

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], 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

