

Appendix B: Public Comments

Lau, Rebecca

From: Bridget Greer [REDACTED]
Sent: Monday, July 23, 2018 3:56 PM
To: [REDACTED]
Cc: Lau, Rebecca
Subject: Proposed storage facility 1497-1511 Old Plains Rd.

Hello Arlene;

Thanks for the information regarding the proposed facility. We also received the community consultation from the city a few days later. As a 30 year resident of the Bridgeview community, we can certainly say this is not an appropriate proposal for the area.

When the townhouses were built on Plains Road, the indication at that time was that this would be a "Gateway" to Burlington and would provide a pleasing architectural and landscaped entrance to the city. A storage facility in an otherwise quite residential neighbourhood does not fit with this scenario.

While there is a large existing commercial space with Ruston's nearby, they operate only during typical business hours and have minimal impact on the residential areas being closer to the hydro corridor opposite. The proposed facility would bring increased transient traffic to a quite neighbourhood, as well as certainly contribute to increased noise and light pollution associated with such a facility.

I'm sure there are more appropriate options for the Gateway space under the existing official plan.

Bridget & Kevin Greer
1526 Norwood Ave
Burlington L7T1V8
[REDACTED]

July 24, 2018

City of Burlington

Attention: Rebecca Lau, Planner I

Re: Planning Applications for: 1497 -1511 Old Plains Road West

Files 505-04/18 & 520-04/18

As the owners of Lanwell Property Management and past owners of 1497 Old Plains Road, we are in strong opposition to the proposed use for 1497-1511 Old Plains Road West.

As both owners of our own company, and lifelong residents of the former "bridgeview survey" area, we are well aware of the history of the area and have a vested interest in seeing the most positive possible change. In speaking with some of the other business owners along the western side of Plains where we are located, it was our hope that more residential, perhaps with light retail/office space to service the area, would be the future of this unique part of one of the oldest areas of Aldershot.

The collective parcel of land is at the Gateway to Aldershot and the City of Burlington proper. Prior to selling our parcel, we had developed a preliminary site plan for a one storey office, similar to what we have at 1350 Plains Road West, to ensure that the design was in keeping with the area and the Official Site Plan and current zoning.

During the process of discussing what the Planning Department would want to have on the site, we were instructed that there were aesthetic considerations as this was the west end entry to the City and that additional landscaping, entrance enhancements and proper set-backs were to be implemented. Our design was progressing according to the zoning, save for a small consideration for setbacks due to the constraint of the "footprint" that was allowable. Staff were firm about the fact that aesthetics and a congruent design to the residential area was to be maintained in any proposal.

The current proposal is neither within the Official Site Plan, nor the current zoning. It is NOT congruent to the existing neighbourhood, and in fact, the developers have the opportunity to make a positive change for this neighbourhood. While we understand the proposal is adaptive to this area where servicing is not yet fully attainable due to the Region's current objectives, it is not the solution for the long term viability and vitality of this predominantly residential neighbourhood.

Our understanding is that the newly developed Official City Site Plan is not yet in full effect, is still open for discussion, and is at the Region of Halton for review. There are several dozen new homes that have been built within the last decade across from the proposed site, and some of the existing homes are being rejuvenated. Albeit there are several existing commercial/retail/hospitality businesses along the west side of Plains Road, they operate for the most part between 8:00 a.m. to 6:00 p.m., so we feel that highest and best use in the area is development more in alignment with the existing residential homes of the area.


We respectfully ask that options more in keeping with the existing CNA zoning or residential proposals be considered. Let us not forget that most recent demolish of the residential homes that were on the subject property had protected residential zoning up until the time of demolition, and were inhabited by residents. Those particular homes had been in existence since the 1950's.

As a further consideration, the City should:

- a) rectify the pre-existing agreement with the Ministry of Government Services (Infrastructure) owned land parcels to allow traffic access along Old Plains Road West for safety considerations due to the low visibility of south bound traffic approaching the curve at the parking lot adjacent to the proposed development,
- b) disallow larger vehicles from impeding traffic flow along Plains that is increasingly heavy during rush hours, and as a result of overflow during times of accidents on Hwy #6 and Hwy 403.

Thank you for your attention and the opportunity to contribute.

Regards,

The image shows two handwritten signatures in black ink. The signature on the left is 'Gloria Paron' and the signature on the right is 'Lana Paron'. Both are written in a cursive, flowing style.

Gloria Paron and Lana Paron
For: Lanwell Property Management Limited
1350 Plains Road West
Burlington, Ont.
L7T 1H6

Lau, Rebecca

From: Ghada [REDACTED]
Sent: Monday, July 30, 2018 12:52 PM
To: Lau, Rebecca
Subject: Appeal the application

Good afternoon Rebecca,

First of all I want to thank you for the opportunity that city of Burlington give us to have the right to appeal and be part of the decision that you want to take for planning application for: 1497- 1511 Old plains Road West
Files: 505-04/18 & 520-04/18

I want to have that chance to say No to that idea because in my humble opinion that will kill our area especially that our area is unique and very quite by it self we need as a residents projects to help the people living in that area and the area around us like Shopping Plaza ,gas stationatc

Thanks Rebecca for the time you take to read my email if you have any questions for me please don't hesitate to call me in my cell # [REDACTED] or email me back thanks a lot .

Best Regards, Ghada

Sent from my iPhone

Lau, Rebecca

From: Lorena Climaco [REDACTED]
Sent: Monday, July 30, 2018 9:05 PM
To: Lau, Rebecca
Subject: 1497-1511 OLd Plain Road

Hello Rebeca

Probably you are so busy to read this email but I have concern about the planning application in front of my street.

Right now we have some trees, after the construcción who know if any will be left, usually the storage facilities are always without bear .

also if you ask the police officers how many tickets they give out in front of the "storage" they will tell you they give out a lot; we have so many people taking short cuts to Hamilton I don't what to think how this will be impacted the traffic in front my street

I appreciated the time you took to read this email

Thank you
Lorena Climaco

Lau, Rebecca

From: Tanya Koivisto [REDACTED]
Sent: Tuesday, July 31, 2018 12:20 PM
To: Lau, Rebecca
Subject: Comment re. planning application filed in Plains Road West

Hello Rebecca Lau,

We are writing you in regards to the application for the development and rezoning of 1497-1511 Old Plains Road West. We moved to the area within the last year and were under the understanding that this lot was a residential lot due to the fact that there were houses on the lot. Although we soon learnt that the lot appeared to be vacant and then the last remaining house was taken down in the late spring. In talking to our neighbours around us we learnt that many people in the area were hoping that this land would be developed into more residential properties with the hopes of the area continuing to develop as more of a residential, family focused area. We see a couple of issues with this proposal beyond our desires for the area.

In the short time we have lived in the area we have noticed a big speed issue along Plains Road. This is an issue that police are clearly aware of based on their frequent patrol/radar enforcement in the area. In the span of a month we see police with a speeder pulled over probably 15-20 days and they never simply catch one speeder there is always multiple in a period of time (at all times of the day). In driving on Plains Road heading south we have experienced people speeding past on the shoulder or into on coming traffic multiple times simply because we are following the speed limit and or waiting to turn onto our side street.

The approval of file 505-04/18 & 520-04/18 with land being turned into a multi-unit storage facility will do nothing but cause this issue to continue. This development will cause an increase of traffic on Plains Road making the neighbourhood less family friendly. The development will also cause the speed issue to continue if not get worse, making it less safe for pedestrians and children. There is also a concern with the increased large loads that would be traveling in the area causing a need for more road repair.

This area of Burlington is supposed to be part of the green belt, something many residence in the area are proud. This development will no doubt result in much of the greenery/ green space that is on this lot to be cut down and replaced by concrete and pavement. This will reduce the natural sound barrier (and only sound barrier) that has been in place blocking some of the sound caused by the highway should this proposal be approved. As it current stands much of the area is already able to hear trucks as they travel on Highway 6 even with the tree line. This will no doubt become a much larger issue to residence in the area should the trees be removed on top of the reduction of the green space.

Based on the wide variety of the ages of homes in the area it is clear that there been a push to increase residential living in this area. We would love to see that push continue, we would like to see this section of Aldershot continue to develop into a family centred neighbourhood. The property value in this area is also currently increasing. We worry that the proximity to such a facility will reduce the value of properties in this area making it a less attractive neighbourhood to potential buyers.

We thank you for the opportunity to have some input on the developments in our area and we hope to see this area developed more as residential rather than commercial lots. We can be contacted via this email address [REDACTED] if needed.

Sincerely,
Thomas and Tanya Koivisto
Edge Moor Avenue, Burlington residents