

## Appendix B – Public Comments Received

#	Name & Address	Date Received	Comments
1.	Janice & Craig Austin Glenwood School Drive	December 29, 2019	<p>Hi Rebecca,</p> <p>I am a resident on Glenwood School Drive. I am writing in regards to the proposed rezoning of 2294 and 2300 Queensway Drive.</p> <p>Our household has discussed the proposed application and strongly oppose the rezoning proposed in the application.</p> <p>We moved to this area because it is quiet and family friendly. We feel that high density housing does not lend itself to the current feel of the neighbourhood. The proposed density is ~1.5x the upper limit of the current allowances and this is too much to ask of our community. In addition, the proposed configuration of the units is not going to attract families to the area which would be the preferred demographic for our community.</p> <p>There are three main concerns with anticipated negative impacts:</p> <ol style="list-style-type: none"> <li>1. The high density will increase traffic on Queensway which is the only access street for this community. This is already a fairly busy road. We would also anticipate that this would increase local traffic for our subdivision. Our streets are generally quiet and increases in traffic lead to unsafe conditions for the children who live here, especially given that there are no side walks. This point cannot be stressed enough.</li> <li>2. Higher density will also overall increase pollution in the area, especially for those with adjacent yards and related to increased foot traffic through our area for those accessing the bridge to the Go station.</li> <li>3. Lastly, the six proposed visitor spaces are inadequate for the number of units proposed. The result of this will be an increase in the number of cars parked on the streets of our community again increasing traffic, blocking walk ways along the edge of the roads, and decreasing safety for children in the area. This would be especially problematic during winters.</li> </ol> <p>We are not opposed to a condo complex itself, but feel very strongly that the design should adhere to the current density permits. We would highly encourage the inclusion of green space for each unit to maximize the probability that families move into these units. Assuming the common amenity area is a green space for all the condo residents, it is extremely small given the number of units and residents anticipated.</p> <p>Thank you for your time.</p> <p>Sincerely,</p>

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			<p>Janice and Craig ----- Janice Austin MD, MSc, FRCSC Surgical Oncology and General Surgery Joseph Brant Hospital</p>
2.	Giuseppina Trigiani, John Trigiani and Tony Trigiani 992 Cleta Street	January 13, 2020	<p>Dear Sirs/Mesdames,</p> <p>Re: Proposed Development of 2294 &amp; 2300 Queensway Drive, Burlington, ON Files 505-05/19, 520-10/19 &amp; 510-02/19 (24T-19002/B)</p> <p>Please be advised we are writing with reference to the above-noted property and proposed development of same. I, John Trigiani and my brother, Tony Trigiani, represent our mother, Giuseppina Trigiani, the current owner of 992 Cleta Street, Burlington.</p> <p>Upon review of the proposal above and the supporting documentation we note the land assembly letter dated August 8, 2019 and the Planning Justification Report from A.J. Clarke and Associates Ltd. (pg. 24) contain false and misleading information. Firstly, regarding the August 8, 2019 letter, at no time were we approached regarding the comprehensive development of our lands at 992 Cleta St. or the proposed development of 2294-2300 Queensway Dr. We have never had any meetings, correspondence or discussions with any principal or agent of Waggy Inc. In addition, no offer to purchase 992 Cleta St. has ever been made, discussed or presented and the statements in the first paragraph of the August 8, 2019 letter are false. Secondly, with respect to the A.J. Clarke and Associates Ltd. report, the said report references on page 24 being “engaged on multiple occasions to develop..” our property at 992 Cleta St., this statement is also false.</p> <p>We will need further information regarding the development and implications on not only 2294-2300 Queensway Dr. and the neighbourhood but the potential negative impacts it may have on the future use and development of our property at 992 Cleta St. as these properties were both intended to be developed in unison. Should the holding provision be removed from 2294 &amp; 2300 Queensway Dr. same should also be removed from 992 Cleta St. for future development.</p> <p>The other concern with the above-noted proposal is with respect to the setback. If there is any minor variance of the setback between our property lines then the minor variance should also be applied to both properties. We would also like some clarification from the Planner as to what the application actually is? It appears that this is for a zoning by-law amendment or re-zoning rather than just a lifting of the 'H'. Could we get a better understanding from the Planner what the City envisions for this area?</p>

			<p>Please ensure we are added to the email distribution list with respect to any further correspondence, meetings and discussions with respect to the development of 2294 &amp; 2300 Queensway Dr. As well, we would like to be immediately notified should there be any amendments or changes to the proposal which would affect or impact our property at 992 Cleeta St.</p> <p>We look forward to a response to our letter and concerns herein.</p> <p>Best regards.  <i>Giuseppina Trigiani by her representatives John Trigiani and Tony Trigiani</i></p>
3.	Michael and Gayatri Bousfield 2295 Glenwood School Drive	January 19, 2020	<p>Dear Ms. Lau,</p> <p>We are the property owners of 2295 Glenwood School Drive, Burlington, ON, L7R 3R6. This letter is in response to the Planning Application submitted by: Waggy Inc. for a change in zoning and subdivision of lands located at 2294 &amp; 2300 Queensway Drive. The File No.s are: 505-05/19, 520-10/19 &amp; 510-02/19 (24T-19002/B). Our property is located directly behind planned Block 3, in the southwest corner.</p> <p>We have several serious concerns re: the proposed changes that include:</p> <ul style="list-style-type: none"> <li>• Exceeding maximum density permitted by the Official Plan and Zoning By-law and back to back townhouses not permitted within this zone:             <ul style="list-style-type: none"> <li>○ Reduces permeable green surface which would allow for optimal storm run-off absorption as per requirements of Halton Conservation Authority</li> <li>○ Increases potential for activities that reduce the enjoyment of our neighbourhood due to increased noise and / or disturbances</li> <li>○ Allowing a change to the by-law to accommodate a higher than regulated density will directly impact the monetary value of our property</li> <li>○ Allowing for exceeded density impacting the allowable building height of the townhouses of 7 meters maximum as per Section 2.31 of the City of Burlington 2.0 General Provisions Zoning By-law. This greatly impacts the privacy and enjoyment in our backyards</li> <li>○ Proposed Development Renderings are not in keeping with the existing architecture, including the property adjacent to this development site that has been deemed as being a heritage site</li> <li>○ Adequacy of the designated garbage area for the density of the proposed plan</li> <li>○ Privacy and security of residents directly behind the townhouses if the planned fencing is not a full wooden privacy fence.</li> </ul> </li> </ul>

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			<p>We trust these concerns will be taken into full consideration prior to a recommendation being made to the Planning and Development Committee of Council to either approve or refuse the application. We would also appreciate being informed of the resolution for the concerns expressed above.</p> <p>Sincerely, Michael and Gayatri Bousfield Owners, 2295 Glenwood School Drive</p>
4.	Burlington Sustainable Development Committee	January 23, 2020	See attached letter.

#4.



**DATE: January 22, 2020**

**TO: Rebecca Lau, Planner I, Development Review, Department of City Building**

<b>RE:</b>	<b>2294 &amp; 2300 Queensway Drive, City of Burlington</b>
<b>File Number(s):</b>	<b>505-05/19, 520-10/19 &amp; 510-02/19 (24T-19002/B)</b>
<b>Description:</b>	<b>Applications to amend the Official Plan and Zoning By-law and for a Plan of Subdivision to facilitate the development of 25 townhouse units.</b>

**SDC General Position**

The SDC supports higher density development close to transit, retail and community services that will attract transit-oriented, environmentally focused residents and businesses. Burlington is a growing community and there is a need for higher density and affordable housing so that a variety of residents can live and thrive in the community. This development will help to increase the supply of housing needed.

The SDC recognizes the need for residential development but would like to see the applicant better incorporate sustainable design features into the development given the current climate change emergency. Details are given below.

## Site Plan

The proposed plan of subdivision consists of 25 lots for freehold townhouses, and a block for a future common element roadway.



## **Principles and Objectives of Sustainable Development**

The following are the Principles and Objectives of sustainable development (contained in Appendix E of the Official Plan) that are most relevant to this proposal:

**PRINCIPLE 2.** Recognize the urgency of climate change and take measures to reduce greenhouse gas emissions and to adapt.

**PRINCIPLE 5.** Affirm and promote practices that provide a safe and healthy environment and build resilience, and engage our community in not only meeting the economic and social needs of all citizens but enhancing quality of life.

**OBJECTIVE i. Sense of community:** Create sustainable and appropriate forms of development that reflect the human scale, promote a sense of community, and connect and integrate urban development natural surroundings

**OBJECTIVE k. Sustainable Transportation System:** Prioritize walking, cycling and transit and make the best use of the existing road system for the safe movement of goods and people. Support multi-modal connectivity within the City and with neighbouring municipalities.

**OBJECTIVE n. Energy Conservation, Efficiency and Generation:** Promote net zero carbon energy generation and usage. Increase energy conservation through efficient land use planning and building design. Encourage sustainable local thermal and electrical energy generation and the supporting distribution network. Adopt low emission forms of transportation. Take all opportunities to switch from fossil fuel to renewable and electricity-based technologies.

## **Comments**

The SDC is pleased to see the development's proximity to the roadway green space and the landscape plan. However, the SDC sees opportunity in this development for improved plans for renewable energy and energy efficient building envelope, vehicle use reduction, transportation alternatives and affordable and accessible housing.

Note that the City of Burlington has declared a climate emergency and is preparing a Climate Action Plan (<https://www.getinvolvedburlington.ca/climate-action-plan>). Buildings and infrastructure built today will last for 50 years or more, therefore today's planning and investments will "lock-in" the greenhouse gas emissions that will incur for decades to come. Replacing and retrofitting buildings and infrastructure will be far more expensive than building for a changing climate in the first place.

- The City of Burlington Sustainable Building and Development Guidelines should be implemented as best practices:
  - [https://www.burlington.ca/en/services-for-you/resources/Planning\\_and\\_Development/Official\\_Plan/Proposed-OP/19-229-PB---Update-Sustainable-Building-and-Development-Guidelines-Document-WEB-apr8.pdf](https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Official_Plan/Proposed-OP/19-229-PB---Update-Sustainable-Building-and-Development-Guidelines-Document-WEB-apr8.pdf)
- The concept of future building design is to have an integrated approach where all aspects including the energy and carbon aspects are discussed from the initial development stage. Postponing building energy design until the detailed design stage could preclude certain features being implemented once the OPA/ZBA have been passed.
- With the flat roof design, solar photovoltaic panels could be placed on the roof and integrated with green roof elements.
- Air source heat pumps, Heat Recovery Ventilators and energy efficient electrical appliances can avoid the use of natural gas and provide lower operating costs for residents.
- A tight building envelope and passive solar design can reduce heat loss and solar gain to further reduce energy consumption.

Additional steps should be taken to encourage reduced use of automobiles and increased use of transit (e.g. lay-by area, car-share, bike storage, transit passes, etc.).

The development should provide affordable and accessible housing in line with recent funding provided by the Region of Halton and ensure that the project is supportive of the Region's Comprehensive Housing Strategy and is in alignment with the housing objective 86(26) of the Halton Region Official Plan: "Seek development opportunities for Assisted and Affordable Housing in Intensification Areas where public transit, retail and other facilities are readily accessible."



The developer is requested to provide feedback on how this project will help to meet these community needs and would welcome discussions with the developer to consider how the sustainability of the development could be enhanced, including at the Site Plan stage.

This letter was reviewed and approved the Sustainable Development Committee's "Committee of the Whole" on January 22, 2020.

Respectfully Submitted,

Tim Park, Chair, Policy & Development Sub-committee

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Burlington Sustainable Development Committee (SDC)

Cc:

C. Barnes, Chair, Sustainable Development Committee

L. Robichaud, Sr. Sustainability Coordinator, Capital Works Department, City of Burlington

Kelly Cook, Senior Planner, Policy, Community Planning Department, Planning Section, City of Burlington