

Millington & Associates



PLANNING & DEVELOPMENT CONSULTANTS

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I have reviewed the report before you and it covers off all the issues related to this development so I won't get into a long-winded overview. I wish to thank Mariana Da Silva for covering off all the issues. All agencies and departments appear to be in favour of the proposal.

It also appears that the majority of residents are in support of the rezoning. We did with meet with the area residents with the Ward Councillors in attendance. In the beginning there was a lot of confusion on the opening of the Donald Road as the main access. However, most issues were resolved as soon as the application was reviewed at our Public meeting. Most residents did not want Donald Road opened up to this development whether it remained single family or not. The first thing I did was to contact the Burlington Transportation Division to see if they had any issues with allowing access to directly onto Walkers Line. Their answer was they **preferred direct access** as long as we aligned our driveway with the corresponding driveway on the east side of Walkers Line which we have done.

The City of Burlington did mail out **127 letters** advising the residents of the application and requested feedback. The City received **1 letter of objection** and **one letter of concern**. The one letter of concerns was from a Tina Road resident who had issues with privacy. We have since met with the homeowners and have adjusted our setbacks, we are providing a higher fence height and we have promised to have opaque windows where our side walls face their home as well as plant larger tree specimens. There were other issues with most of the residents with regard to privacy and drainage. We did meet with basically all resident abutting our project we have agreed to all new perimeter fencing with a height of 2.2 metres. All runoff will be directed to our internal sewer system. Presently our runoff is directed onto their lands.

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All promises made to the abutting residents have been submitted to staff and the Ward councillor. The Ward Councillor was present at almost all the meeting. We appreciate the work that he coordinated as there was lot of misinformation out in the community.

As noted in the planning report there were well over 25 studies, reports and drawings that were submitted revised and approved.

The one objector was concerned about out units overlooking his home. The existing single-family zoning that presently exists would have placed homes 6 feet from his lot line. Our units are 30 feet from his lot line. Their other concern was with issues of snow plowing and garbage pick. We had the City Manager of Roads visit the site and he was not aware of any of the issues raised. We have also agreed to try and save the cedar hedge along their common lot line. As noted, we are going to replace their existing fence with one that will be a lot higher. We have also offered to move the proposed noise wall closer to his lot line to provide for noise reduction from Walkers Line.

One other resident also raised the issue of privacy at an earlier meeting. We have learned that a **large addition** was built on the south side of that home **without** benefit of a **building permit**. This addition does not have a foundation and is pulling away from the existing home. This addition is up against our lot line. These lands have been filled and a retaining wall has been placed along our common boundary and is partially on my client's lands. We did offer to assist the land owner with access to our lands to remove this illegal structure and the retaining wall. We even offered to contribute towards the cost but it was refused. I raise this issue as I want City personnel to understand that we tried to resolve this issue in a neighbourly fashion.

I will now stop rambling and answer any question you may have.

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