

May 6, 2024

RE: Planning application for 276, 284 and 292 Plains Rd E.

To The City of Burlington,

I am a physician practising at my office which is located at 300 Plains Rd E adjacent to the east of 292 Plains Rd E/284/276 proposed development.

I have communicated my concerns about the proposed development to the City Planner (Elyse Meneray) and other staff. I would like to speak at the May 13, 2024 to express my concerns in person at the City Hall.

Mine and my patients (please see [williamsimmonsmedical.ca](http://williamsimmonsmedical.ca) and attached [change.org](http://change.org) 250 signatures) is that the driveway for the proposed development is justified to the eastern most part of the development's property line. This places it within 8 m from the driveway patients use to enter my office parking lot. The proximity is too close, and together with increase vehicle volume, I am concerned both the obstruction it will cause for patients to access my office, and about the possibility of a motor vehicle accident.

The situation will be exacerbated by the increase motor vehicle volume related to other site developments in Aldershot.

The City Transportation report by Smeeta Adiga focuses on Site Lines not being impeded by the proposed driveway location. This is however, not the correct variable to be measuring. It is not a visual problem. It is vehicle density instead or, the number/size of the motor vehicles and the area they are contained in. Circumferential area is proportional to the square of the radius or distance between the driveways. The distance between the driveways has an exponential effect (i.e. 4 cars in 8 m radius distance = 16 cars in 16 m radius distance).

The current Site Plan for the development's driveway also moves it closer to the nearest major intersection (bylaw violation) at Filmandale and Plains Rd E.

I am requesting that 276, 284, and 292 Plains Rd E development move its driveway centrally on their property line or westward so as not to obstruct my medical office.

Two Rhetorical questions:

- 1) Who does not experience increased automobile traffic in Burlington in general?
- 2) If my office were a public health facility, then would I be having to plea for this? (I don't think so).

My other concerns are as follows:

1. The Set-Backs from my property line are inadequate and fencing between the properties must be included for privacy at my medical office.
2. There is no accounting for the fate of 10 healthy trees (including to mature blue spruce which are located just inside my property line). I have provided independent arborist report from Zammit Trees to The City. The tree roots systems need protecting and provisions made for the legal/fiscal responsibility for the developer (or their designate) to them removed at their cost should they die within 5-years of the development.
3. 300 Plains Rd E uses geothermal HVAC with a ground-source vertical loop system under the rear parking lot which could be damaged by excavation causing ground-shift or seismic activity.

Regards,

William Simmons, M.D.