

Appleby Mall OPA Neighbourhood Meeting
November 18, 2014
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Condo units

Number of children – what schools will they attend
Concern with busing of kids
Neighbourhood already dangerous due to traffic
180 day timeline? March 21, 2015
Greenspace?
Amenity space for the children
Where will the garden centre go?
How does Fortino's feel about this development?
How long will construction take? Will the sidewalks remain open?

Traffic / Parking

324 units / 2 persons per unit
600 persons
How would they be accommodated on Pinedale?
Plenty of capacity
2% added traffic
Don't want Burlington like Toronto
How will it affect the quality of life or the residents?
Where will people park? Where will mall people park?
When were the surveys completed?
Snow storage and its impacts on parking
Ground floor retail – where will the employees park?
Overnight parking at the plaza – ticketing?
Appleby Line and safety of children
Where will the access to the towers be?
Poor traffic flow in Burlington

Sun / shadow effects on adjacent properties
Plunking the development into a parking lot does not make sense
What if you cannot sell all the units?
How are you going to assist the seniors?
Works being done in the area
Building design and quality of design

Planning Justification Report

How wide is Pinedale and how high is the building?

Comparison to Plains Road

What examples are comparable to the development?

Concern raised with the planning justification report and examples sited

Whose preference for more urbanization

Concern with the statistics (traffic)

Flooding – Sewers

Sewers are inadequate in the area

2000 backed up sewers

Awareness of the sewer back-ups in the past?

87% reduction of stormwater – collect stormwater in a tank and released at a slower rate

No high density until we are assured that the sanitary sewers are fixed

Spoke of storm but not sanitary sewers

5% + of what's going into the sewere today

Concerns: sanitary pump station / sanitary flows

How do you slow release the storm into the system?