

Meneray, Elyse

From: Michael Key
Sent: Wednesday, September 25, 2024 10:17 AM
To: Meneray, Elyse; Galbraith, Kelvin
Subject: 505-05/24 &520-10/24

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We have read the revised proposal for the development of this site, and have the following questions:

- How does the property go to 11 stories from 6 and still retain the same number of parking spaces
- 112 parking spaces is not sufficient for 150 residential units, some residents may not have a car, but some will have 2
- Parking is already at a premium in this area, and the Drewlo apartment parking lots already see people visiting surrounding buildings parking in our visitor spaces

Michael Key

Meneray, Elyse

From: Carolyn Haacke
Sent: Wednesday, September 25, 2024 5:17 PM
To: Meneray, Elyse
Subject: Planning application

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Re file 505-05/24 and 520-10/24 Gold group Plains Rd West

Dear madame,

In response to the city's inquiry.

This intersection is very busy and now worse with trying to watch for bike lane traffic, people crossing streets, shoppers pulling into 100 Plains Rd with their cars, and gravel pit trucks etc. turning. Trying to drive into the Drewlo buildings across the street is dangerous. Adding more Plains Rd dwelling entrances will cause more accidents.

This Howard intersection is very windy so I am glad 23 stories has been changed to 11.

When 403 is stop and go, drivers plug Plains RD . Anymore entrances will make impatient drivers. Cars need a light to get unto Plains. This new development needs another way to access the building other than Plains at this corner area.

150 dwellings with only 112 parking spaces with many families owning two cars, is not practical. 128 bicycle spaces are too many. Canadian climate means the bikes will not be used that much.

Question: Will this be a condo or rental building?

Yours truly,

Carolyn Haacke'

Randy Roopchan

Burlington, ON L7T 0A6

September 26, 2024

City Building Department

P.O. Box 5013

426 Brant St.,

Burlington, ON L7R 3Z6

Subject: Concerns Regarding Development Proposal for 141, 147, and 153 Plains Road West
File: 505-05/24 and 520-10/24

Dear City of Burlington Planning Department,

I am writing to provide feedback on the proposed development at 141, 147, and 153 Plains Road West (File Nos. 505-05/24 and 520-10/24).

While I understand the need for residential developments in our growing community, I would like to raise two important concerns:

1. Lack of Grocery Stores in the Immediate Area

There are currently no grocery stores in the immediate vicinity of this development. The closest option, Fortino's, is located near IKEA, which is a considerable distance for residents, especially for those who may not have access to a vehicle. As the proposed development includes 150 residential units, it would be beneficial to consider incorporating a grocery store or other essential services within the ground floor commercial space. This would better serve both the residents of the new building and the existing community.

2. Increased Traffic on Howard Road

The proposed development will likely result in increased traffic, particularly on Howard Road, which serves as a key access route for residents in the area. I would urge the City to develop a traffic management plan that addresses the potential congestion this development could create. Proper planning could help mitigate safety and traffic flow concerns for both current and future residents.

I appreciate the opportunity to share my concerns and hope they are considered during the review process. I look forward to hearing more about how these issues will be addressed in future planning stages.

Thank you for your attention to these matters.

Sincerely,

Randy Roopchan

Meneray, Elyse

From: Bev Andersen
Sent: Friday, October 4, 2024 4:33 PM
To: Meneray, Elyse
Subject: 141, 147, 153 Plains Road

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Madam:

We reside in Garden Trails which is at the end of Sumac Drive and Unsworth Avenue. It is a residential area with quite a few homes in it and we have limited access to Plains Road.

I seriously wish someone would stop the construction of this building and adding another 150 residential units to Plains Road. A lot of us exit to Plains Road via Howard Avenue and that small stretch of road is busy with all the truck traffic that uses it. There are cement trucks, tractor trailers and gravel trucks heading for CBM. Ippolito Produce is also a frequent traveller as well as trucks heading to Cottage Country Candy on Sumac. None of us have any objections to this. We knew it was here when we moved in and all of these drivers are thoughtful and considerate.

If there was ever an emergency and we had to evacuate, the people in this area would never make it out! The City of Burlington is allowing far too many condos built on Plains Road and the traffic is getting horrendous. Staff should have been

here a few weeks ago when everything eastbound on the 403 was diverted off the highway!

We don't need this, we don't want it! It comes down to that. Stop the mass construction of condos. We need affordable housing and this is not it!

Bev Andersen

Meneray, Elyse

From: Colin Evans
Sent: Monday, October 7, 2024 10:20 AM
To: Meneray, Elyse
Subject: 505-05/24 and 520-10/24

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Elyse

I represent CBM Ready Mix at 1035 Howard Rd. we are an industrial Ready Mix concrete facility. We have been at this location since the 1950's. As with other plants we see the city growing in around us and more and more incompatible land uses are put near to our locations.

This is the case with this development. When the apartments went up across the road from this development we started receiving complaints, even when we weren't the cause of the issue. Residents who knowingly moved there were filming us and posting things to You Tube.

This development is even closer and due to its height we are concerned. There will undoubtedly be noise concerns resulting once people start to move in. This may eventually make it impossible for CBM to conduct business at our site.

In other cases, development had to mitigate their location or help us with concerns their consultants identified.

Thank you for receiving these comments and please reach out if you have any questions

Colin

Colin Evans (he/him/his)
Senior Manager, Lands and Environment
St Marys Cement Ontario Plants & Canadian Terminals, CBM RM and United Materials

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Meneray, Elyse

From: Caitlin Johnson
Sent: Tuesday, October 8, 2024 1:20 PM
To: Meneray, Elyse
Subject: 141 Plains Rd W - Proposal Feedback

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Hello Elyse,

I'm writing to you regarding the application to develop 141 Plains Rd W in Aldershot after receiving the notification in the mail. I am the president of HSCC 624 located at 181 Plains Rd W and felt compelled to share initial feedback after reviewing the application website.

I want to highlight the risks to 181 Plains Rd W related to the proposed entrance and exit driveway on Plains Rd W. Without a traffic light intersection, there will undoubtedly be an increase in behaviours already observed where vehicles that do not wait for traffic clearance to turn left from the north side of Plains Rd to head East, will turn right (Westward) and enter the HSCC 624 community and use the 181 Plains Rd/Daryl Dr intersection with traffic lights to turn left instead. This is increasing the traffic entering the 181 community where the vehicles are not slowing their speeds to caution the children and pedestrians in the neighbourhood is cause for concern. The laneways in the community are also narrow and are not ideal for vehicles turning around; I have observed a few near-misses recently as vehicles u-turn or three point turn close to our visitor parking. Perhaps the development plans can include the exit/entrance to the proposed building on Howard Dr to leverage a traffic light intersection instead.

The Panel's opinions and suggestions to review components such as parking and better considering the surrounding neighbourhood aesthetics, and the pedestrian are all appreciated. I will subscribe to updates on the application, and hope you incorporate this feedback into future steps of the approval process.

Regards,

Caitlin Johnson

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Caitlin Johnson

Meneray, Elyse

From: Judy Keast
Sent: Tuesday, October 8, 2024 2:45 PM
To: Meneray, Elyse
Subject: Proposed buildings 141. 147. 153. Plains Rd West

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To Whom It May Concern.

Please accept my recommendations regarding these proposed buildings.

Firstly, I am very concerned about three more new buildings along Plains Rd West. Is there research that people want to move to Plains Rd West?

There's a lack of amenities such as restaurants, a Seniors Centre and children's playgrounds nearby which will necessitate more cars on the road.

The added traffic will put a strain on the roads, already Plains Rd has "unused bike paths" which can impede emergency vehicles running smoothly. Snow will be another concern for traffic as well. when there's an accident or problem on the highways commuters already use Plains Rd as an alternate way to reach their homes in Hamilton and beyond.

The schools are already overcrowded, and buildings close to Plains Rd can be dangerous for children walking to school. I'm concerned the developers and the City are moving too quickly to build along Plains Rd West. Many Seniors live here and not everyone will take the GO train to Toronto. Seniors need to drive to Drug and Food stores along Plains Road They will also be overcrowded!

I'm hopeful the City Planning Dept will not approve the construction of three several story apartment buildings as they do not fit with the existing landscape. Small buildings may work.

Perhaps to satisfy the OMB, new building can be slated for outside of the City.

I oppose the rapid growth of condominium and many story apartment buildings near my home.

Thanking you in advance

Judy E Keast

Meneray, Elyse

From: JoAnne Riff
Sent: Wednesday, October 9, 2024 2:40 PM
To: Meneray, Elyse
Subject: Condo's

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Hi Elyse
I live at

Over the past year I have emails re information on I believe two major high rises west of Howard rd. The latest being a couple of weeks ago.

Plains rd is becoming nothing but condo's.

We have very few restaurants, no grocery stores etc.

Traffic is unbelievable and noise from racing cars.

These condos have less parking spots then units. Please don't tell be about 128 bike racks. With nothing out this way cars are needed. I agree that some may bike, but the majority will have a car or two and add to our already traffic issues.

JoAnne Riff

Sent from my iPhone

Meneray, Elyse

From: Gladys Hamilton
Sent: Friday, October 18, 2024 4:41 PM
To: Meneray, Elyse
Subject: Building proposal

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Since receiving a copy of the application to erect an apartment complex on Plains Road in Ward one at 141, 147 and 153 Plains Rd. W. I have given it a lot of thought. This area is already a high density location This proposal of 150 residential units and only 112 parking spaces seems to have some planning flaws. Many families own two cars. Where will the others Park? Plains Rd., West is already an extremely busy roadway This is especially true if there is one of the many frequent accidents on either the 403 or the skyway bridge This location is backed by a huge parking area for transport trucks which come and go at all hours and of course have back up beepers This makes it most unsuitable for residential occupancy Construction on this site would require the removal of several mature trees Never a good idea I would urge you to reconsider this proposal and deny it Burlington is already gridlock city! Gladys Hamilton.

Meneray, Elyse

From: Dee May
Sent: Tuesday, October 22, 2024 3:45 PM
To: Meneray, Elyse
Subject: 141 pls rd etc

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Elyse Meneray

Is the 11 story bldg. REALLY going to be built as Rental Apts?.

More & more traffic with these 200 or More vehicles is not what we need on Pls.rd W. With this bldg.

The intersection @ Howard & Pls rd.now is an accident waiting to happen with vehicles running the red lite. 😞 Our once residential Aldershot is now an industriaml hub,location of noise, noise with Ippolito trucks beep, beep @ 4,5am backing up their trucks. Cbm trucks coming & going all day at this intersection coming off Howard onto Pls rd. Makes it VERY DIFFICULT to even see to get off our complex at 140, 100 pls rd.

We for sure need advance lites, at Howard & Pls rd.just to be able to go east or west on Pls. Hidden valley rd.has become extra busy coming down to pls rd too now at this intersection & has tripled the no. Of vehicles.

You mention this bldg. Will exit onto Pls rd. How is this going to work?

Not in favour of this At All. And then, another 26 story where the Paint store is right on the corner.

ENOUGH IS ENOUGH!! Sorry I moved to Burlington.

Thanks for letting me vent. Look forward to your meeting.