

Da Silva, Mariana

From: Barry Stroud [REDACTED]
Sent: Monday, November 4, 2024 12:04 PM
To: Da Silva, Mariana
Cc: Viorel Risco; Margaret Lee; Barry Stroud; Carol Stroud
Subject: Planning Application re ward 2 759 Maple Avenue

Follow Up Flag: Follow up
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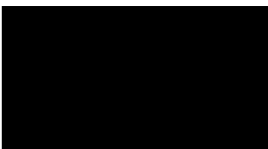
Dear Mariana, I am writing this response to indicate my concerns regarding the plan to 759 Maple Ave.

- 1.. We appose any removal of Trees on the property or adjacent properties The trees on the property are healthy Maples, already two large trees have been removed without permits and prior to application.
- 2..We are opposed to the dormers on the 4th.floor. we would request skylights.The original proposal stated... three stories height with the potential for loft space be added within the roof line of each unit. The plan showed no dormers. The new plan on the city website shows 4 dormer units outside the roofline.
- 3..The proposed 4 stories would seriously block the sun from many of the condo HCC284 Gardens.

The original plan presented was attractive and I see no reason to cut down the 3 maples at the rear of the property nor to add dormers outside the roof line.

Sincerely

Carol & Barry Stroud



Da Silva, Mariana

From: Helen Dufresne [REDACTED]
Sent: Tuesday, October 22, 2024 4:49 PM
To: Da Silva, Mariana
Subject: File520-12/24

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Re:Burlington.ca/759 maple
Comments from [REDACTED]

1. Four stories plus roof height exceeds surrounding structures.
- 2.Do not agree with application.

Ernest Dufresne
Helen Dufresne
[REDACTED]

To Mariana Da Silva

I had previously sent some of our concerns via email to our councillor at her suggestion. Unfortunately, I did not receive an acknowledgement of our concerns. Hopefully this finds the right contact and will be addressed accordingly.

The following are some of the concerns we have with the proposed development of 759 Maple Ave. We have sent this hoping that we can get forwarded to the proper channels with the City of Burlington. This matter is of great concern to us so any help would be greatly appreciated.

Concerns

Drainage with over 90% of the property being a hard surface or the structure itself, how is the groundwater going to be controlled. On the soft surface South Side of the property being at most 6 ft from the property line I don't believe a swale could handle the roof run off and falling rain. As you may be aware it's more often that what we call a 1 in 25 yr storm is happening more like 5 or more times in a 25-year period. Climate change is real. Further we have ground level windows on the northside of our house so drainage is critical as to not allow ground water to be forced to our property especially as ground water flooding is not insurable.

On the Northside hard surface drainage there is approximately 3600 sqft that would require a minimum of 30" of fall not to overly impact the Northside properties. Therefore, the property elevation needed at the rear would need to be built up 30" above Maple Avenue grade. In my opinion, it can impose issues for all adjacent properties with most of the groundwater having to be directed to Maple Ave. Heavy rains would cause ponding and impact pedestrians and vehicles.

I see from the rain water report that a 1 in 100 yr system is being proposed which sounds reasonable if you had the capacity to hold the water required to drain. The mostly hard surface does not provide the storage of water to allow the system to drain as designed and the soft surface would have to absorb the rain fall while it is ponding. As you are aware water runs to the lowest level and we fear 6 ft set back will force the runoff in our yard and possible breach our ground level windows. We are not as concerned with the 1 and 100yrs storms as we are with the regular hard rains that already flood our yard.

The owner of 759 Maple has already re-graded the existing lot at which time the yard flooding began during heavy rain and thawing. Additionally, he has removed a number of trees leaving only 3 or 4 mature trees, we adamantly opposed theses removal. They are proposing to plant mature trees however, this will not be the same as a tree probably 70 to 100 yrs old. The trees that were removed was without any conversation with us and I assume no city permits, this in itself causes us issue as one of the trees removed on or near the property line provided shade. The removal now allows direct

sun causing our roof to be negatively impacted as well as heating up the housing in the summer months

The proposed placement of the building will negatively impact our site line in our dining room, a place we use as a home office and a dining area. As well our family room is recessed and the structure would totally block our view and block natural light. The family room is our gathering area so not only is this a privacy issue we would lose natural light and have to turn lights on much more often. Additionally, the privacy with our master bedroom would be compromised. Our privacy is important to our family so having neighbors peering into our home is not only undesirable but not acceptable.

As you are aware the existing building was mysteriously lit on fire and had a number of fire personnel respond. Expected arson according to the investigating police officer. We viewed the house burning and hot embers were airborne and this was not only our concern but the fire department had concerns enough to have fire fighter take a closer look for our safety. Our house is 78 yrs old and with a wood roof it wouldn't take much to ignite. The concern was for a structure that is 1/4 the size of the building being proposed and approximately 30ft away. The proposed 4 story build is much larger and much closer. Fire danger is definitely a matter that needs to be considered

If the city were to allow this development as discussed on February 28 (building on the southside property line) it would be a negative for future development there is very few areas zoned to allow medium density and the proposed placement of the building on 759 would make the land usage of the 2 properties immediate south less flowing if and when developed

If the City feels this will go forward, we would need to insist the building be located on the Northside of 759. At the Zoom meeting I suggested this and the owner jumped in and said there is a hydro pole and fire hydrant that would be in the way. So it would appear his designed placement is simply a means of saving money. My business is supplying poles to cities and utility companies so I'm quite familiar with what's needed and what's possible to move a pole. The property owner's unwillingness to spend the money to do a utility relocation shouldn't affect us. Construction does have cost

Karen and I are lifetime born and raised residents of Burlington. We have been in this home for 32 years and take pride in our property and we asked that the City deny this application or at the very least insist that the building be erected on the Northside of the property located at 759 Maple.

Please note that our concerns were great enough after the earlier Zoom meeting to contact real estate along with neighbor to the south and list our homes to see if there was possibility of getting interest in developing our 2 properties. During which time our agent contacted the owner of 759 Maple to see if he would be interested in joining 755 and 749 Maple in approaching developer. The feedback I received from the agent is that he would consider it if the sale was worthwhile (basically over value). The agent also was told when asked about the building position on the lot, he chose it just to "piss us off". This leads us to believe the hydro pole and fire hydrant are not the reason for

the building placement. I believe the comment “just to piss them off” to be the main reason as past conversation with the owner he has little respect for city staff and elected officials, so it would appear we have joined this club of the disrespected.

Also, since the ZOOM meeting the President of the Condo Barry Stroud located to the rear of 759 Maple Ave came to see us as well as a phone conversation. His concerns are relatively the same as ours, removal of trees, drainage and the height of the proposed structure. He now is rethinking his comments at the zoom meeting and admitted after to us that his basic support of anything is better than the current condition is something he regrets. Although his only concern during the zoom meeting was the privacy issue, the height, he now believes the tree removal and drainage will also be impactful for he and the rest of the resident within his complex.

We read the submitted arborist report that identifying tree removal and how some of the trees are in distress and the other may be impacted by construction. We need to note the spray the owner applied over the entire rear yard in 2023 that virtually killed all the grass and over grown weeds may play part in the distressed tree. Given a chance these trees may come around and not require removal.

Respectfully submitted,

Paul Fleming

██████████

Karen Fleming

██████████