

Subject: Strong Opposition to Warehouse Construction Near Residential Area and School

Site Address – Ward 6

3402&3416 Appleby Line

File: 520-02/23

To whom it may concern:

I am writing to express my deep concern and utter dissatisfaction regarding the proposed construction of a warehouse in such close proximity to our residential area, especially with a school situated within a mere 500 meters. As a resident of this community and a parent, I strongly oppose this ill-advised project and urge you to reconsider its location.

First and foremost, the potential noise and air pollution generated by the warehouse operations would undoubtedly have a detrimental impact on the quality of life for residents in the area. The constant rumble of heavy machinery, truck traffic, and the incessant noise of loading and unloading activities would disrupt the peace and tranquility we currently enjoy. Furthermore, the associated emissions from diesel trucks and industrial activities could pose severe health risks, especially to the vulnerable children attending the nearby school.

The safety of our children is of paramount concern, and placing a warehouse in such close proximity to a school raises significant alarms. The increased traffic congestion, particularly from large delivery trucks navigating narrow residential streets, would create hazardous conditions for both pedestrians and young students commuting to and from the school. The potential for accidents and injuries cannot be underestimated, and it is our duty to prioritize the safety and well-being of our children above all else.

Moreover, the aesthetics of our neighborhood would undoubtedly suffer as a result of this warehouse construction. The towering structures and industrial facilities would clash with the existing architectural harmony of our residential area, negatively impacting property values and the overall appeal of the community. This project's presence would mar the natural beauty of our surroundings and compromise the sense of pride we take in our homes.

I implore you to reconsider the proposed location and explore alternative options that are more compatible with our community's needs. A residential area, especially one housing a school, should be preserved as a safe and peaceful environment for its residents. Building a warehouse in such close proximity not only violates these principles but also demonstrates a lack of consideration for the well-being of the people who call this place home.

I urge you to take immediate action to halt this project and engage in transparent dialogue with the community to seek alternative solutions. Our voices deserve to be

heard, and it is your responsibility to ensure that our concerns are addressed and our interests protected.

Thank you for your attention to this matter, and I trust that you will act in the best interest of the community and its residents.

Yours sincerely,

Ruslana Vasyliv



Da Silva, Mariana

From: YaoHua Lan [REDACTED]
Sent: Monday, May 22, 2023 7:53 AM
To: Da Silva, Mariana
Subject: A letter from a residents in Alton village about industrial warehouse

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sir and Madam,

I am a resident of [REDACTED] My family and I firmly oppose the construction of an industrial warehouse here for the following reasons:

1. The industrial warehouse is too close to the large-scale residential area. I don't think any professional urban planner will make such a confused plan.
2. I seriously suspect that this confused decision was made by professional politicians who do not have relevant professional knowledge. They pay too much attention to the immediate interests. As a city leader and decision maker, their eyes are too short-sighted. With the annual growth of the number of Canadian immigrants, in the next 10 years, As one of the cities with the highest population quality of GTA, the number of immigrants to Burlington is expected to increase significantly, so the population of Burlington will also increase significantly. Burlington is bound to continue to build and expand more residential communities to the north. We imagine that a large industrial warehouse will be located in a densely populated residential area, with dozens of heavy trucks shuttling through the residential area every day. How incongruous it is.
3. A team and individuals who have little hope for Burlington's future development and population expansion can make such a stupid plan. Take a look at the Canadian brick factory near us. A few decades ago, it seemed to have no problem with its location, but now it doesn't match the surrounding environment very well. which to some extent hinders the northward expansion of residential areas. In this regard, Oakville has done much better than Burlington.
4. I want to tell those urban planning and design decision makers to open their eyes and look into the distance, not to let their short-sightedness hurt Burlington residents and add scars to this infinitely beautiful city in the future.

If you guys to force the construction of this warehouse for the sake of the self-interest of some people or companies, instead of considering the long-term development of the city of Burlington, and harming the residents of Burlington, we will resolutely take all kinds of effective measures to resolutely prevent you from defending the rights of a resident.

Thank you very much

Best regards

Lan

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Yaohua Lan

Da Silva, Mariana

From: JIAN SUN [REDACTED]
Sent: Wednesday, May 31, 2023 6:57 PM
To: Da Silva, Mariana
Subject: Resident feedback about warehouse project plan at Ward 6 3402 & 3416 Appleby Line

Follow Up Flag: Follow up
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Dear Mariana Da Silva

As a resident in a property on Mikalda Road in Burlington, I am writing to express my concerns about the application file 520-02/23 regarding development plans of Ward 6 3402 & 3416 Appleby Line. It is my understanding that the submitted application plans to use the site for warehouse and logistic purposes, which to me is confusingly unsuitable to its location and surroundings. I do not believe it is in the best interest of the residents, the city, or the business owner, for the following reasons:

1. It is expected for large-sized vehicles to frequently access the warehouse, for which excessive amount of noise and pollution is certainly expected. The negative impact will greatly affect all residents along Palladium Way, as well as students of St. Anne Catholic Elementary School, for which safety hazard is another major concern. This is also directly against the statement in the plan designation that use of the site should not "cause significant pollution of excessive noise". Actually, it was quite shocking to me and a lot of residents nearby that a warehouse project can be proposed so close to a residential area, which violates common sense.
2. Given the scale of the project, and the fact that the access points are on Palladium Way, which is a simple two-way two-lane road, it is my concern that additional traffic created by the warehouse cannot be supported by Palladium Way, and as Palladium Way is congested, the living environment of the residents and the efficiency of the business will face negative impact.
3. As a logistic facility, the only highway close to the warehouse is 407, which is an express toll route, as a result the business will face a significant cost disadvantage due to its location.
4. Though designated as Business Corridor, given the location of the site, warehouse is among the least appropriate types of business for the site. I believe the city can choose from a much wider range of business types that make more sense and are more friendly to neighboring residential area.

Your listening to the feedback of residents is greatly appreciated, please consider our opinions and concerns before making further recommendation to the Planning and Development Committee of Council, thank you most kindly.

Best regards,

Jian Sun

Da Silva, Mariana

From: Shuang Di [REDACTED]
Sent: Sunday, June 4, 2023 7:28 PM
To: Da Silva, Mariana
Subject: Feedback on Planning Application 520-02/23 (Ward 6, 3402 & 3416 Appleby Line)

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Dear Mariana Da Silva,

I am writing to express my profound concern regarding the proposed development plan for Ward 6, 3402 & 3416 Appleby Line. As a resident living just across the street, I am genuinely worried about how this warehouse will negatively impact our community.

It is disconcerting that the noise pollution generated by the proposed warehouse will be a significant issue. Two access points on Palladium Way face 3386 & 3388 Mikalda Road and 3368 & 3370 Mikalda Road, respectively, both placed only about 50 meters from our homes. Based on published literature, a warehouse truck produces noise levels of 80 to 90 decibels (dB) when accelerating from a stop sign or turning. At 50 meters, such noise levels are equivalent to 58 to 60 dB, which is already close to the World Health Organization's (WHO) definition of noise pollution (over 65 dB).

Moreover, WHO guidelines suggest that noise levels above 55 dB during the daytime and 45 dB during the nighttime can cause annoyance and sleep disturbance for residents. Due to the number of trucks entering and leaving the warehouse, which spans an area of 30,224 m² with 312 vehicle parking spaces, it is highly likely that multiple trucks will generate extensive noise pollution simultaneously. This situation poses a severe threat to the health and well-being of residents living along Mikalda Road.

Furthermore, the warehouse plan is inappropriate for air pollution and safety reasons. If the warehouse operates 24 hours a day, exhaust fumes from trucks will continuously pollute the atmosphere, deteriorating the air quality in our community. Additionally, when large numbers of trucks enter and exit Palladium Way, it will cause traffic congestion and negatively impact the safety of school children, bicyclists, and pedestrians. According to the Statistics Canada census of population in 2016, there were 1,930 school-age children (5-19 years old) in Alton Village, Burlington, and the proportion of families with children in Alton Village was 64.3%. It is therefore unacceptable to develop a warehouse right next to such a community, and it is essential to consider more children- and family-friendly alternatives.

The proposed development plan has left me feeling uneasy and worried. Therefore, I urge you to reconsider the warehouse's construction, particularly given its adverse impacts on our community's quality of life. Thank you for your attention, and I hope to receive an encouraging update from you.

Sincerely,
Shuang Di

Da Silva, Mariana

From: Sunil Gupta [REDACTED]
Sent: Monday, June 5, 2023 9:50 PM
To: Da Silva, Mariana
Subject: Concerns Regarding Proposed Development on 3402-3416 Appleby Line

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Dear Mariana,

I hope this email finds you well. I am writing to express my deep concerns regarding the proposed development of warehouse space in our neighborhood, particularly with regards to the proposed truck access through the street next to my house. As a resident of this community, I strongly believe that this development has the potential to negatively impact our quality of life and the overall character of our neighborhood.

First and foremost, I would like to address the issue of increased traffic and the potential hazards it poses to walkers, cyclists, and pet walkers in the area. Our neighborhood is known for its pedestrian-friendly streets, with many residents, including families and seniors, enjoying daily walks and bike rides on Palladium way. The introduction of additional trucks on our street would significantly increase the risk of accidents and pose a threat to the safety of pedestrians and cyclists, creating an inhospitable environment for those who rely on our streets for recreation and exercise.

Moreover, the constant movement of trucks would generate excessive noise, disrupting the peaceful atmosphere that currently exists in our neighborhood. The tranquility and serenity that we value would be compromised, affecting the mental well-being of residents who seek solace and quiet in their surroundings. It is important to preserve the harmony and calmness that make our neighborhood a desirable place to live.

Additionally, I am concerned about the potential environmental impact that this development may have. Increased truck traffic would contribute to higher levels of air pollution, which could be detrimental to the health and well-being of the residents, particularly those who suffer from respiratory conditions. Our neighborhood prides itself on its green spaces and clean environment, and this proposed development threatens to compromise those qualities.

Furthermore, the proposed warehouse development and the associated infrastructure would disrupt the aesthetic appeal of our community. Our street is lined with charming homes and beautiful landscaping, creating a welcoming and visually pleasing environment. I fear that the introduction of a warehouse and large trucks and the associated noise and activity would detract from the character and beauty of our neighborhood. This could potentially decrease property values and discourage potential homeowners from choosing to settle here.

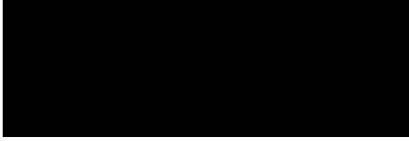
Considering the points I have raised, I kindly request that you take into account the concerns of the residents before making any final decisions regarding the proposed warehouse development and truck access. I strongly urge you to explore alternative solutions that prioritize the well-being of the community, such as considering alternative locations for truck access or implementing measures to minimize the impact on residential areas.

Furthermore, I would greatly appreciate the opportunity to voice my concerns at any public hearings or meetings where the proposed development will be discussed. It is crucial that the opinions of the residents who will be directly affected by this development are heard and taken into consideration during the decision-making process.

Thank you for your attention to this matter. I trust that you will carefully consider the potential consequences of the proposed development and the impact it may have on our neighborhood. I look forward to hearing from you and participating in the conversation regarding this important issue.

Sincerely,

Sunil Gupta



Da Silva, Mariana

From: Lenin Quintero [REDACTED]
Sent: Friday, June 9, 2023 9:48 AM
To: Da Silva, Mariana
Subject: Planning Application submitted by WEBB Planning Consultants on Site Address - Ward 6

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Hi Mariana,

My name is Lenin Quintero and my family and I live in [REDACTED]

For this amend to get a logistic company like this in the area, we are not Ok and will provide my comments below.

There will be a lot of traffic of trucks of all sizes to fulfill and delivery from this location. Noise contamination will be probably 24/7 because the way the logistic companies operate their business.

Palladium Way is a distress street that the entire Alton Village neighbourhood uses for walking their dogs, get fresh air, run, ride bikes and more. With a logistic company in there, the volume of vehicles will change drastically and the purpose that we have been enjoying every day will be impacted.

We have other companies/enterprises in the area that are invisible for us because of the way they handle their business and their impact to the area is minimal.

Logistic is a different matter and we have currently 2 schools that are approached now by almost all neighbours because of the complicated traffic we have inside Alton produced by all new people leaving in the new building. School buses stop in the less convenient streets producing big lines in the peak hours.

I believe that this company will complicate things in the area even more and for all those reasons, I am against this amend to allow this logistic company come to our neighbourhood.

Thanks,

Lenin.

Da Silva, Mariana

From: Angelo Capone [REDACTED]
Sent: Tuesday, July 11, 2023 10:41 AM
To: Da Silva, Mariana
Subject: Site Address - Ward 6 3402 & 3416 Appleby Line

Importance: High

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Hi Mariana,

Hope you are well.

I'm emailing regarding a notice I just received from the City of Burlington regarding the proposal to amend the zoning by-laws to construct a warehousing logistics building with 47 truck bays at the above noted location. I have a few concerns:

1. Alton Village is a residential neighborhood which shares Palladium (main road for access to the site). Have we considered the impact on the residents of this community?
 - a. Excessive Noise. 24/7
 - b. Reduced Air Quality
 - c. Impact on the use of Palladium. Currently it is used by residents for walks, running, cycling – which will change due to increased volume of traffic
 - d. Safety concerns. A facility such as the one noted above will attract a large number of individuals to the area who are not residents; and given the location of two schools bordering Palladium and the number of children in the area, we should acknowledge the impact to children and families. Further, the potential uptick in crime (e.g. home invasions, car thefts, etc.)
2. Have we considered the financial impact? With the construction of this facility, the homes in this area will likely diminish in value because of the factors listed above. If this facility gets approved, then the community would need to know who is directly responsible for the approval of such facility as this will be a decision causing financial harm on the residents of the community and the those approving it could be held responsible.

I hope you consider these factors when determining validity of the proposal.

Please let me know if you have any questions or concerns and/or wish to discuss further.

Thank you.

Angelo Capone
[REDACTED]

Sent from [Mail](#) for Windows

From: Katie V [REDACTED]
Sent: Wednesday, July 12, 2023 3:29 PM
To: Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>
Subject: Industrial proposal for Appleby & Palladium Way

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Hi Angelo,

I just recently heard about the proposal for the land on the north west corner of Appleby Line and Palladium Way. I'm reaching out with concerns in regards to additional traffic that would be generated. I live in Headon Forest and frequently ride my bike along Walkers Line north of Dundas, Appleby Line north of Palladium and Palladium Way. Oakville Cycling Club (which has 500 members) meets 5 times a week for scheduled rides out of the Appleby and 407 carpool lot. There's also another cycling club that regularly trains along Palladium Way. I also [REDACTED] who has recently started road riding - I already accompany him on his rides to ensure his safety but the idea of being passed by trucks on these quiet roads is sickening (as a cyclist).

My understanding is that the proposed land will be used for a 24/7 transport truck hub so although cyclists try to pick quieter times and roads to ride, our main access to north Burlington will not only have more traffic but traffic with large trucks - the biggest risk to cyclists. Although I read through a lot of the reports found on the City's website, I was not able to read the hundreds of pages in detail so my hope is that you can help shed some light on the traffic impact. I did review the Traffic Impact Study and noticed that although the study's were done during peak hours, they were also done in the middle of winter when there is next to no pedestrian traffic in those areas. I'd like to know if these areas have been studied during spring, summer and fall to get a true representation of pedestrian traffic.

I welcome the opportunity to have a call to better understand the traffic implications of the proposed land. Please let me know when you might be available for a call, an in-person discussion or you can reach me at [REDACTED]

Katie Van Den Bosch