

August 12, 2025

To: City of Burlington, Clerk

Re: **Submission for Special City Council - Wednesday, Aug. 13, 9:30 a.m.**
Statutory Public Meeting for Official Plan and Zoning By-law Amendments for 127 Plains Road West

I have been a resident of Aldershot for 30 years, and for the past 12 years I have lived at [REDACTED], at the corner of Plains Road and Daryl Drive. My home is part of a townhouse complex built by Dawn Victoria Homes in 2013.

I strongly oppose the proposed 25-storey development at Plains Road West and Howard Road.

The Proposed Building height is twice the height of the apartment complexes across the street and does not fit the character or scale of my neighbourhood. The disproportionate scale compared to other apartment buildings will dominate the streetscape. This building will overshadow my home and negatively impact the enjoyment and privacy of my property. It will block out sunlight and create a sense of intrusion into my private space. My living room, bedroom and backyard will be directly overlooked by the apartment's many units, and the lights from individual apartments will be intrusive and disruptive. There is also the potential for noise from units, roof top amenities and mechanical units. *(See photo #1 – "Development Rendering" showing my townhouse complex circled in red and photos #2 and #3 showing the view from my property.)*

Proposed parking is inadequate for a development of this size. Insufficient parking leads tenants and visitors to spill over into surrounding properties. My complex has already experienced non-residents parking in our spaces, which forces us to pay for parking enforcement.

The intersection at Plains Road West and Howard Road is hazardous due to truck traffic from both Ippolito and CBM. Crossing the intersection on foot is unsafe, and the area is often covered in dust and debris from heavy trucks.

The proposal lacks adequate green space or safe play areas for children. Children need safe places to ride bikes and scooters close to home—it's unrealistic to expect parents to take them to Hidden Valley Park after school or work every day. The complex where I live was required to install a play area for children. Why does this huge complex not have the same requirement?

This complex will only add to the traffic congestion. Plains Road West is already busy enough, particularly during peak hours.

The site's proximity to Ippolito Transport should raise serious concerns since trucks enter and exit the property at all hours of the day and night, with refrigeration units running continuously, and bright lights on every night. This creates constant noise and lighting disturbances.

I realize there are housing shortages; however, council needs to respect the existing scale, infrastructure, and value of Aldershot. The proposed development might be right for downtown Burlington, but, please, not a supersized apartment in my backyard. I ask you to be thoughtful about the folks who already live here.

Regards,

Alison Hood

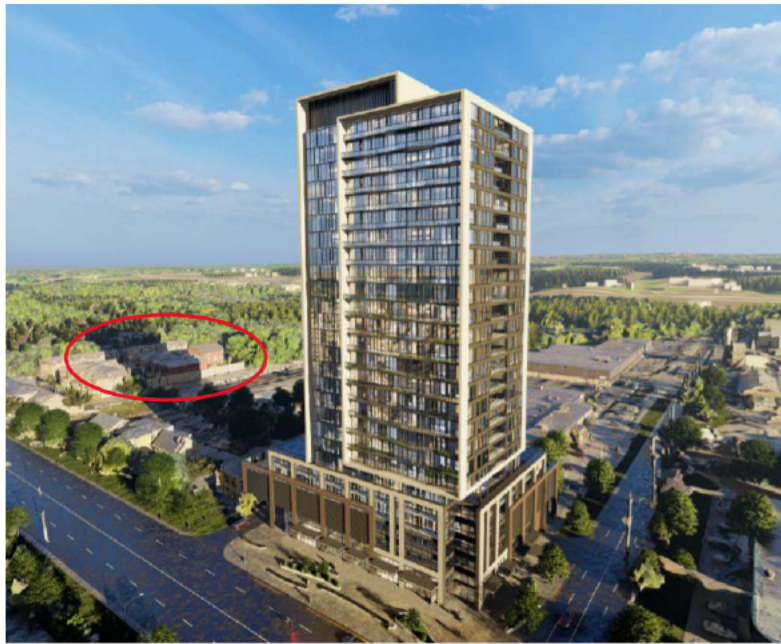


Photo 1 – “Development Rendering” showing 181 Plains Rd. W. circled in red.

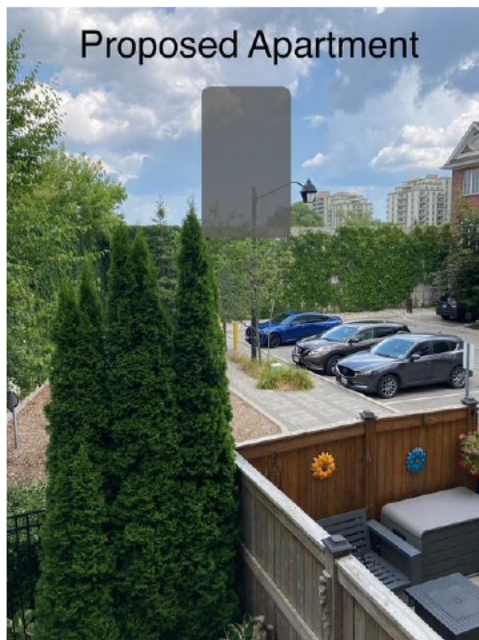


Photo 2 – Taken from rear of residence at 181 Plains Rd. W. showing an insert of the proposed complex.

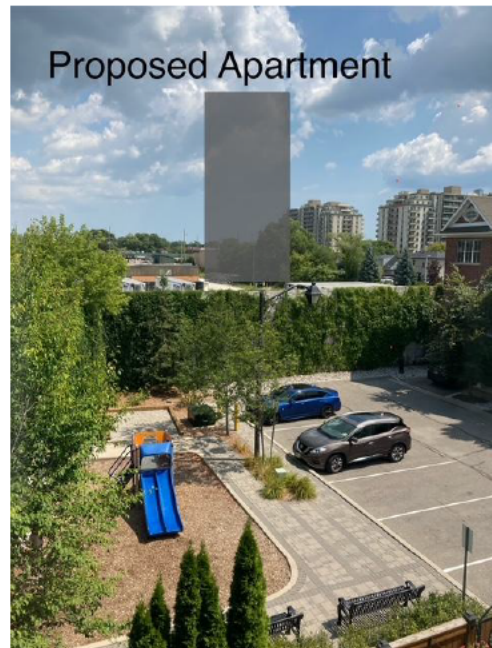


Photo 3 – Taken from rear of residence at 181 Plains Rd. W. showing insert of proposed complex.