

**From:** Deborah Roberts [REDACTED]  
**Sent:** Monday, March 04, 2024 3:50 PM  
**To:** Douglas, Thomas <Thomas.Douglas@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>  
**Cc:** Mailbox, Clerks <Clerks@burlington.ca>; Mailbox, Office of the Mayor <mayor@burlington.ca>; Natalie@nataliepierrempp.ca  
**Subject:** RE: 1120 Cooke Blvd

**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.

Thank you gentlemen for your responses to our earlier email. We appreciate the time you took to respond.

We wrote our comments initially because although we have raised concerns in the past, we felt it important that planners and council recognize we are still concerned about the nature of the intensification in this area.

First, we want to reiterate that we **are not opposed to appropriate development**. Six to eight story buildings and/or **attractive townhouses** we feel are a much better fit within the context of the Aldershot community.

Unfortunately it appears this communication points to the discrepancy in perspectives. We understand you are dealing with policies and pressures that are coming from the provincial government. We come from the perspective of lived experience in this area. This is where the difference lies.

We believe it is a policy that can't see the forest for the tree and is fixated on the MTSA GO Train.

There has never been, nor we understand (due to a number of geographical factors), will there ever be **rail infrastructure** that would link the Lakeshore West line into other regions of the GTHA. There has always been and now only is one route. This is the tree.

However, there has been significant highway infrastructure expanding the Waterdown Rd & 403 interchange along with the interchange at Hwy 407 and Hwy 403 allowing access all around the GTHA. This is the forest that simply invites car usage.

From our perspective you are trying to put the square peg of Toronto solutions into the round hole of this Aldershot suburb which was developed for the car.

We fail to see how this development, nor any of the others in this area, are addressing two of the greatest issues of our day: affordable housing and lessening the impact on our environment. At the same time it is very irksome to see the amount of **existing paved acreage** in this city that has sat vacant for decades: south of Maplevue Mall and between Burlington Mall and Canadian Tire just to name a few, and both of which are on a major transit route to Burlington GO.

Over the years we have attended public meetings and council meetings, delegated at meetings, written our concerns, filled out surveys and spent several hours in discussion with Mobility Hub staff. But we honestly feel our concerns have not been taken seriously. It is unlikely we will bother to respond to invitations to provide input on the future of Aldershot as it seems citizen voices are ignored in favour of other interests.

Sincerely,  
Roberts Family,

[REDACTED]

---

**From:** Douglas, Thomas [<mailto:Thomas.Douglas@burlington.ca>]  
**Sent:** Wednesday, February 28, 2024 3:57 PM  
**To:** Deborah Roberts  
**Cc:** Mailbox, Clerks; Galbraith, Kelvin; Mailbox, Office of the Mayor; [Natalie@nataliepierrempp.ca](mailto:Natalie@nataliepierrempp.ca);  
Douglas, Thomas  
**Subject:** RE: 1120 Cooke Blvd

Good afternoon Ms Roberts,

Thank you for copying me on your submission to the Clerks Department regarding report PL-04-24, which recommends approval of the development applications for 1120 Cooke Blvd.

I can confirm that your previous correspondence ([email dated June 12, 2022](#), which was included in the meeting agenda for the Statutory Public Meeting on June 14, 2022), was reviewed and considered by staff and informed our evaluation of the development applications. Section 4.0 of report PL-04-24 (pages 44-47 of the report) provides discussion about how the input from the public, including yourself, informed staff's recommendation.

Ultimately staff have recommended approval of the applications, on the basis of revised materials that the applicant provided in response to comments from the public and technical reviewers.

I think most of the technical matters that you raise in your letters have been addressed in the report section referenced above, but I can add the following which I hope will answer your questions and address your concerns:

1. As you have noted, the City's new Official Plan (new OP) sets a maximum height limit of 6 storeys for the subject lands. It should also be noted that the new OP identifies the subject lands as forming part of a Primary Growth Area. Primary Growth Areas are identified in the new OP as the areas that will accommodate the majority of the City's growth over the planning horizon of the new OP and will be priority areas for investment in infrastructure to accommodate growth. Primary Growth Areas are also noted as the most appropriate locations in the City for tall buildings and the areas that will experience the greatest degree of

change in years to come. The new OP also outlines the City's intention to complete Area-Specific Plans for our Major Transit Station Areas (MTSAs), including Aldershot GO MTSA, to establish updated policies that will facilitate growth. These plans are not yet completed but are well underway, and the vision that is emerging through that exercise contemplates tall buildings of approximately thirty storeys on the north side of Masonry Court. So although the proposed development does not meet the 6-storey height limit of our current Official Plan and Zoning By-law, it does satisfy the intensification criteria policies of our in-effect Official Plan, and it aligns with the most current ongoing planning work that the City has been undertaking on how to accommodate growth in our MTSAs.

2. The City recognizes access to grocery stores as an important priority for the Aldershot community. The City unfortunately cannot compel a grocery store to locate in this area, but through our planning work on the MTSAs, it is an objective for us to encourage food stores and to establish policies that make Aldershot an appealing place for grocery operators to locate in. Employment uses, hotels, and other important community amenities will also be encouraged where appropriate, in support of our objective to develop complete communities where residents can live, work, shop, and play. Every individual development should help us move closer to achieving that objective.
3. New parkland is another objective of the MTSA. There is already new parkland planned on Cooke Blvd through the recent approvals of Stationwest Phase 1 and the Solid Gold redevelopment, and the City will use the tools available to us to secure additional new parkland as the MTSA develops.
4. Regarding rental housing, the City has completed a Housing Strategy that guides Council decision-making. The Housing Strategy recognizes that many important factors for housing are outside the City's control, but identifies areas where we can use our influence to promote the construction of affordable housing. One of our main opportunities is to facilitate the construction of new housing supply through intensification of existing built-up areas. The proposed development will introduce 1165 new units to our overall housing supply. It is not known yet whether the proposed new units will be rental or condo – this will largely depend on market conditions at the time that the developer is ready to build.
5. The proposed tall buildings will cast shadows on the surrounding neighbourhoods; however, the duration of shadow impacts will not exceed the threshold for acceptable impacts established in the City's guidelines. You can see modeling of the shadow impacts under "Supporting Documents" on the project webpage [www.burlington.ca/1120cooke](http://www.burlington.ca/1120cooke).
6. The development site at 1120 Cooke as it exists today is very exposed to the prevailing winds and the proposed tall buildings will have an impact on how those winds are felt by pedestrians at ground level in the vicinity. Technical studies submitted by the applicant have demonstrated that these wind impacts can be mitigated to acceptable levels through the detailed design of the buildings, which will be subject to further study and reviewed by staff through a future Site Plan application if the current applications are approved.
7. As you have noted, residents of the proposed development will have the option to use cars if they wish. Plains Road will continue to be a busy corridor in our city, but our technical staff have confirmed the transportation system has capacity to accommodate the proposed development (subject to some infrastructure upgrades to be installed by the developer, such as extending certain turning lanes to accommodate additional vehicles). The objective of locating development close to transit infrastructure and walkable/bikeable destinations is to

ensure future residents have the options to use transit, cycling, or walking, in addition to the option to use their cars. By contrast, if we developed in locations without these services, they would have fewer options and there would be a greater impact on traffic levels.

8. Healthcare and emergency service providers monitor growth and will invest in increasing their capacity as needed to accommodate new development. By planning for intensification in key areas, we support these services by setting clear expectations for where those investments are needed.

Committee will have the opportunity to consider your letter prior to making a decision. Please let me know if you have any further questions.

Regards,

**Thomas Douglas, MCIP RPP (he/him)**

**Senior Planner**

**Community Planning Department**

**City of Burlington | [www.burlington.ca](http://www.burlington.ca)**

426 Brant Street P.O. Box 5013, Burlington, Ontario, L7R 3Z6

P. 905 335 7600 ext. 7811 | F. 905 335 7880 | E. [thomas.douglas@burlington.ca](mailto:thomas.douglas@burlington.ca)

---

**From:** Deborah Roberts [REDACTED]

**Sent:** Monday, February 26, 2024 4:38 PM

**To:** Mailbox, Clerks <[Clerks@burlington.ca](mailto:Clerks@burlington.ca)>; Douglas, Thomas <[Thomas.Douglas@burlington.ca](mailto:Thomas.Douglas@burlington.ca)>;

Galbraith, Kelvin <[Kelvin.Galbraith@burlington.ca](mailto:Kelvin.Galbraith@burlington.ca)>; Mailbox, Office of the Mayor

<[mayor@burlington.ca](mailto:mayor@burlington.ca)>; [Natalie@nataliepierrempp.ca](mailto:Natalie@nataliepierrempp.ca)

**Subject:** 1120 Cooke Blvd

**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.

Please find attached a document again outlining our concerns with regard to this proposed development. As requested, we ask for a response in how the city and province would ensure that our concerns are addressed regarding this proposal.

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this email/fax. If you have received this email/fax transmission in error, please notify the sender immediately by telephone, fax or email and permanently delete this email from your computer/shred this fax, including any attachments, without making a copy. Access to this email/fax by anyone else is unauthorized. Thank you.