

May 31, 2023

EICS, June 1, 2023

ES-03-23

Good morning.

Correspondence from Leslie Barbetta

I regret that I am unable to attend this meeting in person and delegate, nor do I have time to review this Report in great detail, however upon quick glance it appears that some changes are being recommended that *could* support and protect residents from the alarming implications of changes to grading and drainage. Unfortunately, it's too late for me to reap any benefits this might provide, having already suffered the consequences of overdevelopment.

For almost 4 years, I have implored anyone to listen to our community's concerns about the issues associated with overdevelopment, including disruptions to the water table and stormwater runoff. Numerous photos and anecdotes have been submitted by residents as evidence of what occurs when grading or drainage patterns are altered (including recent issues caused by development at 304 Appleby Line - why are neighbours having to pump out water from **their** yards that has been displaced by this monster house??). Despite all the waterproofing measures we've made to our home, we endured not one, but **three** basement floods this winter, due to a perfect series of circumstances: a) a neighbouring overdeveloped property with insufficient stormwater management measures which allowed for excess runoff to end up in our yard; b) a consistently high water table due to significant storms and the thaw/melt cycle (and displaced water from the new build); and c) a sump pump that could not keep up with the demand placed on it (replaced with more a powerful pump that turned out to be defective, hence the third and worst of the floods). Anyone who has had to hand bail water out of their basement knows how arduous of a task that is.

A busy sump pump is nothing new, nor is the high water table, and prior to this year had never had an issue redirecting the water around our home. But this winter was the first real "test" since the new house was built, and I firmly believe that flooding would not have occurred - or at least have been less severe, had the City heeded our concerns and disallowed such development in an area known to be susceptible to flooding. This winter I observed water, ice and snow accumulate and get jammed in their eavestrough (which sits ~30' above our property), and then spill over into the side yard (the side yard they original wanted a reduced setback on), and form a trench that is really just a massive puddle, and then seep through the retaining wall and into our yard.

For additional context and insight to my comments, below are some key dates/links for your perusal. At each of these meetings, I spoke of my concerns and anxiety over the possibility of experiencing basement flooding as a result of the neighbouring construction. To refresh everyone's memory, the current home occupies a footprint 3x the size of the previous house, and sits at elevation 2-3 higher than our property:

August 26, 2019 - delegated at Committee of Adjustment (minutes are not available)

Oct 8, 2019 - Planning & Development Committee (PD-09-19)

<https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?>

[Id=4977d5de-1faf-4194-9966-f3dd2475a11c&Agenda=PostMinutes&lang=English](https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?Id=4977d5de-1faf-4194-9966-f3dd2475a11c&Agenda=PostMinutes&lang=English)

Oct 28, 2019 - Council Meeting (new comments re file PD-09-19)
<https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?Id=d5c1234b-d7c8-4159-b2f9-cb0a8de29d93&Agenda=PostMinutes&lang=English>

Mar 9, 2020 - EICS Meeting (CW-08-20)
<https://burlingtonpublishing.escribemeetings.com/Meeting.aspx?Id=2863fc0f-827e-40ad-b073-79f5fd74476d&Agenda=PostMinutes&lang=English>

Burlington declared a climate emergency in April 2019, long before any of these delegations. How many development applications and grading & drainage clearances have been approved and granted in that time? How many instances of flooding or stormwater runoff issues have been recorded in that time? It remains to be seen if the amendments outlined in this Report go far enough, but it is certainly a step in the right direction.

In conclusion, please DO approve any recommendations to improve grading & drainage measures and please DO support neighbouring properties that may feel the impacts of development. Please DO improve steps towards transparency by providing clear and concise follow up after a complaint about grading or drainage is filed. Please DO protect those who are actually *invested in their community*, not just the “investors”.

And can someone finally please answer the question of who pays for damage to our home as a result of the overdevelopment that was permitted? I’ve been asking for a while.

Sincerely,
Leslie Barbetta