

Gasic, Melissa

From: Gasic, Melissa
Sent: Thursday, January 22, 2026 7:17 PM
To: [REDACTED]
Subject: RE: Site Address Ward 4

Hi [REDACTED]
The lands are to the east of Walkers Plaza and to the north of the existing condominium building at 4040 Upper Middle Road. I hope this helps.
Best,



Melissa Gasic, MCIP RPP
Planner - Site Plan Review, Community Planning
Development and Growth Management
City Hall | 426 Brant St., PO Box 5013, Burlington ON L7R3Z6
Phone | 905-335-7600 ext.7463 | burlington.ca

Our working hours may be different. You are not obligated to reply outside of your typical working hours and I am asking you not to reply outside of your typical working hours.

From: [REDACTED]
Sent: Thursday, January 22, 2026 4:17 PM
To: Gasic, Melissa <Melissa.Gasic@burlington.ca>
Subject: Site Address Ward 4

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa

I received a notice in the mail about a property located at 4030 and 4050 Upper Middle Road.

I am located at [REDACTED] Upper Middle Road and are curious as to where these properties are located in relation to [REDACTED] Upper Middle Road.

I will wait for your reply.

Regards,
[REDACTED]

Gasic, Melissa

From: Gasic, Melissa
Sent: Tuesday, January 27, 2026 4:22 PM
To: [REDACTED]
Subject: RE: Application Submitted Notice - re Walkers Green Residences Ltd.

Hi [REDACTED]

Thank you for your email and for taking the time to review the Vacant Land Condominium (VLC) application materials. I appreciate you sharing your concerns.

To clarify, the current application does not seek permission to change land use, introduce new buildings, or remove approved amenities. The Draft Plan of Vacant Land Condominium is a legal and ownership framework only. Its purpose is to create three vacant land units to support long-term phasing of development that has already been contemplated through prior planning approvals. No physical changes to the site, including buildings, access, parking, or amenity areas, are proposed or approved through this application.

Importantly, the VLC application does not amend or override any existing site plan approvals, zoning permissions, or condominium agreements that govern the development at 4040 Upper Middle Road. Any shared amenities continue to be governed by the applicable site plan approvals and condominium documents for that development. The VLC process does not remove, reduce, or reassign approved amenity areas.

The overlay drawings you referenced are intended to illustrate future land units for planning purposes only. They do not indicate a change in how existing common elements function or how amenities are allocated. Any future development on the vacant land units would require separate planning approvals, including site plan approval, at which time matters such as building layout, access, servicing, and amenity provision would be reviewed in detail.

At this stage, the City's review is limited to confirming that the proposed VLC framework conforms with the Official Plan, Zoning By-law, and applicable legislation.

I hope this helps clarify the intent and scope of the application. Please feel free to reach out if you have further questions or would like additional clarification.

Kind regards,



Melissa Gasic, MCIP RPP
Planner - Site Plan Review, Community Planning
Development and Growth Management
City Hall | 426 Brant St., PO Box 5013, Burlington ON L7R3Z6
Phone | 905-335-7600 ext.7463 | burlington.ca

Our working hours may be different. You are not obligated to reply outside of your typical working hours and I am asking you not to reply outside of your typical working hours.

From: [REDACTED]
Sent: Tuesday, January 27, 2026 1:41 PM
To: Gasic, Melissa <Melissa.Gasic@burlington.ca>
Subject: Re: Application Submitted Notice - re Walkers Green Residences Ltd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for the speedy response Melissa.

I'm certainly no expert so would appreciate any feedback or guidance you could provide.

It looks to me like they are asking for permission to repurpose the land (or at least redraw the property lines)?

My concern is that this looks to be a potential deviation from the initial plans which were promised to buyers like me.

In the original marketing materials, we were sold (at a premium) units that would face inwards towards a 1acre courtyard that would be shared among multiple buildings.

I purposefully chose my unit and paid the premium for this reason. If this new plan removes the need for the builder to provide this amenity, I would be very much opposed to it (and would like to understand if they face any legal repercussions as a result).

Maybe i'm misinterpreting but the overlay drawings look very much like 4040's portion of land is restricted to what's built, while the rest is attributable to the other 'units' with no mention of the initially marketed courtyard.

Are you the person we should be writing these concerns to? If not, could you kindly redirect me, or this email, to the appropriate person(s)?

Appreciate any feedback / guidance you could provide.

Thanks,

[Redacted]

On Jan 27, 2026, at 1:02 PM, Gasic, Melissa <Melissa.Gasic@burlington.ca> wrote:

Hi [Redacted]

Here is the link for the proposal:

<https://www.burlington.ca/en/news/current-development-projects/4030-upper-middle-rd.aspx>

Best,

<image001.png>

Melissa Gasic, MCIP RPP
Planner - Site Plan Review, Community Planning
Development and Growth Management
City Hall | 426 Brant St., PO Box 5013, Burlington ON L7R3Z6
Phone | 905-335-7600 ext.7463 | burlington.ca

Our working hours may be different. You are not obligated to reply outside of your typical working hours and I am asking you not to reply outside of your typical working hours.

From: [Redacted]
Sent: Tuesday, January 27, 2026 12:52 PM
To: Gasic, Melissa <Melissa.Gasic@burlington.ca>
Subject: Application Submitted Notice - re Walkers Green Residences Ltd.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa,

I received the subject notice in the mail regarding the proposal of Vacant Land Condominium.

The website to get more information listed is not live or available.

www.burlington.ca/en/n

Will there be an update to this site or an alternative site provided to understand what is being asked?

Thanks,

(redacted) resident of 4040 Uppermiddle Road Condo)

This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this email/fax. If you have received this email/fax transmission in error, please notify the sender immediately by telephone, fax or email and permanently delete this email from your computer/shred this fax, including any attachments, without making a copy. Access to this email/fax by anyone else is unauthorized. Thank you.

Gasic, Melissa

From: Gasic, Melissa
Sent: Tuesday, January 27, 2026 9:15 AM
To: [REDACTED]
Subject: RE: Inquiry regarding Planning Application File 525-004/25 (4030 and 4050 Upper Middle Road)

Dear [REDACTED]

Thank you for reaching out regarding the Draft Plan of Vacant Land Condominium application at 4030 and 4050 Upper Middle Road. I appreciate your interest in understanding how this application may relate to the surrounding neighbourhood.

At this stage, the Vacant Land Condominium (VLC) application is a legal and planning framework only. It does not authorize any new buildings, changes to traffic patterns, or physical construction. The purpose of the VLC is to establish land ownership boundaries to support orderly future development that has already been contemplated through long-term master planning for the site.

With respect to your specific questions:

- **Traffic on Upper Middle Road:**
The VLC itself does not generate new traffic or alter existing access points. Any future development on the vacant land units would be subject to separate planning applications (such as site plan approval and, if required, zoning amendments), which would include detailed traffic studies and review by the City's Transportation Services staff at that time.
- **Infrastructure and services:**
There are no new infrastructure demands created by the VLC. Future development phases will be required to demonstrate adequate servicing, stormwater management, and infrastructure capacity through technical studies, all of which would be reviewed and approved by the City and Region before construction could proceed.
- **Long-term vision for the units:**
The vacant land units are intended to accommodate future residential buildings in accordance with the City's Official Plan and Zoning By-law. Each future building proposal would undergo its own public planning process, including detailed technical review and opportunities for public input, before any development could occur.

Kind regards,



Melissa Gasic, MCIP RPP
Planner - Site Plan Review, Community Planning
Development and Growth Management
City Hall | 426 Brant St., PO Box 5013, Burlington ON L7R3Z6
Phone | 905-335-7600 ext.7463 | burlington.ca

Our working hours may be different. You are not obligated to reply outside of your typical working hours and I am asking you not to reply outside of your typical working hours.

From: [REDACTED]
Sent: Friday, January 23, 2026 5:46 PM
To: Gasic, Melissa <Melissa.Gasic@burlington.ca>
Subject: Inquiry regarding Planning Application File 525-004/25 (4030 and 4050 Upper Middle Road)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Melissa,

I am writing to you as a homeowner on Tobyn Dr. regarding the planning application submitted by Walkers Green Residences Ltd. for the properties at 4030 and 4050 Upper Middle Road (File: 525-004/25).

I received the notice about the proposal for a Vacant Land Condominium. While I understand that no new buildings are being proposed at this stage, I would like to better understand how this legal reorganization might impact the neighborhood in the future.

Specifically, I have the following questions:

- How will this division into three units affect future traffic flow on Upper Middle Road?
- Are there any anticipated impacts on local infrastructure or services as a result of this phasing?
- What is the long-term vision for these specific units once they are established?

Thank you for your time and for providing more information on this application.



Get [Outlook for Android](#)

Gasic, Melissa

From: [REDACTED]
Sent: Tuesday, February 3, 2026 4:05 PM
To: Gasic, Melissa
Subject: Re: Public feedback: Proposed development at 4030 and 4050 Upper Middle Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you very much Melissa!! Really appreciate the clarification on everything.

[REDACTED]

> On Feb 3, 2026, at 4:02 PM, Gasic, Melissa <Melissa.Gasic@burlington.ca> wrote:
>
> Hi Chris,
> Thank you for your email and for taking the time to review the Vacant Land Condominium (VLC) application materials. I appreciate you sharing your concerns.
> To clarify, the current application does not seek permission to change land use, introduce new buildings, or remove approved amenities. The Draft Plan of Vacant Land Condominium is a legal and ownership framework only. Its purpose is to create three vacant land units to support long-term phasing of development that has already been contemplated through prior planning approvals. No physical changes to the site, including buildings, access, parking, or amenity areas, are proposed or approved through this application.
>
> Importantly, the VLC application does not amend or override any existing site plan approvals, zoning permissions, or condominium agreements that govern the development at 4040 Upper Middle Road. Any shared amenities continue to be governed by the applicable site plan approvals and condominium documents for that development. The VLC process does not remove, reduce, or reassign approved amenity areas.
>
> The VLC plans are intended to illustrate future land units for planning purposes only. They do not indicate a change in how existing common elements function or how amenities are allocated. Any future development on the vacant land units would require separate planning approvals, including site plan approval, at which time matters such as building layout, access, servicing, and amenity provision would be reviewed in detail.
>
> At this stage, the City's review is limited to confirming that the proposed VLC framework conforms with the Official Plan, Zoning By-law, and applicable legislation.
> I hope this helps clarify the intent and scope of the application. Please feel free to reach out if you have further questions or would like additional clarification.
>
> Kind regards,
>

> Melissa Gasic, MCIP RPP
> Planner - Site Plan Review, Community Planning
> Development and Growth Management
>
> City Hall | 426 Brant St., PO Box 5013, Burlington ON L7R3Z6
>
> Phone | 905-335-7600 ext.7463 | burlington.ca
>
> Our working hours may be different. You are not obligated to reply outside of your typical working hours and I am asking you not to reply outside of your typical working hours.
>
> -----Original Message-----
> From: [REDACTED]
> Sent: Tuesday, February 3, 2026 1:41 PM
> To: Gasic, Melissa <Melissa.Gasic@burlington.ca>
> Subject: Public feedback: Proposed development at 4030 and 4050 Upper Middle Road
>
> CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Good afternoon Melissa,
>
> I am writing to you in respect to the public's feedback notice i received for this proposed development and want to express my egregious concerns in respect to this vendor/builder's conduct throughout the history of this development site.
>
> The city should be well aware of the history with this site. Walkers Green Residences marketed, sold (collected deposits) and received approvals for a prior development proposal on this site. I am expressing my concerns for not only myself, but more importantly, my brother Cory Dowling, who has an active purchase agreement for a unit he purchased in the prior proposed development back in 2016. I have never before experienced such unprofessional conduct that we have experienced with this builder. There has been zero communication to the affected purchasers of the prior development for several years. In fact, many years. As stated above, Cory still has an active purchase agreement with a deposit held in Trust with this builder. This builder took 3 years to register their first building on this site so i would seriously question their competency as a builder.
>
> It would be a serious injustice to the residences of Burlington and devastating to the affected purchaser's if the City were to approve this proposed development. If this was to be approved, i would simply ask why the City does not hold a builder accountable! I see there is a meeting on March 2nd at 9am in which i will be there on behalf of Cory Dowling to express my concerns to the committee in addition to this email to serve as my letter of objection for this proposal.
>
> Once again, the conduct of this builder has been disgusting and our family would be truly at a loss for words if the City would allow this builder to slip out of their obligations to build anything other than what the city had prior approved and the builder sold. I would deem this as misrepresentation and we would pursue all remedies available to us against this builder. Although misrepresentation may not have been their intent, there is absolutely no excuse for zero communication to their purchasers.
>

> Thank you for your attention to this matter.

>

> Best regards,

>

[REDACTED]
[REDACTED]
[REDACTED]

>

> This message, including any attachments, is privileged and intended only for the addressee(s) named above. If you are not the intended recipient, you must not read, use or disseminate the information contained in this email/fax. If you have received this email/fax transmission in error, please notify the sender immediately by telephone, fax or email and permanently delete this email from your computer/shred this fax, including any attachments, without making a copy. Access to this email/fax by anyone else is unauthorized. Thank you.