

Good day,

I am writing on behalf of the Roberts family at [REDACTED], Burlington regarding the development at 1120 Cooke Blvd. We are not opposed to new development in our neighbourhood, but as stated in a letter submitted of June 2024, do have continuing concerns about the density of the proposed projects.

On reading the notice in the Hamilton Spectator dated February 12, it is noted that in the Official Plan of 2020 the maximum building height of six stories was noted.

The developer is now requesting a tremendous change from six stories to 32 and 34 stories. This certainly is a huge increase.

We have some serious concerns regarding this amendment some of which follows;

- It is a given that Increased vehicular traffic is evident on an already very busy Plains Road. Unfortunately there is no alternative route for transport to travel when either the highway 403 is closed or there is a problem on the Skyway. Adding thousands of people to this already busy route is a major concern. It is stated in the notice that the proposed buildings would contain a total of 1,165 units. Surely many of these occupants would be using Plains Road on a regular basis adding greatly to the very busy and often congested thoroughfare.
- At the present public transit is not conducive to allow people to get to many of the major attractions in the city. How easy is it to get to the movies or the bookstore at Brant and the Service Road? Driving a car is the most efficient and practical method to get to many locations in the city.
- We are also aware that buildings of this height will cause significant shadowing and impact others in a major way. Another factor in erecting so many tall buildings in this area is the impact of wind tunnels. Taking a leisurely walk in this location would not be a pleasant one.
- Building in this area has been deemed to be necessary for people to use the GO train rather than their own cars. Does the city have any idea of how many individuals already housed in the newest development actually use the GO train? We have asked for proof/evidence of this argument but received no response. We believe that it is a false premise.
- What are the plans for increased services especially the hospital, ambulance and fire department all of which can be impacted by the possibility that Plains road is needed when emergencies occur on the highway?
- Are these units taking into consideration the major need for reasonable rentals? The crisis in homelessness and those who cannot afford the high costs of housing is a major concern as well.
- Where is it expected that the new residents will be employed? There are some lands in the vicinity that possibly could be used for employment but nothing has been shared about these plans.

- Once again with an anticipated increase in the population is it in the plans to have more amenities such as a grocery store, a boutique hotel, restaurants as well as increased green space?

We have stated these concerns so many times but it seems to be falling on deaf ears; however, we need to keep repeating ourselves so that you understand our continuing opposition to this major increase in the housing density in our neighbourhood.

In closing we would like to share our personal thoughts that once upon a time Aldershot was considered a village (there are still signs around noting this), to us this is no longer the case – it is now Aldershot “PILLAGED”

A detailed reply to this email would be most appreciated.

Ruth, Diane & Deborah Roberts

