

May 27, 2024

City of Burlington
City Building Department
P.O. Box 5013, 426 Brant Street
Burlington, Ontario L7R 3Z6

Attn: Jaclyn Schneider

Dear Ms. Schneider,

Re: Planning Applications File: 520-02/24
236 Plains Road East, Burlington

My name is Angela Plessl and I am the owner of [REDACTED] at [REDACTED] Shadeland Avenue, Burlington. I am concerned about the proposed changes to the zoning by law of the property at 236 Plains Road East. Increasing the height of the proposed structure to be from the 2.5 storeys as proposed by the city to 4 storeys with rooftop patios will significantly change our neighbourhood and specifically impact my property greatly. The height of the building with rooftop patios does not blend well with existing structures, will block views and sunlight for those living around the proposed structure will be the end of any backyard privacy. With rooftop patios, plus the removal of mature trees on the property, would mean that the occupants of the proposed development can have views not only into our yards, but into our homes as well. I am surprised that the city is allowing the removal of mature trees that are characteristic of the Aldershot neighbourhood. I see this proposed project as the continuing trend of degrading this community with its small town atmosphere to uncontrolled development without any concern to increasing supportive infrastructure or the adverse effects on the quality of life of the residents of this area.

I am very concerned that according to the plan put forth by the owner of 236 Plains Road East, runoff from their driveways and particularly from snow removal loaded with salt and chemicals, will drain into my property as I am below their elevation. I respectfully ask the City Building Department to deny the proposed development as outlined and make sure that the development be in character of the neighbourhood and less objectionable to those living around the property at 236 Plains Road East.

Please refer to the communication sent to your office by Clint and Karen Howell in [REDACTED] regarding this matter on May 24th, 2024 for additional issues that I also agree with.

Thank you in advance for any help you can give in this matter.

Angela Plessl



Schneider, Jaclyn

From: Anne Marie Watson [REDACTED]
Sent: Sunday, May 26, 2024 5:55 PM
To: Schneider, Jaclyn
Subject: appeal development application 236 Plains Rd. E. Planning application file 520-02/24

Follow Up Flag: Follow up
Flag Status: Flagged

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We are the owners of [REDACTED] in the Private Residences of [REDACTED] Shadeland Avenue and recently learned of the application to re-zone the existing residential property on Plains Rd. E. to allow for six 4 story townhouses. Our residences did not receive any notice of this intention.

Buyers who invest in an established residential neighbourhood should not expect to have that landscape changed, particularly, interference with their privacy, peaceful and mature surroundings.

The proposed structure is too large for the space allocated. The height of the structure and the rooftop patios will seriously encroach on our view and right to privacy. Who will manage noise violations which disrupts our neighbourhood?

We are particularly concerned about the loss of mature trees which our neighbourhood currently enjoys. The Heritage Report noted the importance of maintaining the trees to protect the significance of the neighbouring heritage home, but the Application seems to disregard maintaining trees for the rest of the neighbourhood. The Arborist Report raises concerns about tree "injury" due to a planned retaining wall. What is the impact on damaged trees over time?

Clearly, with single garages, there will not be enough space for resident parking or visitors. The overflow will likely affect Shadeland Avenue.

We are very concerned about drainage given the slope of our properties and how this will be remediated. The current plan to pile up snow on the south side may result in spring flooding at some of our neighbour's yards.

It is entirely shameful for the City of Burlington to consider such a disruption to an established private residential neighbourhood. We ask for your consideration.

Mel Griffin & Anne-Marie Watson

Schneider, Jaclyn

From: Antonella Proietto [REDACTED]
Sent: Saturday, May 25, 2024 5:06 PM
To: Schneider, Jaclyn
Subject: CITY OF BURLINGTON FILE # 520-02/24 - 236 PLAINS ROAD EAST

Follow Up Flag: Follow up
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May 25/2024

TO: jaclyn.schneider@burlington.ca
City of Burlington

RE: CITY OF BURLINGTON FILE # 520-02/24
236 PLAINS ROAD EAST

FROM: Antonella & Giuseppe Proietto
[REDACTED] Shadeland Ave., Burlington, ON L7T 2M5

Dear Ms. Schneider:

As the owners of [REDACTED] Shadeland Ave., neighboring the subject property, we find that this proposed townhouse development to rezone 236 Plains Road East is troubling and we are submitting our comments and our concerns.

Firstly and as affirmed by the owners and developer of 236 Plains Road East on May 16th, 2024, our mature spruce tree located on our property is at risk of roots damage. Even though our spruce is marked as 'protected' on the plans, why would the developer visit to advise us of the possibility of 'roots damage'? The 'protected' designation would suggest that our tree would not suffer any injury in any way. Therefore, a guarantee that our tree will not be affected is of great importance.

Secondly, our main worry is that due to the vicinity of this proposed development, the removal of trees, increase in traffic and noise, our property value and marketability will decrease. In addition, loss of privacy is also discomfoting given the proposed townhouse rooftop patio with glass railing. With respect to the proposed building, we feel it does not meet the architectural character of the community and it does not look appealing. The proposed size of the building is also of great

concern. It seems too small of an area to place a 4-storey building. We must also mention that at the time of our home purchase and relocation in 2022, we were not aware of a townhouse development being proposed at 236 Plains Road East. The developer sign posted in front of the property at the time indicated 'custom built homes', so it was our understanding that a custom built home would be built at that location.

Thirdly, there is great concern that during construction, air and soil pollution, noise, road traffic and disruptions caused by construction equipment and by construction activities will surely not only disturb the animals but also the people that live and work in this area. There is major concern that soil compaction and grade changes will cause damage to our property and our landscape. Pollution of the soil and air will have an impact on our trees and plants given the the planned grading, snow piling and parking areas near our property. In addition, where will visitors park? The current plans show only two (2) parking spots. Will visitors park in front of our property on Shadeland or at the Catholic school and park? Will this become a safety concern?

Finally, it is very important to mention that retention and survival of the existing trees on subject property and surrounding properties should be given serious consideration before any decisions are made on future construction. The groups of trees located at 236 Plains Road East are healthy, desirable and are of great historical and aesthetic value. It is devastating knowing that these beautiful trees are marked for removal. All trees on this property and surrounding properties deserve preservation. In addition, it is very alarming and concerning that our spruce tree may be injured and upsetting that the life of our beautiful tree may be shortened. One of the reasons we purchased our home in 2022 was because of the beautiful trees on our property and neighboring properties. Who will be responsible for the special attention needed for injured trees and for their decline in health? Will the developer take every precaution to ensure that the trees designated for preservation are not impacted in any way? It takes just a moment for a piece of construction equipment to wound and kill a tree. Having said that, the removal of any trees and any injury caused to the remaining trees will alter future canopy growth, air, light, wind and soil conditions and ultimately have an impact on climate change.

As new Burlington residents, we are proud of Burlington's dedication and commitment in the caring and preservation of trees and we are proud to live in a city recognized as 'Tree City of the World' for second year in a row. We thank you for informing us and for providing us with the opportunity to raise our comments and concerns pertaining to the proposed development at 236 Plains Road East and we hope that all that we have expressed above will be considered in the final decision making.

Sincerely,
Antonella & Giuseppe Proietto

BARBARA & RON COTÉ

██████████ Shadeland Ave
Burlington, ON
L7T 2M5



May 29, 2024

City of Burlington
Building Department
P.O. Box 5013
426 Brant St
Burlington, ON
L7R3Z6

Attn: Jaclyn Schneider jaclyn.schneider@burlington.ca

Dear Ms. Schneider,

**SUBJECT: Comments-Weston Consulting Application to
Amend Zoning for the Property located at 236 Plains Rd East.**

We own our home, ██████████ Shadeland Ave, a ██████████ development to the south of 236 Plains Rd East.

Our home does not directly back onto the subject property, but some of our neighbours homes do and we share their concerns, including but not limited to the possible injury to the mature trees bordering the site and their properties, and the runoff of melting snow/salt onto their properties.

We ask that during the review process that these concerns are considered. I have always been proud of our city's tree policies and I hope that this will always remain a priority.

Thank you.

Barb and Ron Côté

Schneider, Jaclyn

From: Bonnie Mifsud [REDACTED]
Sent: Monday, May 27, 2024 10:49 AM
To: Schneider, Jaclyn
Subject: Proposed development at 236 Plains Rd E

Follow Up Flag: Follow up
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Hello Jaclyn-

My husband and I live on [REDACTED] Shadeland Ave, [REDACTED] in Burlington. We are writing on behalf of our neighbours on Shadeland Ave. who live behind the proposed development and are directly affected by the proposed Coral Gables Custom Homes on 336 Plains Rd. E.

The proposed 45 foot tall townhouse complex with a rooftop patio would definitely affect the privacy of homes on Shadeland Avenue. Apparently, a taller fence or even taller trees would not be permitted.

As for the existing trees, it is proposed that the maple trees would be removed and remaining trees may possibly be injured. This is not acceptable when we are all trying to save trees, not destroy existing mature ones.

We can foresee grading issues with land sloping towards properties resulting in flooding and damage to trees, plants, outdoor structures and homes.

Major parking issues would result. With no visitor parking and only 2 spaces available in front of a snow gathering area, where would the overflow guests park?

We were not officially informed of this proposed development. Please take into consideration our concerns so we may come to a reasonable compromise.

Thank for your time. We look forward to your response.

Bonnie and Charlie Mifsud
[REDACTED] Shadeland Ave.

Sent from my iPhone

Schneider, Jaclyn

From: Clinton Howell [REDACTED]
Sent: Saturday, May 25, 2024 1:45 PM
To: Schneider, Jaclyn
Cc: Clinton Howell; Karen Howell
Subject: Planning Application File: 520-02/24
Attachments: Planning Application File- 520-0224.docx

Follow Up Flag: Follow up
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Hello Jaclyn,

We are the owner's of [REDACTED] Shadeland Avenue, Burlington and we wish to submit our feedback and concerns with respect to the Application to amend the Zoning for 236 Plains Road East, along with our concerns regarding the proposed development. Our home is located directly behind 236 Plains Road East and will be significantly impacted by the proposed development.

Please find our letter attached to this email.

Thank you in advance for your help with this matter.

Best regards,
Clinton and Karen Howell
[REDACTED]

May 24, 2024

City of Burlington
City Building Department
PO Box 5013, 426 Brant Street
Burlington, ON L7R 3Z6

Attention: Jaclyn Schneider

Dear Ms. Schneider:

Re: Planning Application File: 520-02/24
236 Plains Road East, Burlington

We are the owners of [REDACTED] Shadeland Avenue, Burlington and we wish to submit our feedback and concerns with respect to the Application to amend the Zoning for the above-noted property, along with our concerns regarding the proposed development. Our home is located directly behind 236 Plains Road East and will be significantly impacted by the proposed development.

Height:

- 4 storey height of the townhomes with rooftop patios.
- our current view will be significantly degraded from the current c. 1940s dwelling.
- height of the building will block our late afternoon and evening sun and make it so that we can no longer see the sky from our kitchen and dining areas.

Architecture:

- architecturally not consistent with the character of the neighbourhood; the plan is stripping the property of its charm.
- proposed development, if allowed to proceed, should add to the appeal of the area. The design and materials used should be complimentary to both The Roelfsen House and The Gallagher Farmhouse in keeping with the historical beauty of these properties. The current design too tall and the rooftop patios are unsightly. The glass railings take away all privacy of the neighbouring properties.
- south side elevation in the current drawing looks very cheap, like an army barracks. This would be our straight on view from our backyard.

Prevent Tree Loss:

- there are several beautiful, mature trees that line the back of our property which are marked "injure" and note the injury being due to the installation of a retaining wall in the Arborist Report. What exactly does injure mean, and what is the remedy if a tree dies within 2-3 years as a result of the injury?
- no way to replace or recreate the look, feel and privacy provided by trees of this maturity. We object to our trees being injured in any way.
- we are devastated that all the Maple trees lining the west side of the property are proposed to be removed.

Privacy:

- plan with rooftop patios and glass railings creates an observatory that will destroy the privacy of our backyard as well as the back of our house, and also our neighbours.
- development plan does not allow for a taller fence or any green space with pyramidal or taller trees that would create some new privacy and natural appeal.

Grading:

- Grading is a major concern as it slopes toward our property.
- Water should grade away from our property. The current plan to pile snow behind our property.
- Huger concern of flooding in the spring, and salt seeping into our garden, poisoning our trees and plants over time.

Parking:

- total lack of parking for visitors in the development plan. Where will visitors or people with disabilities park?
- there are only 2 spots shown on the plan, which are seasonal as they can not be used in the winter months given that they are in front of the proposed snow storage area.
- if parking is added behind our house, we are greatly concerned about having lights illuminating our backyard from dusk to dawn.
- we are concerned that Shadeland Avenue and the Holy Rosary School will become overflow parking for guests of the development.
- clearly this property is not large enough to support what they are proposing to build.

We are incredibly concerned about devaluation of our equity in our property due to the loss of privacy, potential loss of trees, and the significant change to our view. The busyness of a townhouse complex is entirely different from the current use. Prior to buying our property (took possession January 2024) we observed the Coral Gables **Custom** Homes sign on the lot. We certainly had no idea that a townhouse complex would be proposed on this property. We wouldn't have bought this property had we known this information. Our life savings is invested in our property, we hope that you and the City will respect and act on our concerns.

Yours very sincerely,

Clinton and Karen Howell



Schneider, Jaclyn

From: DAVID SINCLAIR [REDACTED]
Sent: Tuesday, May 28, 2024 10:09 AM
To: Schneider, Jaclyn; Clinton Howell; Karen Howell; Galbraith, Kelvin
Subject: 236 Plains Rd East Planning Application - Comments
Attachments: 236 Plains - Dev Appl Notice.pdf; Planning Application File- 520-0224.docx

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City of Burlington
City Building Department
PO Box 5013, 426 Brant Street
Burlington, ON L7R 3Z6

Attention: Jaclyn Schneider

Dear Ms. Schneider:

Re: Planning Application File: 520-02/24
236 Plains Road East, Burlington

Dear Ms Schneider,

Further to the above subject line, we are the owners of [REDACTED] Shadeland Ave.

Firstly, we are disappointed and concerned that the City did not provide us the notice as attached. We were alerted to it, from our neighbour at [REDACTED] Shadeland. To our knowledge, no one on 976 Shadeland received any notification. We would like to understand the City's policy when it comes to distributing these notifications to the catchment area surrounding the property of notice.

I include the detailed letter from [REDACTED] Shadeland sent to the City responding to the Notice. We at [REDACTED] Shadeland also share all the same concerns that are detailed in their letter to you, dated May 24, 2024.

Respectfully,

David and Linda Sinclair
[REDACTED]

May 24, 2024

City of Burlington
City Building Department
PO Box 5013, 426 Brant Street
Burlington, ON L7R 3Z6

Attention: Jaclyn Schneider

Dear Ms. Schneider:

Re: Planning Application File: 520-02/24
236 Plains Road East, Burlington

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- we are concerned that Shadeland Avenue and the Holy Rosary School will become overflow parking for guests of the development.
- clearly this property is not large enough to support what they are proposing to build.

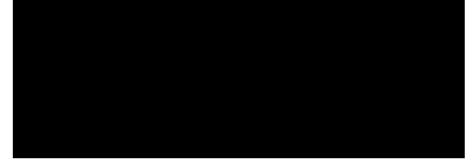
We are incredibly concerned about devaluation of our equity in our property due to the loss of privacy, potential loss of trees, and the significant change to our view. The busyness of a townhouse complex is entirely different from the current use. Prior to buying our property (took possession January 2024) we observed the Coral Gables **Custom** Homes sign on the lot. We certainly had no idea that a townhouse complex would be proposed on this property. We wouldn't have bought this property had we known this information. Our life savings is invested in our property, we hope that you and the City will respect and act on our concerns.

Yours very sincerely,

Clinton and Karen Howell
[REDACTED]

DOUG AND CELIA BROWN

██████████ Shadeland Avenue
Burlington, ON L7T 2M5



May 28, 2024

By e-mail only: jaclyn.schneider@burlington.ca

City of Burlington
Building Department
P.O. Box 5013, 426 Brant Street
Burlington, ON L7R 3Z6

Attention: Ms. Jaclyn Schneider

Dear Ms. Schneider,

SUBJECT: Comments – Weston Consulting Application to Amend Zoning for the Property located at 236 Plains Road East

We are the owners of ██████████ Shadeland Avenue, part of a small infill development located immediately south of 236 Plains Road East.

The subject application proposes a 4-storey condominium townhouse block consisting of 6 units with rooftop patios. While our unit is not directly impacted by this proposed development, several of our neighbours are directly affected.

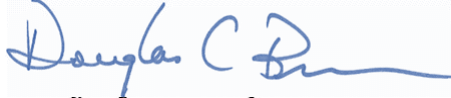
Although we appreciate the need for increased density and affordable housing in Burlington, we are concerned that the height of the proposed townhouses and the proposal for rooftop patios will unduly impact our neighbours whose properties abut 236 Plains Road East.

Accordingly, we would ask that during the review process, you consider reducing the height of the proposed units and relocating the patio areas to ground level in order to reduce the impact on abutting properties.

In addition, we ask that the design finally approved protect the existing mature trees along the southerly boundary of 236 Plains Road East.

Thank you for your consideration.

Yours truly,

A handwritten signature in blue ink that reads "Douglas C Brown". The signature is written in a cursive style and is positioned above a light blue rectangular background.A handwritten signature in black ink that reads "Celia Brown". The signature is written in a cursive style and is positioned below the signature of Douglas C Brown.

Doug and Celia Brown

████████████████████

██████████ Shadeland Avenue

Schneider, Jaclyn

From: Jackie Harrington [REDACTED]
Sent: Monday, May 27, 2024 11:47 AM
To: Schneider, Jaclyn
Subject: 236 Plains Rd E. Development

Follow Up Flag: Follow up
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Dear Madam: I oppose the construction of this development because of height, intrusion on existing properties' privacy, destruction of tree canopy, non-conformance to appearance of surrounding homes, storm drainage worries, lack of parking. I am on Shadeland Ave., in the court, and ask you to reconsider this project. I feel it is not a good fit for the community.

Yours truly
Jacqueline Harrington
[REDACTED] Shadeland Ave.
Burlington

Schneider, Jaclyn

From: JD Christine Uhrig [REDACTED]
Sent: Sunday, May 26, 2024 10:58 PM
To: Schneider, Jaclyn
Subject: 45' tall townhouse complex at 236 Plains Rd E

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Hi,

My family lives in the [REDACTED] Shadeland development which will be backing onto 236 Plains. We didn't receive any notice from the city re the change in plan for 236.

It seems that the change from 7 to 6 units and increasing building height is contrary to the objective of adding additional housing to the Go-Corridor and will only serve to making the units higher in price.

We are not pleased by the eyesore that the change could create for our neighbors and the impact this will have on my development.

Please dismiss the change request by the Corral Gables custom homes organization.

Thanks,

JD & Christine

Schneider, Jaclyn

From: Phyllis Amy [REDACTED]
Sent: Wednesday, May 29, 2024 11:49 PM
To: Schneider, Jaclyn
Subject: Proposed 4 storey condominium townhouse block

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.

Dear Jacklyn,

I am writing to you, as the planner on file, to object to the present proposal of a condominium block on 236 Plains Road. This townhouse block will present many problems to the neighborhood that several of us in the Shadeland Avenue have discussed.

In particular, the concerns are most impactful to the two neighbouring houses that the condo backs on. Those would be Units 14 and 15 on 976 Shadeland Avenue.

Firstly, the 4 storey height with rooftop patios with their glass balconies do not complement the area and look straight into the backyards of the two units taking away any privacy that was previously theirs. Will there be any tall fence or new pyramidal tall trees to add privacy that will be taken away ?

Secondly, a proposal is made to remove beautiful established Maple trees on the West side of the property and possibly injure other nearby trees with the construction.

Thirdly, apparently, any snowfall will be piled behind the condo which, when melted, will most likely drain into the neighbours yards of Units 14 & 15 on Shadeland Avenue as the grading slopes toward their properties causing a concern of flooding and poisoning of their gardens and plants.

Fourthly, of concern to all of us on our private road off of Shadeland Avenue, we are worried that the lack of visitor parking will (especially in winter) cause our street, Holy Rosary School and Shadeland Ave become congested with overflow visitor parking.

I suggest to you that this property is not large enough to support what is presently proposed and that its specifications be modified to better accommodate the area and neighborhood.

Thank you,

Phyllis Amy
[REDACTED] Shadeland Avenue
Burlington, ON