

Dickson, Gordon

From: Nicole Myers [REDACTED]
Sent: Thursday, January 20, 2022 6:45 PM
To: Dickson, Gordon
Subject: Community Feedback - 1029 & 1033 Waterdown Road

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I'd like to provide feedback on this application.

I'm am a resident of the Aldershot community, but certainly not well versed in city planning and documentation. However, in reading this application, it seems that there is virtually nothing about it that aligns with the current zoning or community planning. I don't understand why the requested changes are even being considered, as none of them seem to be in the best interest of our community.

The proposed height of this building is 28 stories, but the current zoning allows only 6. The increased height offers nothing to our community, it would be completely out of character and an eyesore in the proposed location. Also, particularly in light of other large residential projects within the same block or two radius, this size of residence would vastly overwhelm the street capacity for traffic, when added to the existing residents.

The other variances also all appear to be to benefit the developer in cost saving at the expense of our community. Reduced landscaping & amenities, insufficient parking. And I assume 'minimum required yards' implies the developer would like to avoid leaving the required amount of space surrounding some/all of this new facilities, which would crowd the street & neighbouring buildings.

It seems like the requested variances would be a significant detriment to our community and I can't imagine why they would be considered at all. The developer should only be allowed to build the allotted 6 story building with all the necessary surrounding amenities, space & parking.

Thank you for taking the time to consider my feedback as a resident of this area.

Nicole Myers

Dickson, Gordon

From: Louis Battiston [REDACTED]
Sent: Thursday, January 20, 2022 4:27 PM
To: Dickson, Gordon
Subject: Planning Application 1029 & 1033 Waterdown Road

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Attn:
Community Planning Department
PO Box 5013, 426 Brant St., Burlington,
ON L7R 3Z6
Attn: Gordon Dickson

Re:
1029 & 1033 Waterdown Road
Planning Application submitted by:
Infinity Development Group
Site Address - Ward 1
burlington.ca/1029waterdown

There is ABSOLUTLEY nothing about this Application that I can support. The applicant FAILED to provide ANY answers to any issues that were brought up at the public on line meeting. Issues such as lack of parking, potential traffic issues, existing neighboring building heights etc. were NEVER answered.

This is a developer wants build a 19 story building (I would be opposed to this as well) so he applies for a 29 story building and pretends to compromise for a 19 story building.

I do not want to live in Mississauga. If either project is allowed to proceed we should rename our community Aldersauga.

Further I believe that Councillor Galbraith either owns or is in partnership in an near buy property that will be affected by this Application (Fitness Firm). If this is so he should declare a Conflict of Interest and stay clear of this proposal.

Louis Battiston
[REDACTED]
Burlington (Aldershot)
[REDACTED]

Dickson, Gordon

From: [REDACTED]
Sent: Sunday, January 23, 2022 9:36 PM
To: Dickson, Gordon
Subject: 1029 Waterdown Project

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Hello Mr. Dickerson. I live on Hendrie Ave not far from the proposed 1029 Waterdown Rd project. I was reading a recent news letter that Alderman Kelvin Galbraith sent out and he mentioned that if you have any concerns, comments etc. to forward an e-mail off to you.

I understand the need to increase housing in todays market and I don't have an issue with that. My specific concern regarding this project is the proposed height of the structure. From what I understand it is designed to be 29 stories tall. That will make it the tallest structure in all of Aldershot and perhaps even in Burlington. When I look at many of the surrounding large cities such as Hamilton, Oakville and Mississauga, It would appear that structure with those heights are usually found near the city centres, not in the middle of a mostly residential neighborhood. I would have thought that a more appropriate height for that area would be around 15 to 20 stories max. and even that is higher then what I would prefer to see.

Thanks

John Mills

Dickson, Gordon

From: Josh Perell [REDACTED]
Sent: Tuesday, February 8, 2022 11:31 AM
To: Dickson, Gordon
Subject: Files: 505-09/21 & 520-10/21- 1029 and 1033 Waterdown Road

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Dear Mr. Dickson,

My name is Joshua Perell and I co-own a home in Burlington.

I am a member of the Law Society of Ontario and I act on behalf of the City of Burlington in some matters. I am writing today only on behalf of myself as a concerned resident of Burlington.

Thank you for the opportunity to provide feedback and submit comments to the Community Planning Department and the Community Planning, Regulation and Mobility Committee of Council regarding the proposed redevelopment 1029 and 1033 Waterdown Road.

As a resident of Aldershot, I am concerned that the proposed redevelopment of 1029 and 1033 Waterdown Road does not constitute good planning for the following reasons:

1. The land is not suitable for the proposed purpose. The two lots under review are too small to accommodate a 29-storey tower;
2. The proposed redevelopment is incompatible with adjacent land uses and 23 storeys taller than permitted by the current zoning. Given the small size of the two lots, the proposed redevelopment will impose upon buildings on all sides of the proposed new structure;
3. Vehicular access to the redeveloped site is inadequate. The proposed redevelopment will result in increased vehicular traffic and traffic congestion which the relevant section of Waterdown Road was not designed to accommodate;
4. The zoning changes required to approve the proposed redevelopment as set out in the Notice of Complete Application released by the City of Burlington are comprehensive and amount to creating site-specific zoning that conflicts with the City's Official Plan as well as the zoned permitted building type/use, minimum required yards, minimum required landscape and amenity areas, and parking (and includes the construction of 3.5 storeys of above ground parking).

Given the height of the proposed structure and the number and extent of the zoning changes required for the proposed redevelopment plan, it is difficult to see how the general intent and purpose of the area's zoning by-law and of the City's Official Plan can be maintained.

In my opinion, Council should refuse this plan for the proposed redevelopment of 1029 and 1033 Waterdown Road.

Please treat this letter as written submissions to Council for the purposes of obtaining standing to appeal to the Ontario Land Tribunal under section 34 (or any other relevant section) of the *Planning Act*, R.S.O. 1990, c. P.13 (or as amended).

Yours truly,
Joshua Perell

Joshua Perell
[REDACTED]
Burlington, Ontario
[REDACTED]

Dickson, Gordon

From: [REDACTED]
Sent: Wednesday, February 23, 2022 2:07 PM
To: Dickson, Gordon
Subject: Subject: Any High Rises in Aldershot

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That is beyond my limits of acceptable (Waterdown Road). It is a monstrosity within the Village of Aldershot. Once you allow one then more will follow. No more village culture, more Toronto style living. More and more of the green of Aldershot is being replaced by asphalt and cement. This is not good for the air that we breathe. How many concessions have to be allowed to accommodate this thing. Don't make the concessions, simple. Support the people already living in Aldershot, I am sure there are more that feel the way that I do.

These high rises will effect as in closer to the downtown area have, block the sunshine, control the wind, less fresh air, free movement of it, and increase traffic which has become intolerable on Plains Road already. What about water supply?

The nature of my home community is changing yet not in a good way.

Thank you,

Norah Prince

Dickson, Gordon

From: Sarah Burtenshaw [REDACTED]
Sent: Tuesday, March 1, 2022 6:47 PM
To: Dickson, Gordon
Subject: Fwd: 1029 Waterdown Road

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Please see my comments above

Thank you.

Sarah Burtenshaw

----- Forwarded message -----

From: Sarah Burtenshaw [REDACTED]
Date: Tue, 1 Mar 2022 at 18:45
Subject: 1029 Waterdown Road
To: <clerks@burlington.ca>

I am an Aldershot resident and strongly disagree with this plan. I only became aware of it recently. Once again, developers are making decisions and the community is being forced to accept these decisions.

Six storeys has been the rule. In the spirit of development, I could accept double being 12 storeys. I completely disagree with this plan.

Respectfully submitted

Sarah Burtenshaw