

Da Silva, Mariana

From: Blake Smith [REDACTED]
Sent: Thursday, June 2, 2022 10:35 AM
To: Da Silva, Mariana
Cc: [REDACTED]
Subject: 2154 Walkers Line

Follow Up Flag: Follow up
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Good morning Mariana, After the site walk about with Tony Millington and councillor Angelo Bentivegna another issue that needs to be addressed with respect to the current proposal became apparent. There is the risk that should the project proceed under certain conditions, runoff (stormwater, snow melt etc.) could flow onto our property and others towards the municipal storm drain on our lot. The current elevations have a very low spot on the subject property (below the storm drain) adjacent to the storm drain. Site grading is almost certainly going to alter this. Because of the proximity of proposed snow storage and roadway there is also potential for this water to be contaminated. This issue also interacts with potential fence designs and attempts to save trees.

It is incumbent on the Municipality to ensure any design fully addresses this risk including the probability of extreme weather events associated with changing climatic conditions.

Your attention to this matter would be appreciated. I would be pleased to discuss this with you in further detail.

Regards

Blake Smith

Da Silva, Mariana

From: Blake Smith [REDACTED]
Sent: Wednesday, March 23, 2022 3:22 PM
To: Da Silva, Mariana
Subject: 2154 Walkers Line
Attachments: IMG_0827.JPG

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Thank you for returning my call today. As we discussed we live at [REDACTED] Chrisdon Road which adjoins the subject property. One of our concerns will be the loss of trees under the current proposal. I would appreciate receiving contact information for the person we could discuss tree plans with, I am attaching a photograph to show our current sight lines towards the centre of the property taken from our kitchen table window. The reverse view is shown in picture 1 of the arborists report.

There is also a surprising amount of wildlife on the property. A contact for that issue would also be appreciated. I would further like to understand the setback requirements for the proposed driveway versus what is being proposed. Thank you for your assistance.

Regards
Blake Smith



Da Silva, Mariana

From: Zukiwski, Andrea [REDACTED]
Sent: Thursday, April 14, 2022 2:05 PM
To: Da Silva, Mariana
Cc: [REDACTED]
Subject: Planning Application - 2154 Walkers Line, File #520-02/20

Follow Up Flag: Follow up
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Good Afternoon Mariana,

I hope this email finds you well. I am responding to a letter requesting my comments on a development application in my area; 2154 Walkers Line. My backyard backs onto the proposed townhouse units/private road. We are located at [REDACTED] Chrisdon Road and is noted as Lot [REDACTED] in the drawings. After reviewing the application, I have the following comments.

There are substantial large mature trees that line the property against our backyard fence. These mature trees provide our backyard with considerable privacy. ALL of these trees are proposed to be removed as part of this application. (Tree's #75, #76, #35, #34, #33, #32 & #30). This will remove every single tree behind my backyard.

It is noted in the report some of these trees are being removed due to the "garage demolition" on the property. Some trees are noted to be removed due to the lane way/private road that is being constructed. Removing all these trees would have a significant impact on the privacy and view from my backyard. I would like to request that these trees remain. In addition, this private road/laneway is quite close to my back fence, I would prefer a larger setback which would also allow more of the trees to remain.

Please let me know if you require any further information from me.

Thank you,

Andrea Zukiwski

Da Silva, Mariana

From: Myke Tagg [REDACTED]
Sent: Friday, April 15, 2022 9:27 AM
To: Da Silva, Mariana
Subject: 2154 Walkers Line (File:520-02/20)

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Hi Mariana,

We would like to start by stating that we are against the Zoning change to the property located at 2154 Walkers Line (File:520-02/20).

There are several reasons for our opposition, but mainly we are against rezoning because it essentially segregates one community from another. Why not complete Donald Road to have one inclusive community, just like Chrisdon Road.

We understand a little bit about population density requirements and that 9 homes are more dense structure wise (and profitable), but we believe that 5-6 single family detached homes will provide greater potential for a denser population.

Another concern we have is that our house will run adjacent to 4-5 of the proposed townhouses with their backyards facing our house. The Planner, Tony has stated that they will "TRY" and save the trees and shrubs, but there are no guarantees, hence compromising our privacy. There is a proposal to build a 6 foot fence across the property, but our property is at a higher elevation which will have us looking into the second floor of any proposed townhouse, again issues with privacy.

When we purchased [REDACTED] Donald 18 years ago, we signed on knowing the noise level would be considerable due to backing on to Walkers Line and have adjusted. Having another 5 homes beside us will only add to this noise and having to deal with 5 home owners and a condo board vs a single neighbour is daunting to say the least. This rezoning will also add more traffic to our already congested Walkers Line, where accidents at Jordan & Walkers as well as Upper Middle & Walkers occur frequently.

Our court is not finished, the waste and snow removal trucks are constantly having issues turning around in our half court, they've damaged my driveway, the sidewalk and the fence along the proposed property over the years.

We ask that you consider not approving the rezoning and to complete Donald Road as it was meant to be, a complete court at the end like Chrisdon Road. Donald Deserves Better.

Respectfully,

Mike & Monique Taglialatela

Da Silva, Mariana

From: Laufman, Kathi on behalf of Bentivegna, Angelo
Sent: Tuesday, April 19, 2022 9:52 AM
To: Meaghan Green
Cc: [REDACTED] Bentivegna, Angelo; Da Silva, Mariana; Laufman, Kathi
Subject: RE: 2154 Walkers Line Development Comments

Follow Up Flag: Follow up
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Hello Mrs. Green,
Thank you for your comments regarding 2154 Walkers Line proposed development.

I have copied Mariana Da Silva on this email. Mariana is the City Planner on this file and will include your comments on her report to Council.

Kathi.

Kathi Laufman
Councillor's Assistant
Ward 6, Councillor Angelo Bentivegna
(905) 335-7600 Ext. 7480 | Kathi.Laufman@burlington.ca

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-----Original Message-----

From: Meaghan Green [REDACTED]
Sent: Saturday, April 16, 2022 12:41 PM
To: Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>
Cc: [REDACTED]
Subject: 2154 Walkers Line Development Comments

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Hello Mr. Bentivegna,

We are the homeowners of [REDACTED] Chrisdon Rd and wanted to submit our comments on the development at 2154 Walkers Line in preparation for the public meeting on May 2nd. Sorry if submitting them to you is not the correct procedure, I could not locate where to submit them.

We have a few concerns with this development and have heard mixed information on what the current plan is for the development.

Our primary concern is the preservation of the mature trees on the property, particularly along the property line between Chrisdon and the property. In particular, there is a large willow tree that I believe is being preserved but I have also heard the opposite, so we want to understand this better. The tree appears healthy and its loss would be a major concern to us. It provides a lot of habitat to animals/birds as well as shade, privacy and is quite a beautiful tree.

We would like to understand the plan for the mature trees along the property line. We've reviewed the arborist report but it is very difficult to make sense of for a layman.

If a tree has to be removed, we will also want to know what it will be replaced with. Our ask would be that it be replaced with a tree of similar size, or at least a mature tree.

Our next biggest concern is the clearance between our fence and the road. I believe 9 meters is standard but I have heard that they have requested to reduce the clearance between the road and our property. This is obviously a concern to us given the noise and fumes from incoming cars. We spend a lot of time in our backyard with our three young children as well as many other kids from the neighbourhood, and the noise and fumes are a concern to us. We request that the clearance be kept at the standard distance for cars, which we believe is 9 meters.

Our last concern is with the fence itself. We've heard the fence along the property line is being replaced and we have also heard that a new fence is being built inside the property line behind our fence. We would like to understand the plan but do not have an opinion as either option is good with us. However, we do have an opinion on the type of fence being installed. Given that there will be vehicle traffic there, idling cars in driveways etc., we believe there should be an eight foot sound barrier fence installed.

We used to live at [REDACTED] Thomas Alton Blvd and the fence that existed there is an example of what we think should be installed. Along Walkers, there was an 8 foot wooden sound barrier fence that we think would be appropriate between our property and the road of this new development. This would alleviate a lot of the concerns we have with this road being installed behind our property.

Lastly, we just have a small concern with the demolition of the existing garage on the property. One wall of it is currently open and we anticipate that a lot of rodents or small animals are living in it. The concern would be that all of those rodents/animals will invade our property and our neighbours when their current habitat is destroyed. I'm not sure if there is anyway to control for that but if so, we would ask that it be considered.

We really appreciate the transparency of this process and you considering our concerns with this proposal.

Any questions or clarifications, please let me know and I will be happy to respond.

Otherwise, we look forward to understanding this better at the upcoming public meeting.

Best regards,

Ryan and Meaghan Green

[REDACTED] Chrisdon Rd
[REDACTED]

Da Silva, Mariana

From: Adam Pothan [REDACTED]
Sent: Sunday, April 17, 2022 8:02 PM
To: Da Silva, Mariana
Cc: Bentivegna, Angelo; Laufman, Kathi
Subject: 2154 Walkers Line Proposal

Follow Up Flag: Follow up
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Hello Mariana

We wanted to address our concerns about the development proposed for 2154 Walkers. We live at [REDACTED] Chrisdon Rd and this development will have an impact our property.

Our first concern is with how close the proposed roadway will be to our backyard. We spend a lot of time outside in our back yard and worry that having vehicles within too close of a distance will affect the air we enjoy due to exhaust fumes and also extra noise pollution. We appreciate that trees will be maintained and new trees are to be planted to preserve a natural tree canopy common in this neighbourhood to help create a barrier. We understand that the proposed 5 metres distance to the roadway does not meet the current development bylaws. I hope that this issue can be made clear to us and brought in line with current rules.

The other concern we have is how the border fence will be handled and how this will be dealt with in future. When we moved to this neighbourhood we were moving into a neighbourhood of single family homes where any dispute between neighbours could be dealt with using good communication and cooperation, we did not intend to have to deal with a condo corporation where their decisions will be managed by a professional team leaving us at a significant disadvantage for any disputes that may occur over our property borders. We would like to see a plan that will resolve the issue in the short term but one that will also make clear what future responsibilities we have in maintaining this shared border.

I hope the city can see and relate to our concerns and also understand that we look to you to help look out for our interests since we (my family and neighbours) do not have access to the same consultants and lawyers to influence decision makers in our favour.

Adam Pothan

Da Silva, Mariana

From: JP Marini [REDACTED]
Sent: Sunday, April 17, 2022 5:40 PM
To: Da Silva, Mariana
Cc: Jessie Marini
Subject: Millington & Associates (2154 Walker's Line) - File No. 520-02/22
Attachments: Sight Lines.pdf

Importance: High

Follow Up Flag: Follow up
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Hello Ms. Da Silva,

We are the residents at [REDACTED] Tina Road and our property directly abuts the proposed zoning change and development located at 2154 Walkers Line. The proposal will have negative effects to our property directly impacting us during construction and into the future as a neighbour. Specifically, it appears that while the applicant's design provides space and concessions for the all the other houses bordering this property, it is only our property that is getting effected the most. We are the only house that will have a building placed within 5.5 metres from our fence line. To put this in perspective, we have attached pictures to illustrate how close this building will be and its negative impacts to our property. As you can see in the photos, the building will essentially be on the property boundary when viewed from our side. When you take into consideration the proposed height of the building and set back, we will have a view of a brick wall at our fence line negatively effecting our overall property (i.e. noise, view, privacy, and value). We have been working with the applicant and appreciate their efforts to mitigate our concerns. In saying that, we still have issues related to the building and the lack of setback from the property line. To that end, we have the following comments and questions:

1) Setback

The setback does not leave sufficient space between the property line and the proposed building. This will directly affect drainage, tree growth and tree lifespan, and encroachment onto our property. We have had discussions with the applicant and we were told that the development was pushed closer to the Tina Road neighbours for the following reasons:

a) The design requires 3 metres between the buildings to facilitate the drainage system. From the provided documents, there is a 300mm drain. We are curious as to why 3 metres is required for this drain? It would appear that this distance between buildings may be more for the side entrances than the drainage, and;

b) the City would not allow a shift of the buildings to the East towards Walkers Line because of the vegetation and landscaping presently located along Walkers Line.

Current zoning for our property allows for a setback of 9 metres. The initial proposal by the applicant was for a minimum of 7 metres along Tina Road. The new design is for 5.5 metres at some spots for our property with a maximum of 6 metres at the South end. Can the development be shifted further towards Walkers Line where there are no immediate impacts to neighbours? Alternatively can the buildings be reconfigured (i.e. two buildings with a 5 unit and a 4 unit = 9 units total) or remove the side entrances to gain space to shift the

buildings further East? We are requesting a setback of 9 metres, like all other neighbours in this development and current zoning, to ensure proper drainage, reasonable area to facilitate tree growth and tree longevity, and mitigate encroachment onto our property.

2) Drainage

As the City knows, Climate Change and Climate resiliency is a major issue for all future developments and their impact to local areas. Again, with respect to the setback being so narrow, we have concerns that drainage will in some instances flow directly on to our property and along the foundation of our home. To be more specific, the current proposal appears to sheet water towards the Tina Road residents from the immediate adjacent building with a drainage ditch that will direct water from the applicant's building down a slope of anywhere from 6% to 8.85%. The plan also shows a side entrance for the required space on this side with grass as a walkway. It is quite likely that any new occupant will quickly convert this to a hard surface increasing sheet drainage towards us. Can the City confirm that in all storm events, including 100 year flood, that this design with or without eventual hard surface, will not overwhelm the proposed drainage design? The concern is that water will be directed to the easement adjacent to our property and directly to Tina Road creating a potential for flood damage to property and house.

3) Trees

The proposed landscaping plan with tree planting along the Tina Road fence line is very much appreciated. However, again going back to the setback distance of 5.5 metres – 6 metres, can the City guarantee that these trees will be planted and survive when considering root bulbs, the drainage ditch and foundation of the proposed building. Our concern is that these trees will not get planted at all, or change in species and size, or not last and eventually be removed leaving the our property completely exposed to a brick building with no privacy. Again, current zoning is for a 9 metre setback without trees. What is the security for us over the long term (10 to 15 years) that these trees will survive and will not be removed?

4) Fencing

As mentioned, we have been working with the applicant to address our concerns and fencing was one of them. We are appreciative that there is a proposed 2 metre fence along Tina Road. However, without a 9 metre setback, as is currently zoned, we would request a minimum of 2.4 metres to mitigate disruption to our privacy and sight lines. It is also noted that all other neighbours are getting 9+ metres of setback with a 2 metre fence. Why are we getting the same fence with the reduced setback?

5) Construction and Excavation Activities

With the proposed setback being so short, we have concerns about impacts to our property during the construction phase. If basements are proposed for these units, how will excavation be facilitated with a setback of 5.5 metres from our property line when you factor in safe sloping (1:1)? In addition, will the current fence be maintained until the end of the construction to ensure that we are not impacted by nuisance from these activities? Lastly, we have a mature Norway Maple tree located on the Northeast corner of our backyard. How will the root bulb for this tree be protected during all construction activities including excavation and tree spading?

We appreciate you taking the time to listen to our concerns and the efforts made by the applicant to work with us. It is important to note that while the applicant may get their development, they are short term owners in this community, and we the neighbours have been and continue to be long term residents supporting each other and the City of Burlington. This is why we have a vested interest as to what happens in our neighbourhood.

Sincerely,

J.P. and Jessie Marini.





Da Silva, Mariana

From: Kourosh P. [REDACTED]
Sent: Sunday, April 17, 2022 10:26 PM
To: Da Silva, Mariana
Subject: 2154 Walkers Line Development - File No. 520-02/22

Follow Up Flag: Follow up
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Dear Ms. Da Silva,

Thank you for taking the time and reading all the emails, comments, and letters sent to you in this matter.

We are the residents at [REDACTED] Donald Road and we would like to express that we oppose the rezoning of the property. Our reasons do not differ from what our neighbours Tagliatela and Marini have shared with you.

For the benefit of the neighbourhood we would like to have single family homes to be built as it is currently zoned for and not 9 townhomes.

Thank you for your time.

Kind regards,
Pourdanandeh Family

Da Silva, Mariana

From: Jason Jenkins [REDACTED]
Sent: Monday, April 18, 2022 6:18 PM
To: Da Silva, Mariana
Subject: File: 520-02/20 2154 Walkers Line

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Mariana

We have reviewed the documentation of the development proposal by Millington & Associates.

As we are the [REDACTED] house from the end of the street, our feedback is as long as the dead end of Donald road remains closed with no entry or egress for this proposed development that is fine, which appears to be what the drawings illustrates. In addition from what we can tell the fence at the end is intended to be replaced, will there be a change in height to the fence above 2m and will there be a gate in this fence. Can this be confirmed.

Donald road is a quiet family street with many children and any deviation to plan to open the dead end is not favourable in any way. If the street was opened up for this development, this would create additional vehicles from overflow from Walkers and local streets, vehicle speeding hazard, security concerns to surrounding homes with added visitors or disruptive behaviour circulating on our road, sidewalks, & lawns, an increase in parking out front of our homes on both sides of the street along with increased visitor traffic at all hours. This would also create a likely increase in garbage which would attract local wildlife and introduce noise and vehicle pollutions with added people and vehicles constantly. Therefore, as a Donald road resident, we would be completely opposed to opening the street for these reasons and impacts if deviating from the current proposal.

Amber & Jason Jenkins
[REDACTED] Donald

Sent from my iPhone

Da Silva, Mariana

From: Blake Smith [REDACTED]
Sent: Monday, April 18, 2022 7:55 AM
To: Da Silva, Mariana
Subject: 2154 Walkers Line-Millington and Associates

Follow Up Flag: Follow up
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The opportunity to comment on the above noted proposal is appreciated. The comments fit into two categories: comments on the proposed change in land use and comments on the specific proposal for nine condominium units. The subject property is adjoined by single family homes and the most compatible land use for development of the subject property is also single family homes. We purchased our home on Chrisdon Road adjoining the subject property with the expectation the property would be developed for single family homes and would support that. Higher density development would negatively impact the use and enjoyment of our property and by extension our property value.

Condominium development on the property would bring a private road close to our backyard with the light, noise, emissions, maintenance activities and traffic potentially 24 hours a day versus a neighbouring back yard. The subject property has a lovely canopy with mature trees with the birds and animals they support. It is likely that a condominium proposal would destroy the majority of this canopy and even with plantings it could take decades to partially recover. With regards to the specific proposal for nine condominiums there are concerns with regard to trees, setbacks and fencing. The plans have changed since the virtual meeting last year so it is difficult to judge what firm plans would look like. Any condominium proposal for this property should be required to meet the 9 metre setback requirement to mitigate the impact of the development on our property. Both the past and current drawings bring the roadway far too close. Any snow storage area should not become extra parking or storage other than snow. The current proposal seems too large for the property and leads to removal of far more trees (many mature and heritage trees) than is desirable and more are at risk. An example of trees that are at risk are two tree groups on the subject property that are interacting with the boundary fence at our property boundary resulting in damage to the fence. The fence is being pushed over in one case and up and over in the other. Any new fence needs to be built in a way that maintains the trees and maintains the bylaw requirements for the pool in our yard. The existing fence is at the end of its useful life so simply replacing panels is not a viable option. Sections have already had to be repaired or replaced due to wind damage. Building a new fence adjacent to the existing one as shown on drawings will also cause problems by entrapping things in between them.

Landscape planning should be done in a way to provide a screen to the existing home owners from the development at the outset. That means larger trees need to be used and the owner needs to ensure they are maintained.

In summary, the proposal for nine condominiums on the subject property brings development too close to neighbours (doesn't respect bylaw setbacks), removes too many mature trees and would impose negative impacts on neighbours associated with the private roadway.

The opportunity to speak at the public meeting would be appreciated.

Yours truly

Blake Smith

Da Silva, Mariana

From: [REDACTED]
Sent: Wednesday, May 4, 2022 9:31 PM
To: Da Silva, Mariana; [REDACTED]
Subject: Comments regarding 2154 Walkers line development

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Hello Mariana,

I have attended both public meetings (March 29, 2021 and May 3, 2022) and although I did ask a question at the initial meeting, I was too shy to act as a delegate last night and speak up. After having reflected on the meeting, and the documents posted for review, I have a few comments. You mentioned in your presentation that comments will continue to be received so I hope I am not too late!

Regarding the zoning changes from R3.2 to RM2. I won't pretend to know a lot about development, but a few things seem clear to me. On page 6-7 of Report Number: PL-43-22 it states that *Townhouses may be considered under this designation, through a site-specific Zoning By-law Amendment, subject to the fulfilment of the following criteria. (i) The development does not exceed the density of 25 units per net hectare; (ii) The development form is compatible with the surrounding area; (iii) The development form is respectful of the physical character of the neighbourhood; and (iv) The development includes the provision of a functional amenity area at grade.* I do not know what this last item means so I can't speak to it. However, regarding items ii & iii, the official (1997) and new (2020) Burlington city plan has the entire west side of Walkers line from Jordan Avenue to north of Donald Road designated as Residential - Low Density. I assume this is due to the current neighbourhood being all single-family dwellings built around two dead-end roads. As mentioned by one homeowner during the May 3rd meeting, plunking a set of high-end townhomes inside an already established older neighbourhood of simple mid-grade homes disrupts the flow/feel of the entire area including Donald Rd, Tina Rd and Chrisdon Rd. It also disrupts the sightlines from Walkers Line (which, if single-family homes were to be built around the end of Donald Rd, the current sound barrier fence along Walkers line could be completely joined from the edge of the last Donald Rd. property to the edge of the last Chrisdon Rd. property). So a) the proposed development is not compatible with the surrounding area and b) the development would definitely disrupt the physical character of the neighbourhood. For these reasons I do not believe items ii & iii are fulfilled in this plan.

Regarding the current state of the end of Donald Rd. We live at the end of Donald Rd and I work from home. In the past 2 years I have witnessed countless troubles with the end of Donald Rd being such a small turn-around area. I'm not sure what you call this shortened dead-end, but it definitely affects all forms of traffic down this road. Almost every week I see garbage trucks struggle to make the turn to go back up the road. Almost every time they need to have the second person outside the truck to direct the driver safely through the process. If there happens to be a snowbank in the way, the process is almost comical. Often they run over curbs and need to drive up onto the driveway at 2208 Donald Rd. just to make it work. The same thing happens throughout the winter months with snow removal. Just a few months ago, the owner at 2208 Donald road sustained damage to his driveway due to snowploughs not being able to turn around at the end of the road. Large delivery trucks also struggle. Heaven forbid if we ever needed fire trucks down this road! Further, during the winter, there is not a lot of room for snow removal/storage at the end of the little turn-around area. The ploughs end up piling the snow up at the end of the road, against the fence on the north end of the 2154 Walkers Line property. While Tony Millington said during the meeting on May 3 that there has 'never been any damage' to the fence, I can assure you that every year there is some damage to that fence that the owner fixes up. (This is exactly why that old

fence looks so horrible - because it has been patched up many times!) Tony doesn't live here. He does not appreciate the effect that a truncated dead-end has on road traffic and I don't think he should be commenting on what neighbours are experiencing, or dismissing it as trivial.

Regarding the proposed changes to limits. Most comments that came in from residents included at least one complaint about the loss of trees, the landscape buffer and the reduced setbacks. Because my property does not directly contact the 2154 boundary, I hope that you would seriously consider the comments from those directly affected. Reducing setbacks simply to have a larger square footage dwelling is not fair to the surrounding neighbourhoods. At the end of the day, I don't believe residents are opposed to the townhouses per se, but if the plan were to proceed, I do believe that residents **strongly** oppose changes to the current limits for minimum lot area; rear yard setback; yard abutting a low-density residential zone; and landscape buffer. At the meeting on May 3, and indeed in some of the submitted documents, Tony Millington would lead you to believe that residents are 'okay' with the proposed changes, This is simply not true.

In summary, although I do not have strong feelings for/against the development of townhomes on the property, I do feel like the proposed townhomes are simply too big (or too many) for the lot size. The proposal does not meet 2 of the 4 criteria for amending the by-law and, considering the flow of the neighbourhood, it really would be ideal to complete the end of Donald road with single-family dwellings around the court, as intended in the city plan. This would complete and enlarge the end of Donald Rd so that vehicles can safely turn around, would keep with the character of the neighbourhood, and would provide seamless noise fencing along Walkers Line. If five (or so) single-family homes were built around the end of Donald Rd, the developer could still recoup the cost of his investment and the city would be able to meet its *2018-2022 Plan: From Vision to Focus* by increasing city growth (adding 5 new homes!), supporting sustainable infrastructure (proper size turn-around dead end) and a resilient environment (far fewer trees would need to be removed along the back of the properties) and by building more citizen engagement, community health and culture (we would be happy to have 5 new families join our Donald rd neighbourhood as opposed to a closed-off bunch of townhomes that would have no connection to either Donald Rd or Chrisdon).

Thank you for your time and for considering these items. I can assure you the neighbours in our little community appreciate the process and also appreciate you taking into consideration our opinions and not only those of the developer.

Sincerely,
Janet Maggio - [REDACTED] Donald Road