear that these proposed lots will be for the most part, +/- 53.8'FF X 120' in size. Is that a correct assumption?

> what would be the allowed lot coverage, max. height and setbacks for these new homes?

> what is the City's rationale for a higher density here, other than providing increased developer profit and perhaps accommodating the Church? These 5 lots would definitely be smaller than most of the immediate surrounding established homes and thus offer far less attractive landscaped front yards. My guess is that the dominating visual of this block of 5 compact detached homes, would be their garages, in contrast to the spacious landscaped yards of neighbouring existing homes.

My concern for increased density is that this could create precedent going forward. If allowed, what is stopping other investors/speculators from accumulating area homes, amalgamating, then building increased density SFD homes. This would have a tremendous negative impact on the atmosphere and feel of this neighbourhood. I believe that density allowing 4 [not 5] detached homes here is more in keeping with the quality and character of the current neighbourhood. I do not agree with the proposed 5 homes, but would welcome 4. Thank you.

Terry & Linda Ploen
4444 Breckongate Court

[REDACTED]

December 11, 2018

Rebecca Lau, City of Burlington- Planning Department

RE: Files- 510-02/18 & 520-06/18, Site Address: 4407 & 4417 Spruce St.

Overview:

It is with great concern that I write to you in regards to the above noted subject regarding the proposal to change the zoning and subdivide the noted properties.

My name is Danilo De Iuliis and I reside at 333 Henderson Road with my wife Emilia De Iuliis and our four children.

My wife and I have reviewed the documentation provided by the City of Burlington and do not agree with the application submitted by the private land owner.

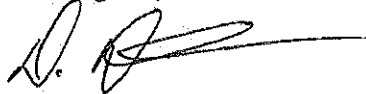
The proposal is not in line with the current street scape of the area.

The lots are too small and the application if granted will serve to allow increase traffic in the area.

The above are just a few concerns that I have.

In closing, I look forward to attending the meeting on January 8th, 2019 in order to extend my opinion on this issue with all those involved and the stakeholders.

Kind Regards,



Danilo De Iuliis

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PLANNING DEPARTMENT

Lau, Rebecca

From: Carolyn Smail [REDACTED]
Sent: Saturday, December 15, 2018 1:33 PM
To: Lau, Rebecca
Subject: Zoning Change: 4407 & 4417 Spruce Avenue but affecting Tuck Dr. [Files 510-02/18 & 520-06/18]

Follow Up Flag: Follow up
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Good day Rebecca:

Further to the City's recent notification to nearby homes, we have a few questions/comments:

> We have a concern about higher density given the proposal for 5 detached homes fronting onto Tuck Dr.

> What is the City's rationale for a higher density here, other than providing increased developer profit, increased tax revenue for the City, and perhaps accommodating the Church? These 5 lots would definitely be smaller than most of the immediate surrounding established homes and thus offer far less attractive landscaped front yards. Our guess is that the dominating visual of this block of 5 compact detached homes, would be their garages, in contrast to the spacious landscaped yards of neighbouring existing homes.

Our concern for increased density is that this could create precedent going forward. If allowed, what is stopping other investors/speculators from accumulating area homes, amalgamating, then building increased density Detached Homes. This would have a tremendous negative impact on the atmosphere and feel of this neighbourhood. We believe that density allowing 4 [not 5] detached homes here is more in keeping with the quality and character of the current neighbourhood. We do not agree with the proposed 5 homes, but would welcome 4.

Thank you,
Eric & Carolyn Smail
4443 Breckongate Court

Lau, Rebecca

To: Ron Wylie
Subject: RE: application proposal for spruce street

From: Ron Wylie [REDACTED]
Sent: Friday, January 04, 2019 4:51 PM
To: Lau, Rebecca
Subject: Re: application proposal for spruce street

January 4, 2019

Department of City Building
426 Brant Street
Burlington, ON
L7R 3Z6

Attn: Rebecca Lau

Re: Proposal to change zoning – 4407 and 4417 Spruce Ave

Dear Ms. Lau:

I am pleased that residents of the area around the Appleby United Church have been asked for their feedback. I will attend the meeting on January 8.

I am opposed to this application by the private land owner for multiple reasons. First of all, five houses sandwiched together means the existing trees will come down. That is precisely what happens in this neighborhood when anyone buys. They love the charm of the area, the country-like setting, and then the first thing they do is cut down all the trees. Given the summer climate we will be experiencing in further summers, loss of those trees will not help. Compare this area from a green-point of view from 10 years ago to today. Other jurisdictions/municipalities have passed bylaws to protect their trees.

The houses sandwiched together will also bring population density and all that it entails, e.g. more cars.

I understand the existing parking for the church will only be minimally impacted, nonetheless, it will be impacted by more people taking advantage of this big lot—more than it is already. By that I mean people using it for their own personal use. Don't think that's not going to happen. If you don't live in this neighborhood, it would not occur to you.

Whether big developers or private individuals, buying up a piece of land that appears to have no monetary value and turning it into a subdivision is just chipping away at a city that once was the best place to live into another burg of Toronto. I'd like to think that in Burlington, we do things differently. That is one of the MAIN REASONS why people in Burlington voted out councillors like in Ward 4. People don't want to be squished out of their own city until there are no more trees left, no more empty spaces. What's next? The parks? I'm sure that's not far away in the minds of developers. So yes, cynicism is creeping in precisely because of these kinds of changes. I understand Burlington needs a tax base, needs to have more possibilities for people to live, but not at the price held by developers/private land owners. It's a slippery slope, and this area of Burlington is not built on a slope.

Sincerely,

Sally Wylie

325 Henderson Road
Burlington, ON L7L 2P6

Lau, Rebecca

From: meredith lynes [REDACTED]
Sent: Monday, January 07, 2019 12:08 PM
To: Lau, Rebecca
Cc: Rob Gora
Subject: Zarin Homes - 4417 Spruce Ave.

Follow Up Flag: Follow up
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Dear Ms. Lau -

Thank you for the opportunity to comment on the proposed changes within our community. While I welcome the residential development of this parcel of property, I do have a number of concerns that I expect to be addressed through the planning process.

The Shoreacres community was recently the subject of a character study which involved significant city resources and drew some important conclusions. The subject site falls within the limits of the Shoreacres character area and the recommendations of the study and recent changes to the zoning by-law which resulted from the study should apply to the subject site. Key recommendations of the Staff Report related to lot configurations, areas, and frontages for low density residential areas within the City of Burlington. Furthermore, I believe it is important to provide an appropriate transition between the existing neighbourhood and any new proposed development. The proposed development proposal is ***not in keeping with the recommendations of this recent study and does not provide a suitable transition to the existing neighbourhood character.***

The Planning Rationale outlines 5 proposed amendments to the zoning bylaw. I do not support amendments 1 and 2 which propose to reduce the *minimum lot area* and the *minimum lot width*. These proposals are not in keeping with either the character of the existing neighbourhoods or the recommendations of the very recent study for this neighbourhood and ultimately the changes made to the zoning by-law for this neighbourhood. Recommendations related to lot coverage and lot width were two of the primary recommendations of the Shoreacres study, and the zoning bylaw was amended to reflect these recommendations. I foresee that these types of requests are a "slippery slope" whereby a precedent will be set for future infill in the neighbourhood. While the subject property is suitable for redevelopment, I can see no valid argument for the allowing the proposed amendments. The subject property can be redeveloped within the limits of the existing zoning bylaw.

Outstanding Questions for City Staff:

- I would bring to the attention of the City/developer that there has been a history of public infrastructure issues at the subject property.
 - First, traffic volumes and speed have justified traffic calming in the neighbourhood. Would the development warrant a review of introducing a stop sign / crosswalk at the Spruce/Tuck intersection?
 - Second, the neighbourhood is also susceptible to flooding as a result of a high groundwater table and combined sewer / stormwater system. I expect that the proposal to both increase the impermeable surface area of the neighbourhood and increase contributions to the sewer system will be reviewed by the appropriate City staff.
- Did the Church and/or its development representatives participate in the Shoreacres Character Area Study? If yes, did they provide comment in support of lot coverage/lot width amendments that has been incorporated into the study?
- Will this proposal be circulated to the City's urban design for review and comment at this stage?

- Will development charges be collected as part of this project? If yes, will those feed directly into our neighbourhood? The City's Parks department had proposed to redevelop Breckon Park with new programming. It would be ideal if any charges collected could be reinvested into this public space bordering on the site.

Thank you for your time.

M. Lynes
274 Tuck Dr.

Lau, Rebecca

From: Ronald M. Foss [REDACTED]
Sent: Wednesday, January 09, 2019 8:10 AM
To: shawna.stolte@burlington.ca
Cc: Lau, Rebecca
Subject: FW: Site Address - Ward 4 - 4407 & 4417 Spruce Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

We meet briefly at the Appleby Church last evening. I was certainly pleased to see you there. As discussed I am forwarding to you the comments I sent to the City prior to the meeting. I will add the following points for your benefit;

- I thought your comments were both timely and well stated, as confusion for most seemed to be setting in, prior to you taking the floor
 - I was encouraged by your specific comments as to why you, the mayor and city council was voted in – That being a community versus a business view to property development
- It seemed like a bit of waste of time when it was confirmed that the application had not been brought in line with the Shoreacres character study and recommendations
 - That step seems essential to advance the application
- I was equally disappointed to hear that an evaluation of existing frontages has also not yet been completed, a point I made during the meeting that current averages are well beyond the 18m
 - This too seems essential prior to considering the application and the parceling of vacant land – Notwithstanding the bylaw of 18m and your point of a tribunal review etc
- The Church and those representing it are in a serious conflict of interest and their actions and contributions to such meetings should be closely monitored
 - I fully respect the presence of a community church and all it contributes to the community
 - I also feel that their desire to parcel the land is a sound one, but neutrality on some aspects of the application are essential
 - Their fiscal challenges should not be placed onto the shoulders of property owners in close proximity to their property
 - The suggestion that we should fully support this application or the entire church property might have to be sold, was and is inappropriate
- The application presents very differently based on who is being impacted
 - Those of us that neighbour the property or are in direct line of sight will likely have differing views from those outside the 120m range

Ron Foss
Director Fossmobile Ent
273 Tuck Drive
Burlington, ON L7L 2P9



Good afternoon,

I am the property owner at **273 Tuck Drive**, south and east of the location being referenced.

I have received and reviewed the material sent to me by your department. I plan on attending the proposed meeting on January 8th at 6:30PM.

I have also reviewed the information posted within your Website at www.burlington.ca/4417Spruce.

I make the following comments and in no particular priority order;

- In general I am in agreement with the proposal of re-development of the existing church property and the adjacent church parking lot
 - Generally speaking any new development, done right, should increase neighbouring property values
 - It is this principle that should be at the forefront of planning and development of the church land
- I find that the suggested frontages of 17.5m for three of the properties is not in keeping with the appropriate transition into the neighbourhood
 - Most frontages in this neighbourhood are well beyond even the standard of 18m, so any new development in this area should have to take that into consideration
 - A feasibility study, paid for by the city, a year or two ago addressed issues similar to these and should not be dismissed for the sake of this development
- Pushing the two end properties to accommodate the needed 18m for the three middle properties, does not address my concern stated above
 - The fact is the current plan and suggestion is increased density at the expense of existing property values
 - The 18m standard and the principle of house eaves troughs almost touching may be fine in brand new developments, but it is inappropriate for mature and existing neighbourhoods
- Ideally my expectation would be 3 new developed lots with homes as depicted, but I would be willing to look at the impact of having 4
- I have some issue with the suggested house design recommendations
 - Again this is a neighbourhood transition issue, as all recommendations are 2-story with similar design characteristics – A solid wall of homes across from the wide open space of the park
 - There is no place that I can think of in this area that has 2 story homes clustered in a tight row in this way – Not acceptable
 - A mix of 2-story, 1-story bungalows and/or a back-splits seems to be more in keeping with the how the neighbourhood is maturing and being renewed
 - So if 3 lots were approved 2 2-story and 1-bungalow, or if 4 lots were approved 2 and 2
- There is also a concern of environment impact on trees, water run-off rates or absorption and sewer infrastructure
 - It would appear to me that a few very mature trees would have to be removed. This should be avoided and/or a re-newal plan in place
 - With the flood in this particular area (Tuck south) a few years ago, I am concerned that the aging underground infrastructure can accommodate the plan as submitted
 - Fewer houses would allow for better ground water absorption rates and less stress on the storm drain and sewer systems

I have only one question that I did not see addressed in the material:

- Is there a barrier fence planned or proposed between the new church property line and these new lots and houses?
 - If so what height?
 - If so of what material?
 - It is my view that this should be included

Regards,

Ron Foss
Director Fossmobile Ent

273 Tuck Drive
Burlington, ON L7L 2P9



Lau, Rebecca

To: Ron Laidman
Subject: RE: 3 comments/considerations for 4417 Spruce Ave proposed development

From: Ron Laidman [REDACTED]
Sent: Wednesday, January 09, 2019 2:29 PM
To: Lau, Rebecca
Subject: 3 comments/considerations for 4417 Spruce Ave proposed development

Hi Rebecca,

I only grabbed your card last night at the information event at Appleby Church so I'm sending this to you. I did ask a question about utilities if you'd like to put a face to the name.

I live at 291 Tuck Dr, so out of all the people in that room last night I am the most impacted by this potential development along Tuck Dr. We are the **only** house across the street from these proposed houses on Tuck and will be impacted by construction and then in perpetuity by what is built across the street from us. This said, while I don't want the development to happen as proposed since it will greatly change the feel of our neighbourhood, I am not opposed to the development itself as I recognize businesses need to be able to function and the church needs to sell this land and that the developers are trying to work within the limits of the regulations they are bound by.

There are 3 things I would like addressed/considered:

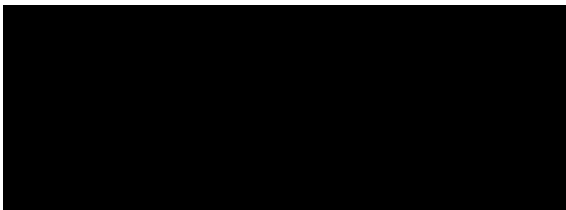
1. **Speed Control, Noise and Traffic** – As referenced page 1 in the noise brief provided in the proposal, no traffic data exists for Tuck Dr and that document only references Spruce and Henderson which are not actually the areas impacted by these new houses. I believe the noise brief supplied is inadequate since it does not reference the main street under consideration (Tuck). Since there is no data on Tuck, what I would request is at least a pilot or study on traffic as was done along Spruce and Henderson with a speed control hump added as you enter Tuck from the south at Spruce as well as on the north side as you come to the park from the North direction too so that cars are forced to slow down before they hit the 40 km/hr sign at the park. There is precedence for this as Henderson has these speed humps in front of their much smaller park and Tuck Dr is a relatively high volume street with a considerably larger, more utilized park with playground, parking lot, baseball field, etc. It only makes sense for this same analysis to be done and speed humps to potentially be added. More colour to this, people use the north side of Tuck from Spruce as a bypass to avoid the lights at Appleby and fly up Tuck well about 65-70km/hr in a 40 zone. Its incredibly dangerous at times in the summer with kids everywhere near the park especially with all the visitors parking there for slo-pitch all summer. You are proposing adding 5 houses, more cars, more people and few people follow the speed now so I fear it will only get worse as they speed past the park. I believe a full analysis should be provided as part of this development proposal.
2. **Underground infrastructure** – The water mains were just upgraded this summer along Tuck. Sewers, Gas, and hydro were not. Our basement flooded this past April as did at least 1 other house north of this development on Tuck. This whole area flooded a few years back in the major storm. I get concerned when we are incrementally adding 4-5 houses to the street that are now graded towards the main sewer trunks on Tuck that will now potentially add to the inability of this area to handle storm water during a major event. I'd ask you to seriously consider how this will impact the area as my drainage that was built in the 50s may not keep up with 5 newer houses in a major storm that are now graded to the same storm lines. This is already considered a high flood risk area as our insurer will tell you, so extra due diligence is warranted in my opinion on this item. The water mains themselves are also smaller diameter size in front of our house vs further north on Tuck as I witnessed during construction this summer. Water pressure is not a concern for us at this time, but these 5 houses are now going

to feed off this smaller gauge water line running in front of our house so I want to ensure this has been properly addressed too.

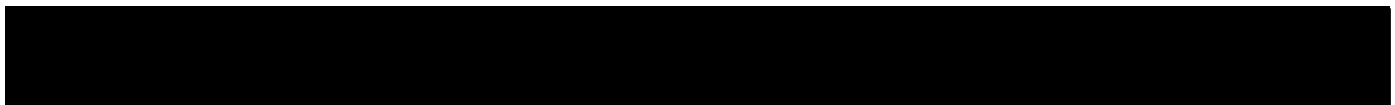
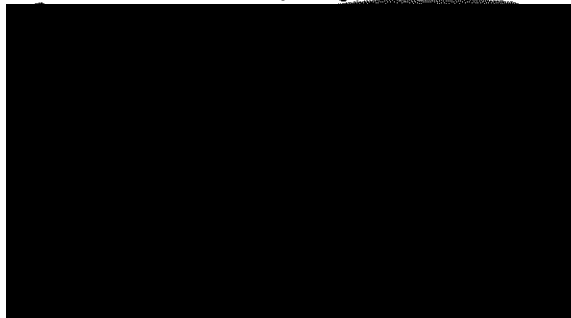
3. **Style and Conformity to Neighbourhood** – The style of our neighbourhood as mentioned is varied and as such I hope this will be factored into the design that each house is not the same style and not the same exterior materials. I recognize this is mostly out of your control, but we just bought our 1958 renovated ranch house for over \$1 million earlier this year mostly due to the style of the area and the relative seclusion near the park and this will quite frankly diminish our value if 5 “cookie cutter” homes are added across the street that don’t fit with the neighbourhood, not to mention the loss of 17 large trees and the privacy we paid for. I just ask that the developer keep this in mind that they will likely get more money for these homes and more buy in from neighbours if they keep more in line with the varied styles of the neighbourhood and not build identical homes that don’t fit because people buy in this area for the large trees and unique style.

Thank you again for the time last night to address the community’s concerns. I understand emotions run high in these situations, but at the end of the day whether the proposal is approved or not, I want to ensure the development is done properly, respectfully, and safely considering how closely our family and house are impacted by this in particular.

All the best,



Ron Laidman, P.Eng., MBA



Lau, Rebecca

From: Steve Walker [REDACTED]
Sent: Monday, January 21, 2019 8:50 AM
To: Lau, Rebecca
Subject: Tuck Drive

Follow Up Flag: Follow up
Flag Status: Completed

Morning Rebecca

Sorry for the late response but I have been travelling since Christmas.

Regarding the application to allowing five homes to be constructed on five lots, I am totally opposed.

This is a beautiful residential neighbourhood and to allow a developer to change the rules and start to cram more houses on less land is offensive.

We all moved to this area years ago for the trees and the way all these streets were laid out. Nice bungalows on nice lots. Of late, we have seen monster homes being built that don't fit into the architecture of the neighbourhood. The city has allowed this I'm guessing due to the size of the lots. The city use to oppose these types of applications but now just seem to rubber stamp them.

Now, they want to shrink the lots and build big homes on them.

We, on Tuck Drive have also had to endure an entire year of mud and road construction this past summer. I've had a home behind me on Henderson Drive that no one from the city seems to be concerned about. It has been under construction for over two years. Pounding, hammering all summer with no end in sight.

This to say, all this is now infringing on my right to enjoy my own property.

More construction and more dirt etc on our brand new road!

Will my taxes go down to reflect the noise and mess to my newly renovated bungalow has caused? I think not!

Please mark me strongly opposed!!!!

Steve Walker
[REDACTED]