
From: Nicole Goodman [REDACTED]
Sent: Friday, December 29, 2023 12:36 PM
To: Stolte, Shawna [REDACTED]; Irene Goodman [REDACTED]
Subject: Concerns regarding 336 Appleby Line

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shawna:

I'm writing with my mother, Irene Goodman (resident of [REDACTED]) to request that you ask the City to extend the period of comment for development File : 520-10/23 burlington.ca/336appleby and include signage regarding the proposal on the street where the current address is.

There were issues regarding transparency and participation with an earlier version of this proposal last year. This year a sign was posted for comment on December 19th, right before the holidays when people are running around getting ready. The comment period is open until January 5th. My children are not even back in school until the 8th and most city staff and elected representatives are either off right now (only back in on January 3rd, or checking email intermittently during this period). In full transparency this period should be extended to allow residents time to respond when many are not on holidays and distracted by time with family. What is the number of business days required to give residents to comment?

In addition to the extension, we would request that a sign about the development be posted on Appleby Line (the official address of the street). Currently there is only a sign on Cottonwood Drive.

My mother has outlined other issues in a letter she will send and CC you on today. We look forward to hearing back from you on this issue and hope that the issues with this proposal regarding transparency, participation and responsiveness can be resolved.

Best wishes for a happy New Year,
Nicole and Irene

Da Silva, Mariana

From: Carl Twigg [REDACTED]
Sent: Thursday, January 4, 2024 5:13 PM
To: Da Silva, Mariana; Stolte, Shawna
Subject: 336 Appleby Line

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am writing to make my concerns known regarding the proposed construction of a semi-detached townhouse to be newly located on the south-west corner of Cottonwood Drive and Appleby Line. Currently a single residential house is located on Appleby Line, specifically at 336 Appleby Line.

Items of concern:

- 1) Removal of the mature, healthy city-owned tree currently located on Cottonwood Drive. When reading over the existing Arborist report there is no requirement to replace the tree in question with a new tree, there is only mention of the developer paying the city of Burlington a required fee.
 - a. When the City replaced, a few years back, the entire street, curbs and sidewalk on Cottonwood Drive, along with the surrounding streets of Rogers Road, Cosburn Crescent, Breckonwood Drive and Tuck Drive, the standard was that for every tree removed during this process a new tree was planted in the same location of the tree that was removed.
 - b. Current practice within the City of Burlington when removing city owned Ash trees, is to replace the diseased Ash tree with a new tree.
 - c. When driving down Cottonwood Drive, when coming from Appleby Line, one immediately notices that the street is completely lined with trees, some mature, some new and others in-between. During the spring/summer/fall months the entire street has a consistently full canopy of branches offering shade and cooler temperatures to the residents.
- 2) Planning Justification Report
 - a. Page 7/58 – the picture depicting 328 Appleby Line is no longer accurate. This house has been torn down and a 6,500sq ft single residential home is nearing completion.
 - b. Page 8/58 – “older cottage style homes” is incorrect and inaccurate. The majority of the homes located on Cottonwood Drive are a mix of side-splits, back-splits, raised ranches and in some cases, bungalows. That is also the case for the overwhelming majority of homes located on Rogers Rd, Cosburn Crescent and Breckonwood Drive. On Tuck Drive there are some new 2 story homes that are currently being built, in addition to the previously listed home styles.
 - c. Page 8/58 – “the development of a 2 story semi-detached dwelling would not be out of character in terms of land use.” That statement is incorrect, currently there are **zero** 2 story semi-detached homes located in all of the Shoreacres Residential area, in which 336 Appleby Line resides.
 - d. Page 9/58 – Lot 2 as proposed will be approximately 19% smaller in size than the current R4 lot size guidelines within the city of Burlington. A lot smaller by 1/5 of the lot sizes with the existing neighbourhood is not in keeping with, to quote the developer on page 8 of their report, “would not be out of character in terms of land use.”
 - e. Page 9/58 – Lot 1 as proposed will have a rear yard approximately 29% smaller in size than the current R4 lot size guidelines and Lot 2 will have a rear yard approximately 35% smaller in size than the current R4 lot size guidelines within the city of Burlington. Neither of these items will be keeping in character

with the existing backyards in any of the existing homes in the Cottonwood Drive area or for that matter, within the Shoreacres area.

- f. Page 9/58 – Lot 1 as proposed will have a street side yard setback that is approximately 32% smaller than the current R4 lot size guidelines. As pointed out in points ‘C-F’ none of these items are in keeping with the current residential norms on Cottonwood Drive, the adjoining streets or within the Shoreacres area.
- g. Page 36/58 – current Stop sign on Cottonwood Drive and distance from proposed driveway. I cannot clearly understand, nor find, if the current by-law of 14m from Stop sign to edge of driveway is being met. Please explain what the distance will be.
- h. Page 37/58 – Off-street Parking – Due to the location of the proposed new development in relation to the corner of Cottonwood Drive and Appleby Line, it is unclear where the residents or visitors of the proposed development will be parking. Currently on Cottonwood Drive and throughout the Shoreacres area, no overnight parking is permitted. This is something that residents within the area are very much in favour of. Of special note concerning this is the fact that a number of children within the area have bus pick-up at the corner of Cottonwood Drive and Appleby Line. Vehicles parked within this area during school pick-up/drop off times will increase the risk of harm coming to these children due to a reduced visibility and navigation.
- i. Page 44/58 – Lot 2 – “the lot area of Lot 2 will also be slightly reduced” – this statement is incorrect and inaccurate – the reduction in lot size will be in order of approximately 20%. A reduction in 20% can hardly be considered ‘slightly reduced’
- j. Page 44/58 – Reduction in Rear Yard Setback – again, both Lot 1 and Lot 2 will have rear yards that range from a reduction of approximately 29% to 35% smaller than the existing rear yards found within the neighbourhood. This is not in keeping with the existing character of the neighbourhood.
- k. Page 45/58 – Lot 2 side yard reduction – the proposed reduction calls for a smaller amount of space by 1/3. The existing home on Cottonwood Drive would have a new 2 story dwelling located only 1.2 metres from their property line which would result in a loss of privacy and sunlight and would create a ‘tall barrier like structure’ extremely close to their home.
- l. Page 45/58 – Lot 1 side yard reduction – the proposed reduction calls for a reduction of approximately 1/3. Again, this is not in keeping with the existing character of the neighbourhood.
- m. Page 45/58 – “the exterior staircase is being provided as a means of providing access to the basement for future accessory units” – it is clear that the developer is looking to create a duplex unit not a semi-detached townhouse. The developer has made every attempt to say that proposed 2 story semi-detached dwelling will be keeping with the character of the neighbourhood. The fact that they are attempting to build this dwelling with a duplex in mind clearly shows that they are not sincere in their approach to retain the existing ‘look and feel’ of the neighbourhood but merely attempting to maximize their profit with little to no concern about the existing residents of the area.

3) Current development on Tuck Drive

- a. Currently there are 4 new 2 story single homes being built on Tuck Drive, across from Breckon Park, located next to Appleby United Church. The original development plan for this location had proposed 5 new 2 story single homes to be built. This proposal was turned down by the city of Burlington because it was out of character with the existing homes in the neighbourhood. The agreed upon development was reduced from 5 to 4 new 2 story single homes. As a result, precedent has been made in not changing the character of the neighbourhood by allowing homes to be built that do not conform with the existing look and feel of Shoreacres.

I appreciated your time in reviewing/understanding my concerns regarding this proposal. It is not my belief that this proposal would be good for the current neighbours of 336 Appleby Line, the Shoreacres area or the city of Burlington. I would welcome any feedback or questions regarding the above items.

Respectfully Yours,

Carl Twigg

Da Silva, Mariana

From: Elizabeth Lamers [REDACTED]
Sent: Thursday, January 4, 2024 12:39 PM
To: Da Silva, Mariana
Cc: Irene Goodman; Jacqui; [REDACTED] Mailbox, Office of the Mayor; Lorna Marhal; [REDACTED]
Subject: Proposed development of 336 Appleby line.

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Da Silva, we strongly recommend further discussion with our neighbours and for the city to make some simple changes to the development of the corner lot at 336 Appleby line. Both the corner as well as our lot is a school bus stop and has been for many years. We are copying the school boards as they were not included in the proposal yet and the application was filed during the Christmas break. The proposed two extra driveways are going to be a major safety hazard for the corner and for our neighbours as well as for school buses and children.

We object to the proposed destruction of the nice mature trees we enjoy in south Burlington and also to the proposed large illegal ugly towering building beside our family home. The existing house on 336 Appleby line is already affordable housing for the four nice young people living there and they each have enough space for their cars in the existing driveway. Please consider changing the proposal to conform to the current standards and bylaws, protect the trees and also the character of our single family dwelling and reasonable density neighbourhood. We welcome discussion from our neighbours and community leaders copied on this email thread.

Best,
Elizabeth and Hans Lamers,
[REDACTED]

Da Silva, Mariana

From: Jacqui [REDACTED]
Sent: Thursday, January 4, 2024 1:08 PM
To: Da Silva, Mariana
Subject: 336 Appleby Line

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Jacqui Murray and my husband Glen Murray and I reside at [REDACTED]

This email is to express my disagreement with the proposal in File 520-10/23 to tear down the existing house at 336 Appleby Line and build two (2) semi-detached, 2-storey dwellings fronting onto Cottonwood Drive in its place.

First, please understand that I am actually not opposed to the construction of more semi-detached (usually 2-storey) dwellings. I believe that corner of Appleby/Cottonwood could easily accommodate two semi-detached dwellings, but there are issues with the design that is proposed.

This is the second time we've seen a proposal like this for that property. I don't believe that any of the concerns raised by me and our neighbours a year ago have been taken into consideration and addressed.

For instance, has the developer considered fronting the two units onto Appleby Line, where the existing driveway is situated? They could design two semi-detached dwellings that share a wide driveway in the middle, or have driveways on opposite sides of the building. Cottonwood Drive is already a very busy street - let's not add to the traffic unnecessarily by putting 2 more driveways near the entrance to the subdivision. In addition, that's right where the school bus stops.

One of the driveways would be almost exactly opposite the driveway of the house on the northwest corner of Appleby/Cottonwood.

There would be very little, if any, room for visitors to the new units to park on the street in front of their property, so they would have to park in front of other houses. If the units fronted onto Appleby Line, there would be room on Cottonwood Drive for visitors to park.

This would require the removal of two (2) mature trees - not acceptable. We need to maintain as many of the desirable, oxygen-producing trees as we can.

Please ask the developer to submit an alternate design for two (2) semi-detached dwellings that front onto Appleby Line and preserve the mature trees.

Sincerely,
Jacqui Murray

Da Silva, Mariana

From: Carmelle Price [REDACTED]
Sent: Friday, January 5, 2024 1:37 PM
To: Da Silva, Mariana
Subject: File: 520-10/23 Overbuild proposal on 336 Appleby Line

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it may concern,

I am writing to you today to express my concerns about the proposed construction of a semi-detached townhouse on the corner of Appleby Line and Cottonwood Drive. There is currently a single-family home located at 336 Appleby Line.

I have concerns about the proposed oversized build on the lot located at 336 Appleby Line. We are fortunate on Cottonwood Drive and the surrounding area to have large treed lots. This proposal will necessitate the removal of mature trees from the area. My understanding is that the city of Burlington has a policy to maintain and increase the city tree canopy. Cutting down these trees seems to go against that policy which the city has been quite proud to promote. Our properties have large green spaces. This proposal has a significantly smaller lot size; smaller than the current R4 lot size within the city of Burlington. The rear yards of the proposed lots are 29-35% smaller than the current R4 lot size guidelines within the city of Burlington. This does not in any way fit in with the existing properties in our neighbourhood. The corner of Appleby Line and Cottonwood Drive can be a busy spot. This is an entrance to the neighbourhood of Cosburn Cres, Rogers Road, Cottonwood Drive and Tuck Drive. There is a City bus stop on Appleby Line at the corner, and there is a school bus stop on Cottonwood Drive at the corner of Appleby Line. Overdevelopment of this corner will make this a very dangerous intersection for the children and residents of our neighbourhood.

Cottonwood Drive has limited on-street parking. Although this may not always be convenient, this is the preferred option for our street. We DO NOT want our street to become a parking lot, as this will make it more dangerous for our residents. This also is the policy of the city in South Burlington to not have on-street parking.

It has also been brought to our attention that there will be alternative access to the basement through an exterior entrance. This will encourage the development of the basement into another unit (done legally or illegally). This most certainly does not fit with the current neighbourhood. This will set a precedent and encourage more overdevelopment that will make our streets more crowded and dangerous for pedestrians.

I am also concerned about the sewer system and surface water runoff on Cottonwood Drive. Overdevelopment of this corner may affect the sewer system, which failed during the flood of 2014. Many homes were flooded on our street as the sewer system could not keep up with the

rainfall. There are also issues on the south side of Cottonwood Drive with surface water flooding. When the Breckon school site was redeveloped into houses, the existing swale along Cottonwood Drive was not maintained. In fact, catchbasins were covered with soil. This has led to surface water flooding in our yards every spring. This issue, although discussed with the city in the past, has never been addressed or resolved by the city. Further overdevelopment may worsen this problem, causing more damage to existing properties.

Thank you for considering my concerns. I understand the need for more housing in Burlington. However, the city did not allow the building of five houses on Tuck Drive and Spruce that were proposed as they did not want to overdevelop the area. This proposal is far worse than what was proposed for that site.

Kind regards,
Colin and Carmelle Price



Da Silva, Mariana

From: L Goodman [REDACTED]
Sent: Friday, January 5, 2024 3:31 PM
To: Da Silva, Mariana
Cc: Mailbox, Office of the Mayor; Stolte, Shawna
Subject: 336 Appleby Line**

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mariana,

I am writing to express my strong opposition to the proposed rezoning and housing development at 336 Appleby Line, Burlington, ON. While I understand the need for affordable housing in our city I believe that this development does not create affordable housing and will have a detrimental impact on our community.

First, there are four people who currently rent at 336 Appleby Line. Those residents will be displaced and they have assured us they will not be able to afford to live in the new development. This is contrary to creating affordable housing.

Second, SAVE THE TREES! We are in a climate crisis, why are healthy, mature trees being felled? These trees provide us with oxygen and have a positive impact on our air quality, our quality of life and desirability of our neighborhood. They provide homes for wildlife and give us shade on a hot day. The proposed development calls for two large, healthy honey locust trees to be removed. These trees are important to our tree canopy, our neighborhood and the health and happiness of our community.

In conclusion, I strongly urge you to disapprove the proposed rezoning and housing development at 336 Appleby Line. While I recognize the need for affordable housing development, I believe that this project is contrary to creating affordable housing and is not a right fit for our neighborhood. The removal of healthy, mature trees will have a negative and continuing impact on the health and happiness of our community.

Thank you for your continued service and support of our communities.

Best regards,

Lindsay Goodman

January 5, 2024
Att: Mariana Da Silva
Burlington City Building
P.O. Box 5013
426 Brant St.
Burlington Ont.

Dear Mariana

I am writing this letter in regard to the proposed plan for File: 520-10/23
burlington.ca/336appleby.

I am a long time resident of [REDACTED] I enjoy the neighbourhood as well as all the wonderful people that reside in it. I have spoken to several of them about the plan and have yet to hear of anyone in favour of this.

I have reviewed the proposed plan and have a some of concerns

1. Removal of mature trees presently on the property.
2. Page 8/58- the development of a 2 story semi-detached dwelling would not be out of character in terms of land use. This statement is incorrect, as far as I know there are no Duplexes in the Shore acres community. Will this open the door for future semi/Quad homes,
3. Page 8/58- "older cottage style homes" is incorrect and inaccurate. The majority of the homes located on Cottonwood Drive area are a mix of side-splits, back-splits, raised ranches and rebuilds. That is also the case for the overwhelming majority of homes located on Rogers Rd, Cosburn St. Breckonwood Dr and Tuck Dr
4. 5/58 - "the exterior staircase is being provided as a means of providing access to the basement for future accessory units" What does this mean, is the developer planing on a 4 unit dwelling.
5. The addition of 2 driveways close to the intersection. As a regular user of this intersection I have seen several close calls with both vehicles and pedestrians , I believe by adding a 7 meter structure close to the sidewalk may create a visibility problem.

Thank you for taking the time to review my concerns, as you can see I am apposed to this development, It just doesn't fit this community if you have any questions please feel free to contact me.

Sincerely yours, Kerry Lyon

Da Silva, Mariana

From: Dennis Morgan [REDACTED]
Sent: Monday, January 8, 2024 2:53 PM
To: Da Silva, Mariana
Cc: Dennis Morgan
Subject: File 520-10/23
Attachments: Letter Regarding 336 Appleby Line Proposed Development.docx

Follow Up Flag: Follow up
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Ms. Mariana Da Silva

My wife and I, as residents on Cottonwood Drive since 1980, very much agree with the comments outlined in the attached letter by Irene Goodman. We raised our three children here and have enjoyed this beautiful street and its mixture of neighbours, all living in single family dwellings with attractive frontage and back yard space. We also believe that the proposal to build two semi-detached dwellings of two storeys goes contrary to the 'feel and general safety' of our neighbourhood that we have enjoyed for so many years. The build as proposed can only lead to unhealthy vehicle congestion created in all likelihood by multiple tenants that can only lead to dangerous traffic conditions for school children and overall street-traffic safety and other issues as outlined in the attached letter.

We do hope that this proposal can be relooked to restrict any build opportunity to only a single family dwelling.

Thank you

Dennis and Wendy Morgan

Sent from [Mail](#) for Windows

Da Silva, Mariana

From: Michael Saunders [REDACTED]
Sent: Friday, January 12, 2024 8:56 PM
To: Da Silva, Mariana
Subject: Attn: Mariana Da Silva - Ward 4 - 336 Appleby Line

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Mariana,

I am writing to you on behalf of my family at [REDACTED] regarding the proposed construction of a semi-detached townhouse at **336 Appleby Line-Ward 4** and ***strongly oppose the proposed development for the following reasons:***

1. **Neighborhood Context Misalignment**

- a. In any **City's Official Plan**, there is always reference to and significant emphasis on maintaining the neighborhood context and preservation of the character of all local communities. It is with complete disregard of such objectives with this development proposal, which contemplates a **semi-detached** home, with further potential densification language for a **fourplex**.
- b. You will be HARD-PRESSED to find any sort of dwellings present in Shoreacres (where property is situated), Elizabeth Gardens or Roseland, which are all adjacent communities south of New Street.
- c. I could encourage you to walk the streets to fully appreciate the uniqueness of the neighborhood, in addition to Cottonwood and connecting streets.
- d. The highest and best use case is flawed. If that was the case, condos would be constructed at all corners of each city. That argument is not applicable here for this site.

2. **Planning Justification Report**

- a. Page 8/58 – “older cottage style homes” is incorrect and inaccurate. The majority of the homes located on Cottonwood Drive are a mix of side-splits, back-splits, raised ranches and in some cases, bungalows. That is also the case for the overwhelming majority of homes located on Rogers Rd, Cosburn Crescent and Breckonwood Drive. On Tuck Drive there are some new 2 story homes that are currently being built, in addition to the previously listed home styles.
- b. Page 9/58 – Lot 2 as proposed will be approximately 19% smaller in size than the current R4 lot size guidelines within the city of Burlington. A lot smaller by 1/5 of the lot sizes with the existing neighbourhood is not in keeping with, to quote the developer on page 8 of their report, “would not be out of character in terms of land use.”
- c. Page 9/58 – Lot 1 as proposed will have a rear yard approximately 29% smaller in size than the current R4 lot size guidelines and Lot 2 will have a rear yard approximately 35% smaller in size than the current R4 lot size guidelines within the city of Burlington. Neither of these items will be keeping in character with the

existing backyards in any of the existing homes in the Cottonwood Drive area or for that matter, within the Shoreacres area.

- d. Page 9/58 – Lot 1 as proposed will have a street side yard setback that is approximately 32% smaller than the current R4 lot size guidelines. As pointed out in points 'C-F' none of these items are in keeping with the current residential norms on Cottonwood Drive, the adjoining streets or within the Shoreacres area.
- e. Page 36/58 – current Stop sign on Cottonwood Drive and distance from proposed driveway. I cannot clearly understand, nor find, if the current by-law of 14m from Stop sign to edge of driveway is being met. Please explain what the distance will be.
- f. Page 37/58 – Off-street Parking – Due to the location of the proposed new development in relation to the corner of Cottonwood Drive and Appleby Line, it is unclear where the residents or visitors of the proposed development will be parking. Currently on Cottonwood Drive and throughout the Shoreacres area, no overnight parking is permitted. This is something that residents within the area are very much in favour of. Of special note concerning this is the fact that a number of children within the area have bus pick-up at the corner of Cottonwood Drive and Appleby Line. Vehicles parked within this area during school pick-up/drop off times will increase the risk of harm coming to these children due to a reduced visibility and navigation.
- g. Page 44/58 – Lot 2 – “the lot area of Lot 2 will also be slightly reduced” – this statement is incorrect and inaccurate – the reduction in lot size will be in order of approximately 20%. A reduction in 20% can hardly be considered ‘slightly reduced’
- h. Page 44/58 – Reduction in Rear Yard Setback – again, both Lot 1 and Lot 2 will have rear yards that range from a reduction of approximately 29% to 35% smaller than the existing rear yards found within the neighbourhood. This is not in keeping with the existing character of the neighbourhood.
- i. Page 45/58 – Lot 2 side yard reduction – the proposed reduction calls for a smaller amount of space by 1/3. The existing home on Cottonwood Drive would have a new 2 story dwelling located only 1.2 metres from their property line which would result in a loss of privacy and sunlight and would create a ‘tall barrier like structure’ extremely close to their home.
- j. Page 45/58 – Lot 1 side yard reduction – the proposed reduction calls for a reduction of approximately 1/3. Again, this is not in keeping with the existing character of the neighbourhood.
- k. Page 45/58 – “the exterior staircase is being provided as a means of providing access to the basement for future accessory units” – it is clear that the developer is looking to create a duplex unit not a semi-detached townhouse. The developer has made every attempt to say that proposed 2 story semi-detached dwelling will be keeping with the character of the neighbourhood. The fact that they are attempting to build this dwelling with a duplex in mind clearly shows that they are not sincere in their approach to retain the existing ‘look and feel’ of the neighbourhood but merely attempting to maximize their profit with little to no concern about the existing residents of the area.

3.

I appreciated your attention in this matter. My family strongly objects to this proposal and would like to participate in any escalation process where necessary. Thank you for time, and I would welcome any feedback or comments.

Regards,

Michael Saunders



Da Silva, Mariana

From: [REDACTED]
Sent: Wednesday, December 27, 2023 9:18 AM
To: Da Silva, Mariana
Subject: FW: File 520-10/23

Importance: High

Follow Up Flag: Follow up
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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing regarding the application for zoning at 339 Appleby Line at the corner of Appleby Line and Cottonwood in Ward 4.

A currently zoned single residential property seems to be requesting a multi residential approval.

This **must not** proceed. It is bad enough that existing single-family properties are being consumed by monster homes in our area.

Approval of this type of application could start a precedent in a neighbourhood zoned for single family homes.

In my opinion, never ever, should a single-family property be re-zoned to anything resembling a multi-res unit.

Councillor Stolte, as the Ward 4 Councillor and Deputy Mayor of Housing, this is your responsibility to shut down.

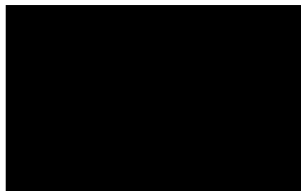
I understand there is a need for more housing, but this is the wrong way to achieve that goal.

I will also add that the design is also completely wrong for our neighbourhood.

I despise these ultra-modern designs being approved for a neighbourhood of much more quaint home construction.

Many towns and cities have strict design rules to keep neighbourhoods consistent and conforming to the existing design elements.

Ron Foss



December 29, 2023

Ms. Mariana Da Silva, Planner

City of Burlington, ON

905-335-7600, ext. 7536

RE: File #520-12/23

cc: Mayor Marianne Meed Ward, Councillor Shawna Stolte, Johnsson Studio

Dear Ms. Da Silva:

On December 19, 2023, a sign regarding a Development Proposal for 336 Appleby Line was posted on Cottonwood Drive. Given that the house has an Appleby Line address, and, for the benefit of transparency, I feel that there should be a sign that faces Appleby Line, in addition to the sign on Cottonwood Drive, so that it can be seen by neighbours and pedestrians living and walking on both streets (Appleby Line and Cottonwood Drive). As many neighbours as possible should be made aware of this proposal and how it will impact their neighbourhood. **I would like to request that a sign be posted on Appleby Line (the official address of the proposal in question) to properly notify residents.**

Johnsson Studio proposed an initial version of this proposal at this time last year right around Christmas and New Year which is not the most considerate time to address this issue. It is our Christmas Holiday, which is a religious celebration for my family and a holiday for a lot of people. Was this by design because it makes it a difficult time to reach people and get information and clarification on this proposal? When the holidays are considered, and the fact that children do not return to school until January 8 (for young families in the area) it does not leave residents much time to respond by January 5, 2024. It also does not allow hardly any time for consultation with the school board, which is currently closed and should be consulted given the elementary bus routes that stops on Cottonwood Drive in front of the proposed dwelling. The timing open for comment again raises issues regarding the transparency of this proposal review as well as opportunities for public feedback. **I would like to respectfully request an extension so that many of my neighbours also have time to submit their feedback and so that we can consult with the school board. Such an extension would help to enhance the transparency and participatory nature of the process, which is important for local democracy.**

By way of this letter, I would also like to express my **strong opposition** to the proposed housing development in this neighbourhood. While I can understand the need for more affordable housing in Burlington, I believe this project will not provide that and posit that it would have a negative impact in this community. If the variance is approved, the present single-family home will be replaced by a two-story, semi-detached dwelling fronting Cottonwood Drive with two units around 3000 sq feet each, totalling approximately 6000 sq feet.

Affordable housing is housing that is considered affordable for individuals with a household income at or below the median, which in Ontario is \$97,856 (2023 statistics from the Canada Mortgage Housing Corporation). The proposed dwellings (3000 sq feet each) will likely not be affordable for those with household incomes at or below the median and therefore not meet the criteria of affordable housing in the province. It is really an opportunity for the developer to make

more money posing drawbacks for residents including traffic, the environment, changing the character of the neighbourhood, and infrastructure concerns, which are outlined more fully below.

During the past year, there have been a lot of vehicles, almost daily, parking on Cottonwood Drive. Most due to the construction of the extremely large house beside 336 Appleby Line. I have witnessed vehicles block half the street, including blocking and cutting off access to the water hydrant. The noise and dust generated from this building reaches our home and during the summer it made it difficult to sit outside and enjoy our own backyard. One day when my daughter visited, the dust was so thick on my outdoor table that we were not able to eat outside.

My concerns regarding traffic safety are the same as mentioned in my original correspondence regarding this proposal. If this proposal is approved, we would see two new driveways very close to the corner of Appleby Line. Traffic travelling along Appleby going both North and South can turn off onto Cottonwood. In addition to the traffic created from construction, the two, new proposed driveways would be on the bus route for elementary schools, posing a safety issue for young children. The school board previously raised concerns about this and during the time offered to comment will not be able to be meaningfully consulted.

Furthermore, the current proposal will result in environmental damage by removing two healthy, mature Honey Locust trees so that the developer can put in two new driveways on Cottonwood Drive. If you look down Cottonwood Drive, mature trees can be seen all the way down the street. They provide a wonderful tree canopy during the summer, which has been documented as an environmental issue in Burlington, especially since the loss of many mature Ash trees across our city. Planting trees in replacement will take years to replace the canopy these mature trees offer. In addition, based on the Arborist Report and Tree Protection Plan submitted with this proposal, the Honey Locust trees are the only healthy trees on the property. This means that under the current proposal, the only healthy trees would be destroyed.

The City of Burlington has an Urban Forest Master Plan. It was designed to provide strategic direction for the management of the City's urban forest in the face of contemporary challenges which range from urban development to climate change. The urban forest provides many benefits to our community through improvement of air quality, providing habitat for wildlife and providing mental health benefits to residents. As a community resource, we have a role to play in protecting all healthy trees well into the future. The City's Tree Protection and Enhancement Policy is supported by two By-laws that protect trees on public and private property, these include: Public Tree By-law – C68-2013 and Private Tree By-law – 040-2022. The City of Burlington also has a guide to tree protection. The city does not support the removal of healthy trees.

According to Environment Canada, a 30% forest cover is the minimum threshold for a healthy ecological state. The urban tree canopy in Burlington is sitting at a low of approximately 15%. This project was designed to create awareness about the importance of trees, urban forestry, and environmental aspects of Burlington neighbourhoods. **Mayor Marianne Meed Ward indicated that only diseased trees would come down as outlined in a February 26, 2018, report to council.** The City of Burlington is in a tree loss crisis. New development, disease, extreme weather events and removal of unwanted trees by property owners have reduced our canopy (as noted above) to 15%. If the current practices continue, the canopy could fall to 8% by 2042. To put this in perspective, Environment Canada recommends a tree canopy range from 30-50%. A healthy tree canopy is one of the best tools to absorb carbon and mitigate flood damage. Trees also promote mental health and increase happiness. When a mature tree is cut down it takes 20-30 years for a tree to reach its peak. As part of a new vision for growth, there is an opportunity to make changes to improve our urban tree canopy

and make our city healthier and greener, while showing leadership in climate change. As a community, we all need to do our part to protect and maintain our trees and canopy well into the future, especially city staff and elected officials who are in positions of power.

Additionally, the construction of this project will change the appearance of our neighbourhood. The rendering by Johnsson Studio does not accurately represent the current development, notably the house on Cottonwood Drive beside the proposed dwelling is much larger in the rendering. It also does not include the larger home adjacent 336 Appleby Line that is currently under construction. There are currently no semi-detached homes south of New Street and allowing this construction would change the character of the neighbourhood. In previous conversations Johnsson Studio contested this, but they are in no position to comment on the character of a neighbourhood compared to residents who have lived on these streets for years (I have lived in my current home since 1994).

If approved, I am also very concerned that this development will set a precedent in this neighbourhood for developers to tear down single-family homes and replace them with semi-detached homes or a similar type of dwelling such as a duplex or small apartment.

With regards to infrastructure concerns, in 2014, this area of Burlington had severe flooding which resulted in extensive damage to local properties. According to the Insurance Bureau of Canada, Burlington's flood damage was estimated at \$90 million. Burlington's infrastructure failed homeowners and we were left to cover the costs. The cost to repair damage to my home was approximately \$80,000. The city did very little to help, blaming it on a severe weather event. Building additional dwellings is going to add pressure on an already taxed infrastructure. The more earth we cover with concrete and asphalt will only make things worse.

Finally, more generally this proposal raises concerns with regards to informing residents and transparent development. I would very much like to see changes and further transparency regarding development in Burlington by not including commenting time during the Christmas holidays and notifying a wider net of residents about proposals, especially when a proposal may alter the character of a neighbourhood and impact existing infrastructure. As mentioned in my previous correspondence, I was surprised to learn that only residents within a small radius are given a letter with information regarding a proposed development. I would ask that the City consider amending this policy for future proposals to ensure a greater number of residents are informed.

In summary, I am strongly against the current proposal and feel there are no benefits to residents, but there are significant drawbacks. I believe the current 336 Appleby Line proposal will pose a traffic safety issue (especially since elementary school buses stop there on both sides), cause loss to our urban forest by the removal of two healthy, mature trees, alter the character of the neighbourhood, and pose potential issues for already strained infrastructure.

Effects on property values and potential impacts to resources and taxes are two items that I left out of this letter, but which were included in my previous correspondence with Johnsson Studio and the City of Burlington. The concerns I raised regarding these issues have yet to be meaningfully addressed and I have yet to receive answers to many of the questions that I posed, which again raises concerns regarding the participatory nature of the process and the responsiveness of developers and city staff.

As stated in my previous letter, I would prefer to see a single-family dwelling with driveway access on Appleby where it has always been. However, I would hope that this could be done without damaging the two, healthy, mature Honey Locust trees presently located on City and private property. I ask that the City of Burlington go back to

Johnsson Studio and request that the proposal be amended to reflect the construction of a single-family dwelling.

In cc of this letter, I am including Mayor Marianne Meed Ward and my Councillor Shawna Stolte, who are my elected representatives. By way of this letter, I call on both of them to advocate for the people in this neighbourhood to ensure that its character remains the same for many years by (1) requesting an extended comment period past the holidays; (2) including a sign regarding the proposal on Appleby Line – the street address of the proposed development; (3) requesting that the concerns put forth by residents are meaningfully addressed; and (4) requesting that Johnsson Studio prepare a modified proposal which includes a proposed single family dwelling at 336 Appleby Line.

I look forward to your thoughtful response to my concerns.

Sincerely,

Irene Goodman

Da Silva, Mariana

From: Elisabeth [REDACTED]
Sent: Saturday, December 30, 2023 12:20 PM
To: Da Silva, Mariana
Subject: 336 Appleby proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Mariana,

I am writing in reference to the proposal for 336 Appleby Line.

My neighbour Irene Goodman has sent in a letter that I fully support. I agree and second all of her points, requests and concerns.

I request a modified proposal for a single dwelling, and affordable housing for this lot.

Sincerely,

Elisabeth Greven
[REDACTED]

Da Silva, Mariana

From: Geoff Howard <[REDACTED]>
Sent: Saturday, December 30, 2023 4:39 PM
To: Da Silva, Mariana
Subject: File: 520-10/23 - Proposed planning application

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Mariana,

I hope I am sending this to the correct person. If not could you please let me know who/how I should be sending this comment regarding file 520-10/23.

I'm writing to express my concern regarding the proposed amendments to the development of 336 Appleby Line. After reviewing their application, I wanted to bring the following issues to your attention

- 1) The proposed application has the driveway for the property switch from facing Appleby Line to Cottonwood Drive. This will create a dangerous situation for both drivers and pedestrians along Cottonwood Drive as these driveways will only be set back 5 metres from Appleby Line. If a vehicle is trying to reverse out of these driveways, they are going to have to be aware not only of the east/west traffic on Cottonwood, they will also have to be aware of any vehicles trying to turn onto Cottonwood from Appleby Line. Factoring in cars blind spots I have no idea how they will be able to do that safely.
- 2) The planning justification report was incredibly misleading. The arguments that they provide as to the character of the neighborhood are all in relation to the properties that existing on Appleby Line. The larger houses they reference are over a block away. Using this logic the property could also be re-zoned as commercial as there are several businesses the same distance. They provide this information without mentioning that their proposal has the houses face Cottonwood and become part of our street. There are no houses that have these off-sets, or increased roof heights on our street. The only house that could be considered similar is on the south/west corner of Silvana and Appleby and that at least is a detached home with a pitched roof so it isn't as imposing. The plans for these new homes show both semi-detached homes with flat roofs running the entire width of the property. It does not meet the character of the street that they are proposing to build on at all
- 3) The final point I wish to make is that the removal of these trees would be very upsetting. We moved to Burlington because of the tree canopy. There are no modern arguments for urban development that state the reduction of the tree canopy is a good thing. The only reason to do so is to maximize the profits of the building of these homes

I understand the need of increasing the deification of residential properties in Burlington and if this proposal wasn't requesting setbacks, and wasn't changing the direction that the housing were facing I wouldn't be writing you. In fact, if these house were planned without the setbacks and were facing the correct direction, it would both increase the affordability of the homes and maintain the tree canopy as well as not posing an extra traffic hazard.

Thank you for your time in reviewing this. Please let me know if you have any questions.

Geoff Howard

Da Silva, Mariana

From: Karen Romkema Dietrich [REDACTED]
Sent: Sunday, December 31, 2023 4:35 PM
To: Da Silva, Mariana
Cc: Stolte, Shawna; Meed Ward, Marianne
Subject: RE: File #520-12/23

Follow Up Flag: Follow up
Flag Status: Flagged

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December 29, 2023

Ms. Mariana Da Silva, Planner
City of Burlington, ON
[905-335-7600](tel:905-335-7600), ext. 7536
RE: File #520-12/23
cc: Mayor Marianne Meed Ward, Councillor Shawna Stolte, Johnsson Studio

Dear Ms. Da Silva:

On December 19, 2023, a sign regarding a Development Proposal for 336 Appleby Line was posted on Cottonwood Drive. Given that the house has an Appleby Line address, and, for the benefit of transparency, I feel that there should be a sign that faces Appleby Line, in addition to the sign on Cottonwood Drive, so that it can be seen by neighbours and pedestrians living and walking on both streets (Appleby Line and Cottonwood Drive). As many neighbours as possible should be made aware of this proposal and how it will impact their neighbourhood. **I would like to request that a sign be posted on Appleby Line (the official address of the proposal in question) to properly notify residents.**

Johnsson Studio proposed an initial version of this proposal at this time last year right around Christmas and New Year which is not the most considerate time to address this issue. It is our Christmas Holiday, which is a religious celebration for my family and a holiday for a lot of people. Was this by design because it makes it a difficult time to reach people and get information and clarification on this proposal? When the holidays are considered, and the fact that children do not return to school until January 8 (for young families in the area) it does not leave residents much time to respond by January 5, 2024. It also does not allow much time for consultation with the school board, which is currently closed and should be consulted given the elementary bus routes that stops on Cottonwood Drive in front of the proposed dwelling. The timing open for comment again raises issues regarding the transparency of this proposal review as well as opportunities for public feedback. **I would like to respectfully request an extension so that many of my neighbours also have time to submit their feedback and so that we can consult with the school board. Such an extension would help to enhance the transparency and participatory nature of the process, which is important for local democracy.**

By way of this letter, I would also like to express my **strong opposition** to the proposed housing development in this neighbourhood. While I can understand the need for more affordable housing in Burlington, I believe this project will not provide that and posit that it would have a negative impact in this community. If the variance is approved, the present single-family home will be replaced by a two-story, semi-detached dwelling fronting Cottonwood Drive with two units around 3000 sq feet each, totalling approximately 6000 sq feet. Affordable housing is housing that is considered affordable for individuals with a household income at or below the median, which in Ontario is \$97,856 (2023 statistics from the Canada Mortgage Housing Corporation). The proposed dwellings (3000 sq feet each) will likely not be affordable for those with household incomes at or below the median and therefore not meet the criteria of affordable housing in the province. It is really an

opportunity for the developer to make more money posting drawbacks for residents including traffic, the environment, changing the character of the neighbourhood, and infrastructure concerns, which are outlined more fully below.

During the past year, there have been a lot of vehicles, almost daily, parking on Cottonwood Drive. Most due to the construction of the extremely large house beside 336 Appleby Line. I have witnessed vehicles block half the street, including blocking and cutting off access to the water hydrant.

My concerns regarding traffic safety, if this proposal is approved, would see two new driveways very close to the corner of Appleby Line. Traffic travelling along Appleby going both North and South can turn off onto Cottonwood. In addition to the traffic created from construction, the two, new proposed driveways would be on the bus route for elementary schools, posing a safety issue for young children. The school board previously raised concerns about this and during the time offered to comment will not be able to be meaningfully consulted.

Furthermore, the current proposal will result in environmental damage by removing two healthy, mature Honey Locust trees so that the developer can put in two new driveways on Cottonwood Drive. If you look down Cottonwood Drive, mature trees can be seen all the way down the street. They provide a wonderful tree canopy during the summer, which has been documented as an environmental issue in Burlington, especially since the loss of many mature Ash trees across our city. Planting trees in replacement will take years to replace the canopy these mature trees offer. In addition, based on the Arborist Report and Tree Protection Plan submitted with this proposal, the Honey Locust trees are the only healthy trees on the property. This means that under the current proposal, the only healthy trees would be destroyed.

The City of Burlington has an Urban Forest Master Plan. It was designed to provide strategic direction for the management of the City's urban forest in the face of contemporary challenges which range from urban development to climate change. The urban forest provides many benefits to our community through improvement of air quality, providing habitat for wildlife and providing mental health benefits to residents. As a community resource, we have a role to play in protecting all healthy trees well into the future. The City's Tree Protection and Enhancement Policy is supported by two By-laws that protect trees on public and private property, these include: Public Tree By-law – C68-2013 and Private Tree By-law – [040-2022](#). The City of Burlington also has a guide to tree protection. The city does not support the removal of healthy trees.

According to Environment Canada, a 30% forest cover is the minimum threshold for a healthy ecological state. The urban tree canopy in Burlington is sitting at a low of approximately 15%. This project was designed to create awareness about the importance of trees, urban forestry, and environmental aspects of Burlington neighbourhoods. **Mayor Marianne Meed Ward indicated that only diseased trees would come down as outlined in a February 26, 2018, report to council.** The City of Burlington is in a tree loss crisis. New development, disease, extreme weather events and removal of unwanted trees by property owners have reduced our canopy (as noted above) to 15%. If the current practices continue, the canopy could fall to 8% by 2042. To put this in perspective, Environment Canada recommends a tree canopy range from 30-50%. A healthy tree canopy is one of the best tools to absorb carbon and mitigate flood damage. Trees also promote mental health and increase happiness. When a mature tree is cut down it takes 20-30 years for a tree to reach its peak. As part of a new vision for growth, there is an opportunity to make changes to improve our urban tree canopy and make our city healthier and greener, while showing leadership in climate change. As a community, we all need to do our part to protect and maintain our trees and canopy well into the future, especially city staff and elected officials who are in positions of power.

Additionally, the construction of this project will change the appearance of our neighbourhood. The rendering by Johnsson Studio does not accurately represent the current development, notably the house on Cottonwood Drive beside the proposed dwelling is much larger in the rendering. It also does not include the larger home adjacent 336 Appleby Line that is currently under construction. There are currently no semi-detached homes south of New Street and allowing this construction would change the character of the neighbourhood. In previous conversations Johnsson Studio contested this, but they are in no position to comment on the character of a neighbourhood compared to residents who have lived on these streets for years (We have lived in our current home since 2003).

If approved, I am also very concerned that this development will set a precedent in this neighbourhood for developers to tear down single-family homes and replace them with semi-detached homes or a similar type of dwelling such as a duplex or small apartment.

With regards to infrastructure concerns, in 2014, this area of Burlington had severe flooding which resulted in extensive damage to local properties. According to the Insurance Bureau of Canada, Burlington's flood damage was estimated at \$90 million. Burlington's infrastructure failed homeowners and they were left to

cover the costs. The city did very little to help, blaming it on a severe weather event. Building additional dwellings is going to add pressure on an already taxed infrastructure. The more earth we cover with concrete and asphalt will only make things worse.

Finally, more generally this proposal raises concerns with regards to informing residents and transparent development. I would very much like to see changes and further transparency regarding development in Burlington by not including commenting time during the Christmas holidays and notifying a wider net of residents about proposals, especially when a proposal may alter the character of a neighbourhood and impact existing infrastructure. As mentioned in my previous correspondence, I was surprised to learn that only residents within a small radius are given a letter with information regarding a proposed development. I would ask that the City consider amending this policy for future proposals to ensure a greater number of residents are informed.

In summary, I am strongly against the current proposal and feel there are no benefits to residents, but there are significant drawbacks. I believe the current 336 Appleby Line proposal will pose a traffic safety issue (especially since elementary school buses stop there on both sides), cause loss to our urban forest by the removal of two healthy, mature trees, alter the character of the neighbourhood, and pose potential issues for already strained infrastructure.

Effects on property values and potential impacts to resources and taxes are two additional concerns not discussed in this letter but are both equally relevant concerns as a resident of this area and specifically Cottonwood Drive.

I believe it would be a grave mistake to alter the zoning to allow the proposed structure to be built. I would like to see a single-family dwelling with driveway access on Appleby where it has always been. This should be done without damaging the two, healthy, mature Honey Locust trees presently located on City and private property. I ask that the City of Burlington go back to Johnsson Studio and request that the proposal be amended to reflect the construction of a single-family dwelling.

In cc of this letter, I am including Mayor Marianne Meed Ward and my Councillor Shawna Stolte, who are my elected representatives. By way of this letter, I call on both of them to advocate for the people in this neighbourhood to ensure that its character remains the same for many years by (1) requesting an extended comment period past the holidays; (2) including a sign regarding the proposal on Appleby Line – the street address of the proposed development; (3) requesting that the concerns put forth by residents are meaningfully addressed; and (4) requesting that Johnsson Studio prepare a modified proposal which includes a proposed single family dwelling at 336 Appleby Line.

Sincerely,

Karen Romkema Dietrich

Sent from my iPhone

Da Silva, Mariana

From: Mark Ludwig [REDACTED]
Sent: Wednesday, January 17, 2024 10:23 AM
To: Da Silva, Mariana
Subject: File: 520-10/23

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Mariana,

Regarding the request to amend the Zoning By-law... I will be unable to attend the meeting due my work obligations.

Please consider this e-mail my formal notification against the proposed development(s).

You may contact me directly [REDACTED] if you require anything further.

Kind Regards
Mark Ludwig
Sent from my iPad

Da Silva, Mariana

From: Hanno Weinberger [REDACTED]
Sent: Wednesday, January 24, 2024 9:32 AM
To: Da Silva, Mariana
Subject: File 520-10/23

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mariana

Firstly please accept my apologies for this late submission.

My spouse and I moved onto Cottonwood Drive 17 years ago. Our home is 3 lots down from the proposed 2 semi-detached dwellings which is the subject of February 5th's meeting.

We both wholeheartedly support the planning application submitted which contemplates 2 semi-detached dwellings of 2 storeys in height on 2 separate lots fronting onto Cottonwood Drive.

Thank you for considering our late submission.

Hanno Weinberger and Maureen Weinberger
[REDACTED]