



**SUBJECT: Recommendation Report for Plan of Subdivision at 600
Maplehill Drive**

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-19-21

Wards Affected: 4

File Numbers: 510-01/20

Date to Committee: April 6, 2021

Date to Council: April 20, 2021

Recommendation:

Approve the application submitted by T. Johns Consulting, on behalf of 2531820 Ontario Inc., for 600 Maplehill Drive, to draft approve a residential plan of subdivision consisting of four townhouse blocks and a private condominium road, as shown in Appendix B of community planning department report PL-19-21, subject to the conditions contained in Appendix C of community planning department report PL-19-21.

PURPOSE:

The purpose of this report is to provide a recommendation to approve this development application. The following objectives of Burlington's Vision to Focus strategy apply to the discussion of this application:

Vision to Focus Alignment:

- Increase economic prosperity and community responsive city growth
- Support sustainable infrastructure and a resilient environment

Recommendation: Approval		Ward: 4
APPLICANT:	<i>T. Johns Consulting Group</i>	
OWNER:	<i>DiCarlo Homes</i>	
FILE NUMBERS:	<i>510-01/20</i>	
TYPE OF APPLICATION:	<i>Plan of Subdivision</i>	
PROPOSED USE:	<i>Create 4 townhouse blocks for 20 condominium townhouse units fronting onto a private road</i>	
PROPERTY LOCATION:	<i>South of Woodward Avenue, east of Dynes Road, west of Cumberland Avenue, north of New Street</i>	
MUNICIPAL ADDRESSES:	<i>600 Maplehill Drive</i>	
PROPERTY AREA:	<i>0.54 hectares (1.3 acres)</i>	
EXISTING USE:	<i>Vacant (Official Plan and Zoning By-law Amendments approved to facilitate 20 townhouse unit development)</i>	
OFFICIAL PLAN Existing:	<i>Residential – Medium Density (OPA 110)</i>	
ZONING Existing:	<i>RM2-478 (2020.388)</i>	
APPLICATION RECEIVED:	<i>July 30, 2020</i>	
STATUTORY DEADLINE:	<i>November 27, 2020 (note: Statutory Public Meeting held on November 10, 2020)</i>	
PUBLIC COMMENTS:	<i>Number of Notices Sent: 76 10 pieces of written correspondence as of the time of writing of this report</i>	

Background and Discussion:

On July 30, 2020, the Department of Community Planning acknowledged that a complete application had been received for a Plan of Subdivision at 600 Maplehill Drive. The purpose of the proposed Plan of Subdivision application is to create development blocks that implement the development scheme approved through Official Plan Amendment 110 and Zoning By-law Amendment 2020.388 for the subject lands. These instruments permit the development of 20 townhouse units and enacted following the decision of the Local Planning Appeal Tribunal (LPAT) on March 26, 2019.

A Statutory Public Meeting was held on November 10, 2020 for the proposed Plan of Subdivision. Planning staff brought forward a report to provide background information for the proposal, to gather feedback from Council and the public and to seek direction from Council to continue to process the application. The request was approved. In the time since the Statutory Public Meeting, staff has received a complete set of conditions related to the subdivision approval from technical agencies, attached to this report as Appendix C, and are now in a position to recommend approval of the subject application for the reasons noted in this report.

Site Description:

The subject property is located east of Dynes Road and south of Prospect Street. The parcel under application is the eastern portion of the site at the north end of Maplehill Drive. The subject property has an area of 0.54 hectares. Surrounding land uses include the following:

North:	Tecumseh Public School, Tecumseh Park and low-density detached dwellings;
East:	Ontario Hydro Corridor, Multi-Use Trail, Assumption Catholic Secondary School and Cumberland Park;
South:	Low-Density Residential
West:	Low-Density Residential

Discussion

History of Development Proposal

On October 18, 2016 the Department of Community Planning acknowledged that complete applications had been received for an amendment to the City's Official Plan and Zoning By-law 2020, as amended (files 505-04/16 and 520-10/16). The original application had proposed the construction of 23 townhouse units and two semi-detached

units for a total of 25 units. The proposal was later revised, and a total of 20 townhouse units were approved by Council on March 19, 2018.

The most prominent concern that was raised by the public at the time of the Official Plan and Zoning By-law Amendment applications was with respect to the vehicular access to the site being proposed from the terminus of Maplehill Drive rather than as an easement across the church property abutting the subject lands to the west. Discussion of this matter was provided in report [PB-12-18](#), which was brought forward to the Planning and Development Committee (now known as the Community Planning, Regulation and Mobility Committee) on March 6, 2018.

The decision of Council was subsequently appealed to the Local Planning Appeal Tribunal (LPAT) by local residents; however Council's decision was upheld by the Tribunal as stated in its decision dated March 26, 2019.

Should the subject Draft Plan of Subdivision application be approved, it would facilitate the creation of four townhouse blocks and a private road in compliance with the Zoning By-law. The creation of the proposed blocks would allow for the subsequent issuance of conditional site plan approval and a subsequent building permit. Following these processes, the proponent could further subdivide the blocks through a subsequent Part Lot Control application which would create the individual freehold townhouse units.

Supporting Documents

Following the approval of OPA 110 and Zoning By-law 2020.388, the applicant submitted the following materials in support of the subject plan of subdivision application:

- Planning Brief (Prepared by T. Johns Consulting Group, dated July 2020); and,
- Draft Plan of Subdivision (Prepared by A. T. McLaren Limited, dated March 9, 2020).

All of the supporting documents have been published on the City's website for the subject application, <http://www.burlington.ca/600Maplehill>.

Policy Framework

The proposed Plan of Subdivision is subject to the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Regional Official Plan and the City of Burlington Official Plan. The conformity and consistency of the development to these policy documents was confirmed as part of staff's review of the Official Plan Amendment and Zoning By-law Amendment applications. It should be noted that the

development has been approved in accordance with the Official Plan and Zoning By-law Amendments and the purpose of this application is to implement these approvals by legally subdividing the lands.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) came into effect on May 1, 2020 as an update to the previous PPS (2014) and provides broad policy direction on matters related to land use and development that are of provincial interest. Local Official Plans are recognized through the PPS as the most important instrument for implementation of the land use policies stated by the PPS. Decisions affecting planning matters made on or after May 1, 2020 are required to be consistent with the PPS.

The PPS provides broad policy direction on land use planning and development matters of provincial interest. The PPS provides policies for appropriate development based on efficient use of land and infrastructure, protection of natural resources, and supports residential and employment development including a mix of land uses.

The townhouse development supports population growth and intensification and contributes to the establishment of a range and mix of housing types. The approved Official Plan and Zoning By-law Amendments support compact built form while having regard for public health and safety.

Staff find the development proposal is consistent with the PPS as it would facilitate an appropriate range and mix of housing types to meet long-term needs of the community and proposes to use existing infrastructure.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The Growth Plan came into effect on May 16, 2019 as an update to the previous provincial growth plan. The Growth Plan provides specific growth management policy direction for the Greater Toronto and Hamilton Area (GTHA) and focuses development in the existing urban areas through intensification. The guiding principles of the Growth Plan include building complete communities that are vibrant and compact, and utilizing existing and planned infrastructure in order to support growth in an efficient and well-designed form.

The subject lands are surrounded by a mix of uses, and the proposed compact residential development would contribute to a complete community with a variety of residential forms of housing and land uses. The townhouse development would promote growth and intensification on a large property in the urban area. Staff finds the subject application is consistent with the Growth Plan as it supports a compact and efficient development form as well as a complete community.

Halton Region Official Plan (ROP)

The subject lands are designated as “Urban Area” in accordance with the ROP. The Urban Area objectives promote growth that is compact and transit supportive. The policies of the ROP support opportunities for live/work relationships, achieving higher densities and a mix of uses as prescribed by the City’s Official Plan. The ROP states that permitted uses shall be in accordance with local Official Plans and Zoning By-laws, and that all development shall be subject to the policies of the ROP (Section 76).

The proposed development generally conforms with the ROP direction to accommodate intensification within the built boundary. The development can be supported with existing water and sanitary service capacity which satisfies the ROP servicing policy for new development. Staff is of the opinion that the proposal is in keeping with the Region of Halton Official Plan.

City of Burlington Official Plan (Official Plan, 1997)

The property is currently designated as “Residential – Medium Density” in the City’s Official Plan as a result of approved OPA 110. This designation permits up to 50 units per hectare. The proposed development of 20 townhouse units results in a density of 37 units per hectare.

The Official Plan contains criteria that must be assessed when considering proposals for housing intensification. As noted, report PL-19-21 pertains only to the application for Draft Plan of Subdivision approval and is not intended to re-assess the townhouse development. The townhouse development proposal was assessed previously as part of Report PB-12-18. Staff remain of the opinion that the approved townhouse development is in keeping with the City of Burlington criteria for housing intensification.

The Official Plan defines *Infill* as “*Development or redevelopment within an existing developed area which is proposed to be undertaken in conformity with the existing zoning, and which may include development on vacant lands, the addition of dwelling units, or the creation of new lots*”. Given that the proposed blocks would be in conformity with the existing zoning, the proposal is considered infill development. Part III, Section 2.5.4 of the Official Plan includes criteria that is to be considered when evaluating proposals for infill development:

- a) *Ground-oriented residential infilling within existing neighbourhoods shall be encouraged;*

The infill proposal is for 20 townhouse units. The density of the proposed development would be 37 units per hectare, which is in keeping with the current Official Plan and Zoning By-law requirements for a residential medium-density development.

- b) New infill development shall be compatible with the surrounding development in terms of height, scale, massing, siting, setbacks, coverage and amount of open space; and in the case of individual applications for consent, the additional policies of Part VI, Subsection 4.4 of this Plan apply;*
- c) The creation of new housing that is compatible with existing neighbourhoods shall be encouraged; and,*
- d) Where a proposal for residential infill is deemed to have potentially significant adverse impacts, Council may require a planning justification report by a Qualified Person, outlining how the proposed development will be compatible with the existing neighbourhood. This report shall include, but shall not be limited to, the criteria listed in Part III, Subsection 2.5.2 a), above. The report shall determine whether these impacts can be reduced to acceptable levels and shall recommend any measures required to mitigate the adverse impacts to acceptable levels;*

When considering the applications for Official Plan and Zoning By-law Amendments, staff conducted an extensive review of the subject proposal and whether it was appropriate to designate and zone the lands to facilitate a medium-density residential development as part of Report PB-12-18. Throughout these processes, staff conducted a planning analysis of the information received from the applicant as well as technical and public comments. The planning analysis included Part III, Subsection 2.5.2 a), mentioned above, which refers to *Intensification Criteria*; used when evaluating a development that seeks a density beyond what is permitted. The review of these criteria includes, but is not limited to, an evaluation of whether the proposal is compatible.

The proposed Official Plan and Zoning By-law Amendments were approved by Council, and subsequently by the LPAT. The proposed Plan of Subdivision implements the approved Zoning and would facilitate a development that is in keeping with the approved instruments.

- e) Where a proposal for residential infill is deemed to have potentially significant adverse impacts, Council may require an expanded public consultation process, including additional neighbourhood meetings.*

The Plan of Subdivision application is also subject to Site Plan approval which addresses detailed site design matters such as landscaping, fencing or lighting. Planning staff will review the Site Plan application in the context of the public feedback that has been received and will incorporate conditions where possible to address these matters, while also recognizing that the Official Plan designation and Zoning have been approved for the site, which includes the locations of buildings and roads.

City of Burlington New Official Plan, 2020

On Nov. 30, 2020, the Region of Halton issued a Notice of Decision approving the new Burlington Official Plan. Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal- that date being Dec. 22, 2020 for the new Burlington Official Plan. The appeal record submitted to the Local Planning Appeal Tribunal (LPAT) by the Region of Halton indicates that a total of 48 appeals to various parts of the new Burlington Official Plan were received during the appeal period.

Although the City is preparing a working version of the new Official Plan, it is the LPAT that will issue Orders throughout the appeal process to establish and confirm which portions of the Plan remain subject to appeal, and which portions are in effect. The City anticipates that the first of these Orders will be issued by the LPAT following the initial case management conference in this matter, which has yet to be scheduled. At the appropriate time, City staff will also bring forward a repeal by-law(s) for the former Burlington Official Plan (1997, as amended).

The Official Plan Amendment was approved prior to the approval of the New Official Plan. As such, the *Residential – Medium Density* designation for the subject lands has been proposed to be incorporated into the New Official Plan. The *Residential – Medium Density* designation within the New Official Plan permits ground and non-ground oriented dwellings having a density of 26-75 units per net hectare. The Draft Plan of Subdivision would facilitate the approved development which would continue to be in keeping with the Official Plan policies.

City of Burlington Zoning By-law

The property is zoned “Residential Medium Density (RM2-478)” in accordance with the approved [site specific Zoning By-law Amendment](#) to Zoning By-law 2020. The proposed plan of subdivision would implement and be in compliance with the site specific amendment.

Technical Review

Comments Received

The draft plan of subdivision application was circulated to internal staff and external agencies for review. The following groups/agencies have provided no objection to the development proposal but have conditions of approval for the subdivision application: City Site Engineering, Burlington Accessibility Advisory Committee, City Finance, City Forestry and Landscaping, City Parks and Open Space, City Transportation, Region of

Halton, Union Gas, Bell, Enbridge, Halton Police, Halton Catholic District School Board, Halton District School Board, Burlington Hydro and Burlington Transit. The recommended conditions of draft plan approval can be found in Appendix C.

The Official Plan and Zoning By-law Amendment applications were reviewed extensively by staff and as previously noted, the proposed application for Subdivision approval is based on that approval. Further, a Site Plan application is currently active which allows reviewing agencies to assess the detailed site design and provide conditions of approval where appropriate.

Financial Matters:

In accordance with the Development Application Fee Schedule, all fees determined have been received.

Climate Implications

Not applicable. The subject subdivision application is a technical matter that implements the approved rezoning application.

Enterprise Risk:

Not applicable.

Engagement Matters:

Public Circulation/Notification

A notice sign was posted on the property in August 2020. A public notice of the subdivision application was circulated in August 2020 to all property owners and tenants within 120 m of the subject site.

A webpage was created on the City of Burlington website, accessible at www.burlington.ca/600Maplehill. This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and Community Planning Department.

As of the writing of this report, 10 sets of written comments have been received with respect to application 510-01/20. Comments have been included as Appendix D to this report. A Statutory Public Meeting with a recommendation was also held on November 10, 2020. At this meeting staff heard from both Council and there were three delegations

from the public in addition to the written correspondence received. Staff recommended that additional time beyond the *Planning Act* requirement of 120 days be granted for the processing a Plan of Subdivision in order to allow time for a sufficient technical review to be completed. It is important to note that the subject application before Committee is with respect to the subdividing of lands to implement the approved Official Plan Amendment and Zoning By-law Amendments for the subject lands. The development, including its traffic impacts and the proposed vehicular access to the site, were reviewed in detail at the time of the original applications. The subject application for Draft Plan of Subdivision approval seeks to subdivide the lands into four townhouse blocks and one condominium road block in accordance with the development concept approved by the LPAT.

Conclusion:

The request for Draft Plan of Subdivision Approval submitted for the lands located at 600 Maplehill Drive has been reviewed by Planning Staff and is recommended for approval. The application is generally consistent with the PPS, The Growth Plan and the Region of Halton Official Plan. The proposal has been reviewed and assessed in accordance with the approved Official Plan and Zoning By-law Amendments and is in keeping with both. Planning Staff are recommending approval of the application.

Respectfully submitted,

Melissa Morgan, MCIP RPP
Planner II – Development Review
905-335-7600 ext. 7788

Appendices:

- A. Location and Zoning Sketch
- B. Detail Sketch
- C. Conditions of Subdivision Approval
- D. Public Comments

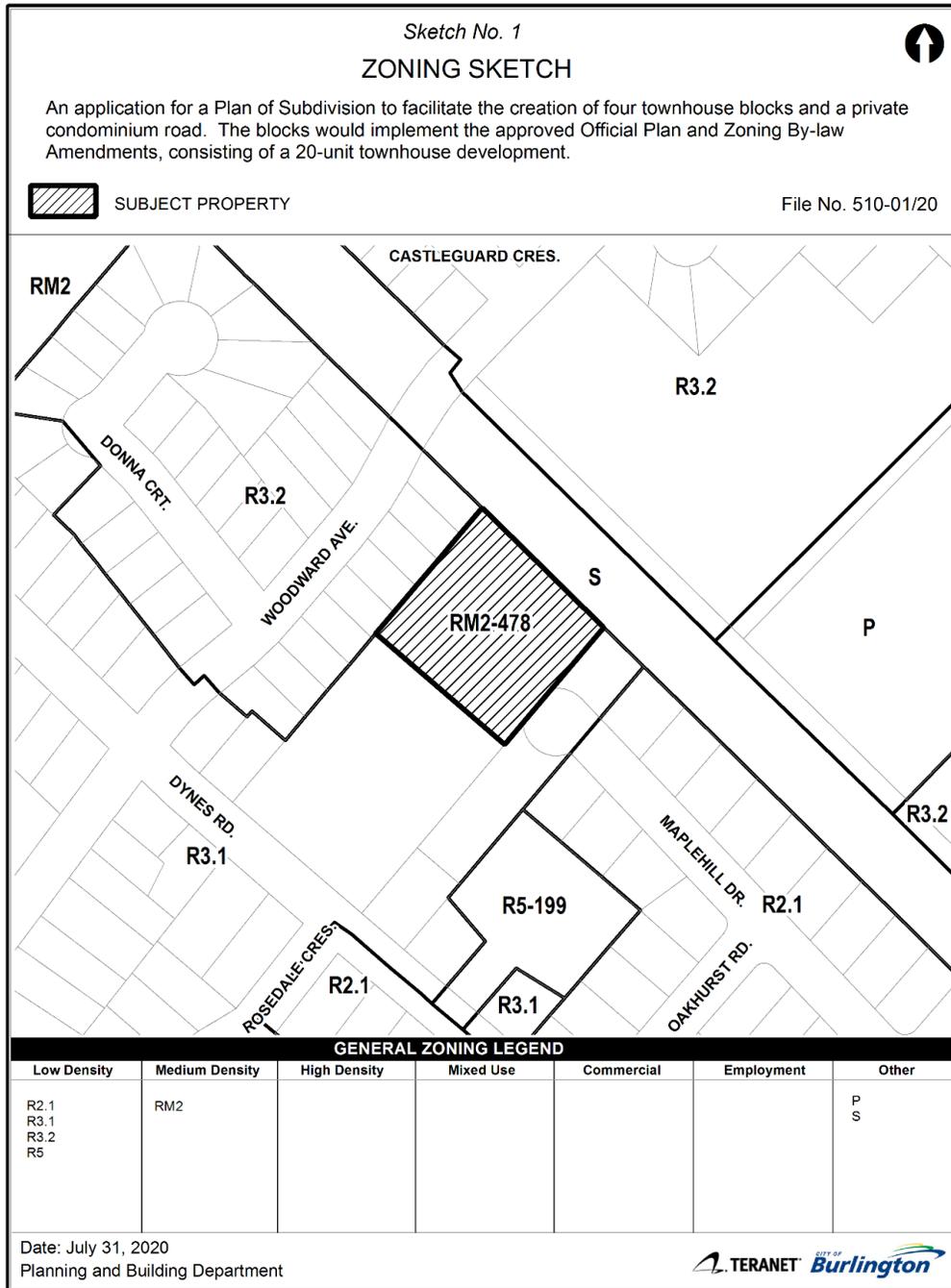
Notifications:

Diana Morris, T. Johns Consulting Group
dmorris@tjohnsconsulting.com

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

APPENDIX A



APPENDIX B

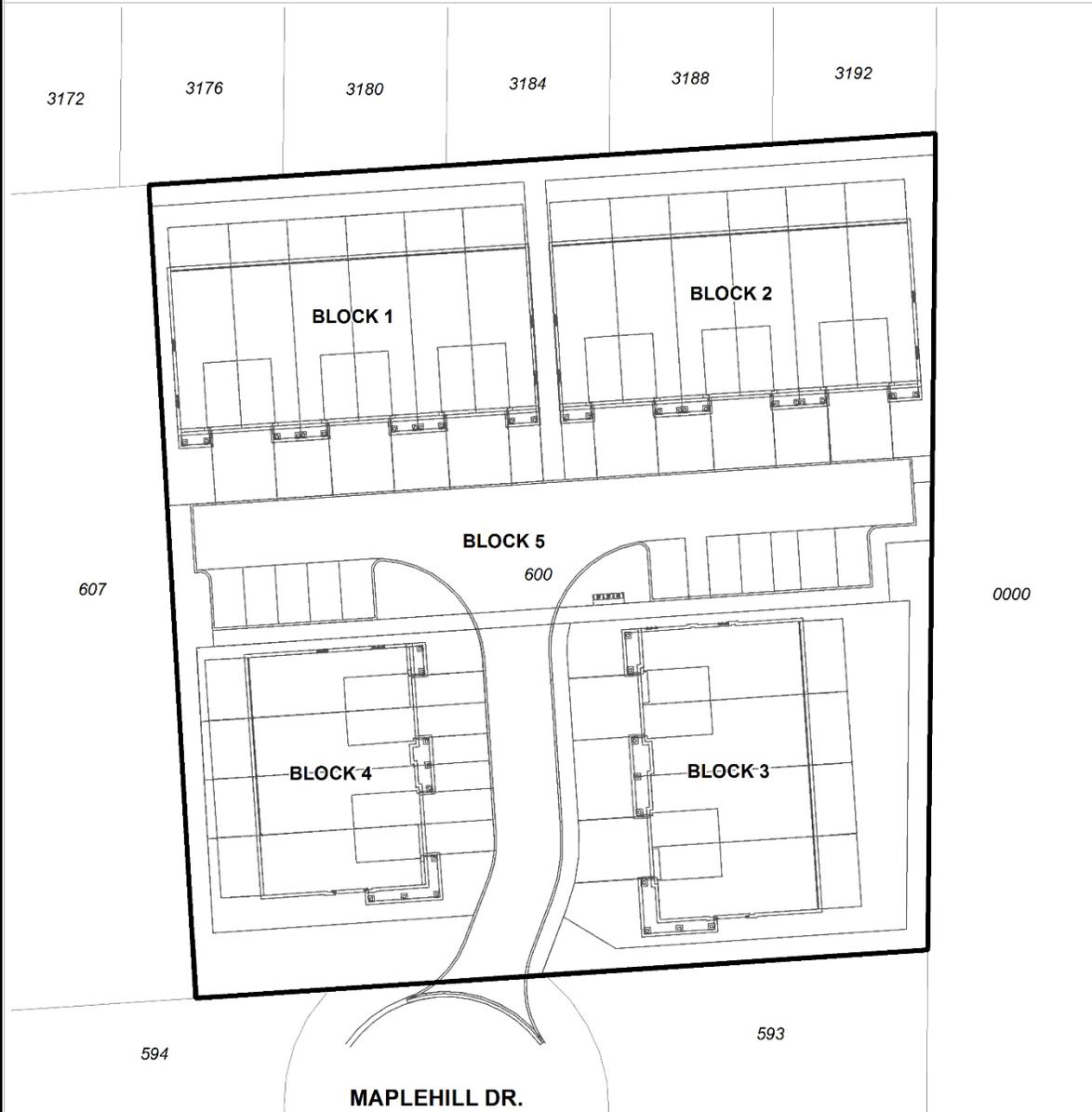
Sketch No. 2
DETAIL SKETCH



An application for a Plan of Subdivision to facilitate the creation of four townhouse blocks and a private condominium road. The blocks would implement the approved Official Plan and Zoning By-law Amendments, consisting of a 20-unit townhouse development.

SUBJECT PROPERTY

File No. 510-01/20



Date: August 10, 2020
Planning and Building Department

APPENDIX C

CONDITIONS OF DRAFT PLAN APPROVAL

CONDITIONS APPLYING TO THE APPROVAL OF THE FINAL PLAN
FOR REGISTRATION OF A PLAN OF SUBDIVISION BY:

DICARLO HOMES (2531820 Ontario Inc.)

FILE: 510-01/120 (24T-20001/B)

The Conditions which shall be fulfilled prior to final approval of this Plan of Subdivision are as follows:

1. The Draft Conditions apply to the draft plan of subdivision (Of Part Of Lot 4, Registered Plan 293 in the City of Burlington, Regional Municipality of Halton) prepared by A.T. McLaren Limited, signed by S.D. McLaren, OLS, on March 9, 2020, consisting of 5 Blocks. Blocks 1 and 2 consist of 6 townhomes on each, Blocks 3 and 4 consist of 4 townhomes on each, and Block 5 is a common element road and common areas for visitor parking, sidewalks, snow storage, drainage, communal garbage storage, and amenity space, etc.
2. The Owner shall sign the City's Subdivision Agreement and any other necessary agreement(s) in effect on the date of signing and the Owner shall acknowledge that he/she is aware of all the Standard Conditions of Approval contained in the City's Subdivision Agreement and the implications thereof
3. The Owner shall complete the following to the Satisfaction of the Director of Engineering Services:
 - a. Provide Legal confirmation that all existing easements within the lands of the proposed subdivision have been discharged and/or new easement have been established and do not conflict with the proposed development plans. Specifically, provide confirmation that the private watermain easement (City Consent File B-003/20) for the private watermain service for the condominium development over 607 Dynes Road has been legally established, and is registered on title for 607 Dynes Road
 - b. Prepare and deposit all reference plans required for the foregoing dedications and a reference plan showing the boundaries of the property to UTM, NAD 83 Datum, Zone 17 and provide the City a digital copy of the reference plan in .dwg format with all points and line work on separate layers

- c. Submit a copy of the updated parcel register when survey plans are submitted for the preparation of the Subdivision Agreement.
- d. Agree to provide lot widths and areas schedule, calculated by an Ontario Land Surveyor.
- e. Agree to pay cash in lieu of parkland dedication in accordance with the City's Parkland Dedication Policy and By-law, if required by and to the satisfaction of the City's Manager of Realty Services
- f. Acknowledge that the suitability of the land for the proposed use is the responsibility of the landowner, and that prior to registration of the plan, the Owner shall undertake an environmental assessment performed by a Qualified Person to ensure that the land is suitable for the proposed use. If in the opinion of the Qualified Person, the environmental site assessment indicates the land may not be suitable for the proposed use, the Qualified Person must so advise the Ministry of the Environment Conservation and Parks and the City of Burlington. The Owner undertakes to do further investigative studies and to do all works required to make the lands suitable for the proposed use. The Owner shall also agree to make available for inspection to all prospective purchasers' copies of the completed Environmental Site Assessment and Record of Site Condition, if applicable
- g. In the event that during ongoing subdivision and house construction the land is determined not to be suitable for the proposed use, agree (at no cost to the City) to undertake further investigative studies and perform all necessary works required to make the land suitable for the proposed use
- h. Implement the approved Geotechnical Study (under Site Plan 535-007/19), and agree to implement the recommendations of the approved Geotechnical Study for subdivision servicing, road construction as well as house construction (including details for house construction on fill lots)
- i. Implement the approved Environmental Noise and Vibration Study (under Site Plan 535-007/19), which addresses the impact of noise and/or vibration generated from area roadways and any other noise sources
- j. Implement the recommended noise and vibration controls in the approved study at no cost to the City. Provide any necessary warning clauses in all offers of purchase and sale and in the Condominium Declaration for the appropriate lots and blocks. All affected lots shall be deemed unsuitable for building until the above has been satisfied. Make any changes to the draft plan to accommodate the approved recommendations. Provide necessary securities to ensure completion of all recommended noise mitigation features.

- k. Agree to make provisions in all Offers, Leases and Reservations Agreements and in the Condominium Declaration, inserting the necessary environmental noise and vibrations warning clauses of the approved Environmental Noise and Vibration Study associated with the Site Plan 535-007/19 (if any).
- l. Provide necessary securities to ensure completion of all recommended noise mitigation features associated with the Site Plan 535-007/19.
- m. Agree to provide certification by an Acoustical Engineer that the builder's plans are in conformance with the approved recommendations of the Environmental Noise and Vibration Study prior to the issuance of building permits. The Owner shall also agree that all affected lots will be deemed unbuildable until such certification is received and accepted by the City; associated with the Site Plan 535-007/19.
- n. Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by an Acoustical Engineer that the approved recommendations of the Environmental Noise and Vibration Study have been implemented and satisfy the criteria of the City and the MOECP prior to the release of the related securities; associated with the Site Plan 535-007/19
- o. Agree to submit a Traffic Impact Study, if required, for approval, and to implement the recommendations of the approved Traffic Impact Study (associated with Site Plan 535-007/19)
- p. Submit for approval a Functional Servicing Report and Stormwater Management Report, and make any necessary revisions to the draft plan to implement the approved stormwater management recommendations; associated with the Site Plan 535-007/19.
- q. Agree to implement the necessary stormwater management recommendations of the approved Functional Servicing Report and Stormwater Management Report; associated with the Site Plan 535-007/19
- r. Agree to submit a Tree Inventory and Preservation Study, for approval, and to implement the recommendations of the approved Tree Inventory and Preservation Study. The Owner shall also agree to submit a Tree Preservation Plan, for approval, in conjunction with the approved engineering and landscaping drawings associated with the Site Plan 535-007/19. The Tree Preservation Plan will make satisfactory provisions for the preservation of any existing trees, where feasible, in accordance with the City of Burlington Tree Protection and Preservation Specification SS-12A;

- s. Agree to obtain a Public Tree Permit to remove trees from the City's right-of-way. The name of the contractor providing the removal service, a copy of their WSIB and their certificate of liability (\$5,000,000 minimum) must also be provided prior to issuance of the Public Tree Permit
- t. Agree that should the development be phased; a phasing plan must be submitted prior to the registration of the first phase of subdivision. The phasing plan will incorporate an Agreement (to the satisfaction of the Director of Engineering Services) that must indicate the timing and sequence of development (including tree removal) for each phase and include securities to guarantee the implementation of the plan
- u. Agree to ensure construction access, traffic and parking to the satisfaction of the Director of Engineering Services and Director of Transportation during all stages of construction and agree to pay for any required signage, barricades or other measures, as needed. Construction access shall be from Maplehill Drive (except for the installation of the watermain within the easement at 607 Dynes Road) there will be conditions associated with the use of this access, to be submitted for review and approval prior to construction, including but not limited to: OTM Book 7 traffic control, no trades parking or truck staging on Maplehill Drive (or Dynes Road), no mud tracking, control of dust, safe guard measures to avoid pedestrian conflicts, and any other requirements of City of Burlington Transportation and Engineering Services Departments, to be determined prior to servicing/grading works on site
- v. Agree to submit an Erosion and Siltation Control Plan, for approval, and implementation during all phases of construction, including servicing and building construction, under Site Plan 535-007/19
- w. Agree to obtain the necessary demolition permit(s) and post the necessary securities to ensure the proper removal of all existing on site buildings and structures
- x. Agree to pay for any alterations to existing utilities, pavement and services that may be necessary to accommodate the connection of the subdivision with adjacent lands and agree to make the necessary revisions to the Draft Plan
- y. Agree to submit engineering drawings for approval (under Site Plan 535-007/19)
- z. Agree to complete all construction works, including but not limited to grading, servicing, roads, sidewalks and driveway locations, in accordance with the approved engineering drawings under Site Plan 535-007/19
- aa. Agree to provide street tree planting and landscaping to the satisfaction of the Manager of Urban Forestry or delegate under Site Plan 535-007/19

- bb. Agree to install all servicing and utilities (including hydro) throughout the development underground
- cc. Agree to pay for any alterations and/or restoration to utilities, pavement and services that may be necessary to accommodate this development
- dd. Agree to pay all costs related to the extension of services through the City of Burlington road allowances. The cost that the Owner agrees to pay will include but not be limited to design, contract administration, construction, inspection, testing, sampling, contingencies, certification, as-constructed drawings, applicable taxes, Agreement fees, Legal fees, and registration of Agreements including all applicable fees as required by the City of Burlington and the Owner's solicitor. The Owner agrees to pay all invoices from the City of Burlington within 30 days of receipt
- ee. Agree to obtain Ministry of Environment, Conservation & Parks (MECP) Environmental Compliance Approval for the extension of municipal servicing in Maplehill Drive
- ff. Agree to provide storm sewer video, and mandrel (on storm pvc sewers) inspection as per the current City standard, on storm sewers within the Municipal Right of Way
- gg. Agree to provide written certification by the Civil Engineer prior to final assumption of the subdivision that the municipal infrastructure, including the underground services (i.e. storm sewers, etc.) and aboveground services (i.e. roads, sidewalks, boulevards, etc.), has been constructed in conformance to the City standards and in accordance with the approved engineering drawings
- hh. Agree to provide as-constructed drawings for the new municipal infrastructure installed in Maplehill Drive, prepared and signed/stamped by the Consulting Professional Engineer.
- ii. Agree to submit an overall Utility Coordination Plan, for approval, addressing the location (shared or otherwise), timing and phasing of all required utilities (on-grade, below-grade or above-grade), including gas, electrical, telecommunications, water, wastewater and stormwater services. Such overall utility distribution plan shall be to the satisfaction of all utility providers and shall be approved by the City prior to construction of any of the required utilities under Site Plan 535-007/19.
- jj. Prior to servicing of the plan, the Owner agrees to inform the City which telecommunications and electrical utilities will be installing what services in the subdivision. Once identified, these telecommunications and electrical utilities shall confirm in writing with the City that their requirements have been satisfied

- kk. Agree that foundation drainage for all lots and blocks shall discharge directly into the storm sewer either by gravity or sump pump installation, unless outlet to grade with clear conveyance to a suitable outlet is possible, i.e. swale/catch basin system, and approved by City Staff. Connections by gravity will not be permitted unless hydraulic grade line analysis confirms that surcharging of the storm sewer during a 100-year design storm will not result in any basement or foundation damage.
- ll. Agree to construct the necessary fencing as shown on the approved engineering and site plan drawings, namely between all residential boundaries abutting either open space, walkways, schools, places of worship or utility lands, as per Site Plan 535-007/19
- mm. Agree to comply with the City Policy in effect at the time of subdivision registration with respect to “Site Conditions in Subdivisions”:
 - i. Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with non-compliance with City requirements for control of mud, dust and debris on roads and further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate;
 - ii. Agree to hire a contractor on retainer to deal with after hour problems related to unsafe situations in active subdivisions and provide the City with the contractor’s 24 hour/7 days a week emergency contact phone number; additionally, the emergency contact phone number shall be clearly posted on site.
 - iii. Agree to install “Illegal Dumping Prohibited” signs at all blocks intended for future development;
 - iv. Agree to regrade and seed within 7 days, and cut weeds and remove debris within 48 hours, of a request by the City on any undeveloped lots or blocks as many be requested;
 - v. Agree to provide a cash deposit to be used by the City for contracted or in-house expenses for dealing with City requirements for control of grading issues, weed control and debris removal, and further agree that inspection staff time for invoicing on work undertaken will be charged at double the normal rate;
 - vi. Agree to grade, place topsoil and seed any block within 7 days of initial grading or topsoil stripping which is not intended for development within 45 days. This requirement may vary depending on the season of the activity. The City will exercise discretion in applying the seeding requirement.;

- vii. Agree to provide an overall phasing schedule identifying proposed house construction (start dates/occupation dates), tentative grading, sodding and tree planting schedules in accordance with the City's grading and sodding policy and schedule;
 - viii. Agree that within 9 months of occupation to complete all the boulevard sodding, tree planting and associated landscaping.
 - nn. Agree to make available to all purchasers a copy of the City Of Burlington "Information Sheet for New Home Buyers."
 - oo. Agree to display copies of the signed engineering drawings, including the "Utility Coordination Plan", for Site Plan 535-007/19, in the sales office when they become available, for the information of purchasers.
 - pp. Agree to display a copy of the approved draft plan and draft plan conditions in the sales office for the information of purchasers.
 - qq. Agree to provide copies of the draft plan conditions for the review of purchasers, if requested.
 - rr. Prepare and implement a report, prior to site alteration, outlining erosion and siltation control measures required prior to and during the construction of the subdivision, including servicing and building construction, to the satisfaction of the City of Burlington. Furthermore, that the owner submits monthly sediment and erosion control reports during construction.
 - ss. Prepare and implement a detailed report on stormwater management (Under Site Plan 535-007/19), prior to site alteration.
 - tt. Design, construct and have in operation all necessary on-site and off-site flood control structures, prior to issuance of any building permits or registration.
4. Complete the following to the satisfaction of the Director of Engineering Services and the Executive Director of Legal Services & Corporation Counsel of the City of Burlington:
- a. Agree to include the following warning clauses in a registered portion of the subdivision agreement, and that the Owner ensure that warning clauses to this effect are included on all offers to purchase and sale and reservation agreements for all residential units and in the Condominium Declaration:
 - i. "Purchasers/tenants are advised that there may be high ground water levels, sump pumps may be running frequently"

- ii. The Condominium Corporation will be responsible for removal of excess snow off site in order to maintain clear passage of the 6m asphalt private lane, and to keep the private visitor parking spaces and sidewalks clear. Furthermore, snow from the site shall not be stored on Municipally owned lands, Hydro One Inc. Network lands or on other privately owned lands.
- iii. "Purchasers/tenants are advised that there may be above-ground utility facilities such as fire hydrants, hydro transformers and cable pedestals located in front of their property within the City's road allowance or on easements."
- iv. "Purchasers are advised that home mail delivery will be from a designated Centralized Mail Box."
- v. "Purchasers are further advised that the developers/owners are responsible for officially notifying purchasers of the exact Centralized Mail Box locations which may be utilized by Canada Post until the curbs and sidewalks are in place in the remainder of the subdivision."
- vi. "Purchasers/Tenants are advised that despite the inclusion of noise control features in this development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the Ministry of the Environment, Conservation and Park's noise criteria.
- vii. "Purchasers/Tenants are advised that the location and installation of all outdoor air conditioning devices shall be done so as to comply with the noise criteria of Ministry of Environment Conservation and Parks Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property"
- viii. "Purchasers/Tenants are advised that due to the proximity to Assumption Catholic Secondary School, noise from this facility may at times be audible."
- ix. Purchasers/Tenants are advised that due to the proximity to Ebenezer Canadian Reformed Church, noise from this facility may at times be audible."
- x. "Purchasers are advised that a drainage swale exists across the rear and/or flankage of the property and the drainage swale area as indicated on the approved engineering drawings (associated with Site Plan 535-007/19) is not to be altered or blocked in any way nor are any structures, sheds, pools, etc. (fencing excepted)

to be erected within the drainage swale area without the prior approval of the City of Burlington.”

- xi. “Purchasers/Tenants are advised that if noise barrier(s) are located on private lands they would be subject to the following condition and is required to be included in all offers of purchase and sale : A noise mitigation barrier(s) will be required to mitigate the noise generated from adjacent roadways. Required noise barrier(s) shall be constructed by the owner at their cost and maintenance of the noise barrier(s) will be the responsibility of the owner/condominium corporation (if required under Site Plan 535-007/19).”

5. The Owner shall complete the following to the satisfaction of the Director of Community Planning of the City of Burlington:

- a. Provide with the final plan a list of lot and block widths and areas, prepared by an Ontario Land Surveyor, to ensure all lots and blocks conform to Zoning By-law 2020, as amended.
- b. Agree to display a copy of the approved draft plan of subdivision and draft plan condition in the sales office for the information of purchasers;
- c. Agree to provide copies of the draft plan approval conditions for the review of the purchasers, if requested;
- d. Agree to display copies of the signed engineering drawings in the sales office when they become available, for the information of purchasers;
- e. Agree to make available to all purchasers a copy of the City of Burlington “Information Sheet for New Home Buyers.”

6. The Owner shall complete the following to the satisfaction of the Region of Halton:

- a. Prior to registration of the plan the owner agrees to apply to Halton Region’s Public Works Department to review any servicing concerns relating to the water and wastewater main systems and to obtain water and wastewater main (sanitary sewer) Services Permits and pay all necessary fees as required.
- b. The Owner must provide the Region with a copy of the owner’s Land Registry Documents (Parcel Pages and Instruments) “Schedule to Watermain Easement” (ie. a private watermain easement) has been registered on Title to the satisfaction of the Halton Region.

- c. All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards to the satisfaction of Halton Region.
 - d. The Owner acknowledges, in writing, that there may not be sufficient water or sanitary capacity to accommodate this development and that additional capacity may not be available within the term of this draft plan approval. The Owner acknowledges, in writing, that granting of draft plan approval does not imply a guarantee by the Region to service this development within the term of the draft plan approval.
 - e. That the Owner submit a completed drive through agreement for the subject lands before the commencement of Regional Waste Collection.
7. The Owner shall complete the following to the satisfaction of the Chief Financial Officer of the City of Burlington:
 - a. Pay property taxes including all future installments levied.
8. The Owner shall complete the following to the satisfaction of Burlington Hydro Incorporated:
 - a. Agree to satisfy all of the conditions and requirements, financial or otherwise, of Burlington Hydro Incorporated and provide the Director of Engineering Services with a clearance letter from Burlington Hydro Incorporated when its requirements have been met.
9. The Owner shall complete the following to the satisfaction of Union Gas Limited:
 - a. Provide to Union Gas Limited the necessary easements and/or agreements required by Union Gas Limited for the provision of gas services for this development, in a form satisfactory to Union Gas Limited.
10. The Owner shall complete the following to the satisfaction of the Halton District School Board:
 - a. The Owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's subdivision agreement, to be registered on title:

- i) Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - ii) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton District School Board. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
- b. In cases where offers of purchase and sale have already been executed, the Owner is to send a letter to all purchasers which include the above statements.
- c. The Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
- d. The Owner shall take responsibility for all required signage on the various blocks which are part of this plan of subdivision and further, that in the event that the City installs any signs on the owner's behalf, the Owner agrees to reimburse the City for the supply, erection, and relocation of appropriate signs which depict land uses and other information on the subject and adjacent lands including notices relating to the bussing of children until the school sites are available and developed, that portables and/or portapaks may be required for student accommodation and that construction of a school is not guaranteed.
- e. The Owner shall submit a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington, to the Halton District School Board.
- f. The Owner shall provide to Halton District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan, the Owner shall provide a new AutoCAD file and a memo outlining the changes.

11. The owner shall complete the following to the satisfaction of the Halton Catholic District School Board:
 - a. The Owner agrees to place the following notification in all offers or purchase and sale for all lots/units and in the City's subdivision agreement to be registered on title:
 - i. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - ii. Prospective purchasers are advised that the Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school buses will not enter cul-de-sacs.
 - b. In cases where offers of purchase and sale have already been executed, the Owner is to send a letter to all purchasers which includes the above statements.
 - i. The Owner agrees, to the satisfaction of the Halton Catholic District School Board, to erect and maintain signs at all major entrances into the new development, advising prospective purchasers that if a permanent school is not available, alternative accommodation and/or busing will be provided. The Owner will make these signs to the specifications of the Halton Catholic District School Board and erect them prior to the issuance of building permits.
 - ii. That the Developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton Catholic District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
 - iii. That a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington be submitted to the Halton Catholic District School Board.
 - iv. The Owner shall provide Halton Catholic District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial

submission to Lot and Block configuration or numbering on the draft M-plan, the Owner shall provide a new AutoCAD file and a memo outlining the changes.

12. The Owner shall complete the following to the satisfaction of Canada Post:
 - a) The Developer agrees to consult with Canada Post to determine suitable permanent locations for the Community Mail Box(es) and to show the location(s) on the appropriate servicing plans.
 - b) The Developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to the public which indicates the location of all Community Mail Boxes within the development, as approved by Canada Post and the City of Burlington.
 - c) The Developer agrees to include in all offers of purchase and sale a statement which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot numbers) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
 - d) The Owner/Developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do the sign off.
13. The Owner shall complete the following to the satisfaction of Bell Canada:
 - a) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
 - b) The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.
14. Prior to signing the final plan, the Director of Community Planning shall be advised by the City Engineering Services Department that Conditions 3 and 4 inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
15. Prior to signing the final plan, the Director of Community Planning shall be advised by the Region of Halton that Condition 6 has been carried out to their satisfaction

with a brief but complete statement detailing how each condition has been satisfied.

16. Prior to signing the final plan, the Director of Community Planning shall be advised by the City Finance Department that Condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
17. Prior to signing the final plan, the Director of Community Planning shall be advised by Burlington Hydro that Condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
18. Prior to signing the final plan, the Director of Community Planning shall be advised that Union Gas Limited Condition 9 has been carried out with a brief but complete statement detailing how the condition has been satisfied.
19. Prior to signing the final plan, the Director of Community Planning shall be advised by the Halton District School Board that Condition 10 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
20. Prior to signing the final plan, the Director of Community Planning shall be advised by the Halton Catholic District School Board that Condition 11 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.
21. Prior to signing the final plan, the Director of Community Planning shall be advised by Canada Post Corporation that Condition 12 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.
22. Prior to signing the final plan, the Director of Community Planning shall be advised by Bell Canada that Condition 13 has been carried out with a brief but complete statement detailing how the condition has been satisfied.
23. All of the above conditions shall be satisfied within 3 years of the granting of draft approval.

M. Simeoni

Director of Community Planning

Date

If there are no appeals, Draft Approval is deemed to have been made on

2021

NOTES:

1. The owner is advised that additional fees are required by the City of Burlington and the Region of Halton for each Extension to Draft Approval and for Major Revisions to the draft plan of conditions.
2. The owner, its successors and assigns, is hereby notified that City development charges may be payable in accordance with By-law No. 49-2009, as may be amended, upon issuance of a building permit at the rate in effect on the date issued.
3. The Owner will be required to pay all applicable Regional development charges prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required, in which case, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement. Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge information, which is subject to change.
4. Educational Development Charges are payable in accordance with the applicable Education Development Charge by-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
5. At any time prior to final approval of the plan for registration, the City or Region may amend, delete or add to the conditions and this may include the need for amended or new studies in accordance with Section 51(18) of the Planning Act, 1990.

APPENDIX D

1	<p>Good Morning</p> <p>I am writing my comments regarding the proposal to build at 600 Maplehill Drive. My concerns are traffic additions considering there are 2 schools within 5 minutes .</p> <p>Dirt and dust and noise during construction. Property values decreasing with putting townhouse in that area. Taking away green space.</p> <p>I know that it probably is a done deal because city gains tax dollars but it's always nice to hear from the people who will be affected by this construction.</p> <p>Thank You for your time</p> <p>Bob Chepyha</p>
2	<p>Dear Sir or Madam,</p> <p>I am the owner of 594 Maplehill Drive, Burlington, L7N 2W3.</p> <p>I have a big concern about the development of 600 Maplehill Drive, where was 607 Dynes Rd. Burlington. Especially, they applied to "the committee of adjustment for consent for a watermain easement at the southern property line of the existing church".</p> <p>I refuse this application. I disagree with this application.</p> <p>Yesterday, was the first day I got a notice about this application, and it was not from my mailbox, it was hand to me by my neighbour. How could this happen?</p> <p>This has a huge effect on my property and not on the good side, but there is no notice to me. This is absurd.</p> <p>I, Qinyao Yu, owner of 594 Maplehill Drive, Burlington, L7N 2W3, lodge a formal protest to this application, file number: B-003/20.</p> <p>As I know, the land of the developing townhouses was for a primary school, and it is beside a church, so there is a watermain remaining. There is no reason to ask easement from my property!</p> <p>Regards,</p> <p>Qinyao Yu</p>

3	
4	Correspondence from Marsha Paley dated September 16, 2020 attached separately
5	Good Morning Melissa,

	<p>I am writing to submit my comments for the 600 Maplehill Drive proposal for a plan of subdivision for 20 townhomes.</p> <p>http://www.burlington.ca/600maplehill</p> <p>It is probably no surprise that I continue to remain opposed to the development for the numerous reasons which were all cited in the LPAT appeal previously in 2018-2019.</p> <p>I am hoping a future meeting or communication from the city will explain why this is being treated as a new project on the website, and why a new planning brief has been submitted. Why easement access for water through the church is now proposed, when we were previously told that such a thing was against city policy? Why are some of the measurements of the buildings alternated after the zoning approvals have been obtained?</p> <p>Many of the residents here are stuck working from home during the pandemic, and the next steps in the development will become part of our daily routines. If this plan is approved, will the city help guide construction in the least disruptive way possible? Will hydro outages be handled and communicated in a scheduled manner? Two houses have driveways within a few meters of the proposed entrance, how will the city manage their access during construction?</p> <p>I am certain many of the questions have been answered internally at City Hall, but the residents of this area would need access to this information in some form. Further to that point, I wish to be included in any future city communications about the project. This would include any mailed notifications and public meeting notices.</p> <p>Respectfully,</p> <p>-Drew Garside 574 Maplehill Drive</p>
6	<p>My name is John Scott, and I reside at 573 Maplehill Drive. I myself, along with the majority of the neighborhood are still opposed to this development with access down Maplehill Drive. This will have a major negative impact on our neighborhood given the extra traffic created by the new 20 units. The cul de sac, was a major buying point for this area, and many new residents with toddlers, have bought here for just that reason. I for see major safety concerns and</p>

	<p>potential liabilities for the city. opening of the cul de sac, that has existed for over 60 years, is not just poor planning, but a travesty in representation by our public servants. Furthermore the 10' variance the developer is seeking to provide water service to the development, is routed through 607 Dynes Road where a deeded driveway already exists. We were told by Melissa Morgan that such an access could not be used to provide services to the development, yet that's exactly what is being requested now. Just how much mis-information are we expected to accept? I am therefore strongly opposed to any variance until first our trust is restored by acknowledging the reserve in trust put in place some 60 years ago!</p> <p>Respectively Outraged property owner John Scott, 573 Maplehill Drive</p>
7	<p>My name is Larry Czainski @ 3176 Willow Lane</p> <p>My comments: I am against this development and the traffic that will be generated by possibly 40+ additional vehicles using our neighborhood streets to access a major artery roadway, Dynes Rd. There are already traffic problems with school kids using Willow Lane to access the Assumption school yard and their parents driving or picking students up twice daily. None are using the sidewalk that EVERYBODY was apposed to but planning still insisted be built. (another faux pas planning mistake)</p> <p>b</p> <p>Opening of the Cul De Sac on Maplehill Dr will add to the traffic danger on our relatively quiet neighborhood streets. Many new residents with small toddlers now reside in the neighborhood and doubling the traffic of the entire neighborhood from such a small parcel (4 lots with 20 units) of much higher density builds will be disastrous. Normally higher density builds are closer to the main artery street not several streets back. (Poor planning)</p> <p>Furthermore the city via DeCarlos, his newly # company Inc or the 607 Dynes Rd. church? is requesting a 10' variance to supply a basic water service main from Dynes Rd. to this development when we were told by Melissa (on record) that such access (through an already a deeded right of way) could not be used for services as std. city planning policy. So basically she misinformed us. I was the one that said the existing services were inadequate for this development. Wait till sanitary presents this same issue.</p> <p>At the beginning the argument used for this development and such high density in a single detached zoning was to provide affordable housing. At \$1,040,000 starting price this hardly qualifies as affordable. It's more expensive than existing homes in the neighborhood on 1/5th the lot size. Another lie.</p> <p>The mailing notifications were not given to the neighborhood nor delegates</p>

involved in this proposed development; only received after we managed to obtain copies from a few people, some not even affected by this development. This whole process appeared underhanded as did the inability to contact our ward 4 representative concerning this matter. It appears like a deliberate attempt to ignore inquiries and have as few residents aware of the proposal developments quickly slipping it through under the cloud of covid. This is not how responsive transparent municipal planning is conducted.

We will not feel we can trust this process until the original reserve in trust, put in place some 58 years ago to protect our neighborhood from exactly such an event is lawfully respected.

The entire process reflects cronyism; from the LPAT tribunal court, to quote the chair "This is not a court of law" to the condescending attitude of the city planning department which NEVER addressed the legitimate concerns we ALL have and pushed this through. Have we not learned anything from covid or is it business as usual?

Sincerely suspicious,
Larry Czainski

To quote Les Brown; "Life is a fight for territory and once you stop fighting for what you want, what you don't want will automatically take over"

In addendum to my original email outlining my concerns I would like to add;
This plan like the many others does not comply with the overall provincial plan on higher density which stated that changing zoning to higher density in established neighborhoods could only be done if there was direct access to a main artery road. This development proposal STILL does not comply as it uses a series of small residential streets that service single home neighborhood for access.

Also the existing traffic issues are not addressed....daily drop off school traffic on Maplehill Dr & Willow Lane 3x daily.

The last issue was the hypocrisy of wanting to put our neighborhood through potentially 3 years of construction disruption with associated traffic when the church's existing deeded driveway access sits literary empty 6 days of the week.

This all adds up to short sightedness in planning for a better community.

Regards,
Larry Czainski

	<p>PS; wrong Morgan in municipal planning. I have no idea where you came from. Scuzey.</p>
8	<p>Hello Melissa,</p> <p>I am writing to submit my comments for the 600 Maplehill Drive Development of 20 townhomes (formerly 600 Dynes Road).</p> <p>Our entire neighborhood and surrounding streets crowd funded an appeal against the change in zoning for this development - and lost. It's quite painful to be asked for comments knowing they will make absolutely no difference.</p> <p>I can still easily recall the many hours I devoted to reading the PPS, regional and municipal plans - only to have their conveniently vague language interpreted entirely in the planning department and developers favour.</p> <p>The developer asked for an extensive list of exceptions to allow for this density change: everything from windows overlooking driveways to the entrance the complex itself not being set back as far as normally required. The distance between each townhouse is narrower. They are quite literally crowded together to fit on that parcel of land. We argued that a list of exceptions this long proved the land wasn't suited for a density change. But the developer was granted every single exception and our request to keep this development small enough that townhomes didn't out number the established houses on our street, was denied.</p> <p>The thing is, in the scheme of things: for this developer's profits, for the city and the provinces tax collection, the difference between ten and twenty townhouses is nothing. Nothing.</p> <p>But to the residents of this neighborhood the difference between ten and twenty is enormous.</p> <p>It would have cost the city and developer so very little to grant us this small change. A change we rallied, crowdfunded, studied, hired a planner and a lawyer and valiantly fought for. But even just this, the change of density, was over ruled and our voices were utterly ignored.</p> <p>My question is: what is the point of asking for or comments? For our letters and input and time at your meetings, when we are totally powerless to effect change?</p> <p>My husband and I spent countless months hunting for our first home. We knew we could afford to buy just once. We chose a quiet, dead end street in south Burlington with its larger yard space and established neighborhoods. We found our dream bungalow.</p> <p>I didn't know then that traffic isn't regulated. That we couldn't even argue that we feared for our kids playing on a road that would be suddenly full of cars. That our</p>

	<p>mortgage investment, our taxes and community participation meant nothing in the face of the provinces voracious appetite for the profits of development.</p> <p>And I truly did not know, that all those meetings the city invited us to, all those comments they asked us for, meant nothing. I was naive. Now I'm just sad.</p> <p>I watched documents about where the hydrant supply would need to come from magically change for the length of our appeal, only to now see the development will be using the very easement we argued the church should grant the townhouses use of, to supply water from a hydrant on Dynes - just as the original documents stated before our appeal.</p> <p>Am I supposed to feel that isn't crooked? That we represented such an insignificant blip to the city's plans that it was easy to change documents to just make everything go smoothly?</p> <p>My faith in this process is lost. The Planning Team seems as powerless to the provinces mandate for development as we the neighborhood are. A lot of what we see happening seems decided without us.</p> <p>I wish I felt your team or any team could help us. I'm so disappointed in this entire process, our appeal, and what will happen to our sweet, quiet little street where my kids safely run and play, and my husband and I put our precious financial savings, investing in the life we wanted to enjoy here in Burlington.</p> <p>Sincerely,</p> <p>Natalie Garside</p>
9	<p>The original development should never have been accepted. The property was zoned "low density" R31 (single/semi-detached homes and we are an established neighbourhood. Having only ONE entrance/exit for a 20 unit townhouse development is insane and dangerous.</p> <p>This application represents an over-intensification of a stable, low density neighbourhood. We don't need a little village at the end of Maplehill Drive.</p> <p>Remember "A City that Grows"? Older neighbourhoods are important to the character & heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods.</p> <p>We just can't imagine 40 or 50 extra vehicles using Maplehill, Oakhurst & Willowlane. There's little families with young children living in this</p>

	<p>neighborhood. Two schools that have a lot of children walking to and from home.</p> <p>The number of units has to be a lot lower than 20 units!!!!</p> <p>Mrs. G. Colby, 588 Maplehill Dr., Burlington, Ontario L7N 2W3</p>
10	<p>November 8, 2020</p> <p>To: Melissa Morgan, Planner 11, Development Review,</p> <p>Re: Planning Application for 600 Maplehill Drive</p> <p>(File: 10-01//20)</p> <p>I'm sending you this further letter to the one I previously sent re the above Planning Application for 600 Maplehill Drive (File: 10-01/20) . Maplehill Drive should not be used for water, gas, electricity, etc. installation to the proposed townhouses at 600 Maplehill Drive. It would mean great damage to our existing road and our properties.</p> <p>It should go through the Ebenezer Church property as it did when the school was there. There is a road going straight through to the school property as it did when the school was there.</p> <p>Also, if and when the property is going to be built on, Maplehill Dr., Oakhurst & Willow Lane should not be used by the construction company as a way to access the land. There is a more convenient way through the Church property from Dynes Road. The land was owned by the Church before they sold it. It should be allowed.</p> <p>Why would the City make our area go through so much upheaval when there is a much more logical way of doing things. Picture this scenario and talk to the people involved. Surely this can be made to happen.</p> <p>Thank you for listening.</p> <p>Mrs. G. Colby, 588 Maplehill Drive, Burlington, ON, L7N 2W3</p>