



September 16, 2024

Planning and Development Committee of Council

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

File: 510-02/24

Re: Opposition to Subdivision Application for 5209 Stonehaven Drive

Dear Members of the Planning and Development Committee,

We are writing as concerned residents of Ward 5 (The Orchard) to formally oppose the subdivision application for the property adjacent to John William Boich Parkette, which proposes the construction of ten single-detached homes, eight townhomes, and a private road. We believe that approving this development will negatively affect our community in several critical ways, and we respectfully ask the Committee to consider the following points as part of our opposition.

Traffic and Safety Concerns

The addition of 18 new homes, each potentially adding multiple vehicles, will significantly increase traffic on Stonehaven Drive and nearby streets. This will be worsened by construction, moving trucks, and frequent deliveries. Stonehaven Drive is already overcrowded, with vehicles driving and parking—both legally and illegally—especially during school drop-off and pick-up times at John William Boich Public School, posing safety risks for children walking to and from school.

Despite the "No Throughway" signs on Pathfinder Drive and Orchard Road, traffic problems persist. More homes will only make things worse, increasing the danger for children and pedestrians. The narrow streets and a single, heavily used sidewalk on the north side of Stonehaven Drive create an unsafe environment.

The safety of our community, especially its children, must come first. We strongly urge the Committee to reject this subdivision to prevent further traffic hazards and protect the neighborhood's walkability and safety.

A Missed Opportunity for Community Benefit

The land adjacent to John William Boich Parkette presents a valuable opportunity to expand the existing green space, creating a multi-use recreational area that could better serve the needs of our growing, diverse community. The current park primarily serves younger children, but an expansion could include amenities such as a splash pad, skateboard area, more mature playground equipment, and additional open green areas for sports and relaxation, benefiting residents of all ages, from children to seniors.

By enlarging the park, the City would also be able to add more trees, providing much-needed shade, as well as space for community gatherings, walking paths, and picnics. Such an expansion would offer inclusive and accessible recreation for all, encouraging physical activity, social interaction, and mental well-being. It would also align with Burlington's goals of fostering a sustainable and resilient urban environment.

In contrast, approving residential development on this site would permanently eliminate the possibility of expanding this important public space. Beyond the social and environmental benefits, parks generally require lower long-term maintenance costs compared to the infrastructure demands of new residential developments, including roads, utilities, and public services.

Environmental Impact and Loss of Tree Canopy

In and around 2017, the proposed development site was cleared of its mature trees, resulting in a significant reduction of the local tree canopy. Since then, natural vegetation has slowly returned. However, approval of this subdivision would once again disrupt the recovering ecosystem.

This loss of green space would also contribute to urban sprawl and environmental degradation, which contradicts Burlington's commitment to sustainability. Preserving this land as part of an expanded park would align with the City's climate action goals by maintaining green spaces that improve air quality, and reduce heat. This park could also serve as an educational resource for local schools, such as John William Boich Public School, by teaching students about conservation and environmental stewardship.

Furthermore, the expanded park would act as a natural buffer against the environmental impacts of urbanization, including increased flooding, pollution, and habitat destruction, supporting the City's vision for long-term sustainable growth and environmental protection.

Conclusion

The proposed subdivision poses long-term risks to the community's safety, environment, and quality of life. In contrast, expanding John William Boich Parkette offers an opportunity to create a versatile and inclusive recreational space that would provide lasting environmental, health, and social benefits, while aligning with Burlington's commitment to sustainability.

For these reasons, we respectfully urge the Planning and Development Committee to reject the subdivision application and instead prioritize the expansion of this critical green space, ensuring it remains a valuable resource for future generations.

Thank you for your time and thoughtful consideration of this important matter. We trust that the Committee will act in the best interest of our city and its residents.

Sincerely,

