

Good afternoon,  
My name is Artin Hassas and I am a Civil/Structural Engineer.

I chose to move to Millcroft area several years ago for very specific reasons, the large and immediate green space that is mainly provided by the golf course, the low-density standard of living this community and the fact that this property backs on green space zoned open space that will not develop (at least that is what I thought). Seeing the variances requested for this development not only this development increases density considerably it also lowers the green space in the area, and eliminates the green space behind many properties...

If this development moves forward, the reasons I chose this property to be my permanent residents will no longer exist...

However, the main concern that I like to bring to the council attention is the noise and air pollution that comes along with the large-scale development that is being proposed as well as a safety concern to community.

Being a structural engineer, I have worked over 20 years with construction companies and large-scale projects. Several individual construction sites (Site A to E) that are proposed for this development require individual access point for construction equipment to each site. Construction will begin with heavy machinery excavating adjacent to resident's back yard, heavy trucks to haul the excavated soil away, concrete trucks to pour foundations and heavy flat bed trucks bringing and offloading construction material ... this is just the start of construction ... and the list goes on...

All these activities will happen independently for all 5 proposed sites. Heavy equipment and machinery will constantly work behind residences backyard and also drive all over the neighbourhood which would cause a significant increase in traffic and noise pollution throughout the day, it will also considerably lower the quality of air in the neighbourhood. Heavy equipment pollution and also dust and light construction debris that will travel with wind will significantly impact everyone's quality of living during construction. And for a while after until dust settles. Being a structural Engineer and working on construction sites, I know first hand how significant this impact will be.

Keeping in mind we are in Covid times and many residents are either working permanently from home or part time from home. With the available technology and cost of commercial space, many companies such as where I work, has switched permanently to working from Home setup. I will permanently continue to work from home even after Covid is completely gone, and I am sure many other residents will be in similar situation as I am.

Who want to work 8 hours a day and also spend entire afternoon listening to heavy equipment working in their backyard. I love to step in to my backyard to take a break several times a day and take a breath of fresh air. Who want to breathe construction machinery fumes and dust in their own back yard, not mentioning the extra cleaning that comes with air pollution and dust.

We all paid a premium purchasing our houses to enjoy the green space, we did not pay premium to look at construction sites and breathe related pollution...

and why some residents get compensation and others who still suffer from all the noise and pollution are left with none...

I personally don't have a kid, however I love walking around the neighbourhood watching kids playing. Being a structural engineering and worked within construction sites, I am deeply concerned for the safety of all these children playing. The children who are used to playing in low density Millcroft that we love, would need to learn very quickly how to play around heavy construction machinery constantly driving through small local roads. At least 3 out of the 5 development sites (Sites B, C & D) will require all construction traffic through small local roads significantly impacting the safety of neighbourhood.

If there is time, I like to quickly touch on the flooding subject, being a civil/Structure Engineer, storm water management is one of the subjects we study. Even though I have not studied the detail of storm water management in Burlington and specifically in Millcroft. I like to share one critical point. The storm water drainage systems are never designed for the worse rain... without getting too technical, we always design storm water drainage for a typical rain that we normally get. During heavier storms, we store extra rain/water in a pond, green space or parking lot. (golf course in our case), then the water gets slowly release overtime so that it does not cause flooding downstream. Developing the golfcourse, first of all reduces the green space than can absorb water (increasing the flood level) it also reduces the storage capacity which further increase flood level. Removing the wier and allowing more water to follow downstream, May address local flooding, however it could increase the change of downstream flooding. As I said, I have not studied all the details to provide a professional suggestion, however such change without a proper and comprehensive upstream and downstream flood study is completely irresponsible. And it could increase the risk of flooding both locally and downstream of Millcroft.

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