

From: [REDACTED]
Sent: Wednesday, July 20, 2016 11:40 AM
To: Evershed, Todd
Subject: July 11, 2016 proposal-4853 Thomas Alton Burlington

Mr. Evershed:

As a resident of Alton Village I have been following the development proposals with great interest. I am extremely alarmed to read the City's updated proposal that indicates support for 19 floor towers and exceeding the maximum zoned density for this area despite the objections of residents of the area.

Please find attached my letter of objection. I look forward to clarification that the city is in fact working towards a development plan that is consistent with the maximum height, density and wishes of the residents of the area.

Sincerely

[REDACTED]

[REDACTED]

Todd Evershed:

As a resident of Alton Village, I am contacting your office to seek clarification on and express my concerns about the development of 4853 Thomas Alton Boulevard, as proposed by ADI Developments. Through reading the proposal and the published documents, I have come to understand that this company is proposing numerous amendments to the agreed upon city bylaws and reasonably expected development in this area. Further, if my understanding is correct, the city is entertaining these proposed changes despite over 500 signatures, emails and letters of protest. As a long-time resident of Alton village, I would like to express my extreme dissatisfaction with the proposal as suggested.

When I originally moved into Alton village, my understanding was that this land was to be developed into 4 story units by Emery Homes. However, I do understand that city zoning bylaws allow for a 10 storey maximum in this area and 185 units/hectare to be developed. I have no issue with ADI proposing to develop the land to its legal maximum. However, they are suggesting two 19 storey buildings in a 100 x 200 m (approximate) space, and adding 200 more units than the maximum amount that the area is zoned for. The city bylaws are in place for a reason. Any proposal that is over the recommended city maximum should be looked at incredibly cautiously. This proposal is not asking for a minor alteration to the maximum for a specific reason that has a demonstrated benefit to the community. ADI developments is proposing to effectively double the maximum height of the buildings that this land is zoned for; twice. This is not in accordance with the city bylaws or the wishes of the community. Residents of Alton Village are spending upwards of 1 million dollars to move to the community, and our opinions are being ignored. We do not want to deal with the increased traffic or have to look at 2 19-floor towers. I have read the justification report and cannot see a single benefit to the community, other than vague references to "Burlington's intensification strategy". Burlington's growth and intensification is not new. There are many condo developments being built, with the vast majority of them in the 5 storey range. ADI has developed multiple areas in North Burlington and Oakville that are well below the 10 storey maximum. The company should easily be able to provide an agreeable plan that embodies Burlington's intensification strategy that fits within the current height and density limits.

I have read the functional servicing development report, and although the ultimate conclusion is that the area could be configured to accommodate the water/sewage draining requirements, this is based on speculative data as the system was developed in 2014. The access to palladium way is to be redesigned and is in direct contradiction to its original use of diverting traffic around the subdivision. The urban design letter reeks of bias. The proposal quotes that any development must be compatible with the neighbourhood character in terms of height, mass, scale, and parking so that a transition should be provided. Further, where appropriate, the design should mirror the adjacent configuration. This proposal includes transitioning from 3 storey stacked town houses to 19 story towers, and claims that this is consistent with the aforementioned principles. I cannot believe that a person with any degree of education or common sense could believe that transitioning to 19 storey skyscrapers within 100 m of town houses is consistent with the neighbourhood structure. The fact that professionals have the audacity to submit this opinion is laughable, and the idea that city officials could even consider this to be appropriate is terrifying.

There is no precedent for a 19 floor tower in north Burlington. The only relatively similar comparable is the 16 storey Ironstone building. The ironstone building can be clearly seen from palladium way to the north, and for at least a kilometre on upper middle. As bad as this is, there is at least a gradient, in that the 16 floor tower is surrounded by a 10 storey building and an 8 storey building. The current proposal is infinitely worse, in that it entails the only apartment style building within 2 kilometres that is 6 times higher than the tallest neighbouring structures. I invite the city planners considering the proposal to actually attend the area of Alton village. Walking in the area one can clearly see approximately 50 ft. tall floodlights clearly from many streets. I can see hydro towers that are 437.2m away (between houses) from the second floor of my house. These structures would not even reach the middle base of the towers as presented. These buildings will be looming structures that look shockingly out of place in the neighbourhood.

My further concern is that not only are the plans in direct contravention to the zoning bylaws and wishes of the residents, they may not be effective in attracting buyers. Many of the lots are smaller than the zoning bylaw allows, and most importantly, the apartment only allots 1 parking spot per unit. This is incredibly unrealistic for buyers in this location. It is highly unlikely that only 1 car will be required for anything other than single person units. Very few couples in this area share a single car. In my opinion, these restrictions will either A.) limit prospective buyers leaving the building undersold or B.) tenants will resort to on street parking; an issue that already plagues Alton Village. I have visited many of the condo developments in 2015-2016 and have found that numerous 4 Storey condos in the area had not even sold out prior to completion. I have serious doubts that 2-19 storey towers with one parking spot will sell out and provide the increase in tax base that the city would enjoy.

As a resident of Alton Village, I am shocked that the city is even considering this proposal with the 19 floor towers and above maximum zoning density. I do not intend to live here if this is the case, and I have no intention of voting for any city representative if this is allowed to stand. I am not alone in this line of thinking. Many people in the area have moved to Alton Village from the Toronto area, specifically to get away from this level of development. People have put down roots, moved their families and in many cases have spent over 1 million dollars to purchase a home in this area. Now we will be subjected to the same development that we see in Toronto. If we wanted to live in Toronto, we would. I support the continued development of land in North Burlington, specifically Alton Village. But I cannot support any proposal that flagrantly disregards an incredible number of zoning bylaws and character of the area. Further, I cannot support any elected officials who disregard the clear objections of the citizens they serve. I would like clarification on the city's ongoing efforts to ensure that the development of this area remains within the maximum height and density limits.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Wednesday, August 31, 2016 1:14 PM

To: Evershed, Todd

Subject: Alton Development? ADI Development Group Inc. - 4853 Thomas Alton Blvd

Hi Todd,

I'm a local resident and I'd like more information on this proposed development. I've read the information on the website (<http://www.burlington.ca/en/services-for-you/4853-Thomas-Alton-Boulevard.asp>) yet there is no indication on the status of any potential approvals.

What is the timeline for approvals and when should this development begin construction?

Thanks,

[REDACTED]

Resident – Burlington

From: [REDACTED]
Sent: Wednesday, September 14, 2016 9:36 PM
To: Evershed, Todd
Subject: Status - 4853 Thomas Alton Blvd.

Mr. Evershed,

I am an Alton Village Resident. I am writing to enquire about the status of the proposed development at 4853 Thomas Alton Blvd.

I skimmed the lengthy report (PB-63-16) but I'm having a difficult time understanding it. For confirmation's sake: was the revised plan approved ultimately approved?

Regards,

[REDACTED]