

Appendix D – Public Comments Received

#	Name & Address	Date Received (by email unless otherwise stated)	Comments
1.	Joanne & Gerald Godin 139 Secord Lane	May 9, 2019	<p>Hello: I am writing regarding the Planning Application submitted by Bloomfield Developments Inc, for the site at 143 Blue Water Place and 105 Avondale Court.</p> <p>I have attended most of the hearings and meetings in the past, and am on the executive of the Secord Lane Homeowners Association. One large concern with the proposal is regarding the dedicated waterfront trail. We understand that the city is insisting on this, not the developer. This plan would severely impact Secord Lane residents, as it abutts our properties and our waterfront access. We are a private lane and enjoy our easement to the waterfront lookout. This would be a disaster if the public were to be walking this area. They would likely see no reason not to walk on our private lane and easement, and In addition there is no parking available on Blue Water. The proposed homes are very limited in lot size, and the dedicated waterfront and public access means the developer had to propose even smaller lots for his proposed eight homes.</p> <p>Secord Lane is very concerned about the destruction of more trees on the Blue Water Property, the impact of the construction on lands directly aligned with ours, and the size of the proposed lots which are not consistent with this area.</p> <p>Many of the homes on Secord are multi million dollar properties, and the residents have enjoyed a quiet lifestyle (and have paid to enjoy this both in taxes and price paid for homes), for over 60 years.</p> <p>Intensification should not occur where it is located within an area of primarily 100 ft lots, and many properties worth 4 and 5 million dollars.</p> <p>Many of our concerns have been raised with the previous application and this has not changed with the exception that the newly proposed waterfront trail is ludicrous on such a small area, particularly with Paletta Park within a couple of hundred yards. With the divide between Secord Lane and Blue Water being unrecognizeable the impact on our street would be devastating.</p> <p>Please let me know if you have any questions. Thank you.</p> <p>Joanne and Gerald Godin (139 Secord Lane)</p>
2.	J.P. Cooper 156 Avondale Court	May 9, 2019	<p>Dear Ms Lau,</p> <p>I am providing my written comments concerning the planning application related to 143 Blue Water Place & 105 Avondale Court, Files:510-01/19 & 520-04/19.</p> <p>I reside at 156 Avondale Court in Burlington and I have reviewed the documentation and information related to the planning application provided</p>

		<p>at the webpage for the file.</p> <p>I will begin by acknowledging that the application is certainly more reasonable than the previous application in 2016 which sought approval for a development of 39 townhomes. The residents in the affected area have faced uncertainty since 2016 including the city of Burlington planning application and the appeal to the Ontario Municipal Board. Unfortunately, the current application raises several major concerns which I will now outline in more detail.</p> <p>1) the applicant is requesting a zoning by-law amendment.</p> <p>I believe the application must follow the current official plan and zoning by-laws.</p> <p>A principal reason we purchased our home on Avondale Court was the unique character of the area. Large lots with single family homes near Lake Ontario and with a plethora of flora and fauna are hallmarks of this area.</p> <p>The official plan and zoning by-laws are essential to maintain that unique character of the area. Although, intensification is a priority of the city of Burlington and the province of Ontario, the subject area is not one where that is the goal.</p> <p>By amending zoning by-laws and not following the official plan as requested by the applicant, this makes the zoning by-laws and official plan a pointless venture.</p> <p>This would set a precedent for others to develop the area and other areas without regard for the carefully structured official plan and zoning by-laws which would be so easily amended. The result would be a city with no cohesive structure and an unappealing density and layout for residents.</p> <p>2) The waterfront area is one of the great assets and attractions to living in Burlington and Halton Region. The proposed development of the properties on the waterfront will create damage to the wonderful flora and fauna in the area and create potential environmental issues.</p> <p>Protecting the environment in Burlington and the nature we are so privileged to enjoy should be a priority since once a development takes place this is irreversible.</p> <p>This development will impact the shoreline of Lake Ontario and the creek despite the developer's reports asserting this would be minimal.</p> <p>There are countless trees including butternut trees and other vegetation, a diverse wildlife including many species of birds, rabbits, chipmunks, squirrels, frogs, snakes, insects, coyotes, foxes and we have even had a beaver in the creek in our garden.</p> <p>The impact of the development must protect this flora and fauna.</p> <p>Yet, the reports are rather dismissive. The removal of 135 trees will impact the beautiful tree canopy and the flora and fauna with potential serious environmental impact.</p> <p>The document from the developer even argues that 52 of the 135 trees</p>
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		<p>should not require compensation (Tree Inventory and Preservation Plan p. 13 5.0 paragraph 1).</p> <p>3) the impact on traffic is again downplayed in the report submitted by the developer (Traffic Impact and Parking Study).</p> <p>In recent years, the volume of traffic on Lakeshore Road has increased considerably with no change to the road.</p> <p>I have no expertise in this area, but the addition of 8 homes with 2-3 vehicles each will add 16-24 vehicles exiting and entering Blue Water Place several times daily.</p> <p>This number could increase considerably on holidays and at other times with visitors.</p> <p>This will impact traffic in the area with increased congestion on Lakeshore Road preventing residents in the area from exiting or entering their own streets in a timely manner. It also increases the environmental impact of fossil fuel and safety for pedestrians and those in vehicles.</p> <p>Just this week, it took 5 minutes to turn from Lakeshore Road onto Avondale Court.</p> <p>Also, it will be unpleasant for pedestrians with cars lined up to turn on side streets with no sidewalks and a possible safety risk.</p> <p>Also, side streets will be full of parked cars of visitors to the homes on Blue Water especially on holidays.</p> <p>4) the impact on noise of an additional 16-24 residents , 16-24 vehicles and resulting road traffic and social events held by these owners with many visitors is unclear.</p> <p>The report again downplays any impact. In my opinion, this assertion defies common sense.</p> <p>5) I was not clear on the pedestrian access to the Window on the Lake and if Avondale Court will be an access point. This will change the character of a quiet area with foot traffic and those walking their dogs.</p> <p>I do recognize that the current proposal is a substantial improvement to the previous application, but I do have the concerns outlined.</p> <p>I hope my comments are helpful as you explore your position on this situation.</p> <p>Please keep me updated re notices of meetings and any other developments.</p> <p>Thank you for your attention to this matter,</p> <p>Sincerely,</p> <p>J.P.Cooper</p> <p>156 Avondale Court</p>
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PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

3.	Maggie Li 4337 Blue Water Place	May 14, 2019	<p>Hi,</p> <p>I have received the survey for proposed land change.</p> <p>I am the owner of 4337 blue water Place, I like to ask if the private street along the side to 4345/4346 also become to public road and municipal water and sanitary service?</p> <p>thanks,</p> <p>Maggie</p>
4.	Larry Hambly 154 Blue Water Place	May 23, 2019	<p>The requirements for approval of the Blue Water Place/Avondale Court development must include:</p> <ol style="list-style-type: none"> (1) A parking plan during construction. (2) A road cleanup plan during construction. (3) A speed bump. <p>Parking During Construction</p> <p>Blue Water Place is a private road which is owned by 143 Blue Water Place. The road allowance is 15.67 metres wide with a paved section six metres wide. Resident's lawns occupy approximately 6 metres on the east side and 3.7 metres on the west side.</p> <p>During construction there will be 10 to 20 sub-contractor vehicles plus delivery trucks at all times. There will be limited parking on-site. Since the developer owns sections of our front lawns, vehicles could legally park on our front lawns. In any case, residents will be subjected to an obstacle course weaving around vehicles for a few years.</p> <p>There will be no paved parking on-site during construction. Trucks will park on this dirt covered, muddy area and track dirt and mud down the street.</p> <p>In order to limit disruption to the lives of Blue Water Place residents, a formal parking plan is required to limit on-street parking. A road cleanup agreement is also required to limit the dust from the road.</p> <p>Speed Bump</p> <p>The site plan includes a sharp S curve inside the development. This is a safety hazard. There will be a blind corner when exiting this S curve. When cars turn a sharp corner they immediately speed up. If cars are backing out of their driveways immediately north of this curve, there is potential for a serious accident. Selva Chelliah has agreed that a speed bump placed north of the exit will minimize the safety hazard.</p> <p>Thank you for your consideration. Larry Hambly 154 Blue Water Place</p>

<p>5.</p>	<p>Richard J. Hamilton 160 Blue Water Place</p>	<p>May 26, 2019</p>	<p>Dear Ms Lau</p> <p>Please find attached for your consideration my written comments and opposition to this this development as it is currently proposed.</p> <p>Thank you.</p> <p>R. J. Hamilton</p> <p>----</p> <p>Attention; Rebecca Lau</p> <p>C.C. Councilor Shawna Stolte</p> <p>Files; 510-01/19 & 520-04/19</p> <p>M/s Lau,</p> <p>While we are in support of a development on 143 Blue Water Place and 105 Avondale Court we are opposed to the current proposal that includes a change in zoning to R1.2 site specific to accommodate the plan as submitted by Bloomfield Developments.</p> <p><u>ZONING</u></p> <p>If approved this site specific zoning change will set a major precedent in the area and lead to numerous other severances on Blue Water Place, Secord Lane and other nearby R1.2 zoned areas.</p> <p>We believe a fewer lot plan would allow the properties to more closely conform to R1.2 zoning without additional cost to the developer.</p> <p><u>Deviation from R1.2 zoning:</u></p> <p>In order to accommodate 8 home sites into the net area the developer has designed lots that completely deviate from R1.2 zoning, None of the lots conform to R1.2 zoning specifications in lot frontage, lot area, front yard setback, rear yard setback, and side yard setbacks. This is compared with all current Blue Water Place properties conforming to R1.2 zoning.</p> <p>If a zoning change is approved this disturbing precedent is expected to lead to three nearby severances in the short term with others following suit in the immediate Lakeshore area.</p> <p>The lot at 4330 Lakeshore Rd. is a rental property that runs south on Blue Water Place this property could be subdivided into 3 lots, the abutting lot to the south has been vacant for 2 years awaiting the decision on the Bloomfield Development and could be severed into 2 lots, Abutting to the east of this lot is 4337 Blue Water Place which is being rented and could be severed into 2 lots. All these lots are bordered on each other. They all conform to R1.2 zoning.</p> <p>Under separate submission the residents of Blue Water Pl, Secord Lane, and Avondale Court are firmly opposed to the waterfront trail. If the residents (We included) are successful in eliminating the requirement for a waterfront trail this would cause a substantial financial gain to the developer. This gain</p>
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should allow the developer to reduce the lot numbers to 7. (The developer would lose the profit on one home but regain this cost with not having to provide infrastructure for the water front trail together with substantial selling price increases on the lakefront properties together with the other properties as they will be taking on a more conventional lot layout that more closely conforms to R1.2 zoning.

Current Properties Abutting Blue Water Place Proposed Development

Address	Width "m"	Depth "m"	Area Sq/m	Status
R1.2 Zoning	24.0		925	
4330 Lakeshore Rd.	24.00	30.5	1861	Renter
167 Blue Water PL	45.7	30.5	1394	Vacant
4337 Blue Water PI	33.5	41.5	1390	Renter
4345 Blue Water PI.	30.5	57.6	1757	Owner
4346 Blue Water PI.	36.6	53.3	1951	Owner
4342 Blue Water PI.	44.1	45.7	2015	Owner
153 Blue Water PI.	30.5	50.3	1534	Owner
154 Blue Water PI.	27.4	44.8	1228	Owner
160 Blue Water PI.	27.4	40.2	1101	Owner
170 Blue Water PI.	30.5	40.2	1226	Owner
4318 Lakeshore Rd.	57.9	24.4	1413	Owner

HARDSCAPING AND SIDEWALKS

Blue Water Place has in the past been very vulnerable to flooding in any heavy rainfall. The new road and hard-scaping in the proposed development, together with the proposed sidewalks on Blue Water Place this problem will surely exacerbate this serious issue. We ask for serious consideration of these facts.

All residents on Blue Water Place are opposed to sidewalks and see no value in having the developer provide these.

UNDERGROUND SERVICES

All services on this proposed development will be replaced, sanitary, water, gas. Could we propose to the developer to include burying the hydro lines while this construction is being done as a neighborhood improvement?

Richard J. Hamilton

160 Blue Water Place, Burlington, ON, L7L2J4

PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

6.	Aylin Guer 4346 Blue Water Place	May 29, 2019	<p>Hi Rebecca,</p> <p>Reference to our talk today, I am the owner of the house located at 4346 Bluewater Pl. As mentioned in the mail, informing us about the planning application submitted by Bloomfield Developments, I understood that a small section of the Bluewater Rd is excluded from the plan for converting to the public road. With that, only 30mt of the road and only 3 houses around that part of the road are excluded and will not be able to have public services. I would kindly ask your support that City of Burlington reconsider to include that section into the conversion plan as well.</p> <p>Looking forward to hearing from you.</p> <p>Kindest regards, Dr.Aylin Gurer</p>
7.	Lawrence Hambly, 154 Blue Water Place; Virginia Tinti, 165 Secord Lane; Richard Hamilton, 160 Blue Water Place	May 29, 2019	<p>Dear Madam Mayor and Members of Council:</p> <p>The residents of Blue Water Place and Secord Lane have endorsed the attached report submitted with this e-mail for your collective consideration. The Blue Water Place/ Avondale Court development provides a unique opportunity to obtain significant parkland dedication funds to upgrade many of our existing unsafe, neglected, windows-to-the-lake. We ask that you kindly read the attached report and we welcome your comments and those of staff.</p> <p>Thank you for your consideration,</p> <p>Lawrence Hambly Virginia Tinti Richard Hamilton</p> <p>[See attached letter]</p>

#7.

Proposed Blue Water / Avondale Waterfront Trail / Window-To-The-Lake

To: Mayor Marianne Meed Ward
Councillor Shawna Stolte
Councillor Kelvin Galbraith
Councillor Lisa Kearns
Councillor Rory Nisan
Councillor Paul Sharman
Councillor Angelo Bentivegna
Rebecca Lau
Rosalind Minaji

By: Lawrence Hambly 154 Blue Water Place larryhambly@cogeco.ca
Virginia Tinti 165 Secord Lane vtinti@tintilaw.ca
Richard Hamilton 160 Blue Water Place chadzom25@gmail.com

Endorsed By: Marie Ampleman 170 Blue Water Place
Ben King and Lori Haines 4342 Blue Water Place
Karim and Susan Samna 4345 Blue Water Place
Brad and Andrée Lawrence 135 Secord Lane
Kyle and Bekah Camarro 140 Secord Lane
Penny Hambly 154 Blue Water Place
Frank and Shirley Gerencser 4318 Lakeshore Road
Rob and Brenda West 136 Secord Lane
Mike Gmell and Val Cambre 153 Blue Water Place
Doris Hamilton 160 Blue Water Place
Selva Chelliah 143 Blue Water Place
Kevin Smith 173 Secord Lane
Chris and Maggie Chen 4337 Blue Water Place
Thomas Solomon 143 Secord Lane
Joanne Godin 139 Secord Lane
Sharron and Rob Langford 113 Avondale Court

Note: These endorsements apply only to the window-to-the-lake and the sidewalk. Residents may have other concerns regarding the application.

May 28th, 2019

Proposed Blue Water / Avondale Waterfront Trail / Window-To-The-Lake

Residents of Blue Water Place, Secord Lane and Avondale Court are firmly opposed to the creation of a window-to-the-lake within the proposed development (Exhibit 1).

We are therefore requesting Council to:

- (1) Charge a parkland dedication fee in place of dedicating property for a new window-to-the-lake.
- (2) Use the substantial parkland dedication fee to upgrade existing windows-to-the-lake.
- (3) Eliminate the proposed sidewalk and street lights on Blue Water Place.

Following is a summary of our rationale for removing the proposed window-to-the-lake.

- (1) With the close proximity to Paletta Park, additional public access to the Lake is not necessary.
- (2) Utilization of the window-to-the-lake would be minimal.
- (3) A continuous waterfront trail connecting Paletta Park to the west and through Avondale Court to the east is not possible.
- (4) Other windows-to-the-lake in Burlington are at the end of municipal dead-end streets or in front of higher density housing.
- (5) This would be the first window-to-the-lake in Burlington in front of low-density housing.
- (6) The location of this window would encourage visitors to Paletta Park to trespass through privately owned Secord Lane to this window-to-the-lake.
- (7) This window would be difficult to police since it could not be observed from a road.
- (8) A window-to-the-lake would not be compatible with low-density housing since it would transform lakeshore homes into lakeview homes.
- (9) It would be irresponsible to develop this window while existing windows-to-the-lake are unsafe and neglected.

Public Access to the Waterfront

The Official Plan states “The acquisition of land to create new ... Windows-to-the-Lake ... shall be encouraged by City Council, as a means to increase public access to the waterfront.”

With the close proximity to Paletta Park, a new window will result in a negligible increase in public waterfront access. Current Blue Water Place residents have little interest in the proposed window and Secord Lane residents have their own 3 metre wide access to the waterfront with a deck which is rarely used.

Comparing the proposed window to Paletta Park (Exhibit 2), it is clear that the window will have no attraction for non-local visitors. Noteworthy, is the distance from the Lakeshore Road / Blue Water Place intersection is 230 metres to the Paletta Park entrance and 320 metres to the window. In addition, the window would not have a parking lot and would have no privacy from houses that front on the water. With few amenities there would be few visitors.

Waterfront Trail

The Official Plan states “The Waterfront Trail will be connected to existing waterfront public open spaces ...” In the future it will not be possible to connect this window westward to Paletta Park with a waterfront trail. Existing lots are exempt from dedicating property for a trail. The owner of 140 Secord Lane was not requested to donate property for the large house currently being constructed on the property.

It would not be possible to connect the window to the east through Avondale Court for a future waterfront trail. The lakefront properties at 113 and 123 Avondale Court have shallow backyards without space for a trail. The topography of these rear yards and the increased levels of the lake through global warming makes a waterfront trail in this area a liability for all, including the City of Burlington.

Parkland Dedication Fee

The windows-to-the-lake at the end of Market Street and St. Paul Street are open, attractive and inviting spaces. The windows at the end of Green Street, Fruitland Road, Walkers Line and Appleby Line are dark, unattractive places and are a safety hazard for all children. Walkers Line has a tall chain link fence for safety which gives visitors the feeling of observing the lake from a cage. The others use posts with either one or two chains strung between posts. They are a safety hazard since they present an open invitation for children to swing on the chains beside the steep embankments. The windows mentioned are an embarrassment to the residents, an eyesore and a drain on the City’s resources.

Charging a parkland dedication fee for the Blue Water / Avondale development should provide sufficient funds to renovate the existing windows-to-the-lake up to Burlington standards and make them safe for children.

Cost vs Benefits

There will be little to no benefit from constructing this window-to-the-lake. It will create an access to the waterfront with minimal visitors.

The opportunity cost of developing this window-to-the-lake will be substantial including:

- (1) The loss of a significant parkland dedication fee which can be used to upgrade other windows-to-the-lake.
- (2) A significant reduction in value of the four lakefront lots with a corresponding reduction in tax revenue.
- (3) The significant cost of developing the window-to-the-lake to the City.
- (4) The cost of maintaining the window-to-the-lake and shoreline protection.
- (5) The dedication of the lands to the City will result in a dedication exceeding the normal park dedication rate with the developer receiving compensation for the difference.

Compatibility

The Official Plan states that one objective is “To ensure that development is compatible with the waterfront in terms of land use, intensity and scale ...” It also states “Planning for public use of and access to the shoreline shall recognize ... existing private uses and the ownership of the shoreline and shall incorporate ways to ensure these uses are compatible.”

The proposed window-to-the-lake is not compatible behind private waterfront homes. The current windows at the end of municipal owned dead-end streets are open to the lake and open to the street. Visitors have a sense of space and reasonable privacy from adjacent homes.

Residents do not expect privacy in their front yards but they do expect a reasonable amount of privacy in their rear yards. This window directly in back of the four lakefront properties would eliminate their privacy. It would be unconscionable to open up backyards to the public.

Similarly, the privacy of visitors would be compromised. With shallower back yards, visitors would have the impression that they are in a fish bowl.

Precedent

In 2014, Burlington owned the waterfront property between Market Street and St. Paul Street. Council voted to sell the property to adjacent land owners rather than retain it for a future parkette. The Council meeting was in-camera and details were not made public.

The rationale for the sale could have been to use the proceeds of sale to develop windows-to-the-lake at the end of Market and St. Paul Streets, likely with the knowledge that a parkette would be superfluous with these windows or the knowledge that a waterfront trail could never be extended either east or west through private property.

Windows-to-the-lake have been constructed in front of the Easterbrook townhouses and in front of the Bridgewater project. Developing this window-to-the-lake would set a precedent for a window in front of several abutting single family residences.

Sidewalk / Street Lights

With the current 10 houses on Blue Water Place, traffic is very light. With no bus service on Lakeshore Road, residents only walk on the street to walk their dogs or visit Paletta Park. In the past 46 years, there has never been more than one young family with small children living on the street. We expect the new residents of this development to have few young children and rarely walk on the street. Also, residents rarely walk on the street at night. Therefore there is no need for sidewalks or street lights.

Sidewalks are completely unnecessary on Blue Water Place. They would be detrimental to the park like ambiance we now enjoy. Sidewalks would also remove green space and could damage the root systems of some of our mature trees which we own and this is unacceptable.

Exhibit 1 - Concept Plan Urban Solutions

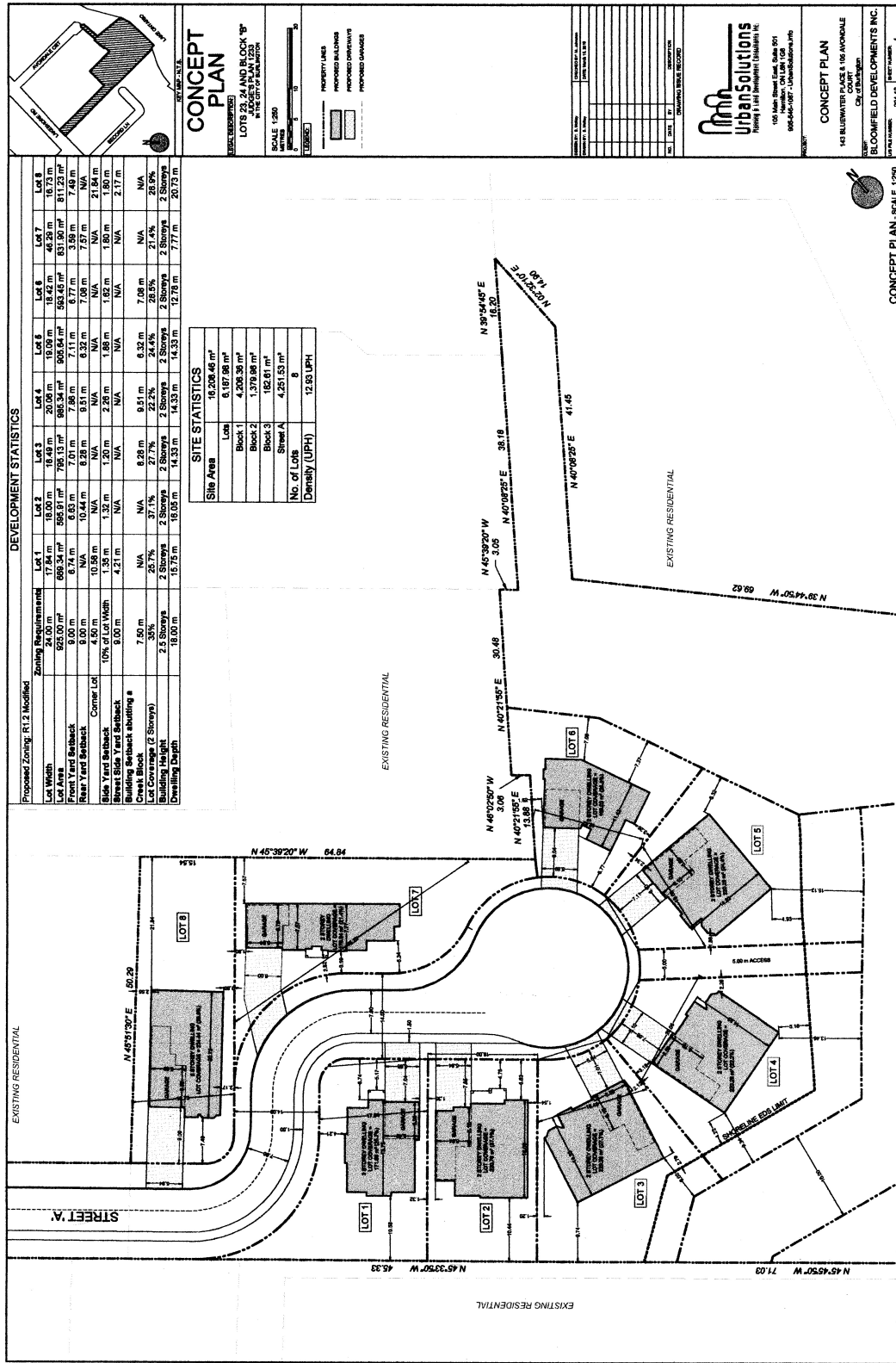


Exhibit 2 - Comparison of Paletta Park and Blue Water Place Window-to-the-Lake

	Paletta	Window
1- Distance from foot of Blue Water Place	230 m	320 m
2- Size	5.7 hectares	15m X 79m (.12 h)
3- Lake views	Yes	Yes
4- Parking lot	Yes	No
5- Utilization rate	Low	Minimal
6- Trees / shade	Yes	Minimal
7- Nature trail	Yes	No
8- Creek	Yes	No
9- Expansive lawn	Yes	No
10- Beach	Yes	No
11- Backyard neighbours	No	Yes
12- Fence on Lake side	No	Yes
13- Mansion	Yes	No
14- Privacy	Yes	No
15- Bird watching	Yes	No
16- Photogenic	Yes	No
17- Armour stone into Lake	Yes	No
18- Ducks, geese, swans	Yes	No
19- Washrooms	Yes	No

PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

8.	Brian & Donna Duncombe, 137 Avondale Court	May 31, 2019	<p>Sorry for being so late but we only got the materials second hand even though we think we really should have received the proposal as a neighbor to the properties.</p> <p>We agree that it would make more sense to collect a “parkland dedication” in place of dedicating property for a Waterfront Park and use it to improve/maintain existing “windows on the lake”. - the city has been inconsistent with requiring “window on the lake” dedications anyway. - there is little need for a Waterfront Park as part of the new development when Palletta is so close, has parking, etc.</p> <p>We have some concern that if the “Waterfront Dedication” didn’t happen, would the developer stretch his lot plans closer to the lake? We would not want to see him try to build another house or two given the space. We think that 8 lots is perhaps 2 too many already and that if it were 6 lots, it would blend with the existing neighborhood better. “Lot8” already looks crammed in and seems to almost encroach on #153’s privacy. This is not an objection, just our feelings.</p> <p>We have no opinion on the proposed sidewalk and street lights on Blue Water. We suppose that if the city takes ownership, they want to bring it up to standards. We understand the comments made by Richard Hamilton et al and if we lived on Blue Water, we may feel the same, especially if the road width gets constricted to make way for the sidewalks.</p> <p>As far as the replacement of private services with public ones, it makes sense. We do have a concern/question about whether all homes in the “Bluewater Neighborhood” would get public services to their lot line or only those houses that abut the new project.</p> <p>We are of the opinion that if there is not a “Window on the Lake” then it leaves the access via Avondale as a loose end to nowhere. Our concern is that this lane from Avondale would only encourage problems as it approaches the rear of the eastern line of new rear yards. It might be possible to find some way to terminate the access road somewhere approaching the top of the incline.</p> <p>We have a serious concern about the creek that runs behind the houses on the west side of Avondale. Historically, there has been flooding of the road on Avondale as well as water problems at a couple of the houses abutting the creek. It seems that it would make sense to increase the creek capacity if possible. There is also an issue with the various junk that is washed down the creek and seems to hang up just as the creek meets the lake.</p> <p>Please keep us informed of any actions/meetings/etc that pertain to this file.</p> <p>Sincerely, Donna and Brian Duncombe 137 Avondale Court</p>
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PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

9.	Sharron Langford 113 Avondale Court	May 31, 2019	<p>Good Day,</p> <p>As a resident of Ward Four residing beside the proposed development site I gave grave concerns about this proposed plan.</p> <p>Sharron Langford</p> <p>113 Avondale Court Burlington, Ontario L7L 2M8</p> <p>[See attached letter]</p>
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#9.

Bloomfield Developments Planning Application

City of Burlington

File Number 510-01/19 & 520-04/19

143 Blue Water Place, 105 Avondale Court

Burlington, Ontario

May 31, 2019

Sharron A. G. Langford
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Mayor Marianne Meed Ward mayor@burlington.ca
Councillor Shawna Stolte shawna.stolte@burlington.ca
Councillor Kelvin Galbraith kelvin.galbraih@burlington.ca
Councillor Lisa Kearns lisa.kearns@burlington.ca
Councillor Rory Nisan rory.nisan@burlington.ca
Councillor Paul Sharman paul.sharman@burlington.ca
Councillor Angelo Bentivegna angelo.bentivegna@burlington.ca
Rebecca Lau rebecca.lau@burlington.ca
Rosalind Minaji Rosalind.minaji@burlington.ca

1. Qualifications

I have lived in Burlington for over 30 years. I have lived in my current home at 113 Avondale Court for over 23 years. Our property is directly beside 105 Avondale Court separated by an active creek. My husband and I chose our current property for the view, mature trees and privacy. Our property has a Muskoka like setting. It has been an ideal location for our family of six, connected to the city yet safely removed from excessive traffic.

The proposed development by Bloomfield (File 510-01/19 for 143 Bluewater Place, File 520-04/19 for 105 Avondale Court – City of Burlington) raises numerous concerns, including, but not limited to:

- 1) Redundant Window – To – The – Lake
- 2) Road Access/Right of Way
- 3) Creek Ownership and Maintenance / Slope and Drainage Issues
- 4) Shore Line Erosion

1) Redundant Window – To – The – Lake

With Paletta Park in close proximity to the proposed Window- to- the- Lake I find this is a misuse of land. Unlike Paletta this area would not have parking, lighting, bathrooms or walking trails. As Secord Lane has private ownership of a 3 metre wide access to the lake the linking of these areas is not feasible. With plans to put the bridge back in use at Paletta this access to the lake will be better utilized by the public.

2) Road Access/Right of Way

The shared right of way is in disrepair. The flood of 2014 flooded this area and eroded the foundation resulting in crumbling asphalt, potholes and deteriorating surfaces. In it's current condition the lane cannot support continuous traffic or construction vehicles or machines. This area has limited lighting and is quite dark at night. To date snow removal has been shared with the occupants of 105 Avondale Court (renters).



3) Creek Ownership and Maintenance / Slope Drainage Issues

Owning the creek in its current condition is a liability for the City of Burlington. The City may want to consider charging Bloomfield Developments a substantial Parkland Dedication Fee and utilizing that money to refurbish the creek area. I am unclear as to how this area will be revamped. Along my side of the creek is an extensive woodland garden. Water flow is managed by loose stones lining the bed of the creek and graduated up the bank. The Cambrian cages on the opposite bank are caving in, reducing the net area for water to flow unobstructed to the lake. Use of large armor stone retaining walls would be required to handle the increase in watershed once grade changes have been made on the build site. The creek should also be widened to handle in volume increase of water from changing weather patterns and more frequent rain. Please note the property line does not follow the natural lines of the creek but rather crisscrosses from one bank to the other and back.

After every storm the creek is overrun with debris and garbage. It the waves pound the water towards the shore the lake deposits stones creating a stone barricade trapping water upstream filled with runoff garbage, creating a stagnant pool. For the past 23 years I have unblocked and cleared this area as needed. It is an ongoing endeavor. Is the city ready for this kind of upkeep?



Photos taken May 28th, 2019



Photos taken May 28th, 2019



4) Shore Line Erosion

Shore line stabilization is a concern when you live along Lake Ontario. In May 2017 Burlington experienced a second major rain event resulting in excessive flooding. This picture taken of the shoreline at 105 Avondale Court (P1000483.jpg - Personal Photo) depicts the state of the unstable shore line. The Willow tree is from the top of the bank.



P1000478.jpg (Personal Photo) 105 Avondale Court May7th 2017

The preexisting retaining wall has washed away and the valley was a watershed runoff area.



Photo May 31, 2019

CONCLUSION

Instead of a Window –to-the-Lake I would rather Bloomfield Developments build six stately homes with larger lot sizes to maintain compatibility with the existing neighbourhood. This would decrease the number of variances needed for this development, allow for increased lot sizes, increase asking prices and yield a greater tax base for the City of Burlington. This plan would also eliminate the upkeep of a costly, secluded and isolated, Window-to-the-Lake in years to come.

Thank you for taking the time to hear about a few of the many objections I have regarding of development at 105 Avondale Court and 143 Bluewater (– City of Burlington)

Sincerely,

Sharron Langford

Sharron A. G. Langford
113 Avondale Court
Burlington, Ontario
L7L 2M8



PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

10.	Lori Haines & Ben King 4342 Blue Water Place	May 31, 2019; June 6, 2019	<p>Good morning Rebecca,</p> <p>Attached please find our comments in PDF format including the missing photos. I can also forward the original Word document if it helps but saving in PDF format allowed me to reduce the file size considerably.</p> <p>I created a separate document specific to the creek flooding incidents at our place. Flooding is a concern both for the proposed development and as a wider issue of the City assuming regular maintenance. The flooding incidents (most recently May 25, 2019) suggest an intensity and frequency beyond the typical 100-year flood metric. The City also talked about assuming maintenance of the creek which has become critical with the accelerated pattern of surcharges in just the past 5 years. So we'd like to raise the issue of City regulation and maintenance with Parks and Open Spaces even beyond the scope of this development. I had also planned to raise this with our Ward Councillor.</p> <p>Thank you very much for including our comments in your planning report. Any idea as to the timing of the Public Meeting?</p> <p>Many thanks once again,</p> <p>Lori & Ben 4342 Blue Water Place</p> <p>[See attached letters]</p>
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#10.

Comments from 4342 Blue Water Place – City of Burlington Files 510-01/19 & 520-04/19

Greetings Rebecca,

Thanks to you and staff for the opportunity to comment on the proposed application at **143 Blue Water Place and 105 Avondale Court** (Files **510-01/19** and **520-04/19**).

My husband I, **Ben King** and **Lori Haines**, have enjoyed calling **4342 Blue Water Place** our home for 18 years. Our property **abuts both subject properties** as well as the **Creek** and **'Road Block C'** (Judge's Plan 1233), the second road segment that comprises the street known as 'Blue Water Place'. Four additional properties are located on Road Block C: **4337, 4342, 4345 and 4346 Blue Water Place**.



4342 Blue Water Place – 1962 (in red)

West 143 Blue Water Place
South 105 Avondale Court
East Creek
North Road Block C (owned by 4346 BWP)

We have been active participants throughout this process both individually and as part of the **Lakeshore Residents Association** formed in response to the 2016 townhome application by First Urban and Bloomfield Developments.

In the aftermath of the July 2018 OMB Decision, we do sincerely appreciate the significant efforts made by current applicant Selva Chelliah of Bloomfield Developments (now acting in his own stead) to approach City Planning, our new ward Councillor, and most especially the neighbours to communicate and refine a solution more acceptable to the community.

In the spirit of progress, Ben and I offer the following comments on behalf of **4342 Blue Water Place**.

1. Zoning and Precedent

One of the chief concerns for residents in similar neighbourhoods along the Lakeshore corridor is the future implication of zoning changes required to accommodate this pocket of higher density, albeit a much-improved plan for 8 single homes.

‘Exception zoning’ as a mechanism to allow increased density in this specific pocket while retaining the existing R1.2 density for the immediately surrounding area does unwittingly establish a precedent for future developments in similar areas.

Other properties in a transitional status could easily follow suit whereby the entire street known as ‘Blue Water Place’ becomes zoned with a higher exception density. This domino effect has ramifications for similar established neighbourhoods.

2. Built Form, Setbacks, Sun-Shadowing, Privacy and Overlook (Lots 6 & 7)

The current placement of the dwelling on **Lot 6** is of great concern to the enjoyment and privacy of our property. The latest iteration of the plans show a reduced creek setback (7.08m instead of EDS 7.5m) as well as a reduced side setback (1.62m), placing it extremely close to 4342 BWP backyard pool and amenity area. The pool is currently in need of refurbishment but has provided an enjoyable gathering spot for family over the years. We also very much enjoy the view toward the lake which was a deciding factor when first purchasing our home.

Tall statuesque Norway Spruce trees between **Lot 6** and our property are well over 50 years old with mature canopies and large root systems. Digging a foundation so close to these trees can’t help but either harm or even destroy these trees. Damage to the roots can also cause these trees to topple over posing a health and safety risk. We’ve had two such occurrences in an Austrian pine tree stand north of our property that necessitated removal of the entire stand for safety.

Also impacting our backyard pool and amenity area is late summer afternoon sun-shadowing from the dwelling on **Lot 7**. One idea may be a reverse house plan that places the home’s garage on the south rather than north end of the dwelling with the added benefit of correcting the somewhat awkward driveway location at the bend in the road.

3. Functional Servicing for 4342 BWP via the 105 Avondale Laneway

The 4 homes along ‘Road Block C’ will not receive new services for municipal water, sewer, stormwater, fire, or utilities.

Existing services for 4342 BWP (gas, power, phone, and cable) run along the 105 Laneway. The gas line crosses the creek culvert and the power, phone, and cable lines run from a service pole at the SW corner of 4342 BWP abutting 105 Avondale.

Will any 4342 services be relocated? Will the 105 Laneway asphalt be preserved for access by utility companies?

4. Flooding, Drainage, the Creek and 105 Avondale Laneway Culvert

Topographically, this entire area has steep elevation drops both toward the creek as well as the shoreline of Lake Ontario. The properties along the above-mentioned Road Block C are situated at a lower elevation than the subject lands, ours at **4342 Blue Water Place** being the lowest elevation.

One item of concern to the City continues to be flash flooding potential, exacerbated by climate change. These concerns were showcased at the May 2018 OMB with photos of creek surcharge and flooding from several prior dates, *not* solely limited to the Burlington Flood of 2014. Flooding surcharges of the creek with 5 occurrences in just the past five years may already exceed the Chicago 100 Year flood metric employed by the Functional Servicing analysis.

Just this past weekend on **Saturday May 25, 2019** following a rainfall and flash flood warning issued by Environment Canada, the creek again surcharged to a level second only to the flood of 2014. The creek level rose above the height of the 105 Avondale laneway culvert which is roughly 3-4 feet in diameter. The current could not drain fast enough and overflowed upstream onto our property at **4342 BWP**, seeping into our basement. We took photos and some video.



Sat May 25, 2019 6:12pm – 4342 BWP (looking north)



Sat May 25, 2019 6:12pm – 4342 BWP (looking east)



Sat May 25, 2019 **6:12pm** – 4342 BWP (looking south)



Sat May 25, 2019 **6:20pm** – Just 8 minutes later

4342 Blue Water Place Creek Flooding – Multiple Incidents



Creek – May 25, 2019



Creek – May 1, 2017



**Creek – August 4, 2014 - Burlington Flood
[Looking toward 4342 BWP from 105 Culvert]**



Creek – May 14, 2014



Creek – July 17, 2005



Creek – March 27, 2002

Creek flooding was discussed in depth at last year’s OMB hearing both in terms of EDS hazard setback as well as the City assuming maintenance. EDS setback for this application has been established, but the question of City maintenance remains unresolved.

While the 8-home configuration does introduce less impermeable hardscape than would large townhouse blocks, it is still more than what exists currently, consisting primarily of grass and natural treed areas. Our place at 4342 is situated at a steep 10-foot elevation drop from 143 Blue Water Place supported by a wooden retaining wall. During rainstorms water pours over the retaining wall with surprising force, much like a fountain.

An **enhanced grass swale and bioretention facility** and erosion control and protection at the site outlet is suggested in the FSR to address creek drainage problems but we’re not clear on exactly where the swale and outlet would be located.

Given that Road Block C to properties 4342, 4345, 4346, and 4337 has no stormwater drainage system and these properties are *not* planned to be serviced, we are concerned as to how development may negatively impact stormwater drainage and the increased creek surcharge at our lower elevations.

5. Waterfront Trail vs Window-to-the-Lake

A contiguous public waterfront trail may not be fully realized for many generations, but not at all if the public lands are not acquired piece by piece. So, acquisition of public land makes sense. Much like squares on a quilt that are saved until there are enough to finally make the quilt. Acquiring the land is one thing, but the schedule for developing isolated sections into Windows-to-the-Lake may warrant further consideration or deferral.

In the case of Blue Water Place, the acquired lakefront parcel would not yet be contiguous and occurs at a high elevation with a cliff drop-off. A Window-to-the-Lake poses additional costs to the City for safety fencing and maintenance that might be better directed to Paletta Park, given its close proximity.

Paletta Park provides both a manicured section as well as a naturalized trail for public access. Parking is also available. There would be literally no place to park on Blue Water Place. Once a visitor parks at the Paletta, the Park can immediately be enjoyed rather than walking two streets over to Blue Water Place.

6. Trees and Butternut Species [Testing results Appended]

We independently tested four of the five offsite Butternut trees including Tree 12DD at 4342 BWP adjacent to Lots 7 & 8 (the fifth tree was not tested due to renovations at the testing lab last summer). Tested trees were all found to be Pure Butternut Species. Reports include **Tree 5/C (154 BWP)**, **Trees 6/D & 7/E (136 Avondale)**, and **12/DD (4342 BWP)**. Our concern is appropriate tree protection zone setbacks during construction.

An abundance of wildlife in the area nest in trees and use them for cover and protection. We have photos of raccoons living in the trees, squirrels, and several species of birds. Ducks are annual visitors to the creek and geese and swans swim nearby. We’ve had a snake, a fox, groundhogs, skunks, rabbits, coyotes, and even a Cooper’s Hawk.

Biodiversity is supported by the abundance of natural features in this area creating a welcoming habitat for flora and fauna.

Thank you once again for inviting our comments and listening to our concerns. The current application is a vast improvement over the previously proposed townhome configuration and we do very much appreciate the flexibility that Selva of Bloomfield has shown toward both the community and individual properties. This is not to be discounted or underappreciated in any way. We commend these efforts.

That said, we also need to continue to be good stewards of our community by promoting sensitive change in step with Burlington's vision of where it wants to grow.

Lori Haines & Ben King
4342 Blue Water Place

Butternut Results – Tree 12/DD (4342 Blue Water Place)



LABORATORY SERVICES
Agriculture and Food Laboratory

FINAL Report
Submission# 17-070315
Reported: 2017-Sep-11

Submitted By:
Client ID: 1785010
LORI HAINES
LORI HAINES
4342 BLUE WATER PLACE
BURLINGTON, ON L7L 1E5

Owner:
LORI HAINES

Phone: 905 484-3166
Sampling Date: 2017-Aug-29
Received Date: 2017-Aug-30

Plant Species ID Method ID: MOL-198
Date Authorized: 2017-Sep-11 17:38

Sample ID	Client Sample ID	Specimen type/ Sampling Date/Time	Common name	Similarity %	Plant- Best Similar Species
0001	BUTTERNUT TREE	Tree-other 17-AUG-29 16:00	Butternut	>99.6%	Juglans cinerea

Supervisor: Shu Chen PhD, Agriculture and Food Laboratory 519 823 1268 ext. 57319 schen@uoguelph.ca

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These test results pertain only to the specimens tested.

Butternut Results – Trees 5/C (154 BWP), 6/D & 7/E (136 Avondale)



FRMS-PL-F-003

LABORATORY TEST REPORT BUTTERNUT HYBRIDITY TEST

OFRILS

1235 Queen Street East
Sault Ste. Marie, Ontario P6A 2E5
Phone: 705 946 7448
Fax: 705 946 2030

Report Date: 2018-06-04

Report ID: OFRILS-PL-1819

Page 1 of 2

Client	Lori Haines		
Address	4342 Blue Water Place Burlington, Ontario L7L 1E5		
Contact	Lori Haines		
Phone:	(905) 484-3166	Fax:	
E-mail:	lori.haines@outlook.com		

MNRF Contact	Bohdan Kowalyk		
Address	Aurora District 50 Bloomington Rd. W. Aurora, ON L4G 0L8		
Phone:	(905) 713-7387	Fax:	
E-mail:	bohdan.kowalyk@ontario.ca		

Sample Received On: 2018-05-25

Method: Molecular tests to detect butternut x Japanese walnut hybrids*

Test Report:

Three standard molecular tests were conducted on two samples from Avondale Court and one from Blue Water Place, Burlington, Ontario. Hybridity was not detected in any of the results of laboratory tests. To the best of our knowledge, all three samples represent butternut, *Juglans cinerea*. Sample details may be found on page two of this report.

Please direct any questions to the contact below.

The Forest Pathology Laboratory applies three standard molecular tests published by Zhao & Woeste (2011) * for detecting hybrids.

Note: If these tests are for the purpose of seed tree certification, the results apply only to the tested tree(s) and cannot extend to progeny. This result and test report relates only to the items tested.

All appropriate laboratory quality controls were applied in producing the result/s. The results and interpretation are reported to the best of the knowledge and expertise of the lab and is based on the reference method adopted.

Laboratory Contact:

Glenna Halicki Hayden
Forest Pathology Lab Supervisor
Ontario Forest Research Institute
1235 Queen Street East
Sault Ste. Marie, ON P6A 2E5
Phone: 705 946 7412 Fax: 705 946 2030
Email: glenna.halickihayden@ontario.ca
Web: http://ontario.ca/ofri

Authorized Signature

Glenna Halicki Hayden

Digitally signed by Glenna Halicki Hayden
DN: cn=Glenna Halicki Hayden, o=Ontario Forest Research Institute, ou=Forest Pathology Lab, email=glenna.halickihayden@ontario.ca, c=CA
Date: 2018.06.04 16:25:11 -0400

Name

* Based on published reference method: Peng Zhao & Keith E. Woeste. 2011. DNA markers identify hybrids between butternut (*Juglans cinerea* L.) and Japanese walnut (*Juglans ailantifolia* Carr.). Tree Genetics & Genomes 7:511-533. DOI 10.1007/s11295-010-0352-4.

This report shall not be reproduced except in full, or altered without the written approval of the laboratory.

All errors and omissions are limited to the cost of the analysis

Revision No: 1.0

Date: 2014 - 07 - 11



FRMS-PL-F-003

SAMPLE INFORMATION AND TEST SUMMARY

OFRILS

1235 Queen Street East
Sault Ste. Marie, Ontario P6A 2E5
Phone: 705 946 7448
Fax: 705 946 2030

Report ID: OFRILS-PL-1819

Page 2 of 2

Lab ID	Sample Type	Tree ID	Collection Site	UTM Coordinates	LAB RESULT Hybridity Detected	
18040	Foliage	Butternut Tree 5/C	154 Blue Water Place, Burlington, Ontario	17T 601261 4800936	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
18041	Foliage	Butternut Tree 6/D	136 Avondale Court, Burlington, Ontario	17T 601417 4800992	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
18042	Foliage	Butternut Tree 7/E	136 Avondale Court, Burlington, Ontario	17T 601412 4800986	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES

4342 Blue Water Place

History of Creek Flooding

Most recent incident: **Saturday May 25, 2019**



Creek Path – Avondale Court & Blue Water Place



Site at 105 Avondale Court & 143 Blue Water Place
(4342 Blue Water Place shown in red)

Major Flooding Events occurred on several dates, not limited to the Burlington Flood of August 2014.

- March 7, 2002
- July 17, 2005
- May 14, 2014
- August 4, 2014 Burlington Flood
- May 1, 2017
- May 25, 2019**

The most recent incident was **Saturday May 25, 2019** following a flash flooding warning issued by Environment Canada. Water rose above the height of the culvert beneath the 105 Avondale laneway and spilled onto 4342 Blue Water Place, peaking at the highest level since the August 2014 flood.

No fewer than 4 instances in the just the past 5 years suggests the Chicago 100-year flood planning metric used in functional servicing engineering models is insufficient for peak levels in this area.

4342 Blue Water Place

Creek Flooding - **May 25, 2019**



Sat May 25, 2019 6:12pm – 4342 BWP (looking north)



Sat May 25, 2019 6:12pm – 4342 BWP (looking east)



Sat May 25, 2019 6:12pm – 4342 BWP (looking south)



Sat May 25, 2019 6:20pm – 4342 BWP (looking south)

Just 8 minutes later. Shows peak water level debris.

4342 Blue Water Place

Creek Flooding – Multiple Incidents



Creek – May 25, 2019



Creek – May 1, 2017



Creek – August 4, 2014
Looking from 105 Culvert toward 4342 BWP



Creek – May 14, 2014



Creek – July 17, 2005



Creek – March 27, 2002

**4342 Blue Water Place
Creek - First Boundary Fence looking North**



Creek – Monet Bridge on a Fair Day (136 Avondale)



Creek – Monet Bridge in Storm Conditions – May 1, 2017

First of two 5-foot high fences crosses creek between 136 & 146 Avondale

4342 Blue Water Place Creek - Stones and Fencing



**Hardscape
(facing north toward 146 Avondale)**



**5-Foot high Fence #1 crossing Creek
(136 & 146 Avondale boundary facing south)**

4342 Blue Water Place Creek - Second Fence & Culvert



5-Foot High Fence #2 crossing creek at boundary of 136 Avondale & 4342 BWP
Culvert underneath 105 Avondale Laneway



Creek – May 1, 2017 Storm (best comparative view)
Storms in 2014 and **May 25, 2019** rose above height of culvert

4342 Blue Water Place

Second fence crosses Creek at 136 Avondale & 4342 BWP



Fence #2 crossing Creek (looking toward 136 Avondale)



Fence #2 in storm conditions – May 14, 2014
[3 months before Burlington Flood on Aug 4, 2014]

4342 Blue Water Place

Creek surcharge during Burlington Flood - Aug 4, 2014



In fair conditions (looking toward 4342 BWP from 105 Avondale Culvert)



← 5 Foot high Fence #2 crosses Creek
Between 136 Avondale & 4342 BWP

Burlington Flood – Aug 4, 2014
Flood waters rose to top of 5-foot high Fence #2

4342 Blue Water Place
105 Avondale Laneway Culvert at Capacity



In fair conditions – 105 Laneway Culvert – North side (entry point)



In storm conditions – 105 Laneway Culvert at capacity – South side (exit point)

4342 Blue Water Place

Gabion wall collapsed north of 105 Laneway Culvert



Collapsed Gabion Wall section at 105 Avondale (2014)



Collapsed Gabion Wall section at 105 Avondale (2014)

11.	Isabella Fattore 123 Avondale Court	May 31, 2019	<p>Hi Ms. Lau,</p> <p>I have attached a letter regarding the development application for Avondale court and Blue Water Place.</p> <p>Please feel free to contact me if you have any questions or concerns.</p> <p>Kind regards,</p> <p>Isabella Fattore 123 Avondale court</p> <p>---</p> <p>Bloomfield Developments Planning Application City of Burlington File Number 510-01/19 & 520-04/19 143 Blue Water Place, 105 Avondale Court</p> <p>May 31, 2019</p> <p>Mayor Marianne Meed Ward mayor@burlington.ca Councillor Shawna Stolte shawna.stolte@burlington.ca Councillor Kelvin Galbraith kelvin.galbraith@burlington.ca Councillor Lisa Kearns lisa.kearns@burlington.ca Councillor Rory Nisan roly.nisan@burlington.ca Councillor Paul Sharman paul.sharman@burlington.ca Councillor Angelo Bentivegna angelo.bentivegna@burlington.ca Rebecca Lau rebecca.lau@burlington.ca Rosalind Minaji Rosalind.minaji@burlington.ca</p> <p>Dear Ms. Lau,</p> <p>I am writing to you regarding the development of 143 Blue Water Place and 105 Avondale Court. First I would like to state that I am not opposed to developing on the two properties listed above. However, a smaller plan of 6 executive homes to preserve property size in the area would be appreciated. It would reduce the variances needed for the development and provide homes better suited to the area. The Shoreacres area of south Burlington does not have a subdivision setting.</p> <p>As a resident on Avondale Court, 123, I definitely oppose the window-to-the-lake and support the letters from Richard Hamilton, Lawrence Hambly, Virginia Tinti and Sharon Langford.</p> <p>The window-to-the-lake does not pose any benefit to the residents of Burlington, especially those on Secord Lane, Blue Water Place and Avondale Court.</p>
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PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

			<p>*Paletta Park is adequate for this area.</p> <p>*No privacy for the homes being built and existing homes with public access</p> <p>*Safety concerns with the public access behind homes</p> <p>*Who will be responsible for the creek</p> <p>I believe it will be beneficial to work with the developer and omit the window-to-the-lake which would enable him to reduce the number of houses in his plan.</p> <p>Thank you Isabella Fattore 123 Avondale Court</p>
12.	<p>Val Cambre & Michael Gmell 153 Blue Water Place</p>	<p>May 31, 2019</p>	<p>Good afternoon Rebecca,</p> <p>Please find our comments attached.</p> <p>Have a great weekend, Val Cambre and Mike Gmell 153 Blue Water Place</p> <p>[See attached letter]</p>

#12.

Department of City Building

PO Box 5013, 426 Brant St.

Burlington, ON, L7R 3Z6

Attention; Rebecca Lau

C.C. Councilor Shawna Stolte

Files; 510-01/19 & 520-04/19

Dear Miss Lau,

We are the residents of 153 Blue Water Place, the property directly abutting the proposed development, and have been involved in conversation with City Planning, the City Council and the Developer over the last 3 years regarding this.

While we support that a development on 143 Blue Water Place and 105 Avondale Court should take place and respect the work that the developer has been doing towards this, we ask that the city consider honouring the recent OMB ruling – which cited compatibility and density as the reasons the previous proposal was denied.

We have worked closely with the developer to support something that is compatible and with the right density for the area. This means that there should not be a zoning change. The zoning change will set a major precedent in the area and lead to numerous other severances on Blue Water Place, Secord Lane and other R1.2 zoned areas, which was a key point of concern in the previous development reviews.

Further, we are not in support of putting in sidewalks, a window to the lake and dedicated lake lands to the City for a waterfront trail. We understand the City's interests in this regard, but the access and more importantly the expense is not necessary with the Paletta public park and access right next door. This requirement is also pushing the Developer to try and fit in more homes to recover the burden of the expenses that they will have to shoulder. Further, the addition of a sidewalk will significantly damage mature trees on edges of the properties where space for sidewalk will be required.

We are truly close to a solution after a very long and exhausting process for everyone. We believe that if the City maintains the current zoning, then it will allow for a beautiful development that is compatible and keeps the density of the area and is manageable for the developer. In summary, please:

- Keep the current zoning in place, and do not deviate. We would support variances to accommodate for more homes but not a zoning change.
- Do not enforce the requirement of putting in sidewalks, a window to the lake or a lake front trail.

We believe the cost savings associate with not having sidewalks and the window to the lake, and lakefront trail dedication may be a good compromise for the developer to have one or two fewer homes versus the eight proposed and then have a more compatible development.

Finally, we have worked closely with the developer and he has been very cooperative in finding a solution, and we intend to continue to work together towards one.

We sincerely hope that serious consideration will be given to these items,

Kind regard,

Val Cambre & Michael Gmell

153 Blue Water Place, Burlington, Ontario, L7L 2J

PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

13.	Doug & Inez Budd, 176 Avondale Court	June 3, 2019	<p>Concerns by Doug and Inez Budd, 176 Avondale Court,</p> <p>Window on the Lake a real concern and the city can't even repair the bridge at Paletta, how are they going to maintain another public park. Traffic, Noise, Late night action., Litter and more litter.</p>
14.	Marie-France Ampleman, 170 Blue Water Place	July 9, 2019	<p>Hi Rebecca,</p> <p>Comment:</p> <p>A) I oppose the building of eight single detached homes as per the development proposal by Bloomfield Developments Inc. Six detached homes would be more in line with the current density of the area. Developers have to respect the limitations of their chosen site when proposing a number of units in established neighbourhoods.</p> <p>B) I strongly disagree when people push the limits of nature, despite studies and all, the climate is changing. The erosion of the shore at the development location is nearly impossible to predict with the changes to our climate. I think it would be totally irresponsible of the City to let such a concentration of homes near this particular high bank. This argument is also in support to less build houses in this development proposal.</p> <p>Thank you, Marie-France Ampleman 170 Blue Water Place Burlington, ON L7L 2J4</p>
15.	Lawrence Hambly, 154 Blue Water Place	July 14, 2019	<p>After our amazing mayor mentioned her doubts about the compatibility of the 8 lot site plan and that a number of residents would like fewer lots which conform more closely with R1.2 zoning I gave Shawna a copy of my conceptual 7 lot site plan. I assume Shawna has given you my plan. Following are a few notes to better understand the plan:</p> <p>(1) This is conceptual only since Bloomfield's planner would have to optimize the plan.</p> <p>(2) The 4 most valuable southern properties remain but would have to be modified slightly with the different frontages.</p> <p>(3) The 4 less desirable and non compatible properties would be reduced to 3 more compatible and more desirable properties.</p> <p>(4) Lots 2 and 3 could be oriented to face south as shown or could be oriented to face east beside lot 1.</p> <p>(5) The revised turning area is not a complete circle but is large enough to fit the requested turning circle. The top has been flattened to make lots 2 and 3 rectangular.</p> <p>(6) There would be some loss in value of replacing the 4 lots with 3 lots but it may not be significant since each of the 3 lots would be more valuable and any loss could be overcome by constructing larger, more profitable homes</p>

PB-69-19 – Staff Recommendation Report (510-01/19 & 520-04/19)

			<p>on these lots.</p> <p>If you have any questions you are welcome to call me any time at [REDACTED]</p> <p>[See attached plan]</p>
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