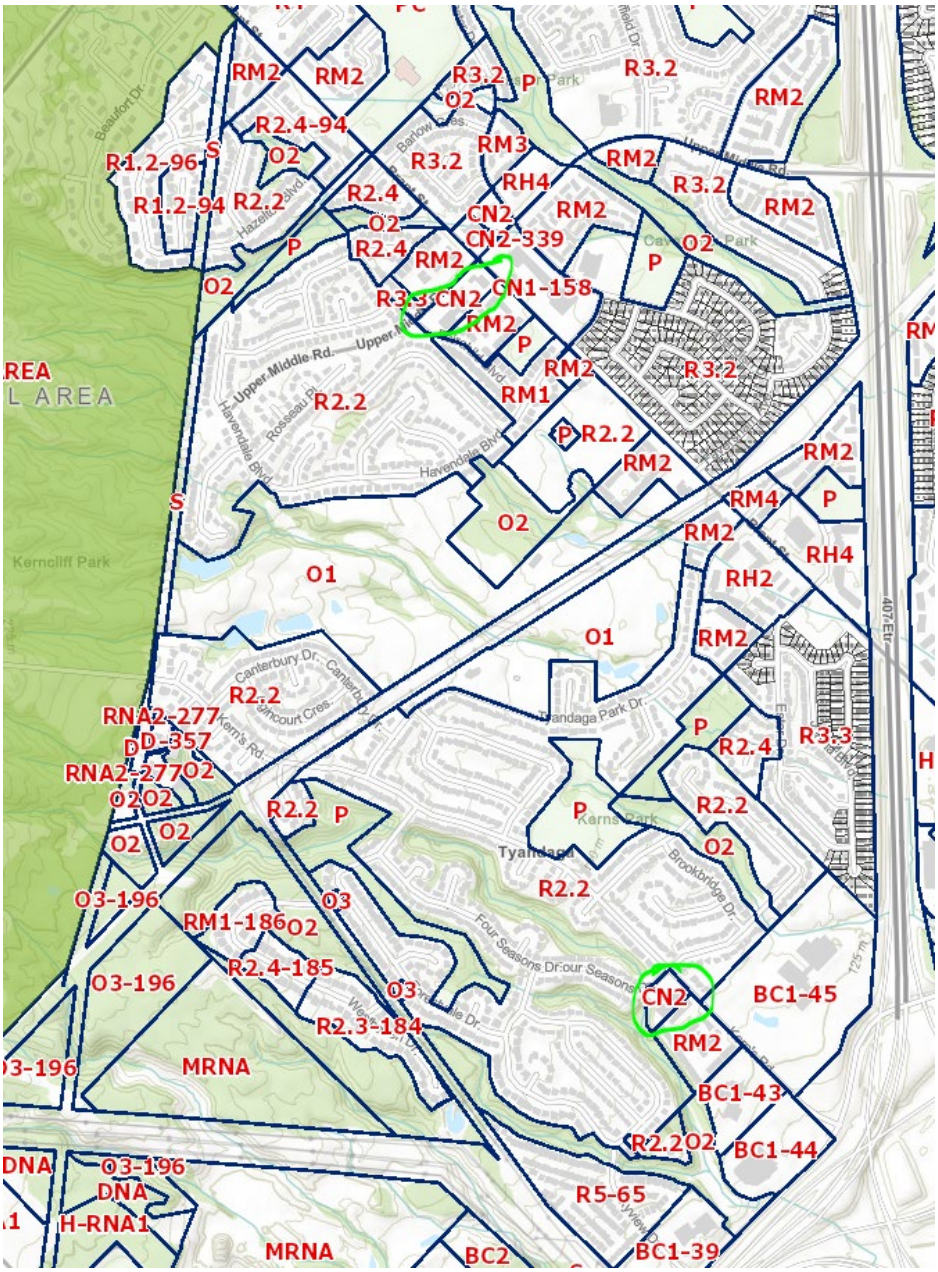
APPENDIX D

#	Comments
1	Hi Melissa, Having just reviewed a few other documents and several different sources, the building should be described as a Five Storey building. The lower level has a floor, ceiling, is above grade, used as a main part of the building and contains usable spaces. I cannot see any reason how it would not be defined as a floor or storey. This is again misleading the public attached to the false rendering of the front of the building. Please let me know your thoughts and address this as soon as possible. Thanks Doug
2	Hi Melissa, I received the letter today confirming the application by Fieldgate for the 1600 Kerns Road site, and have some very preliminary questions. In the "What is Proposed" section, it states that there is a proposed 1774 sq. m. of amenity area. Can you please clarify – amenity area comprising what exactly, is this by this description designated solely for those in the units, and why is this significant when the total proposed size is not identified? The total size of the proposal, 10,000 sq.m., is not identified although grossly exceeds the current CN2 Zoning – why was this omitted? Based on the current restrictions and those provided following June 2nd, will an extension be considered to the time shown for written submissions? There is a large quantity of documentation provided with the application, including many drawings which are not easily reviewed as too small to see any details or figures and enlarging on a computer does not provide a complete drawing. All will require printing on at least 11" x 17" paper ie. a trip to a printer facility which is not currently readily available. Some of the written attachments eg, Environmental Study, are also too small to read on a computer. We are not all privileged to have expensive computers. As this development is vehemently opposed by myself and overwhelmingly by the community, it would be greatly appreciated to have sufficient time for a thorough review. Thank you for your consideration. Regards, Pamela Gowing.
3	Rules are there for a reason. My understanding is that 1600 Kerns Rd. is currently zoned for a three storey building. This reflects that the area is a residential, with two storey homes.

	I feel that the proposed 4 storey building will cause depreciation of property values, increase traffic to the area, cause shadow to fall on nearby properties for an inordinate amount of time, and decrease privacy to neighbourhood yards. I assume this is why the original zoning was put in place. As the neighbourhood has not changed in composition, I feel the current zoning already maxes out what should be permitted in terms of development. My vote will reflect my displeasure if the variance is permitted. I will not help re-elect a council or mayor who allow this to go forward. Sincerely, Susan M. Stenzel Pittman
4	Rules are there for a reason. My understanding is that 1600 Kerns Rd. is currently zoned for a three storey building. This reflects that the area is residential, with two storey homes. I feel that the proposed 4 storey building will cause depreciation of property values, increase traffic to the area, cause shadow to fall on nearby properties for an inordinate amount of time, and decrease privacy to neighbourhood yards. I assume this is why the original zoning was put in place. As the neighbourhood has not changed in composition, I feel the current zoning already maxes out what should be permitted in terms of development. My vote will reflect my displeasure if the variance is permitted. I will not help re-elect a council or mayor who allow this to go forward. Sincerely, G. H. Stenzel
5	Re: 1600 Kerns Rd. Fieldgate proposal As a resident of Tyandaga Mews, I wish to express my concerns over said development proposal. The plans that we saw at the meeting held at Compass Point Church several months back, show a building that takes up all of the space on that block. This leaves no additional space for visitor parking, therefore creating a situation where visitors to the residents of that building will be parking on Kerns Road and in the Tyandaga Mews visitor spots which are already at a premium. The proposed height of the building will also compromised the East-West breezes that flows through the news at this time and will overshadow the units at the north end of our complex. It has already been mentioned that the hillyness of Tyandaga is not suitable for seniors who will want to have a walk for exercise. And last but not least, is that if the zoning is permitted to allow a taller building here (which is one floor more than the present zoning allows), what will stop the zoning to change from the opposite corner where AIC is now located.

	Wendy Keyes Alan Renner
6	Melissa, I am writing in connection with the above application, notice of which I received by mail on or about May 31, 2021. I understand that the applicant is seeking a change in the zoning bylaw for the property located at 1600 Kerns Road. I was greatly alarmed to hear about this rezoning and **I implore the Department of Community Planning to reject the application** which would substantively change for the worse both the character of the neighbourhood but also access to affordable, proximate child care services, something so very difficult to find in the GTA. My wife and I, whom I have included on this email, live at [redacted] Heather Hills Dr., with our one-year old baby, Spencer and my elderly mother-in-law, who is helping to take care of Spencer on a temporary basis. We anticipate my mother-in-law to stay with us for another few months, at which point, if not decidedly before, we will be in need childcare services. The decision to move to the neighbourhood in 2017 was predicated in large part upon the presumption that we would soon start a family and so we were looking for an area with an established, well-reviewed childcare facility. The plaza at 1600 Kerns Road is a low-rise, fairly low-traffic facility with one of the only day care centres in the vicinity, Kids and Company. Kids and Company has a great setup and an excellent play area, is very well-reviewed and regarded and is an under five-minute walk, or two-minute drive from our house. This child care centre has provided child care for many of our neighbours' children over the years and continues to be a vital part of our community of South Tyandaga. This was a very important consideration for us in our move from busy downtown Toronto to a relatively quiet, child-friendly location in Burlington. I note that the only other child care centre anywhere near us is located at upper middle road, which is 3.9km away by car and would be a walk of more than half an hour mostly uphill. We are an active, environmentally conscious family and prefer walking to taking a car whenever possible, and again, the idea that we would be able to avoid having to take a car to our day care was a big part of the reason we moved here. I understand FGL Kerns Inc.'s application would result in the destruction of both the plaza and the child care centre and its replacement with a four-storey retirement home. My understanding is that Kids and Company will not be allowed to renew its lease at the plaza and that its existing layout will be destroyed as well. My understanding is that there is no replacement planned by the City of Burlington for this child care centre. Please correct me if I am mistaken in any of the above assumptions. I **therefore strenuously oppose the application by FGL Kerns to the proposed rezoning of the plaza lands at 1600 Kerns Rd.**. When the neighbourhood was

originally zoned, consideration was given to locally accessible child care services, and the current zoning, Neighbourhood commercial (CN2), was put in place to help the local community flourish with a low-traffic, safe location to entrust our children to during the day. It would appear that careful consideration was given in the original zoning to the Tyandaga neighbourhood that there be a CN2 zone in both northern Tyandaga and south Tyandaga. See the Zoning map which I reproduce here below:



I have outlined both of the CN2 designated zones in green. You can clearly see that they each provide an important point of community service **for each of the northern and southern Tyandaga areas**. I cannot imagine this would have been done by mistake or by pure coincidence. I will also note that both CN2 zones outlined above

	provide the only child care services in Tyandaga. Removing this zoning designation would leave all of south Tyandaga without child care services. Were we not bordered by the 403 to the south and the 407 to the north, this might have been ameliorated by child care centres to the east of the 407 or to the South of the 403, but these roads are significant barriers to foot traffic, physically blocking pedestrian traffic. Brant Street is a busy street that also represents a significant barrier to walking, especially for an elderly mother-in-law who is able to manage walks to the vicinity of 1600 Kerns Road perfectly fine at the moment. Moreover, the removal of one of these child care centres would result in the overloading of the other, which is exactly what I anticipate will occur should the application be allowed, thereby putting our entire childcare plan in serious jeopardy. My concern is not only with the removal of child care services, but of the increased traffic that is surely to result from the presence of a four-storey retirement home. Not only the increased density of residents themselves, but visitors, ambulances, taxis, and other traffic would undoubtedly fundamentally change the neighbourhood, which is currently a place where children can play, with supervision of course, in the street without much concern over traffic. Moreover, **this would become the only multi-storey (i.e. 2+) building in Tyandaga**. This means a significantly higher traffic volume and is a change that **will fundamentally and most decidedly negatively alter the neighbourhood**, which was not laid out to accommodate the kind of density that is being contemplated. I simply cannot imagine that the original planners would have even considered such a fundamental change as being in any way for the benefit of the community. For these reasons I object to the application and welcome any opportunity to have my voice heard before any planning meetings or local planning officials. Thank you for your request for comments and for taking the time to consider my objections. Regards, Dan & Vera & Spencer Chapman
7	Hello Melissa, This is long, and I suspect you will receive many like it. But I hope you read it. It's important to many people beyond just myself. I'm a member of the Tyandaga community, located at [redacted] Winterberry Dr. I do not fall within the 120m notice range, but don't let that fool you. The proposed development negatively impacts all in this community, including those whom Fieldgate intends to become residents of their retirement property, and it shatters the livelihoods of those currently doing business there.

I have been carefully watching the Burlington website, and I implore you to carefully review the documentation package submitted by the applicant. Their proposal is littered with carefully selected omissions, and errors in the hopes your planning team will take each document's word for it and NOT fact check any of them. Many of these omissions and errors to me, seem very much intentional, crafted to spin the application in favourable light.

I ask that you please do carefully review, and fact check all of their documents. And do not just request corrections for errors or omissions, but also understand that each one of those were made intentionally to deceive you and your team. Deceive you for Fieldgate's financial gain.

A few specific observations

- the shade analysis omits hours of daylight time that literally casts shadow on the immediately surrounding community residents.
- Their Public Transportation assessment refers to the area as having "excellent" service for the new property's residents, whereas Burlington Transit offers no service whatsoever between 09:00 and 15:00, and minimal service on either side. No evening service either.
- Kerns Rd. is essentially the ONLY convenient route in or out of our community. And Fieldgate's estimate for traffic flow along Kerns Rd. by the addition of this residence home (on page 15 of their consultants assessment) is zero. I say again, it is zero. Zero vehicles going up Kerns Rd. to Four Seasons to access the property. No Employees. No Residents getting groceries. No Deliveries or Maintenance vehicles. Zero. At least a lowball assessment would have been an attempt to cover up their dishonesty.

Personally, as a resident here, Tyandaga community has been built not by Mattamy Homes, but by those who moved here, and maintained it to the standard to which it remains today nearly 40 years later.

The community is iconic across Burlington, and indeed much of South-Western Ontario, with it's large setback homes providing ample space for lush green lawns, trees, gardens, and low-rise buildings of both residential and commercial nature that maintains the close knit community feeling.

The proposed building creates a sidewalk-looming eyesore to all who live here, and worked hard to maintain the community to the high standard it has held for decades, through to today. And to anyone coming in or out of one of Burlington's few remaining true small-communities.

Make no mistake, Fieldgate has no interest in ***BRINGING*** ANYTHING to this community. Their application, with variance proposals allowing them to build FAR BEYOND the current community zoning (and just plain tact and decency standards of this neighborhood) seeks ONLY to **maximize profit** from the community, at the hard work, and literal expense in terms of livelihoods of the workers, and property values of

	each and every one of it's residents, particularly those who fall under the very real shadow of their proposed plan. When the community pushed back in 2019 with Kelvin Galbraith present, the applicant altered their plan. They moved from 5 story residential property with ground floor retail to a 4 story purely residential property. They simply deleted the ground floor retail, but still pushed to alter zoning beyond the current standards to maintain their profit margin as much as possible. They took away the ONLY part of the new property that would have actually benefitted anyone but themselves, INCLUDING the proposed building residents. All to maintain as many rental units (and profitability) as possible The current property houses a mainstay of the community, The Burlington Childrens Center (Kids & Company), where my daughter, and countless children from the community do, and have received the best care you can find. Bosky Inc, a small family business just getting on it's feet and establishing themselves through their hard work and reputation building. Cakes, Sweets & Treats, another staple of the community, where in this day and age more than ever, it's essential we support local. You should pop in and try them, you can't go wrong with anything she makes there. Truly to die for. BONDS Autism center. If there are any services that are essential, this is it. Parents who have one of the hardest jobs on their plate, currently have a place to get the help they and their children need and deserve. All of those small business are left with nowhere to resume business once construction completes. Simply, cast out on the street. Few, if any of them will survive. Dozens of employees looking for new work. In todays economy, Fieldgate, a company with $45 million annual revenue wins. And the community, hard working Burlingtonian small businesses and residents, all lose their livelihoods and get a bite taken out of their existing property values. So that maybe Fieldgate can edge closer to the 50 million milestone I guess. Allowing anything to go through against current zoning standards is nothing but a slap in the face to all of them, and all of us. So Melissa, please, review this application carefully. And understand that what you may find wrong with it, is no accident, but an attempt to deceive both you and I, and everyone else. Respectfully, and with great concern, Kyle Schustyk, Krystral Zhang, Ellen Schustyk
8	

	Good day Melissa, I am writing to you today as a very concerned Burlington resident. My family and I live on Winterberry drive, a two minute walk from the proposed Fieldgate retirement building. We moved to Tyandaga 17 years ago and love this beautiful residential area. I am very concerned about how the volume of traffic with affect an already busy corner coming in to our residential neighbourhood. We are trying to cycle more to reduce our carbon footprint and vehicular traffic will most definetly increase, making me nervous when my children and I are riding about. The height of the building will be an eyesore as we drive up kerns and also as we walk down from kern cliff park. Our gorgeous lake view will be blocked. It will be like having an apartment building here. Something we DO NOT want Ever. I hate all of the large condo buildings that are going up lakeside, taking the small town feel away from this beautiful small town. Traffic will be horrific on Brant. This really saddens me. I hope that you will take everyone's opinions to heart and chose a different, less residential area for the proposed building. Thank you for your time, Babe Santi
9	To Melissa Morgan, I am writing to you to express my outright opposition to the proposed development of 1600 Kerns Rd. I live at [redacted] Kerns Road, directly south east of the property, together with my wife, our two young daughters and our friendly little Terrier, Roxy. For the several years that we have lived here, the mall at 1600 Kerns has been a significant part of our life in the community. From this community property, our family have met many of our friends from the daycare, our daughters have taken ballet lessons, bought candies from the shop and now goodies from the bakery. My kids play under the trees waiting for the school bus. I am one of many parents who have taught their kids to ride a bike in the parking lot. This property, through its various businesses over the years, has been and continues to be an invaluable part of Tyandaga. The current zoning allows for a reasonably sized building that is considerately placed in the neighbourhood with adequate parking. The future development must meet the spirit of the property's designation as a commercial building for the community. The current proposal is offensive and inappropriate. The building is excessively large and overbearing for the property. The proximity of the building to our streets is dangerous and extreme. This intersection is regularly monitored by Halton Police to keep the residents safe. The building, fencing, parking and landscaping will create a blind corner which will put my family at risk. The increase in traffic will be alarming. The vast majority of the vehicles now enter and exit at different driveways because they are

	residents of Tyandaga. These vehicles will still travel these streets, to and from work or out running errands, if the property is redeveloped. They will not slow down to enter the mall but further congest the intersection. All of the traffic created by the proposal will be **in excess** to what is already a road which the City of Burlington is trying to reduce traffic on. The transportation report that was submitted to the City is fictitious in its descriptions and analysis. Our street corner could not be worse for a retirement home. It is literally a hill in each direction. The only amenities are located in the mall that this proposal aims to remove. Riding a bicycle to 1600 Kerns Road from South Service Road is a feat of great athleticism, to the extent that local cyclists often train on the hill. The only bus stop is 150m away, down the steep hill, without a sidewalk or concrete pad. The route is described as “a minimum coverage service” by Burlington Transit. This proposal would **add hundreds** of residents, carers, delivery drivers, support workers, cleaners and many others who would all be travelling by vehicle. This huge surge of people entering and exiting Tyandaga every day will be excessive. This increase in traffic would be very dangerous to my kids, my family and the entire neighbourhood. Tyandaga is a community that I am very proud of. All of the neighbours I have met feel the same. And I have never met so many of them as I did the night this aberration was put forward to our community. Hundreds of residents all voiced their opposition to this development. We hoped that the developer would listen, but they did not. They have continued to shove the same proposal at us, time and again. Our neighbourhood stands firm, especially myself, in opposing this development. 1600 Kerns Road has been part of the community for decades and it must remain part of our community. Thank you Doug Stewart
10	Dear Melissa, I am writing to you regarding the application for the Fieldgate proposal at 1600 Kerns Road. I am would like to voice my objection to any change of the current zoning to build a four-storey retirement home. I live directly across the road from the proposed building, but I am appealing to you as a community member. I fall within the 120m but this application effects more than just the immediate neighbouring properties. This effects our community. I moved to the area five years ago and many of the friends I have met in the neighbourhood were as a result of the daycare. Loosing the daycare (Kids and Co.) will have a profound effect on the community. This is a family neighbourhood and the daycare is an integral part of it.

	The loss of retail in the mall will affect many people. We and many families frequent the bakery and it is very popular with both the kids and the adults. It is a small business and has the support of the local community. Bonds Autism centre is a great asset to the neighbourhood and for families who require the support it offers. Bosky Inc. is a family run business whose owner also moved to the area recently. The owners who I have met are keen to join in the community and their business although less established is already proving to be an asset to the area. I am not opposed to the development of the land but very much against changing the zoning and allowing this monstrosity to be built on this location. The reason we and many others moved into Tyandaga was because of the beautifully maintained gardens and tree lined streets. We want somewhere for our kids to grow up and feel safe. The introduction of a four Storey building doesn't just tarnish the aesthetic of the area it brings me great concern with regards to the safety of my children. I do not feel the traffic studies presented reflect the actual truth of how we will be affected. I understand that there will be underground parking, but I am concerned that there will not be enough space to accommodate everyone who will be coming and going from the building. It will mean visitors and staff will be parking on our street and obscuring the view which would be dangerous as there are a lot of children in the area. I would also imagine that these homes are frequented by EMT's on a regular basis which brings me cause more for concern. We already have speed bumps up Kerns Road to try and slow traffic. We do not need a constant stream of ambulances on the road. The introduction of a building which facilitates 123 units, residents, staff, deliveries, visitors, carers etc. seems like it will have a significant increase to the number of people who will be travelling to and from the site. The sheer scale of the building is something that I am opposed to. I was part of the working group that met with Fieldgate regarding our issues with the proposal. From the first meeting to where we are now, they have proven they are not interested in our position or fitting in with the community. They will not have any retail which will benefit the community and they have only moved to change the plan from a five storey to a four storey (above ground level). The fourth storey also has a service area on top which really takes it to the height of the building to a five. Due to the height of the building it will affect our sunlight. My house will be affected by the shade and at times and the neighbouring properties will be totally in the shade. The buildings in our neighbourhood are all either one or two storeys. This four-storey building not only doesn't fit in with the rest of the buildings, it is detrimental to their sunlight and incredibly intrusive. All sides of the buildings four/five storeys have windows overlooking the surrounding properties. I have seen similar sized building but none on a road this size. The buildings I have seen

	that are located on main roads and are still mammoth in size. This building should be on a main throughfare not in a residential neighbourhood. Thank you for taking the time to read this email and I hope you will take these points into consideration when reviewing the application. I would hope that the application is refused and that an alternative option is presented that fits within the current parameters of the Zoning By-Law. With thanks Wendy Stewart
11	Hello Melissa, Regarding the 4 storey retirement home proposed for the property at 1600 Kerns Road, I do not agree with this proposal as it impacts the existing businesses (including a daycare) that have been there. There are mature trees surrounding the daycare at the back and I do not want to see them gone. The daycare has lots of shade for the kids in summer. There are many retirement homes in Burlington, why do they need another one? Thank you Natalie Burnell

12	**Re: Proposed development at 1600 Kerns Road** To whom it may concern, I am writing with respect to the proposed development at 1600 Kerns Road. As you can see from my address, I reside in [redacted] next door to the proposed 4 storey development. In short, I object to the application and would hope the City agrees. The Tyandaga area is comprised of single-family residences, none more than two storeys. This community is full of young children, and as properties turn over, more children are living in the neighbourhood. Increasing traffic, both up Kerns Road, and along Tyandaga Park Drive, will result from vehicles servicing the building and the 123 units in the development. This will cause increased congestion on Kerns Rd, Edenvale Crescent, Fieldgate Drive, Skyview Drive, Crofton Way and Four Seasons Drive as drivers seek to avoid speed bumps on Kerns Road and the additional congestion. It will also increase the danger to our children. When each of us purchased a property in this neighbourhood, we had a reasonable expectation that the Zoning By-law for 1600 Kerns Road would be maintained. Several residences will now be overshadowed by a four storey building and the residents of said building will have a view into the yards of these houses. A reasonable expectation of privacy in a suburban neighbourhood would be taken away if the application is approved. There is no need for such a development in this residential neighbourhood. If the application is passed, what sort of precedent would it set for our neighbourhood? This application is nothing short of opportunistic. The neighbourhood is not suited for retirees. There are no facilities, public transit is periodic at best, and requires multiple bus changes to go anywhere but the GO stations. Sincerely, Simon O'Keefe
13	To Melissa Morgan, I am writing to you as a very concerned grandmother and resident of Burlington. We don't live on Kerns Road or in the Tyandaga neighborhood but in the Villages of Brantwell here in Burlington. We visit our son and daughter-in-law and our young granddaughters often. To tell you the truth I worry about the traffic on that street as it is, but when I heard about this "Development" I can't believe that it hasn't been stopped. We have met many of their friends, young families who live in the neighbourhood and all are very concerned about this new building being planned. They have talked about the increase of traffic, the unpleasant aesthetics, and the loss of their small mall. Please help stop the building of this development. Sincerely Patsy and Kent Hall
14	Dear Ms. Morgan,

	This letter is regarding the application to change the zoning by-law designation for the property located at 1600 Kerns Rd. As residents and owners in [redacted] for 22 years, we are opposed to this application.A four story building will profoundly affect this community. It would tower over our homes and destroy the character and charm that owners and the HCC.32 Board have diligently invested in since 1975. Further it would create shadows over a portion of the Mews north end. The proposed balconies at level 2 and 3 as well as the roof top out-door space would provide views into our homes and negatively impact our privacy. The driveway next to the Mews would provide increased noise with the garage door opening and closing for garbage trucks, delivery vehicles and owners. Numbers of seniors using the Mews as a "safe" place to walk will increase safety issues for the Mews owners especially for our younger families with children. The limited parking available at 1600 Kerns Rd will create added parking problems for the Mews with our narrow private roads with vehicles improperly using our limited parking spaces. Students walking to and returning from school bus stops at Winterberry and Four Seasons used by 2 public boards and 2 private schools will increase the existing safety issues. Also at increased risk will be parents and pre-school children going to collect students. There appears to be a lack of regard for the Mews owners by such a large, over=powering project that will seriously change the character of the community we have invested so much time and energy to develop. Respectively submitted, Ruth and Donald Graves.
15	Ms Melissa Morgan, <u>Ref: Planning Application of 1600 Kerns Road</u> I am S[redacted] Yang. My son, [redacted] lives at [redacted] Kerns Road with his wife [redacted]. Seven years ago, [redacted] wanted to find an ideal place to raise their family. They have considered St. Catherine and Hamilton, both areas, where my son worked. However, they soon decided on this small community in Burlington because it gave them the good vibes that it would be the "best place to raise a family…". I couldn't agree with them more although it meant I have to conquer my fear of driving on the highways (as it is not as easily accessible by bus from my place in Markham as Hamilton where they lived before). This quiet neighborhood was perfect for young families. My grandchildren learned to ride their bikes here - it felt safe with little traffic, infrequent buses and trucks. It was a lightning bolt when we heard about the Retirement Home-cum-commercial project. We never expected the City would consider such a monstrous project in a

	small quiet community like ours. Furthermore, a retirement home at this location does not make sense at all. [redacted] even though I love to be close to my family, I would never choose to live here. Majority of us, seniors, want to stay independent as long as we could so it is our "need" to be close to all amenities e.g groceries, dentists, pharmacies, doctors etc. Inevitably if they build a Retirement Home here more frequent bus services would be needed…which leads to the next problem - heavy traffic - not just buses but more trucks, cars, commercial vehicles and ambulances 24/7. The traffic also will increase air and noise pollution 24/7 (imagine the sirens in the middle of the night!!). Data of the Burnside Traffic Study Report is questionable. The traffic, with the day care, even before the pandemic was never heavy. Majority of the kids going there were from the neighborhood…they were either dropped off/picked up by their parents in cars on their way to/from work or walked there [redacted]. On weekends and holidays that parking lot was practically empty. There is no way the Retirement Home plus commercial would generate less traffic. My parents lived in a similar size retirement home, but without commercial, for years. Often I spent the whole day there with them so I know the amount of traffic such retirement home would create…visits from families, friends; transportation for the seniors on day trips and medical appointments; ambulances, hearses, delivery and garbage trucks. Evenings were the peak hours for visitors. Birthdays, weekends and public holidays always created traffic jam (everyday it's someone's birthday), often visitors had to park on the streets. Christmas, Halloween, Easter were traffic nightmares…families and friends were all invited, the smart ones would carpool because it was impossible to find parking. Do a study if you don't believe me. In your 2018-2022 Burlington's Plan you have committed to sustaining a safe city, vision zero (no loss) - I can assure you this project is going to be a safety hazard to our residents, our children and bikers (this is a bicycle friendly community). Please do not make a decision that you will regret when it's too late. How does a humongous box-like structure like that fit into the look and vibes of our community? Assuming 80% of the 123 units are occupied by couples and 20% by singles that would be a population increase of over 200. In addition to that there will be the retirement home staff plus vendors and customers in the commercial units. Sounds like something you would only find in high density areas or city centres. Isn't that in contradiction to the City's 25 years strategic growth plan i.e. not to overdevelop? The focus areas of 2018 - 2022 Plan mentioned "the City's Housing Strategy and implement the plan to address the needs related to young families, senior's housing…" Isn't this addressing the needs of senior housing at the costs of the needs of young families? I can see this project will bring hefty profits for the developer and immediate long-term revenue gain for the City's coffer…what about the investment of the existing homeowners? I have been in real estates for many years. A project like that would definitely depreciate property values of the neighbourhood by at least 30%-40% if not more. How are you going to compensate their loss? Many of them including my son and his wife have invested their hard-earned savings here. It will not only cost them their savings it will also rob them their dreams of raising their kids in a safe and quiet environment away from the hustle and bustle of the cities.

	Burlington's Plan pledged their commitment to "Responsible and sustainable infrastructure Including citizen engagement; to be responsive to citizen's needs in infrastructure and new infrastructure growth." If the City meant what they said then they should reject the project because 100% of the homeowners here are saying "NO!" On behalf of the residents including my son and his family I am pleading with you **"Please DO NOT bring this MONSTER here! It will DESTROY our community!!"** Yours truly, S[redacted] Yang p.s. a signed copy of this letter is attached.
16	We learned with regrets that there may be developments at 1600 Kerns Road. We would like to say "no" to having a retirement home built on our street. The principle is fine, but Kerns Road is not suited for such a big commercial entity and traffic. Thank you for your attention. M J Raad
17	Good Morning Melissa, My name is Nicole Lentini and I am a resident of Heather Hills Drive in Tyandaga. I am writing to you with huge concerns over the proposal for development at the corner of Kerns Rd and Four Seasons Drive. We moved to Burlington community of Tyandaga in 2018 because of the quiet, community based neighbourhood, that had very little traffic and safe sidewalks for our daughter to grow up and explore. The plaza on the corner houses a wonderful series of small businesses that provide our community with special goods and services, while maintaining the low traffic flow that Tyandaga is known for. Our pocket of homes has a very unique feeling, all of the homeowners take great pride in our properties and our community. The proposal for a multi level retirement home on the corner is at complete odds with the character, charm and tranquility associated with our community and I am opposed to this proposal. Myself and all of the neighbours DO NOT want this development to move forward and we are imploring you to listen to the voices of the community you represent. Adding a retirement condo will increase road traffic to our community and that brings with it many negatives. I am asking you to reconsider this proposal and allow 1600 Kerns to continue as a one floor level business plaza. Thank you,

	Nicole
18	Hi Melissa, I am the owner of [redacted] Kerns Road, one block down from the proposed retirement home development. I would like to register my opposition to the change in zoning and development of this project. This is currently a quiet residential neighborhood which will be significantly impacted by increased traffic and noise by a structure this large, not to mention the height of a four to five storey building blocking the landscape. The construction and resulting noise will also negatively impact this community for what will no doubt be a very long time. The city needs to consider the surrounding community and retain the current zoning. Thank you. Steve Gibson
19	Hello, my name is Lucy Stewart and I am ten. I am writing this to protect youth in this neighborhood. It is already dangerous for me and my little sister and adding a huge five story retirement home will make the streets busier, more dangerous and louder(which will cause less sleep). We live right across the street from the stripmall. I am just asking please do not build this retirement home. Thank you for reading this. Best wishes, Lucy Stewart
20	Good morning Melissa, I am writing to you as a member of the Tyandaga community. My husband and I, along with our 2 young children, moved to this wonderful community and neighbourhood nearly 3 years ago and it has been the best move we could have made. We feel so incredibly lucky to live in a neighbourhood where there is such a strong and friendly community. I know there is a retirement development that is requesting a change in the current zoning law. I request that you please do not allow such zoning changes. I would gladly welcome a retirement community under the current zoning laws, but adding a 4-5 story building in this neighbourhood would change the overall look and feel of this beautiful neighbourhood. I do not want to see a tall building outside my window or while relaxing in my yard - which is why this neighbourhood is not zoned for it currently. There are plenty of other places where zoning allows for this, please, help us keep the integrity of and aesthetic of this neighbourhood. Thank you for your time and consideration,

	Andrea Moth - Proud Tyandaga Community Member
21	This e-mail is to confirm my total opposition to the Fieldgate application proposing a Zoning change for the 1600 Kern Road site to accommodate their development, and to offer the following comments and objections. My single storey property borders the referenced site along the West property line. It was purchased over 15 years ago for the privacy it offered with the mature natural surroundings and for the quiet attractive streets as seen in the obvious care shown by all residents in the landscaping of the front setbacks at every property - a calm and safe setting throughout the day and after a long day's work. The community facilities within Tyandaga, including well maintained and natural parks and the mall retail services at 1600 Kerns Road, were also welcome and positive features adding to the many benefits in choosing to settle in this established neighbourhood. With regard to the 1600 Kerns Road property, the existing commercial building was developed to meet both the footprint and function of the CN2 Zoning requirement within this residential community, and the low-rise construction has ensured that it successfully blended in with the surrounding housing. Over the years, the businesses have served the local residents extremely well (the current remaining ones still do) and the generous parking area is utilized daily by the community. This mini- mall site is a cherished and well used community asset. The current CN2 Zoning respects and responds to the circumstances of this location and should be maintained as the most appropriate basis for any redevelopment of this site, both in scale of building, retail services and available parking area. Through application and compliance with this Zoning the physical characteristics of the existing residential community would not be undermined and would also reflect compliance with numerous Burlington Official Plan guidelines identified for established residential neighbourhoods. The submitted Fieldgate proposals neither incorporate not respect these well considered guidelines.. The Fieldgate application presents an obstructive, oversized, 4-5 storey building, (plus a substantial full height roof service structure), towering 60-70ft, while dominating virtually the entirety of the small 0.5 hectare corner site. The stated use as a 123 unit retirement living complex comprises a 10,000 sq.m. structure – over 5x the allowable size for this site – which will dwarf and overpower both the surrounding 1 and 2 storey residential neighbourhood and the adjoining ravine canopy. The fenced complex is not aligned with established housing setbacks and creates visual and physical barriers which are not compatible with the character of the neighbourhood and are potentially unsafe. It is totally out of place and of negative community value. There will be additional traffic and consequent safety concerns for this area which has in fact has been deliberately targeted by the City for reduction and restrictions of traffic, including no access on southbound Kerns Road from Highway #5, low speed limits, restrictive parking, multiple all-way stops and road calming structures. The proposed redevelopment would not be serviced adequately by public transit (one bus with very limited times on a one-way route), and bicycle travel is not a viable option, not least due to terrain and 6 months of inclement weather. Additional comments on traffic, transportation, entrance location and parking will be forwarded under a separate cover. This is not a compact, suitably serviced or desirable development at this location.

	The original November 2019 meeting attended by well over 300 concerned residents, the neighbourhood petition, and subsequent working committee meetings repeatedly presented the community opposition to the invasive scale of the project, consistently objected to any change in CN2 Zoning, and identified numerous negative local impacts of the proposed redevelopment but, as is demonstrated by the application, to no avail. This is not a community based redevelopment: it is a for-profit scheme for a Toronto development company. The CN2 Zoning current status for the 1600 Kerns Road property is in place to protect the local residents and their community, and which the local community has consistently maintained must be respected and preserved. The radical Zoning change to this site as set out in the Fieldgate application documents provides no community benefits and is without justification for the hugely destructive consequences to the character of the existing Tyandaga residential neighbourhood. I will forward further comments and objections arising from the supporting documents presented with the application by separate e-mail(s). Regards, Pamela Gowing

22	Melissa, We live in the Tyandaga Community. We noticed that there was a possible rezoning and planning for 1600 Kerns Rd.. The project that is proposed is a massive building in the middle of our tiny community. It is on the main artery that accesses our neighbourhood. The size of the project is huge and will be an eyesore to the neighbourhood. It will increase the amount of traffic within the neighbourhood and that is a problem since we have small children that cross that street all the time to go to see friends and also to be picked up by their school buses. I can only speak for myself but I know that my neighbours have the same concerns as I do. Two years ago there was a charity organization that was trying to raise money for a child that has cancer. They planned a bike race to go up and down Kerns Road to raise money. One person complained that the cyclists would cause an issue for them and the whole race was cancelled because of one complaint. I can tell you right now that this building is not welcomed in this neighbourhood, there must be better locations for this owner. I would not be opposed to residential units (townhouses, or semi detached or detached). To put this massive building in the middle of our tiny neighbourhood is not what I would consider proper urban planning. Many Thanks Paul
23	Re: 1600 Kerns Road Development Application

	As residents of the Tyandaga area, we wish to express our opposition to the proposed retirement home development. We are concerned that a multi-story building will be an eyesore. It does not fit into the visual architecture and feel of the suburb. As well it will contribute to additional vehicle traffic. Recently Kerns Road traffic direction was altered so as to maintain the safety and calm of our neighbourhood. We do not want to see changes to our neighbourhood. Therefore, please note that we say "no" to the proposed development. Allemano
24	Dear Ms Morgan With reference to the above proposed development, I feel it is necessary to voice my personal opinion. I oppose the proposal of such a development. This is a family community with minimum amenities. Those currently in business in the plaza at 1600 Kerns Road benefit this community and those close by. First and foremost, the development and construction of such a large building of 4/5 storey's high does not fit in with this neighbourhood and would become very unsightly for those residences within the immediate area and would most likely reduce the value of these properties considerably. The proposed location for this seniors residence does not make sense, as there is absolutely nothing within the immediate area that is of use to seniors. To build a 4/5 storey ugly building that resembles a prison, is definitely not desirable for anyone, let alone placing the elderly in there for their final years. It does not have any area for recreation for the seniors and no amenities close at hand for those that are able to walk. There are no shops, coffee shops or any amenities that would benefit them, except those that are in the Sobey's plaza, which is too far for anyone one of them to walk too! Surely, there must be a piece of land far more suitable for such a development, that would be of benefit to those residing there, and to give them the pleasure of taking a daily exercise regimen to boost their spirits. At this location, they are trapped and confined. It appears that the city of Burlington is willing to permit such construction for the sake of making money, without the slightest consideration to those who already live within the community and call this home. Would YOU consider placing your elderly parents in such a building for their final years? I most certainly would not.

	There is alternative land for sale on the North service road going west that would be more than adequate for such a building with room for gardens/ recreation. why in heavens name would you want to permit some greedy developer to build such a monstrosity in such a confined space? On behalf of my family and my community, I beg you to reconsider and NOT permit this development to go ahead. I understand that you are trying to utilize existing space to build and expand the infrastructure of Burlington, but this is not appropriate or fair to this community. Thank you. Julie Salbi
25	Melizza Morgan, As a resident of Burlington living on Winterberry Drive, I am writing to express my opposition to the proposed 4 or 5 storey building on the above project. The existing building is a single storey, any new building on that address should be restricted to the height of houses in the immediate area or a maximum of two-storeys and architecturally consistent. This area is residential and should remain such, the above project as proposed will be an eye-sore . It is very important we preserve these very special areas in Burlington. Ralph Maloney
26	**Subject: Re: 1600 Kerns Road File# 520-02/21** Dear Melissa Morgan, We would like to add our opposition to the proposed development of 1600 Kerns Road. We have lived at [redacted] Four Seasons Dr for over 46 years. We have seen a lot of changes over the years. When we moved here in 1975, the area on the east side of Kerns Road was a farmers field. We saw that developed into a housing project and we were fine with the growth. We live across from the proposed development. We have difficulty getting out of our driveway at times due to the curved roadway and the already high volume of traffic. If this development were to go ahead, our safety will be at stake along with others in the neighborhood. There are no high rise buildings in our neighbourhood. The tallest building is the church on Kerns Road. Tyandaga is made up of two story family homes and that is how it should remain. Our two children, now 41 and 37 years old, attended the nursery school at 1600 Kerns Road. It is lovely to see the daycare still operational and the children playing outside.

	The city of Burlington has zoning restrictions in place and these restrictions should be adhered to. They are there for a reason so that a developer can not just move in and build a high rise that the neighbourhood is not interested in and meet the spirit of this properties designation. We have paid property taxes for over 46 years and don't often have concerns that require speaking out. Today we are speaking up it is time for counsel members and the mayor to listen to our concerns. Tyandaga is a neighbourhood and 1600 Kerns Road (Forestvale plaza)is a big part of our community. We ask that you listen to all the people who came to the introduction meeting. The only reason they were there was to let our counsel members know that they opposed the proposal presentation and they were very vocal and clear about that. Thank you for taking our letter into consideration and we wish you wisdom and courage. Hans and Grace Vermeulen
27	Dear Ms. Morgan: My name is Monica Bonnell and I am writing to you about the proposed development of a Seniors Residence at 1600 Kerns Road in the community of Tyundaga in Burlington. We moved into this neighbourhood in November of 2016 and specifically picked this community for its spaciousness, hills and beauty. We have come to love it as a close knit neighbourhood of middle class families, many who have lived here for years and years. There is a clear pride of ownership that shows in the care people take of their homes and we love stopping to talk to people when we take an evening stroll. Kids ride their bikes, play in the parks and it's just a lovely family neighbourhood. It would be wrong to change it. I did NOT anticipate that a development such as this one would be allowed here. And to the best of my knowledge, it isn't. Otherwise there would not be a need for a change in zoning. I understand there has been a creative reading of the zoning bylaw but - this is not a development in keeping with this neighbourhood and I believe the City of Burlington knows that. I vehemently oppose an amendment to the zoning. A building of this size does not belong in this neighbourhood. It will absolutely impede the views of abutting neighbours who have the right to sustain the same enjoyment of their property that they have had for years. It will kill the spirit of the small businesses that serve the community including the day care - we love the sound of kids playing there and the sight of strollers of babies and toddlers being walked around the neighbourhood by staff. It will also bring far too much traffic to the area including the building residents, their visitors, as well as staff, ambulances, deliveries, taxis, etc. I would expect that this would ultimately lead to increased bus traffic and possibly traffic lights. I have read the Burnside Transportation study and COMPLETELY AND

	UTTERLY disagree with it. Adding 123 people/couples in such dense proximity cannot do anything but add SIGNIFICANT traffic to this area. It also goes without saying that property values will most certainly be adversely affected by such a development. "Not in my backyard" will be the cliché thrown at this but it won't be the developer who is set back financially by this. It will be the residents. Having the flavour of a neighbourhood completely changed without strict strict attention paid to those who will live with the consequences is unconscionable. I would hope that as taxpayers who pay ALOT of money in property taxes to the City of Burlington that we will be listened to and that we have the final say in how this proceeds. Democracy and community needs to mean something in the town that was voted the best to live in when we made the decision to move here. Monica Bonnell
28	Dear Ms Morgan: We are writing to you to voice our objection to the proposal to change the existing zoning by-law to allow the development of 1600 Kerns Rd into a retirement residence. Apart from the density and traffic disruption issues it is totally out of character with our predominantly single family neighborhood. Additionally, the construction will cause significant disruption which will not be temporary as the proposed facility, once completed, will result in a material increase to Kerns Rd traffic that will spill over to adjacent streets. We live on Forestvale Dr and we have already seen an increase in traffic volumes as people use our street as a cut through to avoid speed bumps on Kerns Rd. This will be exacerbated by the proposed development. We strongly oppose this development and urge the City to unconditionally decline this application. Sincerely, Paul & Lynn Verwymeren
29	Dear Melissa, My name is Bruce Atkinson, [redacted] Kerns Road, across the street (diagonal) from the plaza. Our family has resided here since 1992. Over the years we have enjoyed the openness of this neighborhood, the premium lots, park space, Wilderness, trails, and openness of the upscale neighborhood. Prior to this we lived in BC, in a similar size community, Port Coquitlam (POCO).

	Let me share the experience of residents of POCO Several years ago, Poco allowed the development of two retirement homes (Mayfair and Astoria) on the same residential street. These 4 storey buildings were developed by 2 private developers. Upon opening, Immediately parking was a big issue. Although there were several underground parking spaces, visitors would only park on streets. Even some of the residents that still drove parked on the streets. Staff would park on the streets, taxis would park on the streets…this led to several confrontations between homeowners and people connected to the retirement residence. Then the retirement homes were sold to a large public company, Sienna, https://www.siennaliving.ca/ Problems got worse, the homes became over populated and crammed, cleaning was less thorough, a health threatening rodent problem developed. The regional health authority has ongoing involvement in ensuring the mice issue is resolved, however, there has been no success. The homes were supposed to rodent proof entry points and have failed to do so. Now the nice are propagating and having litters frequently inside the building. The health authority cannot close food service to the homes like a restaurant, however they spend countless hours trying to get compliance and eradication if the rodents. I've included emails from Sienna living acknowledging the problem. Let's not make the same mistakes! Please block the proposal, or limit it's size.
30	Hello I live in the Tyandaga community and am very much opposed to the application to change the zoning bylaw at 1600 Kerns Road The additional traffic and traffic noise will have a direct negative impact on us and those in our neighbourhood if this goes ahead. Kerns Road from Tyandaga Park to the Service Road is already quite busy with thru traffic (and will only get busier once peoples schedules return to pre COVID traffic levels). Adding 123 units will certainly make things worse for us living here, and the kids, people on bikes, dog walkers, the limited space at Kerns Park, etc. Additionally the ongoing construction and noise from construction trucks, machinery and materials will take away from the reason we bought in this quiet community.

	The building proposed is too large for this area and will have a negative impact on this community. Thank you David Kruger
31	Hi Melissa This is an email to let you know that we strongly oppose the development proposal at 1600 Kerns Rd. The current plaza is important to so so many families in the neighborhood. We have depended on the daycare, it has been extremely convenient for those families (including our own) who work full-time and need a local daycare close to home. Please do not take that away, it would disrupt the daily routine for so many families, which has become their second home for years. The bakery has been a lovely little local shop that we have long enjoyed riding our bikes or walk to treat ourselves. People, including myself, love this close knit neighborhood because everyone knows each other and it's a wonderful place to live. We truly consider ourselves lucky to call the area home with the beautiful tree lined streets, nestled amongst the ravine and it's clear to see the pride and dedication people have poured into their properties. The four storey development will drastically affect the small, wholesome, close knit family community feel that has taken decades to establish. It loses its small intimate "local" appeal and becomes a more corporate and commercialized area. In closing, I strongly oppose this development and wish to make my voice heard. I ask that you take into consideration the impact this will have on the local residents and the neighbourhood we love so much. Thank you. Heather
32	I am strongly opposed to this re-zoning.No other building in the area is that height. With 123 units, there will probably be 150 tenants at least. When this area was proposed, the planners knew that high buildings over 2 stories were not suitable. They knew that some local retail was required.If this is allowed to go ahead, residents will be required to use their vehicles to shop. Recently, additional speed humps were constructed due to the heavy traffic. C.W.Williams
33	Hi Melissa, Hope you are well. I'm emailing you regarding the development application at 1600 Kerns Road on behalf of my family who lives in the immediate surrounding neighbourhood.

	I've reviewed the available documents on the City's website and had a few questions. 1) Is there a date proposed for the statutory public meeting? How soon after the public meeting with Council make a decision on the application? 2) If the application is approved, when would you expect that the tenants in the current site would vacate and the existing building be demolished? I appreciate this is a tricky question as it is unique for each application; however, even a very general timeline would be extremely helpful. Thank you! Jackie
34	I have lived on Kerns Road for almost 30 years. It is such a beautiful street. In summer, Kerns Road, Four Seasons Road and Winterberry Drive is full of residents walking, running, and children biking along these roads. There is such a community feeling and pleasure among all us. We were all so glad, when the city put in Road bumps on Kerns Road, to stop speeding on that road, for the safety of its residents. My daughter and her family , also have a house on Kerns Road. She loved growing up here. And now.....the city wants to allow the development of a Retirement Home. This is a shame. I am definitely against it. I am sure, they can find another area to put up their development. There is a lot of other green spaces around here, where a retirement home would fit in beautifully. Thank you, Champa Rampal
35	Dear M. Morgan I recognize that these types of units are very much needed in Burlington with all the modern refinements required for the care and comfort of our seniors. However this is a residential neighbourhood and the plaza with it's present occupants fit in nicely with the community needs. This is a small area for for such a gargantuan proposed development. I see no need for it here. It will create a too busy atmosphere with the coming and going with supply trucks,residents,workers and visitors etc. Why do you see this as as such a perfect spot for aging seniors? There are no attractions nearby to interest these people. It is located on a steep hill and walking is not desirable in the area. This property was zoned for good reason and it remains a good reason to remain this way. Another Covid infection-in such a place would be a hazard to this community as well. It does not physically blend in with the surrounding community and is also too large for this residential community and the property itself. There are plenty of places in Burlington to have such a retirement home. Please look around and rethink this proposal. If changes are made to this location a 2 story modern complex with commercial below including child care and living space/condo above would modernize the neighbourhood We are adamantly opposed to this seniors residence at this location.

	Respectfully Richard Guger
36	Good Day Melissa Morgan, I'm writing to you today regarding the development application at 1600 Kerns Road. I strongly oppose this new development for the following reasons. First and most importantly, this intersection is where children are picked up and delivered after school each and every day. With the increase in traffic as a result of this development there is a greater risk of a child getting hurt in this area. There is no development that is worth the cost of a child getting hurt, injured or killed. Safety has to be the number one priority no matter what we are doing and in this case the children safety is being put at risk. Not only are the children safety being put at risk but the people in this neighbourhood as well. Again, the increase in traffic will put all that are living in this area at greater risk! There are far to many units (123) being built in this development. The residents of these units and the family that will be visiting will again increase the traffic in this area. Staff members and suppliers will all contribute to increase traffic. I would ask that you reconsider this application. Safety has to be the number one consideration at all times. **<u>This development is an accident waiting to happen!</u>** Regards, John Mendola
37	Dear Melissa Morgan, As one of the many home owners living adjacent to the proposal for this 4 storey Seniors building, with an additional floor of commercial property, which brings it up to five towering floors, and large parking garage underground, I would like to register my husband, William, and myself as being opposed to any bi-law change just to enrich a developer. There were numerous reasons why this development was looked on with disfavour when we had our large community meeting. In fact, not one resident at that meeting

	seemed in favour of such a large building. Five towering stories so close to other existing homes. I also like our little plaza which has held numerous useful small businesses in the past like a nursery school, fitness and wellness clinic, currently a great bakery, etc. Why did they take our mailbox away? Reasons: This large building requires a bi-law change and there seems to be no justification when the entire community is against it. The five storey proposed building even has balcony areas directly overlooking backyards of the townhouses next door. Who pays for their lost of privacy? Who pays for their real estate losses? Who pays for those other homes abutting this towering edifice who will lose resale value? I am also curious about a company, who would have you believe they are doing this for seniors, when they seem to care not at all for completely blocking sunlight and privacy of their neighboursI To me it seems that they are interested in profit and their own bottom line. At our group meeting, the objections raised by the community did not seem to interest or affect those representatives of the builder at all. In fact, have they made any suggestion to scale back the size of this proposed development? I feel certain the ear plugs they had on at our face to face meeting are still on, and we are just pesky citizens to swat away until they can get their own way. They, after all, do not live here and really could care less about disruptions to our quiet neighbourhood. As a residential, quiet community, we would be forced to deal with construction noise, fumes, dirt, and delays to traffic for months, thus all but destroying any of the quiet we now enjoy. Even after construction, the 123 units would have owners with cars, so much more traffic added to our neighbourhood. Would we then need road repair from all the construction? Hopefully, you are aware our school bus stops at that corner. How safe will that be during a long construction period, or even after construction with so many more vehicles coming and going at that corner? Speaking of safe, where are all those visitors to this building going to park? 123 units would require quite a number of visitor parking spaces, especially on a weekend. Are they going to try and park on our street? Someone in our group discussed the very poor bus service our area gets. The service is not frequent, so no tenant should look to that source for regular transportation. In fact, in the 10 years we have lived here, I have rarely even seen anything but a school bus. So not a good location for seniors without a car. Not close to grocery shopping or seniors activities. You would need a car to get around. I am 77 and my husband is a healthy and active 94 year old. He walks most days with our daughter, but in our area, every street is up a grade, or down the same grade. At 77, I am affected with arthritis as are so many seniors. I find those grades difficult with

	either my walker, or my cane. Are those up Hill down dale walks going to be successful for those owners who have mobility issues? Why would any company interested in providing a good life style for their tenants pick an area that is not flatter and handy to public transportation and community activities? I realize that our current Premier has allowed developers almost free access to building in Ontario while disregarding communities wishes. Our bi-laws are there for a reason and I cannot understand how anything has changed in our area to allow this change. These senior buildings are for rich seniors, so not a public service of any kind. This builder will make a huge profit selling the units, then move on to another town and another harangue to change their bi-law. Our area is isolated from shops and activities, but they are suggesting there is great bus service that is not there. I am sure this developer is hoping to bully the city of Burlington into changing our current bi-law to erect this far too large building, please do not permit it, too many homes will be badly effected. Thank you for hearing our very real concerns. Frances Donald,
38	Hello, I am emailing you to let you know that I am against the development application for 1600 kerns road, Burlington, on. I am a resident of [redacted] brookbridge drive. And do not wish to have the development application processed. Thank you, Drew Hosty
39	As a long time resident of Tyandaga, we strongly object to the development of a high rise building on Kerns Road. The tranquility of our neighborhood would be destroyed. As well, the increase of traffic would lead to congestion and compromise the integrity of our daily life style. This is certainly NOT in the best interests of long time Tyandaga residents. It is obviously just another excuse to increase taxes for the Burlington coffers. Shelley Doering
40	Hi Melissa, I would like to start by saying I am 100% AGAINST the application to change the zoning by-law at 1600 kerns road. My name is Alex and I live at [redacted] Kerns Road, directly backing onto 1600 kerns road.

	I have received the notice in my mailbox in regards to a four storey retirement home being built directly behind my house. This will affect my property in many negative ways. 1. My family and I will have to live with the noise and mess for the entire duration of the build which would presumably take years. 2. It would drastically affect the value of our home as well as our entire complex. 3. Traffic on Kerns Road would increase, which Tyanadaga has been trying to decrease. 4. A four story structure would violate many peoples privacy, a trait that has attracted people to Tyandaga since the beginning. 5. The massive structure would block any natural light from hitting my property for many hours of the day. 6. There will be an abundance of road closures while trucks are delivering materials to the job site. A structure like this simply does not belong in Tyandaga which is why the by-law exists to begin with. These by-laws are set in place to maintain the integrity and value of neighbourhoods. This should not be allowed to change. I am certain this is the overall consensus within the Tyandaga community. Please represent us well. Thank you
41	Dear Melissa I am writing to state that I am opposed to the proposed change in the zoning by – law to allow the building of a 4/5 storey retirement home in our Tyandaga community. As you are aware , our community is currently a residential community of single homes interspersed with a few town homes. The building of a retirement home of this height (70 feet tall) does not seem to be in character with the residential dwellings built here. In addition there has been concern of the amount of traffic on Kerns Road in the past – to the extent that one cannot travel from Dundas Avenue down Kerns Road to the North Service Road. Adding a building with 123 units will only further cause traffic congestion along this route. Currently there are a few local businesses in the small plaza that have been a part of our community for years and I hate to seem them displaced . I sincerely hope that this by – law does not change and that we can keep our community one of residential homes and parks .

	Regards Dr. Beryl Moore
42	Hi there, My name is Maddie Jenkins and I have lived in Tyandaga my entire life. In the passed 10 years we've seen many changes - younger families moving into our neighbourhood, the loss of our convenient store located in the 1600 Kerns Rd plaza that we miss especially on hot summer days when we all need our freezie fix, and the dreaded speed bumps for the "heavy traffic" on Kerns Rd. We are AGAINST the change of zoning to allow a four storey retirement home on Kerns Rd. If the traffic is bad enough to put speed bumps in then it isn't safe enough for senior citizens to walk around the block. It will add more traffic with cars coming in and out of the development. It doesn't go with the single family homes and townhouses that were built here decades ago. I hope this helps to make the city realize that the decisions they've made in our neighbourhood the last 8 years has not been for the best interest of the residents living here. A retirement home will do a disservice to the residents living in our neighbourhood. Take care, Maddie Jenkins
43	As a home owner in Tyandaga I ABSOLUTE DO NOT want a 123unit, 4 to 5 storey retirement home in this neighbourhood. We have already had Kerns Rd closed in one direction due to traffic, so explain to me why adding this building is good for all the home owners here. You will be causing upheaval to all the children at the daycare currently at the location, we'll have to put up with ambulance traffic due to the different levels of care the home will offer, the grades of the streets here are not suited for elderly people to walk. I do not think we should have to be put out by all the construction noise and traffic the build would cause. The homes on Kern and Four Seasons will be overlooked and overshadowed by this building. I would also think it will lower the value of the homes. We all bought our homes in a single family community and it should remains as that. Burlington has many more areas better suited for a high rise retirement home. So I say leave our community Zoning By-Law alone. I VOTE NO!!!!!!!!!!! Tracie J. Ford
44	Ms.Melissa Morgan, We wish to register with you our objection to this proposed development. this is totally out of scale with all the single family dwellings. A retirement home, makes no sense:; there is no bus service, no streets that are flat for walking, there is no on street parking and there are no retail stores, bank or pharmacy within walking distance. Visiting family in this location will be a nightmare. Access for residents or visitors maybe difficult if not impossible.

	Haven't mentioned what this will do to home values but given the sheer number of homes it may leave the city open to criticism and maybe legal action. We will be expecting our City Councilman to act in concert with the residents. Gwyn ans Gail williams
45	Hi Melissa, I received the city's letter in the mail informing us of the application to change the zoning by-law for the property located at 1600 Kerns Rd. I called and left a voicemail for you asking that you please return my call, but thought I would email you as well. The zoning by-law that is presently in place is there for a reason. Tyandaga is a large residential community. A four-story apartment building for seniors does not belong in the Tyandaga neighbourhood. I do not blame the person who is applying, because it is a beautiful location. If they were suggesting a one floor retirement home similar to that of the Carpenter Hospice, ONE floor only, and beautiful landscaping, that would be a different story. But, a four-story retirement apartment building is a business project that does not belong in Tyandaga. The answer to this person requesting the zoning by-law be changed, is a simple NO. Thank you! Respectfully, Sharon Edmonds
46	Dear Ms. Morgan--as a south Tyandaga resident and local physician, mother of five as well as avid cyclist, I cannot strongly enough protest the proposed zoning change to allow a multi-level retirement home with extensive parking at the above address. In this neighbourhood of family homes, there has been enough trouble with vehicular traffic, often careening at excess speeds and crossing the midline on the curved roads and along Kerns Rd to access the North Service Road or Highway 5 where services are located. I personally have narrowly escaped being struck by vehicles while on my bicycle in this area and have twice witnessed the same for children. The last thing we want or need here on our residential streets is more traffic. Please do what is necessary to stop this inappropriate development. Sincerely, Dr. Monika Schwab-Lang

47	Dear Melissa, My husband and I were recently informed of a planned development to amend the Zoning By-law to permit a multi level retirement home in our community. We are against this plan and would like to convey our concerns along with our request to withdraw the application currently being reviewed by the City of Burlington. After careful consideration, we decided to purchase our home in this community for a number of reasons... we love the magnificent trees and the charm of this mature community. The majority of homes are large bungalows situated on large lots - something not readily found, having done our due diligence. We also appreciate the lack of congestion around the main roads leading into this prestigious neighborhood. We are also very concerned with preserving and protecting our green space, have any sustainability plans been presented to the city to support this retirement home? What other changes might this bring to Tyandaga? Will the need for more amenities follow? A project of this scope will involve prolonged construction, noise pollution and heavy machinery interrupting our serene space. Moreover, once a 70ft building is erected, the property value of the homes surrounding this building will decrease. Is the city of Burlington prepared to make reparations by reducing property tax to those affected? Having paid dearly for our home just one year ago, we personally have a vested interest in preserving the real-estate value - we're sure all residents do! Please reconsider this development plan and do what is right for those who currently reside in Tyandaga. Sincerely, Helena & Michael
48	To all concerned, We have lived on Heather Hills Drive directly across the ravine from the day centre and the proposed development since 1988, and never once considered leaving the area. Why is that the case? The following are some of the reasons. Number one, the privacy of the area, ravine, and the frequency of deer, foxes and other back yard visitors just adds to the general tranquility of the area. We feel this will be reduced drastically by this developement. Second reason, "if a butterfly flaps it's wings", well, I'm sure we've all heard that story, the acoustics of the ravine are such that a car door slamming in the existing parking lot there reverberates up and down the ravine sides and the play activities of kids in the day centre sounds like its next door. Don't get us wrong, my wife and I are not complaining about the day centre or car doors slamming in the parking lot or butterfly's anywhere. We don't know how long this development will take to build, but what we do know is that the peace and tranquility of this pristine area will certainly be compromised by the clamour and din of the incessant reverse "beep beep" noises and we must not forget the constant truck arrivals, departures and unloading operations that will continue eight,

	maybe more, hours a day, six, maybe seven days a week until completion, whenever that may be, all magnified by the ravine acoustics, not to mention the underground parking lot invading our precious ravine !. Finally on completion, we must not forget the traffic that will be generated by visitors, food trucks and general day to day activities that the home would require to function. Have we mentioned shift workers who would have to sleep through all this. That is what we are objecting to . This is an area to live for and to live in. Retirement Homes are necessary, but unnecessary in this area. We object to this development. J+A Dwyer.
49	I wish to lodge our objection to the proposed development. Kerns road is busy enough and we do not wish any high occupancy development in our neighbourhood. Thank you, Paul Moore, Marilyn Maxan
50	I live at Tyandaga Mews and I am AGAINSTthe allowance of any Zoning By-Law change that would allow the building of a 4 storey structure for a retirement home. Being on a hill is not conducive to retirement living (walkability factor). Traffic, parking, noise etc are factors as well that will impact the peaceful area I and my neighbours live in. Respectfully, Linda Sutton
51	Dear Melissa, I'm writing in opposition of the proposed development at 1600 Kerns Road. Our family has been a resident of Tyandaga for many years and know the community well. I believe this development would have a long-term detrimental impact on the community at large. Please note my opposition to this development. Thank you. Michael Jenkins
52	Good day, I am writing to share my dismay to learn the proposed development at 1600 Kerns Road, Burlington is pushing ahead with an application to change the Zoning By-Law. This development, if approved, will radically change the environment, traffic and cultured with in the Tyandaga Community. To put it simply, the development **IS NOT** accretive to the community and radically shifts the character of the neighbourhood from residential / family to LARGE commercial. We strongly reject any change to the current Zoning By-Law. The current by-law was enacted to establish and maintain the uniqueness of the Tyandaga Community - the

	propose change and development will cause a permeant and long-term deterioration to the community. For the sake of our community and our family, please **DO NOT approve** the application to change the Zoning By-Law. Respectively, Stephen & Susan Clarke
53	Dear Melissa: I am writing to you regarding the application for the Fieldgate proposal at 1600 Kerns Road. We would also like to voice our objection to any change of the current zoning to build a four-story retirement home. We have lived in this neighbourhood since 1995 and moved in as a young family. We have seen the neighbourhood age and now begin to turn over again with young families. I am sure you know the character of this neighbourhood. We certainly feel it is one of Burlington's gems. With this proposed development, there will be direct impacts on us, as well as all residents. For us, we use the bakery several times a week. I was always under the impression that policy was to support local businesses. These owners have built a very impressive and busy business during their tenure in the current plaza. I would point out that we walk to the bakery. Removing this from the neighbourhood will force residents to drive outside of the neighbourhood to obtain the same goods. This will increase the number of cars on the road, increasing congestion and pollution. We are also aware that the daycare in the plaza also serves many of the local residents. By removing this, the same concerns apply as outlined above for the bakery. What happened to planning policies that promoted services be as close as possible to residents? Here are two great examples of that which will be stripped away by this proposed development. We will also state the obvious – it is ridiculous to stick a 4/5 story building of this type in the middle of a neighbourhood of this character. There is a reason we have laws, rules and regulations. If they want to build here, then they should comply with the existing rules. What good is a by-law if, every time someone wants to do something outside of its parameters, they get what they want? As a taxpayer, I don't care at all about "they will just get what they want on appeal to the OMB". The City needs to take stands and enforce existing laws – otherwise, why were they passed in the first place and how will they ever be enforced? The City needs to let the developers know that they will enforce the rules and take them all the way to the OMB. The City needs to take a stand, that is what we elect our representatives to do.

	We know that many other excellent points have been raised by other community members regarding this proposal, and we endorse those as well. Lastly, we will point out that the developer quotes s.1.2.e of the Burlington Strategic Plan, wherein it says that “Older neighbourhoods are important to the character and heritage of Burlington and intensification will be carefully managed to respect these neighbourhoods.” In this particular case, we would strongly suggest that this part of the Strategic Plan be given at least equal weight to the other sections used by the developer and the City. When applied in this fashion, we respectfully submit that the respect of this neighbourhood demands at a minimum, compliance with existing by-laws, and, in reality, that this proposed development not be approved. Thank you for your time. Respectfully, Roger Fulton & Sharon Evans
54	Dear Melissa Morgan; As a resident of Tyandaga for the past 19 years, I am very opposed to the proposed development of a retirement villa in Tyandaga for multiple reasons: 1. The plaza that exists there currently, has provided many very important community services over the years and we will no longer have that or anything like it available to us. My children attended the daycare there for years and we loved the convenience of it as well as the comfort of knowing they are in a safe haven in our own neighbourhood while we are at work. I took Yoga at the previous yoga studio there for many years and because of that experience, I am now a certified yoga instructor. My children took music lessons at the music studio and my son now has 5 songs on Spotify. My children and I have visited the corner store that used to serve our community on a regular basis and we now visit the Cakes, Sweets and Treats there for many reasons, including our kids visiting for ice cream. I truly believe that the loss of this plaza will be a loss to our community and our housing values will suffer for it. 2. The parking situation looks like it will be a desperate mess causing tons of traffic concerns and risks to children and residents in the neighbourhood. The proposal shows that there is clearly not enough parking available to accommodate the residents, staff and visitors as well as shift changes, so there is guaranteed to be multiple cars parked along the streets in the area at any given time. There is already a significant problem with speed along our streets in this vicinity and to have parked cars there as well, I fear for pedestrians in this confusion...will this ultimately end up with a street light at that corner?? That would be a total drag.

	3. The increase in traffic, including an increase of commercial vehicles and emergency vehicles, will also bring more noise and worse, further risks to our community. Our quiet neighbourhood will now be overrun with sirens and loud food and laundry trucks, ubers and taxis...More noise, more confusion, more traffic, more accidents. 4. That particular location is a bus stop for many school children twice a day every day, and this new facility will definitely cause issues, and I fear the worst will happen and I cringe at the thought. 5. The number of trees that will be sacrificed is a crime in itself. This neighbourhood is appealing because of the forested areas throughout and we have lost so many of our prized trees this and last year due to the Ash borer and this development proposes to take down 28 more trees to fit into our already suffering aesthetic. Are any of these trees that are proposed for removal of a protected species? That would also be a crime. 6. The size and height of this building is ridiculous for the area. It will be a sore thumb. 7. The construction project itself will be a nightmare for the residents of the area for an extended period of time. I'm sure it will be a hideous mess for traffic, for bus stops and for the local fawn. 8. One more point I will make, which has little to do with my community and more to do with the community you plan to import, is that this elderly group of people are not going to be able to cope with walking the hills in our neighbourhood for their exercise. Their route will be very limited and I don't think that is fair to them. Please consider refusing the change of the zoning by-law for this proposal. It will change our community for the worse, forever. Thank you so much, Jeannie and Reno Bugiardini
55	Melissa - I want you to know that as a long-time resident of Kerns Road, if you propose this unsightly development, I OPPOSE IT, In its ENTIRETY. There is already too much congestion in this area, as a result of businesses, churches, on Kerns Rd south of this proposed development, AND ALL of the cut through traffic to Waterdown, every day. The City of Burlington has already compromised the residents of Tyandayga and especially Kerns Rd residents as a result of the overwhelming and unwelcome cut through traffic to the incredibly expanding urban sprawl of Waterdown.

	I can assure you, **if this development goes through, It will cost the Mayor her job**, AND that woefully inadequate and pathetic excuse for a councillor, galbraith. He has been absolutely useless to the citizens of Ward 1 since his first day elected to office. I am CCing the mayor on this matter, so she knows it's an election issue, as the municipal elections are next year. I couldn't care less whether galbraith is aware or not, he is reprehensible. I've made myself very clear, I do not want this development to go ahead at your proposed site, too much traffic congestion already here as a result of poor planning on the city's part, MOVE IT somewhere else, like Milton. Respectfully, Brian
56	Dear Melissa, I am writing to object to the Fieldgate Proposal for 1600 Kerns Rd and the request for an amendment to the current zoning. I do not fall within the 120m but this application effects more than the immediate neighbours, it effects our entire community. We have lived in our home on Kerns Rd for 39 years. During this time we have seen the neighbourhood grow and develop. But each development has been suitable to the neighbourhood making it the wonderful family neighbourhood we have today. This proposed development is not suitable to the neighbourhood for the following reasons; 1. The zoning amendment proposed will allow for 4 stories plus roof mechanicals. The lack of sunlight on the neighbouring houses is detrimental and intrusive. All other buildings in the neighbourhood are one and two stories and the proposed height does not fit with the neighbourhood and sets a precedent for future development. 2. The proposed exclusion to the existing Burlington parking requirements is wrong. The proposal allows for 66 parking spaces for 123 residences,12 staff and visitors. This is insufficient parking and the overflow will be on the surrounding streets thus creating a danger to pedestrians and neighbourhood cars. The bus service is very limited so residents, staff and visitors will have to depend on private vehicles. 3. The number OS services required by this facility will change the amount and type of traffic coming to the neighbourhood. Larger delivery will be coming to the neighbourhood to supply food,laundry,medical supplies etc. Unfortunately there will also be an increase in ambulances etc. And significant increase in sirens, night and day. All. these services will create additional traffic in a family neighbourhood that has been battling traffic and speed for a number of years.

	4. Sadly in order to lower the height concerns from the original proposal Fieldgate has removed the opportunity for retail. Another loss for the neighbourhood. In closing this development is not suitable to the neighbourhood as proposed due to the height,lack of sufficient parking,traffic congestion and lack of retail services for the neighbourhood. Thank you for taking time to read our concerns. We look forward to another public meeting to discuss neighbourhood concerns on this amended proposal. Regards, Lynn & Rick Dale
57	**OBJECTION TO APPLICATION: 1600 Kerns Road: File 520-02/21** This letter is in response to my objection to the above noted application submitted by FGL Kerns Inc (Fieldgate Development) and my reply to the undated notice received by the City of Burlington acknowledging the submission of this application. My place of residence is affected by the projected plan to do my distance from the affected property. **FIELDGATE PROPERTIES:** FGL Kearns Inc. has submitted their application for the development which requires approvals to allow for not only the development but also zoning changes. However despite this, FGL has posted on their website as their development which is “coming soon”, which both saddens and angers me as it appears that the developers believe the issue of zoning changes to already be approved. **BACKGROUND:** I have been a resident of Burlington for eleven years and a member of the Tyandaga community since early 2015. When looking to relocate out of Toronto, I was actively seeking a neighbourhood with large lots that avoided the active overdevelopment seen in many new neighbourhoods. Tyandaga provided my family exactly what we were seeking, which is a quiet neighbourhood surrounded by nature and a series of small local shops that we could benefit from. Up until recently it hadn’t occurred to me that a developer could come in and turn our traditional neighbourhood into something seen in the newer suburban settings. While I understand that things can change, based on the current zoning restrictions (CN2 – neighbourhood commercial); my understanding of the services in the community could be deemed as reasonable assumptions. I cannot fathom living in one of the newer mass developments seen around much of the GTA and I ask that the city keep the charm in Tyandaga. **RETAIL:** The current retail plaza has been a staple for my family for the past 6 years. My children have been members of the daycare in the plaza (Kids & Company), and they were selected based on the level of care and day care setting after an exhaustive search to find child care I was comfortable with. My children started here prior to us moving to Tyandaga. Many other families and I from this neighbourhood and outside of the neighbourhood have heavily relied on this daycare and to lose this would be a significant blow to the community. We also regularly rely on other retail services

	provided in this plaza and we regularly walk to the bakery (Cakes, Sweets & Treats). As our quiet community is on the outskirts of Burlington, it is wonderful to have a small local retail space we can utilize. Please consider that not only by removing the retail space are we destroying the livelihood of both the businesses and the comfort of those who utilize these services, but we are now requiring community members to drive to the next closest retail, which will increase cars and pollution, where walking is currently utilized. I am struggling that my children may loose the opportunity to walk to the local store for a treat or to run errands, and with the removal of this property, they will not be able to do so. The letter received from the city indicates that the new proposed development would have commercial units on the ground floor, it appears that there is approximately 1000 sq ft of commercial space available, as opposed to the approximate 16,600 currently available. In addition, it is extremely unclear whether the commercial space is for the use of the community or intended as space for the residents of the retirement home. **DESIGN:** FGL's property development is not in line with the look and feel of the homes in the Tyandaga community. Our communities beauty resides in the natural settings, with large lot setbacks, green space and lots of trees. FGL's design does not align to the setback and the space and is more fitting of a brand new developmental build than an older community such as Tyandaga. Inserting this design into our space will threaten to reduce the charm our neighbourhood has. This building proposes 4 stories, excluding rooftop industrial items, such as HVAC. The shadow studies available on the city's website miss on key periods of the day and the shade from this building will remove sunlight to a number of homes for significant periods in the shade, especially during times when sunlight is limited (winter). Our neighbourhood is filled with two story houses, the current zoning allows for 3 stories and we should not deviate from that to keep in alignment with the neighbourhood. In allowing this, time spent outdoors with friends (post-covid) will be overshadowed by darkness. **RESIDENTS:** FGL has advertised this property as a residential setting designed to meet the growth objectives of the City of Burlington, without fully understanding the needs of residents, including those that move into the retirement home. The location is not within walking distance to any significant retail, the streets are among the hilliest in Burlington and provide for unsafe walking conditions when wet or during the winter months. Public Transportation is almost non existent in this area (despite FGL listing public transportation as excellent). **ENVIRONMENTAL IMPACT:** I have been extremely heartbroken by the number of trees removed from the Tyandaga neighbourhood recently due to the ash beetle infestation. After reviewing the tree preservation plan, it is extremely upsetting to see that approximately half of the trees identified on the property will be removed and this excludes the impact on our beautiful creek and forest that runs behind the proposed FGL property.

	SUMMARY: While I understand the necessity to grow and adapt for the future, I trust that you understand that the current proposed development is not the right proposal for this neighbourhood. I am not opposed to change, and I am not proposed to additional development of this property, however I do ask that you consider approving developments that remain within the current zoning restrictions and consider the needs of the current residents. Sincerely, Jasmyn Kozlowsky
58	To Melissa, I would like to register my objection to the Transportation Study submitted by Burnside in support of the re-zoning of 1600 Kerns Road. The report is deceitful and riddled with errors. Various details are listed below but the very core issue of this re-zoning application is that this is now a neighbourhood property and the proposed application is the exact opposite. Executive Summary- - "The existing plaza currently generates significantly more trips…." The truth is the existing plaza absorbs all of the current trips of people in our neighbourhood from travelling elsewhere for the same services. These trips will still occur and all of the trips from the new use will be completely additional. - "Parking Review" – This exemplifies the arrogance of this study and the disdain of the developer perfectly. The proposal is to ignore the rules and change them to suit the financial needs of the company. The accessible spots are inadequate as the two parking lots are independent of each other, accessed from separate roads and serve two separate groups from the residential and commercial proposed developments. - "The site is well designed…" The site only allows for one delivery or collection vehicle at a time. All deliveries and collections on a single lane which is shared with the parking lot that will cause all traffic to wait on Kerns Road and the inevitable reversing of trucks onto the neighbourhood road. - "…access to nearby transit stops." The report explains that there is only one bus stop near the property so the use of the plural is deceitful. Also there is no access to the bus stop as there is no sidewalk nor waiting area at the bus stop. It is a pole stabbed in the sloped grass beside a driveway. Page 4 – 2.2 - Kerns Road Kerns Road is incorrectly defined as a connector road. It is a "Collector" and is designated to service the neighbourhood. Burnside intentionally misleads the reader with the term connector and the immediate description of it running between North Service Road and Dundas. The reality is that Kerns Road is a traffic

	calmed road with multiple sets of speed bumps and stop signs to discourage all external traffic. Page 5 – Figure 2 This illustration shows a significant lack of knowledge and lack of diligence. The Tyandaga Park Drive and Kerns Road intersection is missing two stop signs. The intersection of Fieldgate Drive and Kerns Road is completely ignored. A significant number of vehicles use Fieldgate Drive as a short cut to avoid the Tyandaga Park Drive and Kerns Road intersection. This is evident with the installation of several speed bumps along Fieldgate Drive and the volume of traffic is obvious to anyone physically observing the site. Page 6 – Table 1 "….both BT and GO Transit provide excellent transit to the site." This is the most deceitful and misleading comment in the report and is referenced many times in the overall Application. As mentioned there is only one bus stop. The single bus stop is 150 metres downhill from the property and does not have a sidewalk, bench or area to even stand near. This single and inaccessible bus stop only operates 11 times a day for about six hours in total. Burlington Transit describes the route as "a very low ridership route, intended to provide a minimum coverage service, representing 0.43% of Burlington Transit's ridership." Page 6 – 2.4 Existing Traffic Volumes The peak periods chosen are a very small representation of the actual property use. The study was only conducted for a total of four hours. These four hours are clearly timed to ensure that the current anchor tenant's maximum impact was felt. The daycare is clearly the single largest source of traffic and is very busy at 7-9 am and at 4-6pm. A more balanced approach would show the entire traffic flow for several different days and times. The study claims "… these are typical peak traffic periods for this type of development." The claim that 7am is a typical peak traffic period for a plaza is underhanded and misleading. These times were clearly chosen to amplify the impact of the daycare which has virtually no traffic during the day while the parents are at work and no traffic after 6pm and on weekends when it is closed. Page 7 – COVID This entire paragraph is misleading as the businesses continued to operate through out the pandemic and we all continued to visit the plaza. The impact of Covid – 19 to the plaza was absolutely minimal which further demonstrates just how valuable this property and its businesses are to our community. Page 12 – Proposed Development

	"The driveway on Four Seasons Drive will be shifted east…: Moving the main entrance closer to the intersection is far more dangerous for vehicles coming in and out of the property as well as the vehicles travelling through the intersection. Pedestrians at the intersection on Kerns Road will find themselves in between two intersections and 7 different movements within a short distance. There is no mention of pedestrian or vehicle safety in the Study. There is no concern for safety at all. Page 12 – 4.1 Trip Generation "Land Use Code (LUC) 254 (Assisted Living)was assumed…" A quick search online produced chart for "Generation Rates (PM Peak Hour). I do not have access to the full document but the chart appears to show the following rates : 251 Senior Adult Housing – Detached 0.30 per dwelling unit, 252 Senior Adult Housing – Attached 0.26 per dwelling unit and 254 Assisted Living 0.48 per 1000 SF GFA. The Architectural drawings submitted with the Application list 108,898 GFA and 123 units. This leads me to the following figures: LUC 251 – 37 trips, LUC 252 – 32 trips and 254 – 52 trips. Page 14 – Table 3 Based on the "Trip Generation Manual 10th Edition" chart available online these numbers are incorrect. The Architectural drawings submitted with the Application list 108,898 GFA and 123 units. This leads me to the following figures: LUC 251 – 37 trips, LUC 252 – 32 trips and 254 – 52 trips. Burnside has listed a total of 32 PM trips. This is drastically different. The figure of 52 per hour does seem more accurate when considering the total number of people in the building will be in the hundreds including residents, visitors, carers, medical workers, transport drivers, cleaners, support workers, delivery drivers, and logistical trips required. Page 14 – 4.2 Trip Distribution This drawing is inaccurate and shows a lack of knowledge or diligence. Burnside's existing traffic volume charts and diagrams show the traffic from Kerns Road and Four Seasons into the current plaza is 30% of total traffic. This chart does reflect that the proposed development does not plan to be part of the community. The reality is that Kerns Road is a route to Brant Street and Dundas Street. Kerns Road, Fieldgate Drive and Tyandaga Park Drive will be used by hundreds of vehicles a day because of this development. Page 15 -Figure 8 Site Generated Traffic This drawing is delusional. First, it contradicts Table 4, by showing only 5% of the traffic arriving from Tyandaga Park Drive. The drawing further insults common sense by claiming that no vehicles(zero) will travel north from the Service Road to the

	Four Seasons intersection in the morning; not one visitor, not one delivery to the front door nor one customer for the property in the morning hours. Page 16 – 5.0 Total Traffic Conditions The bungling of this concept is at the very heart of the re-zoning application. This property is part of our community. Every trip that is made now, will be made in the future. The result of this will be a huge net increase in trips. It will not allow for any of the residents to walk or bike to their daycare, bakery, home design studio or Autism Support Centre. These needs exist now and they will in the future. The re-zoning forces all of these trips away from the plaza. This is clearly an increase in trips and kilometres. Beyond that, the new building will represent a complete net increase of trips and vehicles. Table 4 tells us that the developer knows that all of the traffic is coming into our neighbourhood from outside. Page 24 - 9.0 Parking Supply Review Here the Application again tries to under service its site by under cutting the parking spaces available. Hundreds of residents and workers require parking. The ten visitor spots for 123 rooms of retirees is hopelessly small. A development this size cannot fit in a property of this scale and in this location. Visitors and delivery vehicles will park on the streets. This intersection is already dangerous enough. The inclusion of only two accessible parking places is offensive. Will residents and employees not be given access to parking that allows for disabilities? Does the developer not believe that some of its residents and employees will require accessible parking? Page 26 – 10.0 Transportation Demand Management "…pedestrian and cyclist friendly design…" The site is literally surrounded by four hills. Kerns Road from the south is an athletic challenge by foot, let alone on a bicycle. Kerns Road north, Four Seasons Drive and Winterberry Drive are all uphill exit points. "… the site has good access to transit…" The bus stop as previously described is 150m away on a hill without a sidewalk and is minimally covered. Page 27 11.1 Road Network Operations "…the plaza currently generates significantly more trips…" This is false. The plaza is used by residents who will need to drive right by the proposed development for the same services. This proposal will cause a drastic increase in traffic. Page 27 – Site Plan Review

	The future development will be serviced entirely by vehicle. The location is far too undulating to allow for bicycles and walking in the most ideal conditions, let alone the extremes of summer and winter in Ontario. Page 27 - 11.4 Parking and Loading Review The parking lot is too small because the building is too big. A small, modest retirement home can fit on 1.37 acres. The developer is trying to ram in a huge building into a property that cannot accommodate it. The surrounding area allows for no parking or expansion for the countless vehicle trips this building will require. Please contact me if you have any question or concerns regarding my comments. Please forward this to the relevant Departments in the City for review. I apologize for my lack of direct knowledge with regards to laws, regulations and codes but I have tried to review this document myself to allow a resident's point of view to come through. I trust the City knows the rules better than I do. Thanks Doug Stewart
59	Dear Ms. Morgan- I'm writing to express deep concern about the proposed development at 1600 Kerns Road in Burlington. To be clear, I have no objection to building retirement homes in Burlington and I understand that such spaces are needed. What I object to – strongly – is the construction of a building that will house so many residents (and employ so many staff) in a tiny community that simply can't support the traffic that will accompany it. This type of ill-conceived urban development is precisely the reason that we advocated for speed bumps down Kerns a few years ago – it was painfully clear to anyone who had the misfortune to venture into Waterdown that prioritizing developers' money over common sense was leading to gridlock on their main single-lane throughfares (Dundas, in particular). That community, and its roads, simply weren't built to take the kind of traffic that ensued when construction permits were approved with abandon by Hamilton's City Council and brought far too many people to town. It didn't take long for us to realize that our neighbourhood – and Kerns Road in particular – had become a favourite 'cut through' for the dramatically increased number of Waterdown residents trying to get to popular destinations in Burlington, including Costco, IKEA, Mapleview Mall, and the Burlington GO station (to name just a few). Though I know of no one in our neighbourhood who is a fan of those speed bumps, we all understand why they were absolutely essential to the safety of our neighbourhood. Kerns Road is also a single lane in each direction, and the neighbourhood is full of families with young children who are on that road learning to ride their bicycles and who are in and out of Kerns Park. School busses are up and down there twice each day,

	stopping at regular intervals to allowing kids to cross Kerns to make their way home. My husband and I have a severely autistic son who is not always as aware of traffic-related dangers as we might hope. One of the reasons that we selected this neighbourhood when we moved to Burlington was because it was quiet and we didn't have to worry about him encountering high-speed traffic. Quite clearly, Kerns is not the type of road that was intended to support a building that will immediately add more than 200 adult residents, several dozen staff required to maintain the building and work in the proposed retail establishments, and all of their cars. The type of development being proposed here would be quite welcome in Burlington, but there are other more sensible places to locate such a building; namely, in areas with easy access to conveniences and on wider roads that have the capacity to manage the traffic that will inevitably follow its construction. Fairview or the North Service Road come to mind immediately as better choices for a six-storey building of this kind – a good example can be found in the retirement home located at the corner of Fairview/Plains and Waterdown Road. I strongly urge our City Council to do the right thing and reject the request to rezone 1600 Kerns Road. Sincerely, Tanya Martini
60	I am a 78 year old senior, and am concerned with the retirement home proposed for 1600 Kerns Rd. I presently live in [redacted]. I am not anticipating moving to a retirement home now, but am determining what is important to me. I see many flaws with the proposed home. What I would want are the following: 1 a place with a large balcony that does not overlook other people 2. a setting that is friendly with the ability to walk to stores and a bank 3 easy walking with both canes and walkers Yes, such a retirement residence does exist in Burlington. I don't find this in the proposed plan for 1600 Kerns Rd. Instead, the opposite in some of these instances is true. Although the balconies that project out in many instances were removed, there was no indication that a recessed balcony would replace this. Scientists have already told us to expect another pandemic in a short period of time. Previously, residents were forced to stay in their units. How is this healthy with no access to fresh air?

	Outside amenities are located outside on level 4. My parents were in a retirement home in Hamilton with this arrangement. Dad said that it was too cold in winter and too hot in summer. Is there a plan to make this area usable all year? If not, why not. Does this property include any of the ravine? Looking at the map, it appears that this is the case. The ravine banks are too steep to be useful. Is this portion of the property included when determining the amount of space per resident? If so, the space per person in reality, is incorrect. I have a concern re resident parking. Are the spaces per car wide enough for elderly people to get in and out of their vehicles safely? Public transit is expected to be used. Since I drive, I went onto the Burlington Bus Schedule this morning asking for the route to take me to Maple View Mall. I entered my address and the destination. I would use bus number 87. The message came up, "There are no upcoming times for this stop". How do the people get to work, visit or residents shop without the use of the retirement van? In my opinion, the residence is 4-5 stories high, not 4 stories. The part of the residence backing onto the Mews will be a total of 5 stories. This does not meet the requirement of a 4 story building, which has been accepted as the height of this residence. I realize that this residence will be built, unfortunately, but trust that more changes will be made. Barb Beattie
61	Hi Doug, Excellent review of an inaccurate transportation report deliberately worded to service only the interests of the developer. I have very similar comments in my forthcoming objection e-mail together with others on building and environmental impacts. Have written copious notes on the reading material – hard to know where to stop with the flagrant misleading and false statements littered throughout them. You will not be surprised to find that their application doesn’t even meet the City Bylaws and mandatory requirements for the descriptive terms used by Wellings . There are selectively chosen clauses from the Halton and Burlington official Plans but these the development doesn’t meet either, except of course by the “opinion” of Glenn Wellings. Predictable as Fieldgate pays him but offensive and deceitful nonetheless. Will send you copies once I have sifted through my notes and arrived at e-mails emphasizing the critical deficiencies in the application documents.

	Just hope others do write objecting to this dreadful building – do not expect or need the kind of analysis you have undertaken, but just to note a couple of pointers that I sent to Wendy. They are enough. Regards, Pamela.
62	Good day, My name is Evan Hughes and I currently reside at [redacted] Four Seasons dr. In Burlington, ON. I am writing to state that I am strongly against any change in zoning at 1600 Kerns road. Fieldgate has applied to amend our city zoning to allow a monstrous sized retirement home in an existing neighbourhood. The plan submitted is filled with errors and omissions including excessive shade from the building, lack of sufficient parking (for residents, visitors and staff) and lack of sufficient public transportation. This is currently a quiet residential neighbourhood where people ride bikes on the street and children play outside. Adding a building this large with 123 units (potentially 246 permanent residents) along with support staff, delivery of good and emergency services is absolutely laughable in this type of neighbourhood. Allowing a change in zoning would be a blatant disregard for the safety of both the residents and their children due to increased traffic flow. Cars and trucks visiting this monster building will also have to park on the streets causing mayhem. Right in front of the building is a school bus pick up. With the added congestion it is highly doubtful that this will be a safe spot for school busses to stop. The lack of privacy will be massive with anyone on the third floor and up easily being able to stare into many backyards in the surrounding area. Many backyards in this neighbourhood also have pools and or are fully utilized to quietly observe the plentiful wildlife in the abundant ravines. The entire backyard oasis will be destroyed by an over looming monolithic monster building. Increasing the density of the neighbourhood this much will most definitely have a huge increase in daily noise levels with car, truck and emergency vehicles at all hours of the day and night. The naturalized area is the main reason many of us chose to live here. Light pollution will also be an issue with room light and security lights being easily visible in backyards throughout he neighbourhood. Also destroyed will be property values. Someone will be held accountable in all likelihood.

	There are insufficient busses in the area to support such a monster building. Adding more will add traffic. Staff and residents will either drive or rely on transit. Neither are favourable. The road to the closest grocery store is on a long hill. Hardly the place for someone with any mobility issues attempting to walk. Destruction of many old trees on the existing property is also planned. On top of all this the building is completely out of character with the rest of the neighbourhood. These are stately homes and townhomes. A giant building with micro apartments is just plain ugly and will never fit in. I am very hopeful that the Mayor and council will respect democracy and follow the will of the people affected. Lack of foresight will lead to lack of safety, lack of privacy, lack of resale value and lack of neighbourhood character. Please do NOT allow ANY changes to the current zoning regulations for this property. Regards, Evan Hughes.
63	Hi We received the notice in the mail from yourselves about the application for development at 1600 Kerns Road. We live at [redacted] Winterberry Drive so about 5 houses away from the proposed development You asked for input by email so here are some thoughts 1. There was a meeting held some months ago with the City staff and the Ward 1 councilor and representatives for the developer. I have been to a lot of meetings like this in Hamilton as I am a lawyer here and sometimes get involved in this type of work. I have never seen such opposition from the community. I had thought that the developer would have realized that and not gone ahead but apparently not. However the point is that it is very clear that there is huge opposition to this plan 2. The reason for such opposition can be several – one is certainly the fact that there is nothing similar to this in the neighbourhood. It is entirely residential except for the sleepy plaza at 1600. I have looked around at the locations of other retirement homes in Burlington and do not see any that are located entirely in the middle of a residential neighbourhood. Most are bordering on other

	amenities such as food and drug stores (Williamsburg is an example) so that while there are houses around them, it is not entirely such 3. Another reason is the traffic. The traffic now is minimal. There are drop offs and pick ups at the day care centre and only at the start of the day or end of day. Now we would be dealing with traffic coming and going all day long for residents, visitors, staff and suppliers. It is strange to us that this would happen after all the steps to limit traffic on Kerns Road (blocking off southbound traffic at the top, speed bumps etc) 4. Thirdly we are talking about not just the retirement residence but also commercial uses which at this point are unidentified so no way of knowing what extra strain they will bring on the area 5. The density and height of the facility are also not in keeping with the area which is all 2 storey or bungalow houses along with the Church and the old 100 Huntly street facility (both of which are also two storeys in height) 6. At the moment there is bus service to the area but it is very limited in terms of hours of service so is that going to be increased meaning more buses up and down Kerns? The bottom line is that any such development should not proceed and we strongly oppose it and will oppose it up to any OMB hearing if it goes that far Kirk and Pam McPherson
64	Hi Melisa, I am a resident of the Tyandaga Community. I just want to say that I firmly object to the proposed retirement home development in our neighbourhood. Shelley Stanga
65	Good morning, We have lived in Tyandaga on Westhaven Dr. since 2002 and in Burlington since 1977. This area is a Burlington gem! It has undergone much growth since the original Kerns Rd. development decades ago but has still maintained the quiet residential ambience. The proposed retirement home at 1600 Kerns Rd. will certainly change the corner of Kerns and Four Seasons Dr. drastically. The volume of traffic and noise during construction will be very disruptive to all homeowners in the area but especially to those homes adjacent to the site. Those homeowners purchased in a quiet residential area with every expectation of the area remaining the same. This proposed development is just not fair to the current residents! What confidence can residents have in the city when zoning changes can happen at the whim of developers? Our aging population does present a housing challenge but the multi level retirement home must be built in an area already zoned for such a building. Please consider the hundreds of residents in Tyandaga that will be adversely affected by this development!

	Regards, Norm and Debbie Yarwood
66	As a resident of Tyandaga at [redacted] Winterberry Dr I strongly oppose the construction of the proposed retirement home. We are a low profile community, nothing taller than 2 stories, surrounded by green areas and a building of the proportion planned will disrupt our environment, be an eyesore, create more traffic and disrupt our neighborhood. Do not approve of it. Luiz Magalhaes
67	Hello Ms. Morgan I own a residential property at [redacted] Roundleaf Court, Burlington, which I acquired two years ago when I relocated from Mississauga. One of the main reasons that I chose Burlington and the Tyandaga area specifically, was the low density development plan and true "neighbourhood" feel. My concerns with the proposed development are that: Traffic volumes will increase in an area where school buses pickup and discharge a large number of children each day. We lose access to the existing and potential retail providers. The shadow from the proposed building is material, and Property values will be negatively affected. I trust that the above concerns will be given due consideration during your department's review. thank you Darell Hornby
68	Dear Melissa and The City of Burlington Planning Department, We are writing to you today to express our sincere concern and sadness of the plans to build a four storey-70ft tall retirement home in our neighbourhood. Firstly, the daycare has been in this community for over 40 years and has proven to be very convenient for families for their daycare needs and after school programs. Secondly, our local Bakery Cakes Sweets and Treats has brought a quick and convenient place for us to purchase cakes and treats for family and work events as well as a close and safe place for our kids to visit for a treat or ice cream in the summer. Thirdly, a 4-5 foot storey building we feel will create an “eyesore”…

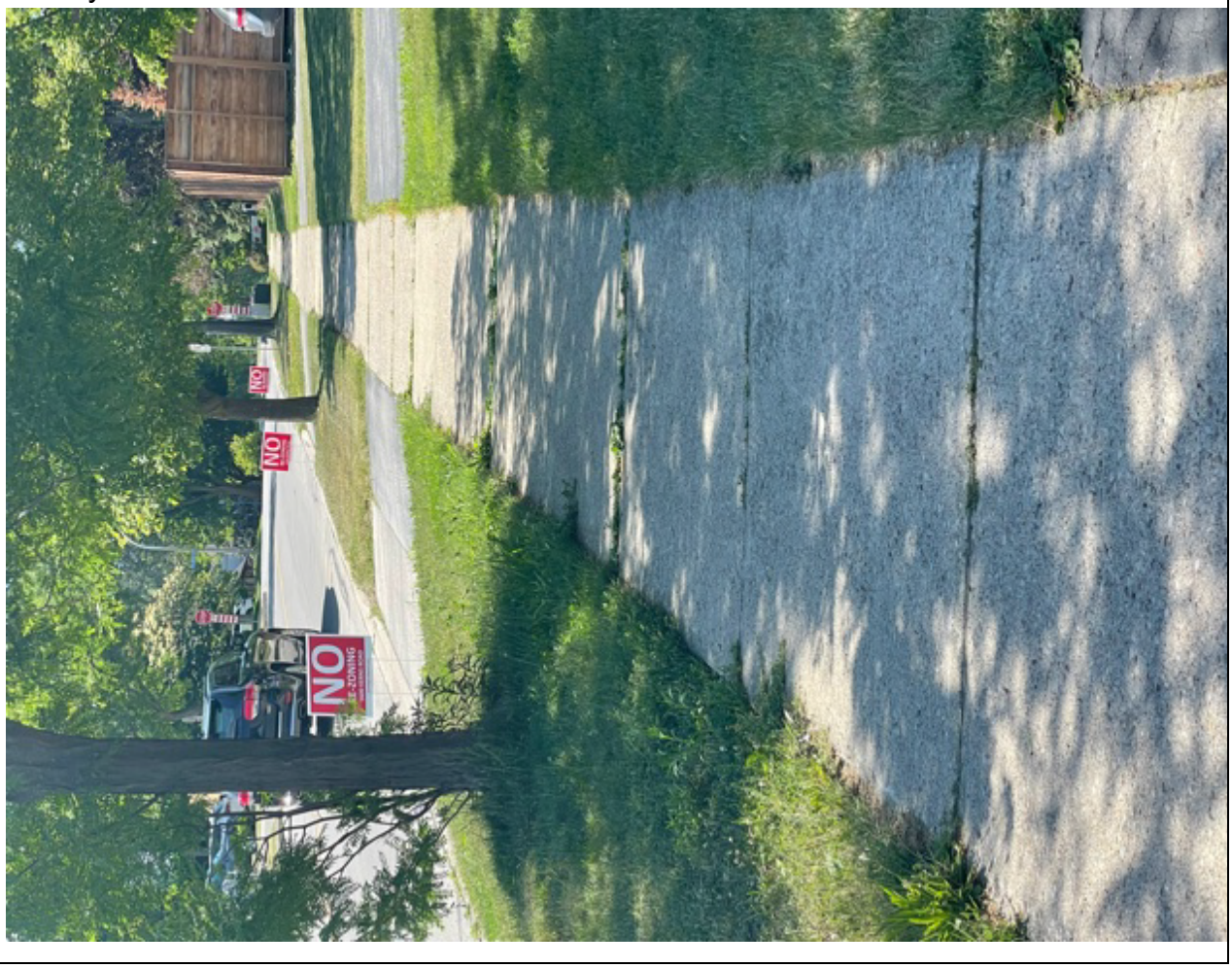
	eye·sore /ˈīsôr/ *noun* a thing that is very ugly, especially a building that disfigures a landscape. …in our neighbourhood. It will also increase the amount of traffic coming through the neighbourhood which will no longer be safe for the kids out playing in our community and will definitely create excess noise. We ask for you to please put a stop to this development application! Sincerely, The Pitirri Family
69	Hi Melissa, Unfortunately, I am not against this application for a Retirement Home in the Neighbourhood of Tyandaga. I have lived in Tyandaga for 47 years and obviously know Kerns Road and the existing plaza where the Home will be located. Currently not one house in the area will have their "view" blocked by this Home. It's in an awesome neighborhood where the residents will find peace and quiet as well as a community vibe that will be very comforting. My daughter lives across the street from a retirement home in Stoney Creek and my parents live beside Lasalle Towers, both find these buildings calm and quiet. Not sure what the objection is with the neighbouring residents but I myself would consider retiring in my own community that I have grown to Love! *Carolyn Gunby*
70	Hi Melissa, John and I got a flyer in the mail about the proposed rezoning at 1600 Kerns Rd. The flyer is quite negative , but John and I rather like the idea of a retirement home in the neighbourhood. We are baby boomers, and although we still live in our own home, we know that in the next number of years many seniors may be looking for retirement living. The accompanying photo looks good. It may be noisy during construction, but after that to know that Burlington is providing a place to live for retired people is a blessing! We hope the home will be up and running (or maybe walking lol) soon! Just wanted to give our side of the story! God’s blessings in your work!

	🙋‍♀️🌝🌺 John and Marg Vandelden
71	Dear Ms. Morgan, I am writing to you regarding the application for the Fieldgate proposal at 1600 Kerns Road. I am strongly opposed to any change to the current zoning and strongly opposed to building a 4+ story retirement home. I live on Winterberry just around the corner from the current plaza. I have lived in Tyandaga since 1985 when my parents bought a house on Green Meadow Drive. It was always my dream to own a house of my own in Tyandaga, and in 2007 my husband and I purchased our home on Winterberry Drive. I love living in this neighbourhood because it is so beautiful and has such a sense of community with only small residential buildings. I frequently visit the current plaza as do many of my neighbours and friends. Any change to the zoning of this plaza and building of a large residential retirement home causing the loss of the current businesses in the plaza would be a tremendous loss for all of us. I am especially concerned about a tall building greatly changing the landscape of our beautiful neighbourhood. It would be an eyesore to our beautiful neighbourhood, blocking the view and putting many houses in shade. The increase in traffic would also affect the wildlife that frequents our neighbourhood. It is not uncommon to see deer, squirrels, chipmunks, raccoons, skunks and numerous birds in our beautiful neighbourhood. I understand that 28 trees are targeted for removal. I would love to know if this contractor is allowed to remove these trees and if they are required to replace these trees as is stated in the bylaw. I would imagine that they will not have space to replant trees in this property as they are cramming this monstrosity into a small space. The animals in our neighbourhood will certainly be affected by the loss of 28 trees close to the ravine at 1600 Kerns Road. It will be a great loss for those of us that love seeing wildlife in our neighbourhood and will have a huge and detrimental environmental impact. This neighbourhood is not suited to a retirement home since there are no grocery stores or amenities for the residents. The closest grocery store is Sobeys, and it entails a hike up a relatively steep hill on Kerns Road and a walk along a busy North Service Road. The buses are very infrequent on Kerns Road. I frequently walk and bike around our neighbourhood, and it requires quite an effort to climb the hills. It is certainly not suited to elderly people. In the winter Kerns Road gets covered in ice and snow and can even be dangerous and impassable by a vehicle due to its steep incline. I cannot imagine an elderly person going for a walk on a steep and slippery hill. The location of this building would be much better suited in a commercial area with closeby amenities, and not in a residential area. As a very concerned resident of Tyandaga, I ask that you don’t let this multi-level monstrosity be built in our beautiful community. Myself and almost everyone else in our

	neighbourhood would be incredibly disappointed if you let this development happen, and we will lose confidence with our elected officials and with the City of Burlington if you don't put a stop to this unwanted retirement home. Thank you for taking the time to read this. Yvonne Foster Air Canada Captain and concerned resident of Tyandaga
72	To whom it may concern. As I am new to this neighbourhood and very happy to live here, it is sad to see this kerns street development going forward. It seems that the city is ignoring the real concerns of the neighbours directly effected by this development. Traffic, safety and general lack of area minded planning is being sacrificed for a large obtrusive eyesore. Please reconsider this rezoning application and let's get a better plan for this strip mall. Your truly Joseph Imbrogno
73	Melissa Morgan: as a resident of Kerns Road for more than 30 years I am greatly opposed to this development application. This is an area of low density housing, large homes and families with children walking to and from schools, bus stops, and parks. This retirement home has no place in this area. It will decrease the value of the homes on this street as well as the townhouses directly behind it. No one wants 123 units looking into their backyard, frequent ambulances screaming down the street, police cars called in at all hours of the day and night with residents who have fallen, become seriously ill or have died. Why not put this residence in front of Compass Point Church? There is more than adequate space there and it will not affect the Tyandaga neighbourhood. The prospect of this stupid and unnecessary development is one reason we decided not to downsize to the townhouses next to 1600. As homeowners in the area ([redacted] Kerns Road) we oppose this development application. DO NOT AMEND THE ZONING. Lorna and Lewis Lanza ***Lorna Lanza***
74	Good Morning Melissa, I am writing to you this morning to express my strong opposition to the new development application at 1600 Kerns Rd.

	First of all, as a property owner at [redacted] (the townhouse complex behind 1600 Kerns Rd), it came as quite a surprise to my family and also my neighbours to hear about this development application. The proposed retirement property would directly impact my home, and quality of life in a negative way. My townhouse (which I own with my husband) backs onto the current building at 1600 Kerns road. My backyard view would be impacted 100% in a negative way by the new 4/5 story building. The proposed underground parking entrance/area (and balconies) would be seen from my backyard. This is very worrisome considering our townhouse property is so close to the proposed building (a stone's throw away). My family (including our young daughter) spends a lot of time outside in our small backyard. We value the privacy and quietness of our little outdoor space. We also enjoy the sunshine (which will be completely gone with this new proposed building), and trees which makes it feel like we are up north. My husband and I purchased our townhouse in 2015 (before the market was crazy), as first time homeowners, and felt that we had bought a hidden gem. We are located in a beautiful and quiet area. The ideal suburbs location. Quiet streets, minimal traffic, and lots of outdoor space. We want to stay here long-term, and quite frankly would not be able to afford to move anywhere else in Burlington. Our daughter is registered at the Kids & Co daycare at 1600 Kerns Rd. This is something else that would be taken away with the new proposed building. This new proposed development would negatively impact the value of our home (since our unit backs onto 1600 Kerns Rd). The proposed building would cause noise, pollution, and traffic to our residential neighbourhood. The underground parking area would be extremely loud with numerous deliveries, bright lights, ambuli, and visitors going in and out constantly (heard easily through our windows). This would turn our tranquil/residential neighbourhood into a commercial spot (which does not match the neighbourhood in any way). I am not sure why a developer would want to destroy such a beautiful neighbourhood with a building that would negatively impact the surrounding area. There are many other spots in Burlington available and zoned appropriately for this type of building/property. There are many residents in this neighbourhood who oppose this new development, and I truly hope our voices are heard and valued. We all chose to move to Burlington, and this specific area for a reason. We all oppose this new development. Please let me know what else I can do to have a say in this process. Thank you, Andrea Jackson

75	Do not want a Retirement Home built in Tyandaga on kerns. We love this area with the quiet and not so much traffic. Mary Uloth
76	I am aware of the proposal to redevelop the property at 1600 Kerns Road to provide a four storey retirement home. This e-mail is being sent **to register my support for this project**. We live in an aging community and we do need housing for senior citizens. Other than the short term disruption associated with the construction, I see no problems with this proposal and I encourage the City Council to show some courage and move ahead with this project in an expeditious manner. Regards, Bill O'Brien
77	Good morning Melissa We are adding our voices to the growing number of Tyandaga residents who are seriously concerned about the possibility of this Retirement Home being built in our neighbourhood. We purchased our vacant lot in February 1988 and moved into our Mattamy home that August. We paid a lot premium to be on the ravine. Nice green space, private - perfect for our growing family. There was no big box stores on Brant, no Power Centre, AIC in Kerns Road at that time was a quiet research centre with no huge light standards. All of these changes have occurred over the last 30 years or so. Progress some say. Ok… now we come to the latest proposal of a 4 storey retirement home on a property that is not zoned for such a monstrosity. I would ask you to consider a few things: What if this was being built in YOUR neighbourhood? The traffic on Kerns Road now has increased 50 fold with all the new Waterdown construction. Those people living up there use Kerns Road as their speedway to get to Highway 5. Speed bumps have done little to slow any of these folks. So what will become of our quiet, beautiful Tyandaga if this building is allowed to be built? I'll tell you. More and more noise, delivery trucks and cars clogging our streets that's what. This corner is already a safety hazard for our children and grandchildren- many people do not even respect the stop signs in place. Many of my neighbours have written about more issues and I hope you will read all of our letters and consider this. Yes, Fieldgate has the right to develop this property. However, let them work within the current zoning bylaws. Let them build something that is an asset to our neighbourhood and not a self-serving benefit to the stakeholders that are not part of this community. Respectfully Kathleen and William Meyer

78	We have been spreading the word after receiving word on the application. We had 100 lawn signs made up for anyone who are opposed to the re-zoning of 1600 Kerns Road. After a few hours of posting on our Facebook page they were all collected. We now have placed an order for more. The community does not want this building here. Please take note. Regards Wendy Stewart 


NO


NO
RE-ZONING

	
79	Good afternoon Melissa! We are very disappointed to learn that the city may allow a retirement residence to be built at the corner of Kerns Rd and Four Seasons Dr. A 4 or 5 storey building with 123 units does not belong in our quiet, peaceful neighbourhood. It will be an “eye sore” and result in increased traffic, noise and a potential safety issue for families with young children who live in nearby homes. That particular intersection is quite busy already, especially during “rush hour” times. As residents of the Tyandaga community for almost 40 years, we would like the neighbourhood to remain the way it is - a quiet and peaceful community for families young and old. We are very much opposed to this development. Sincerely, Pam & Alen Holton
80	Hello Melissa Morgan

	I am writing to you to state my opposition, and my family's opposition, to the change in zoning to allow a four-storey retirement home in the neighborhood at 1600 Kerns Road in Burlington. I grew up in this neighborhood, moved away for school and then moved back once I had a family, so I am a long-term resident of the area, dating back to 1978. As a family, we have lived now in this neighborhood for over 21 years and enjoy the quiet, family, park-like atmosphere of the area. I feel that the retirement building will be too tall, large and unsightly for the neighborhood. It will increase traffic substantially, increase noise substantially and undermine the quiet, family orientated character of the neighborhood. I do not feel that there is any benefit to the community to have this development in it. The current plaza services the community with generous parking and small independent businesses that provide important services. It would be a loss to the community to have the current plaza replaced. My family and I oppose this application and the change in zoning required for it to happen. Regards, Jo-Anne & John Monteiro
81	Dear Melissa, I have been a property owner in the Tyandaga community for over thirty years. My home is a townhouse in the [redacted], where my children were raised from infancy to adulthood. My parents moved to the community when it was a new housing development, and lived on the corner of Heather Hills and Crofton Way for over twenty years. So my family of property tax payers has been very fortunate to enjoy the beauty and tranquility of the neighborhood for decades. I'm writing to express my concerns regarding the proposed re-zoning of 1600 Kerns Road. This proposed project will have significant negative effects on the entire neighborhood, both during the construction phase and long term. Construction will cause extreme noise from trucks driving to and from the site, from machinery (I can only imagine the constant sound of drilling as the parking lot pavement and existing structure are demolished), and erection of the new building. Construction will also negatively affect air quality from all the dust and debris. As someone with respiratory disease, this is not a trivial concern.

	Once completed, the building will dominate the surrounding area, barring natural light for many of the townhouses behind it, and creating bright light pollution from the building itself as well as from traffic entering and leaving. The traffic on Kerns Road is already quite heavy, as indicated by the recent installation by the City of the traffic calming speed humps and the conversion of upper Kerns to a uni-directional route. With the introduction of this development traffic will be increased dramatically as service vehicles delivering food, laundry, staff, visitors, medical services, maintenance services, etc., arrive and depart. This activity will not be limited to daytime hours (as with the current small businesses of daycare, bakery, education centre and home renovation, all of which operate during the day and mostly during the week) but will potentially take place all hours. With regard to the current businesses, they are ones which enhance the community. The neighborhood has been happy to support the owners of the small local bakery. Many residents walk their children to the daycare. I'm concerned about the residents of this proposed retirement home. What is there for them to do? The closest stores and restaurants are on Brant and North Service Rd - a long walk for a senior without a car. The bus routes are commuter routes operating weekdays early morning and late afternoon only. Taxis are expensive for those on a fixed income. Another concern I have is the long term affect of such a large development (including a very large underground parking lot) on the overall environment and the ravine running through the area where one can still see deer. I appreciate the need for suitable housing but a residence such as this should be included in the initial plans for housing developments, not plunked down in a well established community. Any change will be disruptive but a compromise would be a much smaller project - modernizing the existing structure to continue to accommodate a few small local businesses serving the community and including climate and environment friendly green space. Please consider these concerns and do not approve the re-zoning request and this inappropriate project. With respect, Florence De Dominicis
82	Dear Elected Officials, I am appalled that even after we had a community town hall meeting with the developer last year that they are still trying to ram the same proposed prison-like monstrosity into

	our picturesque neighborhood. Everyone from the community was quite blunt that we did not want this thing built. We also expected the developer to come back with changes to their proposed building after they heard our comments loud and clear. There was not anyone in the room that night that was not shocked at what they proposed. My wife and I purchased our house at [redacted] Winterberry Drive just around the corner from 1600 Kerns Road 14 years ago. I was really looking for a house in the country away from the tall crammed in buildings you see in Toronto and downtown Hamilton. It was my wife that found our current house. When she showed me how nice the neighborhood was we decided to buy. Now I sit here and worry about the damage to my property value and my mental well being if this ugly box, prison-shaped building ever gets approved and built. We have made quite an investment in our house and property and if it gets built I might be forced to move to keep my mental stability. If I saw this building towering over corner houses, and sidewalk the first time I saw this neighborhood there is no way I would have ever thought of buying here. Now if you let them build it I am concerned at how low my resale value will go when I am forced to sell to keep my sanity and find a new picturesque city or town to live in. One of my biggest concerns is there is no flat ground available close to 1600 Kern's Rd for the elderly people to get outside and exercise. Tyandaga is one of the hilliest neighborhoods in Burlington. With the proposed building being built, there will be little to no green space left on the property because the proposed building almost fills the entire property, towering over everything around. The joy of living for these residents will be sucked right away from them as they live in their little prison size apartments. I ask that you take a walk up Kerns road and around the proposed site and picture what this would be like when you are 80, 90 or 100 years old. I believe some of the reports said there will be little to no traffic impact. [redacted] How many staff, family visits, taxis, Uber drivers, skip the dishes, Amazon deliveries and medical vehicles are going to be required to service a building of that enormous size? Our neighborhood has little to no bus service and no stores within walking distance unless you are able to walk for 40 minutes up and down hills with a 6% grade. So are they planning a helicopter pad? I am also against the noise if they are planning a helicopter pad. I hope that you and your team of elected and trusted officials can see there is no benefit to cramming this building on 1600 Kern's Road, let alone putting a retirement building there that does fit into the current zoning regulations. In this case only the developer will profit and plunder at the expense to our neighborhood, the city of Burlington and to our elected officials. The only reason I can see this proposed building going ahead is if they are illegally bribing some of our trusted city planners.

	As you can tell from the entire community's response to this proposed retirement building we don't want it, especially if it does not fit with the current engineered zoning requirements. Myself and the rest of the community asks that you do the right, democratic and ethical thing and reject the proposed building application. Thank you, John Matthews CET.
83	**COMMUNITY RESIDENTS – OPPOSED** **NO TO RE-ZONING** Dear Ms. Morgan, As a resident of the community of Tyandaga we are adding our voice to the increasing opposition to the re-zoning application and development of a 4/5 storey retirement home located at 1600 Kerns Road Burlington. We are encouraging you and the city of Burlington to reject this application. Tyandaga is a quiet mature neighborhood made up primarily of executive style homes situated on the scenic hills of the Niagara escarpment. There is also a pocket of smaller townhomes located on the south end of Kerns Rd that are popular with retirees. All community residents take pride in their home and neighborhood and take meticulous care of our properties and community. We have all invested significant time, money, and resources into our homes. The development of a 4/5 story building along Kerns Rd is completely out of place in this neighbourhood. Its size and magnitude will not only tower over the community but threatens to devalue properties for its residents by adding such an out of place building and eye sore in a well established and green spaced area. It will also add significant traffic flow to a peaceful residential area that is far away from a major road. (Brant St.) Also rezoning would open up the potential for additional development on open or vacant lands in the area, further contributing to home devaluation and displacement. More importantly this proposed development goes against many items called out in Burlington's Official and Strategic plans. Some highlights of this, which I assume you are already aware of are as follows: **Residents** – the plan states that residents should be close to goods and services. **Walkability** - The plan states that Walkability within new/transitioning neighbourhoods and the downtown are a reality. According to Walkscore.com, 1600 Kerns Road has a walk score of 19 out of 100 and a Transit score of 31 and is Car dependent. All errands require a car**. This proposed development fails in all references to Walkability .**

Targeted Intensification - That Targeted Intensification involves Higher densities in key intensification areas (including *mobility hubs, downtown, uptown, along major roads and commercial plazas) that will build neighbourhoods that are environmentally friendly, infrastructure-efficient, walkable, bikeable and transit-oriented. **This proposed development fails in all references to targeted intensification.**

Mobility Hubs - Mobility hubs are developed near each GO Station and in the downtown. **The proposed development fails in mobility hubs.**

Demographic Growth - Demographic Growth is to support attraction of younger people and newcomers to help sustain the fiscal, social, environmental and cultural fabric of the city. **The proposed development of a 4/5 storey seniors home fails to meet demographic growth.**

Strategic Initiatives - Strategic Initiatives for Future development will be higher density, walkable and accessible, transit-oriented with appealing streetscapes. The city will become a leader in walkability and bike ability scores in the province and will be fully aligned with provincial strategy and goals. **The proposed development of 1600 Kerns Road fails in all aspects related to strategic initiatives.**

Reducing Burlington's environmental footprint. Since the proposed rezoning and development of 1600 Kerns Road is not walkable or bikeable for the elderly and that all personal errands will require a car, it does not support the plan of reducing Burlington's environmental footprint. The development plan calls for a huge underground parking lot, which is assuming and encouraging cars for its residents. **The proposed development of 1600 Kerns Road fails in all aspects related to reducing environment footprint.**

Adding a 4/5 storey retirement home of any size at 1600 Kerns Road does not support any of Burlington's strategic plans.

In summary the proposed rezoning and development of 1600 Kerns Road would **not be** near a mobility hub, it is to be a senior's residence and **does not** attract younger demographic. It would **not** support Target intensification (along major road and mobility hubs/GO stations), **would not be walkable or bikeable**, particularly for the elderly and as such **does not** support reducing Burlington's environmental footprint.

Burlington's strategic plans further state that its values are to demonstrate respect by being fair and ethical and to encourage and support community involvement. When the majority of Tyandaga residents oppose this type of construction in our community we are assured by these values that the city of Burlington will be fair and stand by its citizens and support their opposition and to reject this proposal all together.

It would not only be counter to the wishes and demands of the Tyandaga community, but also be abject to the official plans created by the city of Burlington and shared with

	its citizens as a course of public record and policy on how they manage and grow the city for its citizens. I believe there are many areas around Burlington where this type of development would support and be in line with Burlington's strategic plans and benefit the community and residents rather than the developer's profit motive. Its clear he purchased this land for cheap and is only looking to turn a significant profit at the expense of the Tyandaga residents. Thank you for your time and attention on this pressing matter and we would welcome a chance for further discussion. Please reach out if you have any questions John / Linda Fitzgerald
84	Hi, I reside and own my husband the home at [redacted] Kerns Rd, Burlington. I would like to advise that I do not support the rezoning of 1600 Kerns Rd. I feel it will negatively impact the community. Warm regards, Jennifer Gottlieb
85	Good morning Morgan I hope you are well. I am writing in regards to the proposed rezoning of 1600 Kerns Road. The Tyandaga Community is one of the few quiet environmental residential areas in Burlington. We are new to the area however I have lived in Burlington my whole life. We have always dreamed of owing a home in Tyandaga because of the peaceful and quiet feel of the neighbourhood. There are no high rise apartments or multistory buildings to cut off the beautiful view that you get from being in the neighbourhood. There has been development all around Burlington. We have made terrible choices with the development of our downtown by putting up multi story buildings which lose the quaintness that our Downtown has been since I was a child. It would really be a shame if now in one of the most beautiful communities in Burlington, Tyandaga, the city approves to rezone there. Wouldn't it be nice for a change that we keep an area as beautiful it has been for many years and not destroy it by slapping up an ugly multistory building. Sometimes it can't be about money. Jill, J.D. and Family

86	City Planning Department, I am writing to voice strong opposition to the rezoning and proposed development at 1600 Kerns Road. The only beneficiary of this development would be the developer, and perhaps the home operator. Despite the increased tax revenue to the City, there is a net loss to all other parties involved, primarily because this is a poor location for a Senior's home. Here are the stakeholders, and what's at stake: **1.The Seniors!** There are no community resources for Seniors in Tyandaga. --Kerns is a steep hill. Seniors cannot go for a walk in any direction without including a hike up and down an incline. This would especially be a concern in the winter. The only park - really a playground and 2 baseball diamonds- is two blocks straight uphill. --There is no local retail. Shopping is a 20 minute walk (says Google). A senior's home does not have sufficient clientele to support more than a corner store with pharmacy. --There is nearly no public transit. The local bus route services GO train commuters and students, parts of the day at low frequency. Seniors need longer hours of service, shorter waiting time and direct routes to retail, health and community centres. - Tyandaga has a golf course, and no community centre.... **2. The City:** --Increased expenses in transit services and longer Handi-Van routes. Lots of unhappy Tyandaga residents- especially those in the deep shadow of a 5 storey block. --The ESA indicates groundwater metal content and landfill metal and plastics at 1600 Kerns, raising risk management and monitoring issues. 3. **Tyandaga Residents:** --Any Tyandaga resident will tell you that our community has seen less investment in community infrastructure than the more mature or the recent neighbourhoods. Tyandaga is gerrymandered with Aldershot, so it is rare our concerns even get heard at Council. Without a local school, library or community centre we have no natural nucleus to build community, and it has taken issues like traffic, quarry expansion or development to galvanise action. That it is happening with 1600 Kerns means that it is a crucial issue to us. This location serves us well as our local daycare, bakery and music school. These- and any local nucleus would be lost to the community with the proposed development. A small senior centre integrated with community resources might be a good idea - but could be much more - just ask the tenants and their neighbours. We have a wave of new families and young children that support community oriented development - like an enhanced daycare and a gym, basketball

	court or a splashpad. Wouldn't a residential complex (3 story, smaller footprint) want to be associated with that? --The "Outdoor Amenity" looks out over the residents down hill and hence reduces the livability of their backyards. The Architect's rendering, (dA6.01) conveniently removes these affected homes. 4. Fieldgate/FGL Kerns: The developer's interests in this site end once the construction is signed off. Longer term problems with the groundwater, Future possibilities for senior's quality of life and neighbourhood planning end. All neighbourhoods will have their NIMBY pushback, and if that were the only issue, I wouldn't have been motivated to write. However, this initiative has no winners in the longer term, and will close the door to more community oriented development. It is remarkable that at the open house in the NUVO building (2019?) there was a unanimous groundswell of irritation and displeasure with the impacts of the proposed development. I see nothing in the current application that suggests they have heard or responded to any of the suggestions aired at the meeting. This alone demonstrates that FLG Kerns is disingenuous in its claim to build or complement the community with this project and should be given no encouragement for continuing in this fashion. Roger Jacobs Clifton Green
87	To: City of Burlington Community Planning Department Att: Melissa Morgan This e-mail provides specific comments on the Justification Report prepared by Wellings Planning Consultants Inc (WPCI) as part of my further comments and objections to the Fieldgate Zoning change application at 1600 Kerns Road. These comments are provided in addition to my earlier submission and objection to this application submitted on 11th June 2021 and should be read in association with that earlier submission. **Introduction and Site Designation** The subject site at 1600 Kerns Road falls under the Burlington Comprehensive Zoning By-Law 2020 and other regulatory documents – Provincial (PPS), Regional Natural Heritage System, Regional (HOP) and City (BOP). The application site is designated as both a Secondary Growth Area and a Local Centre. The clear objectives of the BOP requirements, including the Local Centre stipulations, are that they seek to ensure that new development is of an appropriate scale and designed to maintain the character of the existing surrounding residential neighbourhoods.

		The Fieldgate application fails to meet numerous aspects of the objectives of the included By-Laws and other regulatory and policy documents. This is most evidenced in the WPCI Justification Report, but equally made clear when you turn to the other supporting documents and reports that WPCI refer to and have been submitted with the application. I have attempted to identify and summarize these failures and clear non-compliance below, but would just note that this is in no way and exhaustive listing of the issues that should all point towards a refusal of this application. **Overall Building Height and Storeys** The application by Fieldgate and summarized in the WPCI Report seeks to "amend the Comprehensive Zoning By-Law 2020 to permit a four (4) storey retirement home with ground floor commercial". However, this description is misleading, as is the selective way it is being presented in the Report. From any viewing position around the site, the proposed building cannot be considered as a (4) storey structure. The south elevation is (5) storey with at grade dining room and large outdoor area: it is also (5) storey for over half the west view and part of the east view. The applicant has also failed to acknowledge the substantial maintenance and mechanical services roof structure, which is in fact the tallest floor in the building at 4.5m (14.76ft) high. It forms an integral and highly visible part of the building and therefore should be taken into account as part of consideration of the total height and floors of the proposed building, particularly due to its size and significant visual presence. **Failure to comply with the Burlington Official Plan (BOP) and Zoning Requirements** The WPCI Report clearly identifies that the site is a designated Local Centre under the Burlington Official Plan (BOP). However, the application does not meet the requirements set out in the BOP for this designation. Firstly the noted ground floor commercial is one (1) unit on a floor dominated by (31) residential units and other retirement facilities. This single unit (100 sq m in 1750 sq m of floor area) does not equate to a legitimate description of "ground floor commercial" under the Zoning and Burlington Official Plan (BOP) Local Centre requirements, which also state that residential occupancy is above a retail/commercial floor. The WPCI Report is misleading on this point, and the proposals are clearly not in compliance. Secondly, the statistical information provided for the application (Drawing dA1.01) confirms a building size of 10,217 sq. m and an available site area of 5,542.7 sq. m. which results in a Floor Area Ratio (FAR) of 1.84:1 (shown as FSI on the drawing). The BOP requirements for Local Centre development stipulates the FAR to be 1.0:1. **The development application calculated FAR of 1.84:1 grossly exceeds the Local Centre requirement and reinforces that the building development scale proposed is unaccetably oversized for**

the subject site, as well as non-compliant even within the presented application.

Although the WPCI Report acknowledges that the development FAR is not compliant, their justification appears to be on the basis of questioning and challenging the City's rationale for requiring this FAR as a clause in the BOP.

The compatibility statements made by WPCI in their report are extraordinary in their perceived criticism of the City's design process and demonstrate a lack of appreciation and understanding of the important role of policy in local plan making and place making. The proposals are clearly inappropriate and are unjustified.

Failure to comply or provide adequate evidence in response to the City Strategic Plan 1.2 (Intensification)

The City Strategic Plan 1.2 Intensification requires the following:

- **green design options** – the application offers no evidence of appropriate green construction, and is not a LEED (Canada Green Building Council) building
- **environmentally sound with reference to climate change** – there is no attempt to address any requirements to promote climate change mitigation. Buildings are major contributors to greenhouse gases with a substantial negative impact on Canada's environmental goals and this building is not eco-friendly and will add to climate change impact
- **more affordable housing choices** – there is no indication of affordability in this scheme and the retirement living being proposed is not a low-cost choice
- **improved public health** – no evidence has been provided to demonstrate any positive improvements, and rather the proposed development will result in increased traffic and building emissions, increased noise levels, and invasive light pollution, all of which will be detrimental to local residents and the surrounding community
- **Importance given to sensitive redevelopment in older areas** – this development completely fails to respect this requirement or the community in this area as evidenced by the overwhelming opposition to the overbearing nature of the Fieldgate development.

Neighbourhood Character

The WPCI Report makes the statement that "there is no single land use that would define the character of the immediate neighbourhood." This is complete nonsense.

The immediate neighbourhood is in fact identified by the City on the BOP maps as both an Established Neighbourhood and Residential Neighbourhood Area, with medium density residential for the Mews complex and low density residential for the rest of the Tyandaga survey.

The 1600 Kerns Road site is completely surrounded by (1) and (2) storey residential housing. It is an indisputable fact, and is critical in assessing the character of the neighbourhood appropriateness of any new development.

The City's Strategic Plan clearly notes the importance and value of the character and heritage of existing neighbourhoods which greatly

	contribute to the overall desirability of living in the City of Burlington. Neither the character nor heritage of this neighbourhood are reflected in the Fieldgate application. It is evident from the WPCI Report and the overall application that all community efforts to communicate the nature of this existing community area have fallen on deaf ears. **<u>Additional points and summary of objections</u>** The WPCI Report does confirm that the Region of Halton's 2019 Housing Report does not identify any specific supply demand for special needs housing, ie. retirement living, in Halton. I would reaffirm this position, as the existing neighbourhood (in which I have lived for almost 15 years) has no more need for the proposed retirement home as any other location in the Region or specifically in the City of Burlington. More importantly, given the size and location of the 1600 Kerns Road site, it is clearly unsuitable for this scale of development – **as is of course admitted by Fieldgate through needing to amend the current Zoning.** The WCPI Report, and indeed the suite of additional application documents, set out misleading and often inaccurate statements to support this seriously flawed and unwarranted development, but it is clear from the application materials: □ These proposals do not retain or enhance community identity □ The new building does not integrate into the community, makes no attempt to be compact in form or scale (and this is made worse by the unaccounted for roof-top plan floor) □ Excessively FAR non-compliant (1.84:1 vs BOP required 1.0:1) □ Its size and scale does not represent a reasonable level of intensification as required by the City's Strategic Plan □ There is no apparent or expressly identified community economic benefit □ The development will generate significantly more traffic that the current resident usage, and the transportation study is baseless (I would direct you to the Transportation Study objection review of Mr Doug Stewart who has considered the traffic and transport impacts in more detail and I would repeat those concerns in total agreement). I reiterate my total and committed objection to this grossly inappropriate and non-compliant development, and would respectively request that it be refused to avoid the adverse and permanently damaging effects of the proposal on the local neighbourhood community and to the surrounding established natural heritage environment. Regards, Pamela Gowing
88	Good Morning Melissa, I want to add my voice to those of us in the Tyandaga community who are vehemently opposed to the development of 1600 Kerns Road. I had hopes that the new mayor, Ms .Meed Ward, would do her best to stop overdevelopment in our city, after the previous mayor was too weak to stop developers

	from ruining the water front with high rise condos. Now, the developers are moving north More and more, the peaceful Burlington I knew is looking increasing like Mississauga to me. I am very disappointed. Come the next election, I will certainly not be voting for the incumbent councillor in my area. Sincerely, Helen Dahl.
89	When my husband and I decided to downsize we looked not only for the right house, but the right location, community and we chose Tyandaga. It is a well designed residential area of established homes. Access has been designed to be limited, only three access points, thus discouraging through traffic. Non-residential buildings are confined to a corridor along the North Service Road not only do they comply with current by-laws, but they are also on large lots and beautifully landscaped . They are assets to the community. The plaza currently at the corner of Kerns Rd and Four Seasons also conforms to the by-laws. It is the only commercial space in the housing area and is very welcome because it fits in and provides good use of the space. The Day-care is a very welcome asset to young families living here and the bakeries get lots of foot traffic quite often with lineups on the weekend. When you go for walks around the neighbourhood you can't help but notice the number of people upgrading their landscaping, home facades and interiors. Thousands of dollars are being spent on home improvements in the area. This brings more traffic in a whole gamut of forms, delivery trucks with construction bins and building supplies as well as Amazon deliveries, service vehicles, electricians, plumbers and landscaping trucks and so on. Most of this traffic enters the area via the North service Rd and Kerns Rd. Add to that school busses and city busses, normal vehicular traffic and it can make traffic heavy at times, particularly in the morning. As we see it, the proposal at the corner of Kerns Rd and Four Seasons' is to allow the construction of the largest and tallest building possible on the plaza property with the maximum number of units. This is a solely altruistic proposal meant to make the most possible money for the owners at the expense of the long standing residents of the area. The developers have no vested interest in the area. They will come in, build their warehouse for seniors, then go off to the next project leaving behind an unwanted facility that is disproportionate in size to the current homes, and with little curb appeal. A large building on the site would obstruct site lines for traffic and play havoc with the current school bus stops by limiting the available space for children and parents to wait. The added traffic from facility employees, visitors and delivery vehicles is sure to cause traffic problems at this major corner. This change in zoning should not be approved. Lynn and Jim Sampson

90	TO Melissa Morgan, Planner 11-developement We live at [redacted] Round Leaf Crt. (L7P4T5) , South Tyandaga and would like to let you know that we vehemently OPPOSE the rezoning at 1600 Kerns Rd. We moved here 32 years ago because it is a quiet residential area with a small mall at 1600 Kerns Rd. Adding 123 units and a huge underground parking lot to that small area would cause too much traffic because Kerns Rd is closed Southbound from Highway 5. Access to 1600 Kerns Rd. Is only from the South Service Rd. I have spoken to and am sending a copy of this e-mail to Kevin Galbraith, Ward 1 councillor and hope he will support the residents in his ward, as is his responsibility. E. Janet Kolosta and John Dean
91	Dear Melissa Morgan; As a resident of Tyandaga for the past 12 years, I am very opposed to the proposed development of a retirement villa in Tyandaga for multiple reasons: 1. The plaza that exists there currently, has provided many very important community services over the years and we will no longer have that or anything like it available to us. My youngest child attended the daycare there for years and we loved the convenience of it as well as the comfort of knowing they are in a safe haven in our own neighbourhood while we are at work. Two of my children took music lessons at the music studio. My children and I have visited the corner store that used to serve our community on a regular basis and we now visit the Cakes, Sweets and Treats there for many reasons, including our kids visiting for ice cream. I truly believe that the loss of this plaza will be a loss to our community and our housing values will suffer for it. 2. The parking situation looks like it will be a desperate mess causing tons of traffic concerns and risks to children and residents in the neighbourhood. The proposal shows that there is clearly not enough parking available to accommodate the residents, staff and visitors as well as shift changes, so there is guaranteed to be multiple cars parked along the streets in the area at any given time. There is already a significant problem with speed along our streets in this vicinity and to have parked cars there as well, would be problematic. 3. The increase in traffic, including an increase of commercial vehicles and emergency vehicles, will also bring more noise and worse, further risks to our community. Our quiet neighbourhood will now be overrun with sirens and loud food and laundry trucks, ubers and taxis...More noise, more confusion, more traffic, more accidents.

	4. That particular location is a bus stop for many school children twice a day every day, and this new facility will definitely cause issues, and I fear the worst will happen. 5. The number of trees that will be sacrificed is a crime in itself. This neighbourhood is appealing because of the forested areas throughout and we have lost so many of our prized trees this and last year due to the Ash borer and this development proposes to take down 28 more trees to fit into our already suffering aesthetic. Are any of these trees that are proposed for removal of a protected species? 6. The size and height of this building is ridiculous for the area. It will be a sore thumb. 7. The construction project itself will be a nightmare for the residents of the area for an extended period of time. I'm sure it will be a hideous mess for traffic, for bus stops and for the local fawn. 8. One more point I will make, which has little to do with my community and more to do with the community you plan to import, is that this elderly group of people are not going to be able to cope with walking the hills in our neighbourhood for their exercise. Their route will be very limited and I don't think that is fair to them. Please consider refusing the change of the zoning by-law for this proposal. It will change our community for the worse, forever. The Scullion Family Shannon and Kevin Scullion
92	Greetings Melissa, I am writing this as an extremely concerned long term resident, taxpayer, and proud citizen of Burlington. Up until now, I have been very content about the zoning logic and truly exemplary planning of the city and its multitude of subdivisions and business areas. My daughter Christy and her husband Kris Burns are residents of a Town Home in the [redacted] development and have just welcomed the birth of a bouncing baby girl named Blake. Christy is a pediatric nurse in the Emergency Room at Mac Kids Children's Hospital, and Kris works all over the GTA doing fire protection and hoping to become a firefighter. They had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for them as a young working family.

	We were totally dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1. The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents have to deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase; which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. **A large number of property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments**. 9. **A number of long term, tax paying residents would, all of a sudden, consider moving out**.

	There has to be another area in the city to put this senior's residence, like along highway 5 or further north. I should not be in the middle of an established, picturesque community where no one in the area wants it. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit.v It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Henry Kowalewski, P. Eng.
93	We would to register our objection to the development application for 1600 Kerns Road. Tyandaga was developed as a single family housing committee and should remain as such. We are concerned that this may be the first step towards creating another Plains Road. It is all about money - developers benefit; owners benefit; the City benefits and current residents will suffer. Remember, voters have long memories and Tyandaga has a lot of voters. Dave & Marilyn Stockall.
94	Dear Melissa, We understand that you are the City of Burlington's Planner on this proposed application. As new residents of [redacted] ([redacted] Kerns Road, [redacted] located directly behind 1600 Kerns Road, we wanted to take this opportunity to reach out to you directly to voice our sincere concern and dismay by Fieldgate's application for the redevelopment of 1600 Kerns Road into a "4-storey retirement home consisting of ground floor commercial and 123 units", as well as the proposal to amend the City's zoning bylaw for this purpose. When we first moved to this neighbourhood in March 2021 we were not aware of this proposal. Our home is directly behind (south and downhill of) the plaza currently located at 1600 Kerns road. This proposal keeps us up at night and has had a negative impact on our mental health during an already incomprehensibly stressful year prior. To say this proposal would affect us and our day to day lives in an overwhelmingly negative way would be an understatement. What should be an exciting first few months as new homeowners in the neighbourhood of our dreams has been overshadowed by worries over this proposal and the effects it would have on us, our neighbours, our family and future children for years to come. This proposal, if approved, would result in a loss of character, inadequate amenity area (for everyone), and loss of light/shade/trees. The quality of the neighbourhood and the family-oriented housing types is heavily rooted in safe and easily accessible amenity areas. If those are lost, we

feel that we may feel compelled to leave our new home which we initially purchased with the intent to raise a family here.

The following list breaks down our concerns:

1. Height and Shadows
2. Noise and Setback
3. Traffic and Parking
4. Impacts to Wildlife
5. Poor planning for any potential new residents
6. Impact to the Overall Aesthetic of the Neighbourhood

1. Height and Shadows

As you already know, Kerns road is an uphill road running from North Service Road up to Dundas Street. The incline and slope of the road is steep the entire way up. This means that at [redacted] Kerns Road, our property is actually below 1600 Kerns Road because of the road's steep incline. The current design of the building's "4-stories" is in reality not four stories at all. Because of the incline of the road "4-stories" is in effect really five stories above us. That five stories, when the "mechanical penthouse" is included, is really six stories. On top of that, you can see in the designs of the proposed building that the floors are above regular height as well. We believe the topography of the site will create more exaggerated negative impacts due to visual intrusion and shadowing of the neighbouring properties. We urge that the allowance for increased height be weighed against the potential augmented adverse impacts to shadowing due to the sloping of the site in question and its neighbouring properties. The time of day that we can enjoy our outdoor space is limited.

As the shadow studies indicate, for the entire summer, we would not get sunlight in our backyards after 5:00pm. We work during the day and after 5:00pm in the evenings is when we look forward to actually spending time outside and decompressing. This would effectively ruin any chance of us enjoying our backyards after work in the summer months. The same is true in the shadow study of March/September.

2. Noise and Setback

Fieldgate is also proposing that there be a road built behind the building, which happens to be directly behind our home/backyard and the other homes in Tyandaga Mews. This road would not only account for deliveries to the retirement home, but to the commercial businesses Fieldgate is proposing on the bottom level, and to the underground parking lot. The amount of traffic it would generate is obscenely more than it is currently (right now there are a couple small businesses behind but nothing that requires a lot of deliveries). The constant noise and traffic this would cause would again change the entire use of our backyards year round, as well as the noise levels in our

homes at all times of the day and night. We strongly oppose the current design in the proposal with the large, noisy road proposed to be located directly behind our backyard without a significant setback.

3. Traffic and Parking

We understand that the City has been trying to curb and calm traffic on Kerns road for a number of years. There are speed bumps, rumble strips, as well as a road closure at the top of Kerns road (for traffic heading south) to aid in these efforts. Kerns road is also a priority cycling route as indicated in the City of Burlington's Cycling Master Plan. This proposal is in direct opposition to those efforts and would increase traffic in this calm and quiet neighbourhood tremendously, and make cycling increasingly dangerous.

Cars, buses, commercial vehicles, and ambulances will all be needed to service 123 of the units, staff of the residence and of the proposed businesses on the first floor. This is on top of the visitors and business traffic that would also increase.

Page 24 of the Transportation Impact Study states that "The proposed parking supply will consist of 14 visitor spaces (consisting of 10 spaces for residential visitors and 4 spaces for the commercial use".

Proposing 4 parking spaces for a development where the lower level is proposed to be commercial would cause an increase in cars parking on the community streets. Only 10 visitors parking spots for a 123 unit resident would again, add to the surge in parked cars along the community's streets, negatively impacting the aesthetic and safety of the neighbourhood.

4. Impacts to Wildlife

According to their Environmental Evaluation Report, page 14:

> "Breeding bird surveys were completed on June 1st and June 15th , 2020. Five-minute point count surveys following the second Ontario Breeding Bird atlas methodology were conducted (Cadman et. al. 2007). One station was situated in the ravine directly adjacent to the parking lot. The other 2 stations were set up in the adjacent neighbourhood. The location of point count stations is shown on Figure 3.
>
> The weather conditions during the surveys were as follows:
>
> • June 1, 2020 - 12 to 14 degrees Celsius, wind 5-15 km/h, mostly cloudy skies.
>
> • June 15, 2020 - 16 degrees Celsius, wind 15 km/h, mostly clear skies.
>
> A total of 20 bird species were observed in the study area (Appendix F). The majority of birds observed were common species that regularly inhabit suburban areas with wooded ravines. The most common species recorded during the

surveys were American Robin, House Sparrow, and European Starling. Eastern Wood Pewee, a species-at-risk (i.e., Special Concern - SARO), was recorded during the June 1st , 2020 survey in the ravine adjacent to the parking lot. The individual was calling >100m down valley from the subject property. Eastern Wood Pewee was not recorded during the June 15th, 2020 survey."

We believe that this study was inadequate to determine what impacts could potentially occur to the species here, particularly migratory birds. We have only been living in the neighbourhood for three months and during the day, in our garden alone, we have seen hummingbirds, yellow warblers, cardinals, blue jays, robins, red squirrels, and countless other birds that would be disturbed by height and current design of the building. We have also seen an Eastern Screech Owl here at night. Many of the birds in this area, including many of the birds I have listed above (yellow warblers, robins, and cardinals), are protected under the Migratory Birds Convention Act, 1994.

A building of this size would impact these migrating birds. The higher the building, and the more well lit the building, the greater the negative impact due to window strikes. An Eastern Wood Pewee was also heard during these studies, which is a species with Special Concern protection under the Ontario Endangered Species Act, and is also a Migratory Bird protected under the Migratory Birds Convention Act. After only conducting studies for such a short amount of time, we believe that the developer is inadequately showcasing the real impact a building of this stature could have on the countless other species the Breeding bird surveys could have missed by only conducting surveys for two days.

5. Poor planning for any potential new residents

The applicant has also proposed 0.5 parking spots for every unit. 1600 Kerns Road has virtually no reliable public transport. There is one bus, only on weekdays, heading in one direction five times in the morning and six times in the afternoon. The bus stop does not even have a sidewalk. There is essentially no coverage between approximately 9am and 3pm. The last bus passes at 6:45pm. The bus runs less than a third of the day with a 6 hour gap from morning until afternoon. The fact that the Technician says that "As shown above, **both BT and GO Transit provide excellent transit to the site**" (see page 6 of the Transportation Impact Study) to describe this service speaks to the ridiculous bias of the report. For example, when trying to find a way via public transportation to the grocery store right now (mid-day on a Sunday), there is no public transport. It's a 17 min walk there and the walk back is up a significant hill. This leaves us asking, would the new residents (50% of which would not have cars under this proposal) call cabs? Ubers? Have a shuttle? Have family members pick them up and drop them off? This again will increase the amount of traffic in the neighbourhood significantly.

	6. Impact to Overall Aesthetic of the Neighbourhood There are no buildings of this stature, height or volume anywhere in this neighbourhood. This would impact our privacy, noise levels, the safety of children playing, and change the traffic and dynamics of the neighbourhood tremendously. If in the worst case scenario, the applicant made the building only *truly* 2-stories, and switched the layout (i.e. no 5th floor mechanical penthouse), no road behind the units (instead put a naturalized area for the seniors to go outside), set back the building from the homes at 1588 Kerns Road a significant distance, that might help mitigate *some* of these impacts that we've mentioned above. We adore this neighbourhood and are so proud to be part of its amazing network of residents and stewards. We were devastated to hear of this proposal after we moved in and we sincerely hope that you, as well as the rest of the City's officials, will recognize the enormous harm that approving this application would cause to the residents of this neighbourhood. We vehemently oppose this proposal in its entirety and at the very least the zoning bylaws around the height of any proposed development should be respected and stay within the City's plan for this neighbourhood. Sincerely, Kirstin Silvera and Reiko Peter
95	Greetings Melissa, My name is Christy Burns. My husband Kris and I are residents of the Tyandaga Mews community (directly south of this potential development) and have just welcomed a baby girl named Blake. I would like to share a bit about my young and growing family in hopes that you are able to please put yourself in our shoes. I am a pediatric nurse in the Emergency Department at McMaster Children's Hospital, and Kris works all over the GTA doing fire protection, in hopes to be a firefighter. We had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for us as a young working family. It felt too good to be true! And if this building proposition goes through, we will be devastated. It is the only daycare in the area that will accommodate a shift worker's schedule, it is walking distance, and has an amazing curriculum to name a few reasons. To have this facility relocated or closed is truly life changing for us. It would be extremely inconvenient for us with working 12 (and potentially 24) hour shifts, and already having to juggle pick-ups and drop offs. The proposed development negatively impacts not only my own family, but all of us in this community. This also includes those whom Fieldgate intends to become residents of their retirement property, and it shatters the livelihoods of those currently doing business there.

	We were totally dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1. The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents must deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in an attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase; which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. **A large number of property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments**. 9. **A lot of long-term tax paying residents would, suddenly, consider moving out**. There must be another area in the city to put this senior's residence, like along Highway 5 or further north. I should not be in the middle of an established, picturesque community where no one in the area wants it.

	People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit. It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Christy Burns
96	Greetings Melissa, My name is Kris Burns. My wife, Christy, and I are residents of the Tyandaga Mews community (directly south of this potential development) and have just welcomed a baby girl named Blake. I would like to share a bit about my young and growing family in hopes that you are able to please put yourself in our shoes. Christy is a pediatric nurse in the Emergency Department at McMaster Children's Hospital, and I work all over the GTA doing fire protection, in hopes to be a firefighter. We had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for us as a young working family. It felt too good to be true! And if this building proposition goes through, we will be devastated. It is the only daycare in the area that will accommodate a shift worker's schedule, it is walking distance, and has an amazing curriculum to name a few reasons. To have this facility relocated or closed is truly life changing for us. It would be extremely inconvenient for us with working 12 (and potentially 24) hour shifts, and already having to juggle pick-ups and drop offs. The proposed development negatively impacts not only my own family, but all of us in this community. This also includes those whom Fieldgate intends to become residents of their retirement property, and it shatters the livelihoods of those currently doing business there. We were totally dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1. The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that I have an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat.

	3. BONDS Autism center provides a service for one of the toughest issues that parents must deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would “stick out like a sore thumb” amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in an attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase, which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. **A large number of property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments**. 9. **A lot of long-term tax paying residents would, suddenly, consider moving out**. There must be another area in the city to put this senior’s residence, like along Highway 5 or further north. I should not be in the middle of an established, picturesque community where no one in the area wants it. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit. It’s time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Kristopher Burns
97	Ms. Morgan, We are sending this email to you to express our strong opposition to the development of 1600 Kerns Road.

	We have lived in Tyandaga for over forty years, and have seen many changes implemented by the city. Few of the changes have improved our conditions. However, the development of 1600 Kerns Road would be far and away the worse change made to date. Traffic would increase from both personal cars and large trucks supplying the proposed building. Also, a substantial increase in ambulance visits would occur, with the accompanying sirens and urgency. The Tyandaga community was created as a residential zone, and the roadways are all secondary or tertiary levels. These are certainly not intended for the increase in traffic this development would bring. Those at the city that support this application, will be held accountable by both of us. Richard Miles Nancy Miles
98	Dear Melissa, This email is to register our objection to the proposed change in zoning for 1600 Kerns Road and the proposed building of a 4/5 storey structure on the site. Our objections relate to the following: • The proposed building is oversized, greatly exceeds the limits of the existing zoning which is designed to prevent such unsuitable development for this site and in this community. • The proposed development will ruin the character of the surrounding residential neighbourhood and will tower over the adjacent residential properties. • There is absolutely no community benefit whatsoever from this development only permanent harm. • Public transport and neighbourhood services are totally inadequate to service the residents of such a proposal. We oppose this application and the change in zoning required. Your truly Pauline and Anthony Clift
99	Hello Melissa, As a Tyandaga community resident, the proposal set forth by FGL Kerns Inc is not aligned with the current zoning for this property nor do I support re-zoning this property to accommodate. Below are a few of my concerns: 1. The proposed plan for 1600 Kerns misses on several marks with respect to the city's desire for intensification

	- Affordability - these are full 1 bedroom luxury retirement facilities which comparatively speaking, would likely run a potential resident over $5k/month. This is hardly within reach of a majority of seniors. - Easy access to services utilized by potential residents at the proposal retirement home is non-existent. This facility would not be within walking or easy bicycling distance to anything. I challenge you to find a single adult in their 30's or 40's let alone in their 70s and 80's, who would walk or bike along the North Service Rd. to the nearest commercial services. <ol start="2"> - Section 1.3b - Seniors are supported by a strategy that promotes health, recreation, transportation and allows them to remain in their home or neighbourhood as long as possible by providing desirable housing alternatives. - During the early pre-consultation with the community on November 26, 2019 for which I attended personally, I did not hear from one retired Tyandaga resident that would be willing to call this applicant's proposal their next home. In fact, quite the opposition was put forward to this property being developed into a retirement facility, to begin with. - There are exactly zero services to the surrounding community being taken into consideration with this proposed development. Regardless of which plan is finally approved, we will already lose a vital pillar of the community with the daycare being forced to relocate. As a community, we cannot stand for a development that only stands to profit the applicant and cease to serve the neighbourhood as it was originally intended. - I believe that the traffic and environmental impact has been grossly understudied and too many assumptions have been made. Traffic along Kerns Rd and Tyandaga Park Drive is already busy enough with diversions from Brant St (the latter of which will have its own challenges with 2100 Brant coming online in the next 18 months). - Intensification considerations are not focusing on the communities upon which they are imposing themselves. Surely there were other properties within the Halton region available to FGL that would fulfil their commercial objectives, provide ample senior living opportunity and satisfy the region's Intensification goals. It is clear that FGL's plan from the day they acquired 1600 Kerns was to rezone this property, otherwise, we would have heard alternative proposals that fall in line with the current zoning regulations for the property. To date, I have not heard a single resident in favour of this development plan. I am strongly opposed to the applicant's proposal for 1600 Kerns and would advise the council to reject FGL's application for rezoning. Thank you, Andrew Kodarin
100	Burlington’s Plan pledged their commitment to "Responsible and sustainable infrastructure Including citizen engagement; to be responsive to citizen’s needs in infrastructure and new infrastructure growth.”

	The city of Burlington has lied. They are not being responsible or involving citizens or addressing the needs of the community of Tyandaga. I oppose this development. What right does the city of Burlington have to change the zoning and approve this massive project which will reduce the quality of life for families in the entire neighbourhood? The negatives impacts are so many that I'm shocked that 'our' city is even entertaining this development. I am a caregiver. I"m at a retirement home every week. I am very familiar with the real time traffic that goes in and out of a development like this. For the proposed amount of residents (100+), there will need to be a large staff - day and evening shifts - dining room attendants/cleaners/front desk/office staff/maintenance people/activity personnel, outdoor maintenance companies including grounds/building repairs, government provided PSW's, health care practitioners, families visiting and taking people to appointments or outings, private careworkers, ambulances, delivery trucks, moving trucks, transportation vehicles like buses and taxis as well as the vehicles the residents have themselves, visiting guests and activity guests/performers. That is a huge increase in traffic! There is no way that any study can say there won't be an increase in traffic. The existing plaza absolutely does not generate even a fraction of the traffic this development would produce. The current businesses close at night. A retirement residence has traffic 24 hours a day. Are any of those workers/residents going to use roads like Kerns, Four Seasons, Forestvale, Tyandaga Park Drive, Heather Hills, Crofton Way etc. to get in and out of the neighbourhood? Of course they are. This would change these streets and this neighbourhood forever. This is a quiet residential area where families and children can safely be outside being active. It is critical to our health and well being especially during and after the pandemic. Our kids walk, bike and play on our streets and sidewalks and on the way to parks. If this development goes through our children cannot continue to safely get the physical activity and psychological/emotional benefit of exercise that they desperately need. We paid a premium for this neighbourhood when we purchased our house and continue to do so in our property taxes. If the city approves this development it would rob us of our safe neighbourhood and negatively affect the value of our homes. The city would be robbing us of our hard earned home equity. Developing the area with something that supports our community within the existing zoning is great. But a retirement residence does neither. Why is the city allowed to change the zoning? Is the zoning not in place for a reason? How long has this zoning been in place? What was the original reason for the zoning? What has changed to make the city think the zoning should be changed now? Does the

	city have the right to change the zoning without citizen feedback? What is the process needed for rezoning? What right does Burlington have to change our neighbourhood, our streets, our lives? I want to meet with whomever is responsible for this process. People have made it through a pandemic; we have been responsible citizens but our families have suffered so much. COVID killed our loved ones, our way of life. Now Burlington is going to kill off any chance of returning to a normal life. The life that we paid for and have a right to. People online say this is a money grab by the city, that this is a done deal, that developers know the ins and outs of the application process and loopholes and get their way, that traffic studies are done with the intent to support the developers. It is so depressing that 'our' city would crush our dream of having our life back after the pandemic by pushing through this rezoning development and ruining our neighbourhood forever. I sincerely hope this is not true and that the city of Burlington will hear from the residents of this large community BEFORE this goes any further. You ask citizens to do their part - to follow COVID restrictions, to be good citizens over the years and we do and then the City of Burlington steals our neighbourhood from us. Developers have more rights then it's citizens. Shame on Burlington! We elect government to represent us. We want respresentation in this matter. I demand clear answers from my government regarding the application for development of 1600 Kerns Road. I was not notified of this rezoning/development nor asked for my feedback. I demand an in person meeting to address my concerns and the concerns of the community. For the city to be doing this during COVID when people are not allowed to organize in person to protest is unethical and unprofessional. It should at the very least be put on hold until all citizens (not just the ones who know how to use zoom) be allowed to meet in person to express their concerns and voice legitimate arguments against this development. Sharryn Kelly
101	I strongly oppose the rezoning and development of 1600 Kerns Road. This will negatively impact traffic, safety, the environment, noise pollution and property values. It will discourage an active lifestyle for residents which in turn negatively affects their physical, mental and psychological health. Considering we are recovering from the devastating effects of a global pandemic, I would like to think that the City of Burlington would support it's citizens in regaining their physical, mental and financial health rather then destroying their neighbourhood and putting increased stress and pressure on them as they are forced to fight against their own city for the right to their neighbourhood and way of life.

	I feel it is very inappropriate to be addressing this development proposal during COVID when citizens do not have the right to gather and protest. I would appreciate more information on this matter. I would like to join the community in sharing our feedback in person before this matter proceeds any further. I want to know what my rights are as a citizen of Burlington and resident of the Tyandaga community in regards to a rezoning and development of the property one 1600 Kerns Road. Thank you, Matthew Peter
102	Dear Melissa Morgan, June 22, 2021 We are writing this letter to you as concerned citizens of Tyandaga. Our family moved to Tyandaga approximately 3 years ago. We have heard about the proposed building and have seen the sign posted at 1600 Kerns Rd. in regards to the property there and the plan to potentially rezone the area. We wanted to let you know that as a resident of the area and a family that lives a block away from the proposed site, that we object and are fully opposed to the proposal. A building of any kind that is larger than the existing plaza, would be massively oversized for the area. We are very concerned about the trees, nature and wildlife habitat that live in the ravine behind the proposed building as they would be very negatively affected. The increase in traffic and noise would be unacceptable for a quiet residential neighbourhood. From a safety standpoint we are concerned for the safety of our family. There have already been several speed bumps put in throughout the area to slow down traffic. We have seen that Burlington transit only runs part of the day down Kerns and it travels in one direction. Currently there is no adequate waiting area for the bus. These are a few of the reasons why we wanted to let you know we are opposed to the rezoning of 1600 Kerns Rd. Burlington. Mr. and Mrs. Hardy
103	Hello, my name is John Godry, I am writing this on behalf of my parents (Lou and Ann Godry)who live on [redacted] Tyandaga Pkdr. They do not have an email address.

	They are opposed to this project because they are concerned that the traffic congestion will greatly exceed what the area was initially designed for. As well, it would change the quiet residential complexion of the entire area.
104	To the City Planning Department of Burlington. Dear Melissa Morgan I live in Tyandaga and am writing this letter in opposition to the current request to rezone 1600 Kerns road to build a retirement home. This opposition is directly related to the plans indicating the developers have not heeded the concerns of the Tyandaga community in taking away the few amenities to which our children can walk, and the only services (other than the parks) we value. Let's take Kerns park as a point to measure distance. A child walking from Kerns park in Tyandaga (Kerns Park, 1801 Kerns Rd) must walk this length of time to the **closest** services: • 32 minutes -elementary school (Paul A Fisher) • 60 minutes - high school (MM Robinson) • 40 mins - public swimming (we do not all have a pool) • 50 mins – public library and community centre Until now the Tyandaga community had • a daycare, • a small corner grocery store, • a music school at 1600 Kerns road, and • a bakery This small plaza supports local businesses, and serves the growing number of young families in Tyandaga. My children have benefited from all these services. Our children could walk to these amenities to pick up milk, or take music lessons, or to buy an ice cream cone. Building a retirement home is desirable, so what would make it both pleasant for seniors? Current models for retirement homes locate them within ***community***, where people of all ages come and go, so they do not feel completely isolated with only others who are frail or in failing health. What would be desirable? • Gardens to walk with level ground (Kerns road is a steep hill, I can't even cycle up the hill) • A nice view (not into people's backyards) • Amenities that would bring the community to the senior centre as a center of community

	• The presence of children and families not just coming for a visit, but using the space as a living breathing part of the community • Doctors' offices • Hairdressers • Easy access to transit (not just a bus that circulates primarily for Go train users twice a day). The developers have dismissed all suggestions regarding integration of the retirement home into the community and possible reduction in height. I oppose this development, Paola Borin
105	Hi Kelvin, as mentioned the best outcome for the residents of Tyandaga is for no development at 1600 Kerns Rd.. I don't know how much clearer the residents and constituents can be on this point. However an alternative option is for the developer to purchase the **L3Harris building at King Rd & North Service Rd**, which is up for sale, It is a large building in a ravine setting with all the infrastructure, parking and land that would be better suited for a retirement home. It even has a cafeteria in the building and volleyball court that could be converted into an activity area.. It has lots of open space on the property with areas to build walking paths and a beautiful southern view from the front of the property towards the lake , I'm sure it can be retrofitted more easily than creating an ugly monstrosity in a mature neighbourhood and would have an option to create even more units on this existing property for the developer. thanks john
106	<<...>> <<...>> <<...>> <<...>> To: City of Burlington Community Planning Department Att: Melissa Morgan Hi Melissa, This is to request that the previous e-mail communications to the City with reference to the Fieldgate development proposal be included as a formal submission of record, together with this e-mail, of my objections to the Zoning change application – File 520-02/20. The comments and concerns are provided as attachments accompanying this e-mail.

	Wellings Planning Consultants Inc (WPCI) included the Minutes of the (4) Meetings held pre-application but not the subsequent comments noting omissions and clarifications, although WPCI was copied. The Minutes reflect that the clear and consistent position of the community has been to maintain the existing CN2 Zoning. It is also apparent that Fieldgate has refused to accept the community concerns at any stage in the design. Accommodations by the community were to assist in encouraging Fieldgate to present a CN2 compliant proposal, but Fieldgate did not substantially alter the unacceptable and excessive scale of their proposals. The continued community rejection is clearly documented in the Minutes and follow-up e-mails from those present. The attached documents are in reverse chronological order to reflect the e-mail trail sequences. My comments and concerns sent to the City prior to the November Pre-Planning Community Meeting will be forwarded for record purposes under a separate cover. Regards, Pamela Gowing
107	Good evening Melissa. I would like to have my opposition to the proposed development of 1600 Kerns Road noted prior to the Committee of Adjustment considering Zoning Bylaw Amendment 520-02/21. I live on Kerns Road and am impacted on a daily basis by vehicular traffic using our road as a bypass to access Brant Street, North Service Road as Highway 5. Although traffic calming measures were required and put in place a few years ago, cars, trucks and heavy machinery speed up and down our road and do not heed stop signs or speed signs. The proposed development in our residential neighbourhood will no doubt increase traffic on our already busy road and side roads, increase vehicular noise levels that are already bothersome as well as increase the risk of accidents to children, pets and residents on our streets. I would like the Committee of Adjustment to not only take into consideration the impact this new development will negatively have on our neighbourhood, but also factor into account how the area in general will also be impacted by future development already in the works. A large residential development, located at 2100 Brant Street, is already in the construction phase. This area is very close in proximity to Tyandaga Road . Many motorists use Tyandaga as a bypass to Kerns Road. At the very North end of Kerns Road, City View park is expanding their facilities and will no doubt draw extra traffic up Kerns Road as well. In recent years, more and more cyclists having been using Kerns Road as part of their cycling routine. Cyclists are constantly racing down Kerns Road, in many cases ignoring stop signs and speed signs.

	Approving a zoning by-law amendment to allow the development of a 4-storey retirement home with commercial ground floor and 123 units will not only reduce the standard of living currently enjoyed by Kerns Road and Tyandaga residents, but will also risk the health and safety of existing residents and future residents of the retirement home. Thanks & regards, Kirsten Stevenson Kerns Road, Burlington
108	Dear Ms. Morgan I am writing this letter to indicate my opposition to the application Zoning By- Law to permit a 4/5 story retirement home at 1600 Kerns Road in my neighbourhood. It is a poorly designed building and does not fit in with the character of the surrounding homes Furthermore, the building design is an eyesore. In addition, the traffic will greatly increase in this area and create a hazard for residents of the area. I have lived in this area for over 46 years and am somewhat mystified that the city would consider such an application in a strictly residential area. Yours truly, Mrs Joie Gold
109	Good afternoon Melissa, I am writing this as an extremely concerned long term resident, taxpayer, and proud citizen of Burlington. Up until now, I have been very content about the zoning logic and truly exemplary planning of the city and its multitude of subdivisions and business areas. My sister Christy and her husband Kris Burns are residents of a Town Home in the Tyandaga Mews development and have just welcomed a bouncing baby girl named Blake. Christy is a pediatric nurse in the Emergency Room at Mac Kids Children's Hospital, and Kris works all over the GTA doing fire protection and hoping to become a firefighter. They had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for them as a young working family.

	We were completely dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1.The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents have to deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in an attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase, which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. Many property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments. 9. A number of long term, tax paying residents would, all of a sudden, consider moving out. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit.

	It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Kelly Kowalewski
110	Hello Melissa, My sister-in-law Christy and her husband Kris Burns are residents of a Town Home in the Tyandaga Mews development and have just welcomed a bouncing baby girl named Blake. Christy is a pediatric nurse in the Emergency Room at Mac Kids Children's Hospital, and Kris works all over the GTA doing fire protection and hoping to become a firefighter. They had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for them as a young working family. We were completely dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1.The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents have to deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in an attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase, which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. Many property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments.

	9. A number of long term, tax paying residents would, all of a sudden, consider moving out. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit. It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Mark Khatter
111	Greetings Melissa, I am writing this on behalf of my good friends Kris and Christy Burns. They are residents of a Town Home in the Tyandaga Mews development and have just welcomed the birth of a baby girl named Blake. Up until now, I have been very content about the zoning logic and truly exemplary planning of the city and its multitude of subdivisions and business areas. To tell you a little bit about them, Christy is a pediatric nurse in the Emergency Room at McMaster Children's Hospital, and Kris works all over the GTA doing fire protection and hoping to become a firefighter. They had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for them as a young working family. We were totally dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1. The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents have to deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in attempt to control the already consistent

	traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase; which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. A lot lof property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments. 9. A lot of long-term, tax paying residents would, all of a sudden, consider moving out. There must be another area in the city to put this senior's residence, like along highway 5 or further north. It should not be in the middle of an established, picturesque community where no one in the area wants it. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit. It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Ashley Aldridge
112	Attention Melissa Morgan; Good morning Melissa Morgan, I am sending this e-mail to voice my total and complete opposition to the Fieldgate application for re-zoning 1600 Kerns Road. I believe it is wrong for the City of Burlington to even consider this proposed development. Below are a few points that should automatically make it crystal clear that this development cannot be built on this site. CN2 Zoning for community benefit to prevent unsuitable development in designated areas of Burlington Proposed building is extremely large and exceeds CN2 Zoning limits for 1600 Kerns Rd. The building will overshadow our property

	This development will permanently harm and ruin the gentle nature of this family community ***** Politicians should be cognizant that they are elected to serve the citizens of Burlington and not Fieldgate I have included a photo below to show what an early sunny morning looks like from our front stoop over the 33 years we have lived here. That sun would be blocked by the proposed development. Sincerely, Sten Palbom 
113	Ms Morgan, I am writing to express my opposition to the proposed redevelopment of 1600 Kerns. A retirement home on that corner will make the traffic situation on Kerns exponentially worse, and force myself and others to venture into the subdivisions west of Kerns in order to avoid the congestion. You can imagine how that will be received. And no, the city's bus service is not any sort of useful option. The plaza on that corner is a failure, so by all means rezone it for other use. Single family homes or townhouses, which already surround that corner, would be the sensible choice. Regards,

	Wayne Banner

114	Hi Melissa, I am writing to share some of the objections we have as a community to the Environmental Impact Assessment (EIA) created by Plan B for 1600 Kerns Rd. The report is incomplete, biased towards the developer's needs and shows a lack of respect for the environmental impacts to our neighbourhood. I will list some specific concerns below but it is clear that the report does not address the two main impacts to the area. The EIA does not assess the light pollution caused by over two hundred windows, exterior building lighting and landscape lighting. These sources of illumination will have severe impacts on the Significant Woodland and all of the neighbouring homes and gardens. The report does not address the enormous physical barrier created by a 70 ft tall and 200ft long concrete, steel and glass building. The current property has a single storey building and an open lot to allow access for birds and animals in and out of the ravine. The construction of this gigantic obstacle will prevent all wildlife from accessing the Significant Woodland. I can personally speak to seeing raccoons, opossums, skunks, owls, foxes and coyote crossing the property. My neighbours on the ravine have witnessed dozens of bird species not listed in the EIA. The claim by Plan B that there will be no negative impacts caused by this development is deceitful, false and erroneous. ***COMMENTS ON THE ENVIRONMENTAL IMPACT ASSESSMENT (PLAN B, MARCH 26, 2021)*** - Halton OP Policy 139.3.7.5 requires "a minimum vegetation protection zone of 30m wide for…significant woodlands." Understanding the setback is currently developed in part, a reduced may be contemplated; however, the EIA report identifies a 7.5m setback for stable top of bank and 10m setback for the Significant Woodland/habitat of special concern species (Section 4.1), and then proceeds to support building and amenity use in the 10m setback for the Significant Woodland (Section 4.5). The report states that ecological off-setting compensates for the encroachment (Section 4.5); however, this compensation is proposed within the 7.5m stable top of bank setback (Figure 6) which is already protected and not a suitable area for compensation. The 10m setback is insignificant when compared to the enormous scale of the building. - The report justifies the 10m ravine setback based on low plant diversity (Section 4.0). This analysis is inadequate because it fails to acknowledge the following designations or assess the following functions: o Significant Woodland o Significant Valleyland o Significant Wildlife Habitat (habitat for special concern species/Eastern Wood-pewee)

	o Habitat for endangered bats (protected under the Endangered Species Act) o Native Carolinian flora (e.g. shagbark hickory, running strawberry-bush) o Sensitive wildlife that are not typical of highly urbanized areas, including nocturnal wildlife that may be sensitive to increased use adjacent to the woodland and long-term impacts such as lighting impacts. Surrogate sensitive nocturnal species (mammals, birds, herps, insects) known to the residents include Eastern Screech Owl, Gray Treefrog, Red-backed Salamander, Short-tailed Weasel (road-killed observation; *Mustela cf. erminea*), Polyphemus Moth, and migratory and summer roosting bats including habitat for endangered bats. - The Environmental Impact Assessment (EIA) report states (page 10) that Burlington OP 4.2.2m) prohibits development adjacent to the City's natural heritage systems including the subject ravine "unless it has been demonstrated through an EIS that there will be no negative impacts on the City's natural heritage system or on natural heritage features…". The term "no negative impacts" is stated through the EIA; however, as per above, the impact analysis is inadequate and the test for "no negative impacts" has not been met. - Native trees in the ravine are already under stress from the gypsy moth and emerald ash borer. Woodland buffers are intended to protect habitat and species from further stress. In this case, further stress could have profoundly determinantal effects to the forest ecosystem and it is not appropriate to justify a decreased setback to the limit of the Significant Woodlands feature. - The EIA does not address shade impacts to ravine vegetation and habitat. - Burlington OP Policy 6.4.2e) states "development adjacent to watercourses shall be subject to a setback from the stable top of bank, the regulatory floodplain and meander belt width (whichever is the greater) that are associated with the watercourse." It is not appropriate to justify a reduced setback to the Significant Woodland/habitat of special concern species/habitat for endangered species by proposing compensation within the top of bank setback because it is already protected. - The EIA report states (page 12, bullet "n") that "the City will encourage the planting and reforestation of creek blocks, streams and valley lands, and their buffer areas where appropriate using native and non-invasive species, so as to reduce flooding and erosion, maintain stream banks and slope stability and provide suitable fish habitat." Given this policy, it is not appropriate to include building/amenity encroachment into the setback to the Significant Woodland because it is associated

with a Significant Valley land. Further it is, not appropriate to propose compensation in the top of bank setback because it is already protected

- The EIA acknowledges the importance of the ravine as a migratory bird stopover area (Section 4.5) and recommends *Bird Friendly Guidelines* (page 27). These guidelines were developed for use in Toronto where tall buildings are common. Given the building height is out of character for the neighbourhood, the only appropriate mitigation is to reduce the height of the building.

- Burlington OP Infill Development Policy 2.5.4b) states “New infill development shall be compatible with the surrounding development in terms of height, scale, massing, siting, setbacks…” Given the building footprint and height are out of character for the neighbourhood, the proposal is not compatible with the surrounding area as is required.

Our community feels that a proper EIA needs to be conducted before any possible construction is considered at this location. The proximity to the Significant Woodland and to the habitat of the special concern species requires a very thoughtful and gentle approach to any changes made to this property. The EIA submitted does not assess the impacts to natural heritage functions or justify the reduction in setbacks. The excessive height, enormous scale and immense footprint of the proposed building would cause critical and extensive damage to the Significant Woodland and surrounding environment.

Sincerely

Doug Stewart

115	To: City of Burlington Community Planning Department Att: Melissa Morgan This e-mail is to provide the additional comments on transportation issues as noted in my June 11 2021 e-mail, to be read together as part of my objections to the Fieldgate Zoning amendment application for the 1600 Kerns Road plaza site. **Transportation, Parking and Safety Issues** Transportation Study - R.J. Burnside and Associates Limited (March 2021) This study is a grossly flawed document on numerous levels as detailed in Doug Stewart's review email of June 15th 2021, which identifies both faulty conclusions and miscalculations in current and future local traffic flows and numbers. The evaluation of reduced future traffic volumes as a consequence of the proposed development is not credible. With its narrow study flow times, It fails to register that local resident traffic will not change (we still live here), and that the services required to support the proposed development and its varied occupants will dramatically increase the amount of motor vehicle traffic. Examples include: - resident cars, visitors, resident deliveries, building deliveries, taxis/Uber, shuttlebus service, carers, permanent and part-time staff, cleaners, security, building and landscape maintenance, the list goes on. M**ajor concerns - road and pedestrian safety, added traffic and delivery back-up noise, and** **increased pollution.** Public transit is a minimal weekday only service with an unprotected bus stop on a verge, downhill from the site. Not of convenient or practical use. Burlington Cycle Plan (March 2021) designates Kerns Road for unbuffered painted bike lanes

	in a Long Term Project category, scheduled for 2032-2037. Not a priority for this area. Cycling is not viable to access this site, for most of the steep hilly surrounding roads in this neighbourhood, or during inclement weather - hot and cold, rain and snow. Promoting this development in glowing terms as a location for non-motorized access is just plain nonsense. Most if not all traffic to and from this site will be motorized. **There is no valid transportation position presented that supports or defends this proposed** **development at the 1600 Kerns Road site. All vehicle traffic will increase to the detriment of** **the existing neighbourhood.** <u>Parking</u> **The identified parking allotment is not compliant with the City Bylaw, noted in the Study as** **specifically required to be required for the proposed** **development.** Comparisons provided with other locations are irrelevant and insufficient reason to ignore the City's confirmed stipulations with respect to this Bylaw. Bylaws are in place for the benefit of the community they serve. The material presented in the application provides no reasoned or meaningful justification for ignoring this Bylaw and producing sub-standard parking. **The lack of sufficient parking for the proposed development obviously also adds to increased** **development generated traffic as well as contributing to major street parking concerns.** Local streets have no or restricted parking and the loss of beneficial use of the community plaza parking is a huge negative for this neighbourhood. <u>Safety Concerns</u> Traffic increases as noted above.

	Kerns Road and Four Seasons Drive are school bus routes with a main pick-up and drop-off location at the corner for at least (5) buses, for children of all ages. The Transportation Study fails to mention or properly consider school bus routes in this residential neighbourhood. This is both surprising and of serious concern. Main entrance concerns for EMS situations - also not acknowledged in the Transportation Study. Blind corner at the bottom of Four Seasons Drive. Downhill traffic will not be visible at the main entrance location - totally unsafe situation for resident and entrance traffic, made potentially even more dangerous with spill-over street parking, reducing lane width, generated from inadequate development parking spaces. A very grave concern not evident in the Study. The above noted glaring omissions in the Transportation Study, and those identified in Doug Stewart's review of June 15 2021, therefore call into question the validity of the study, and clearly demonstrate that the full effects of the proposed development on transport issues have not been addressed, **The proposals submitted by Fieldgate are completely inappropriate for this small corner plaza** **site, both in terms of scale, and in terms of the adverse impacts for local traffic, transport and** **residents' safety and well-being.** **This, combined with other areas of non-compliance, reinforce that this application be refused** **and that the existing CN2 Zoning be maintained.** Regards, Pamela Gowing
116	Dear Melissa Morgan, Councillor Galbraith as Mayor Marianne Meed Ward I am writing to you regarding the proposal submitted by Todd Cullen, VP of Fieldgate properties to build a 4 storey Retirement home at 1600 Kerns Road, Burlington. As a community member of Tyandaga I reject the proposal submitted.

I have been raising my family with my husband here at [redacted] Winterberry drive since April 2006. We have 3 children who live at home with us and attend local schools. What drew us to Tyandaga was the tucked away, quiet community where our children could grow up safely and away from the bustle which other Burlington Communities have.
There is minimal added traffic to the area since there is no schools in the area.

There are only 3 main arteries leading into Tyandaga and 4 leading out. Decreased access to the area minimizes unneeded traffic flow creating a quieter and safer community.
Over the years we have watched the community say goodby to empty nesters retiring to other beautiful areas of Burlington and welcome new young families. Tyandaga is a very desirable area for young, active, affluent families. There is townhouses at the 3 entrance areas of Tyandaga allowing for single parent families or families who want the community feel of Tyandaga on a lower budget.

We continue to love our neighbourhood and the broader Tyandaga community and have made many friends and connections. The Tyandaga community has a respectful Facebook page that facilitates that village feel and promotes safety and togetherness.

Under no circumstances do I want this building to become a part of Tyandaga nor does it add any value to our existing community.

My husband and I attended the pre-proposal meeting in February 2019. It was made loud and clear by the 200+ residence of Tyandaga that we DO NOT WANT THIS RETIREMENT HOME in our neighbourhood.

The following points will argue my standpoint on the matter.

1. Construction: it was said that construction of this building will take 2 years. That's 2 years that the main artery of Tyandaga will be obstructed. With the construction we will have an increase in traffic, noise, debris and nuisance that comes with all construction. All school aged children rely on busing in this area, construction of this magnitude will interfere with busing times. Increase in activity at an already busy corner (kerns, four seasons, Winterberry) will affect the safety of our community members, children, pets that love to stroll the neighbourhood.

2. Building a retirement home in Tyandaga is a poor reflection of the existing neighbourhood. The majority of the homes in Tyandaga appraise for a million plus dollars residing on beautiful, large lots. The residence of the area are successful and affluent members of society who do not intend to retire in a small, crowded retirement home with a 500 square foot room. Our standards of living are far superior than the proposed retirement home. The proposed building is aesthetically hideous, and has a jail like appearance. If you haven't noticed

	Compass point Church and Portland Investment are closer to the service road and away from the neighbourhood leaving very little impact. 3. The proposed building does not support best use of the land. The area is small and close to the ravine leaving very little green space for residence. The retirement building will be at the top of all large hill and at the base of a gradual climbing hill up towards the escarpment. Residence of this retirement home will have limited walking routes as the area is known for its cumbersome hills. Also, we have been battling speeding issues along Kerns road. Despite decreasing the speed limit to 40km/hr and addicting in speed humps there continues to be complaints of speeding and failing to make full stops at signs. This will have a safety impact on retirement folk. The retirement folk will suffer from having full participation in society because amenities such as banks, churches, library's, recreation centers and shopping centers are not within walking distance and the city bus passes through 2 times a day due to low ridership. In fact, the Tyandaga community worked with the city years ago to decrease the bus frequency due to general sound annoyances of the bus, therefore increasing the bus frequency will not be supported by the existing community. Moreover, the proposed parking availability is inefficient for the size of the building. 66 spots in total for a 123 unit building plus staff, visitors and retail customers.... this is a complete disaster in the making. Please note, the meeting minutes show that the city said parking did NOT meet their requirements. The proposal did not mention disabled parking spot availability. It is without doubt that insufficient parking spots will overflow to the nearby roads leaving cars infront of homes. We do not wish to have overflow parking on our neighbouring streets as this impedes visibility, traffic flow and safety. At the time of traffic surveys the existing plaza was at full capacity with 5 successful businesses, variety store, day care, hair salon, music school and bakery. Since the pre-proposal meeting and the pandemic the music school has folded, the day care registration has declined and the bakery is restricted in customers. The variety store is gone and replaced with a interior decor store. It goes without saying that the retirement home will create a great deal of added traffic more so than the current plaza. Lastly, during this Covid 19 pandemic the residents of Burlington have been extremely compliant with the government and city policies and protocols to keep everyone safe and to flatten the curve, we ask that you, in return, stick to your own policies and bylaws that are in place for a reason. Thank you, Tosha Freitag
117	Good Afternoon, Melissa, As members of a family living at [redacted] Kerns Road in Burlington and friends and/or neighbours of many of the residents living in the Tyandaga community, my wife and I adamantly oppose the requested By-Law Zoning change

	As has been pointed out in the feedback you have received from residents, the Fieldgate proposal does not reflect nor does it intend to comply with the current CN2 Zoning. And any suggestion by Fieldgate that it is a community enhancement is a fallacious argument. This proposal, if accepted, will significantly and negatively impact the character and quality of our neighbourhood and the Tyandaga community as a whole. The recommended change is NOT in our best interests. At the Town Hall meeting which attracted several hundred residents in November, 2019, the Fielding spokesperson, when asked, 'why here', responded by noting that it was a decision made, in part, to accommodate those currently living in Tyandaga who would not want to leave their neighbourhood upon retirement or because of age and difficulty managing their property. It was a disingenuous comment that raised laughter and the ire of those attending. This is not a community based redevelopment enhancement. There are no community benefits. The problems are obvious; traffic congestion and safety among them. Kerns Road is a travel funnel for the community. Halton police monitor the flow, and calming bumps have been installed to slow traffic. The vehicular volume includes those who live in other communities and utilize Kerns as an access point from the QEW to Highway #5. Add to that the increased street parking that will occur (regardless of what the Transportation Study suggests), school bus activity at the affected intersection, and the addition of 123 units of retirement home dwellers, their visitors, service delivery and emergency providers, and congestion and safety concerns will be dramatically compounded. The Transportation Study suggests that the building entrances will 'provide access to nearby transit stops'. To the best of my knowledge transit runs are minimal in Tyandaga and there isn't a stop near the corner of Four Seasons and Kerns Road. The result; more bus activity on Kerns that isn't required currently or for the foreseeable future. And the bicycle parking area (as suggested) presumably to cut down on worker vehicles entering the Senior's residence won't be doing much business between December and April. Our community is no longer just for those about to retire or retired. It has been rejuvenated by a significant number of young families with children who cross that intersection daily entering and exiting school buses, pet walking, jogging, bike riding, and family strolling. It is almost inevitable that there will be some misfortune. At the very least to ensure safety we expect that traffic lights will have to be installed. I urge you to dig deeply into Review Fieldgates's consultant's estimate for traffic flow that projects that the development 'will result in 54 and 22 trips being removed from the

	road network during the AM and PM peak hours'. Those numbers are skewed in a direction that contradicts reality. Property values, particularly adjoining the site of the retirement home will be affected negatively, and neighbourhood privacy (even without balconies) will be compromised by windows overlooking homes and backyards. We find totally misleading, the bullet point in the Compatibility Section of the Report that reads 'Based on the technical studies undertaken, there is no demonstrated adverse traffic, noise, health and safety and/or environmental impact arising from the proposal'. On so many levels (not meant as a pun) this retirement home will become the environmental and architectural elephant in a pastoral neighbourhood known for its charm and serenity, adding nothing but taking much away. Respectfully Marg and Terry Spearin
118	Good afternoon, My name is Sarah Nelson and I live at [redacted] Edenvale Cres in Tyandaga. My husband, myself and our two young children purchased our home in 2014. We decided to buy our home in the Tyandaga area solely because of the mature properties and the lack of new development that would happen in the coming years. We wanted an area for our kids to play independently, to ride their bikes up and down the streets, and we also loved the closed off access points to the neighbourhood, controlling traffic. Currently, my kids love the fact they can ride their bikes with their friends, to Cakes, Sweets & Treats to get an ice cream. My neighbours utilize the daycare and Bonds Autism Centre. I could go on with all the reasons we love our neighbourhood. However, with this development, this aspect of our small community disappears. My biggest concern is the traffic increase on Kerns Road and surrounding streets. With a 5-story building placed on a 2-way road, Kerns Rd north and southbound will turn into a very busy road making it hard for my kids to go out to play or to walk our dog, Molly. A townhouse complex is more suited to the street making it less obtrusive to the current Townhouse complex and surrounding homes then the current Fieldgate development. If a 5-story building was built up against my house, I would be very angry that it was permitted. Because of the building's height, the views, and the elevation of the proposed building will obstruct the lake views for many blocks to the north and west. This will also diminish the value of all neighbourhood properties in Tyandaga. Burlington is a beautiful community and allowing developments such as this Fieldgate Development, which doesn't provide any benefit to any resident, should be thrown out by the City of Burlington - Period.

	Please don't allow this project to continue. It does not benefit the seniors, the residents, or the community. After all, how easy would it be for seniors to get to the store or go out given the lack of public transportation? I am fully opposed to this project and the rezoning as are many of my neighbours. Please do your part and reject the Fieldgate development at 1600 Kerns Road. Please don't hesitate to contact me if you have any questions. In best regards, Sarah Nelson
119	Melissa, I am writing to detail our objections to the Construction Management Plan for the zoning application at 1600 Kerns Road. These two drawings perfectly exemplify how inappropriate this application is for this location. The developer is trying to build over 100,000 square feet of concrete, steel and glass on less than an acre of available land in an established residential neighbourhood and beside a protected Woodland. I have worked in construction all of my life and I am currently running an industrial electrical construction company. I could literally write hundreds of pages of issues, concerns and grievances but I will limit myself to the most significant objections. **The construction does not fit on the property.** The foundation for the ground floor parking lot and rooms will extend to over 90% of the available working area. There is no space for construction parking. There is no adequate space for materials to be delivered or stored. This construction site will expand into the adjoining areas. Material will be stored on the sidewalks and in the Woodland. Vehicles will be parked on the streets, sidewalks and driveways. The site will be so congested that it will spread out to the surrounding areas. Our neighbourhood does not have the space to absorb this expansion. There are no space on the roads nor adjoining properties to spread into. **The construction requires a crane**. This property is surrounded by houses and a Significant Woodland. The crane will have a reach of 262 feet. The building will rise over 75ft which will require a total crane height of at least 125 ft to allow for clearances and rigging. This boom will reach over every adjoining home. It will be overbearing and will ruin the neighbourhood for years. These cranes are dangerous and have been involved in several fatal accidents in southern Ontario in the last few years from the crane structures failing, the operators and riggers dropping loads and materials crushing workers. **The site has one single lane access point to a short driveway**. Even more unsafe than cranes, moving vehicles are extremely dangerous in and around construction sites. The plan allows for one single vehicle to enter and exit the property at one time. This will require all waiting vehicles to idle on the surrounding roads. Construction

	projects of this size require tens of thousands of vehicle trips. The plan is for all of these trips to be made, one at a time, in single file through one gate. This is a fantasy. Every day there will be trucks parking on sidewalks and in driveways unloading tools and materials. Delivery drivers and construction workers will be coming and going all throughout the day. Dump trucks, concrete deliveries and huge flatbed trucks will be lining our streets daily. Every single vehicle will have to reverse. Every single vehicle will have to perform a three point turn on Kerns Road. This is the most dangerous impact to our neighbourhood and cannot be allowed. The site must have an entrance and an exit. Absolutely no reversing can be allowed on our neighbourhood streets. **The construction requires a massive excavation**. The size and scope of this excavation will require countless dump trucks, huge excavators and numerous trips from concrete trucks. The impact of the noise, dust and dirt from this work will spread onto the sidewalks, roads and homes of every resident near the property. The property failed its Phase II ESA because of a landfill and contaminated soil under the current parking lot. This will cause further health risks to the neighbourhood and will require far more excavation and earthworks on the site. **This construction will take years.** Although there is no mention of schedules on the Plan, the time to build will have a damaging and destructive effect on the neighbourhood. The excessive building to lot ratio, combined with the physical restraints of the surrounding area will cause this project to move very slowly. The deliveries will be sluggish and constrained. The workers will have to walk to site, carrying any tools and will be working within a condensed and unsafe environment. The site has many environmental issues and a Significant Woodland surrounding a large portion of the area. The ground is contaminated and will require extensive remediation even before construction can begin. **The construction site is oppressive.** The construction will be completed at a very significant height above our homes. The size and scope of this project will require vast scaffolding, legions of lifts and cranes for the workers to complete the outside of the building. All of this will be done literally right on top of us. The loss of all privacy during construction will be unbearable. After the endless exterior construction is complete, our homes will be constantly overlooked by workers in the suites, on the patios, on the roof and in the huge utility building at the top. This invasion of our privacy over such a long span of time is unacceptable. As I mentioned before, I can continue writing this email for several hundred pages. I hope this short synopsis gives you enough information to stop this absurdity in its tracks. The impacts of the construction of this project must be considered when assessing the application for re-zoning. Clearly, the impacts to the neighbourhood are

	dangerous, overbearing, invasive and destructive. This application must be denied and opposed in its entirety. Thank you, Doug Stewart
120	Good afternoon Melissa. My wife and I moved to the Tyandaga area from Oakville a few years ago as we thought it was an exceptional area in which to enjoy retirement - quiet neighbourhood, with well kept homes. Since then I understand an application has been made by new owners of the small community mall (1600 Kerns Road), located directly behind our property, to increase the height of the proposed seniors residence that is to be constructed there above the 3-storey maximum currently in place. That would be unfortunate - too large a building on too small a footprint of land. I vote to keep the current zoning in place. Best regards, Paul Hannah.
121	I am writing to you today, of my concerns and disbelief that our City, and particularly our Mayor and Councillors would even consider a project of this nature and a rezoning for our quiet neighbourhood. My family moved into [redacted] Four Seasons Drive, which was a lifetime goal of ours to be able to reside in a quiet neighbourhood backing onto a ravine, to enjoy the wild life and nature that it provides. The thought that the little plaza that currently provides much needed services and has always been full shows the usefulness of the low laying project. The daycare offers families in the neighbourhood with a much needed service. As well as the bakery, hair salon, new flooring store, etc. are all small business owners that will loose their livelihood with this new structure. I have worked as an Administrator/General Manager of both a long term care home and a Retirement for the last 25 years in Hamilton, and continue to do so with my passion for seniors and making a difference in our health care system. From experience, I can tell you first hand this will change the very nature of our neighbourhood and the community surrounding it. I would like to review my points of objections below: 1) Rezoning request for a 4 storey building: this size of building is not compatible and is out of character for the neighbourhood and surrounding area. Imagine living in your townhome only to look at a towering structure peering into your backyard and your windows of your home. There will be no privacy for these residents or anyone else like our home that is only a few houses up from this structure. No one wants there privacy invaded, when you finally arrive home to your sanctuary. The shadowing plan was very limited in its evidence and doesn't clear represent how it will affect all the neighbours with that height adjustment. Further from the drawings provided balconies will look directly into the gardens and yards of other home owners. Further the building is 5 storeys with the south elevations, a dining room, outdoor area for over half of the west view and part of the east view. Not to mention the mechanical services that will be on the roof. It will be highly visible and does not take into account the noise that will come from that equipment for proper ventilation and heating. This

	will affect neighbours who like to have their windows open on evenings, now only to hear the noise from these units. 2) Nature & Wild Life Habit: One of the most enjoyable aspects of our yard and area is that of all the wildlife we are able to watch and enjoy throughout the seasons. We have watched many birds, skunks, coyote, foxes, deer, possium, raccoons, mallard ducks, gray tree frogs just to name a few. Not only have we enjoyed these animals and birds from our yard but on our walks around the neighborhood coming up from the ravine where the plaza is, crossing the road and back into the ravine on the other side of the street. This new large structure will interfere with the wildlife that is use to making its path and home in this area. Also the number of trees and plants that are located in the woods/ravine area that will most likely have to be removed. The city implemented a tree bylaw to preserve the nature around us, yet developers are not held account to the same set of laws. This is very unfortunate, and a true issue and concern for our community. We have already lost so many trees down our beautiful street due to gypsy moths, and emerald ash borer that the environmental impact assessment that was completed does not address adequately and should be completed in more detail. 3) Parking and Structure size: The available spots for residents, staff and families, agency staff, & medical professionals that will be attending to the residents is by far inadequate for a building of this size. The bus route currently only provides for a bus going north on Kerns, and very little service. The majority of visitors will be driving to this location. Currently there is no parking on our streets in our area, where are they to go once it is built and an after thought? This is a consideration I have seen over and over in homes being built and not having adequate parking or accessibility for the residents who live their and their guests. What will happen when they have large events and entire families want to attend that do not live together? Why should they be allowed to park on the streets. The structure itself is ugly, and certainly does not fit in with what I would be looking for in a retirement home. There is little green space for residents to enjoy and garden. The streets are far to hilly for the majority or residents to enjoy the parks in the area. The same for services that are close by for them to utilize without a car, such as physio, OT, dental, vision, hearing, and general shopping. 4) Noise: There seems to be no consideration for the increase noise in our area that will result from increased traffic to a retirement home of this size. This will come from food delivery trucks, rolling up behind the building which is only meters away from the townhomes, trash pick up which is usually done early morning and for a home of this size at least 3 picks a week will be required, med deliveries, ambulances, fire trucks for emergency calls, cabs and Ubers to transport residents to medical appointments off site. Large events that will happen outdoors, etc. as well as trucks for moving in & out of the home. As someone who does not sleep well as it is, this is very disturbing considering this is one of the main reasons we moved into this area for the peace & quiet that it provides, along with the beauty. 5) Traffic: as noted above the increase in traffic to our quiet streets is also of concern. Currently the bus picks up and drops off the children in our area from this site, what

	thought has gone into the relocation of this for the safety of the children and their parents. There is truly no other way to redirect traffic which will also affect the flow in our neighbourhood. Consideration, should be given to the local community that showed in the hundreds that evening when the initial application was being presented. It was loud and clear that this type of development in our area is not a welcome one. A much lower scale building, that can offer comeback to the neighbourhood would be much more appropriate and fitting for our community. Please take a look, a number of us have put up signs to the Rezoning application, and we hope that we are heard as taxpayers of our community. My family is totally against, this development and hope that we are heard. Thank you, Lisa J. Brentnall
122	The current application to develop 1600 Kerns Road should be rejected by the City of Burlington as it goes against current By-laws and zoning. The current zoning restricts the height of the building to a maximum of three storeys. The existing proposal does not meet that zoning requirement. The City of Burlington's Zoning By-law requires 0.85 spaces per employee plus 0.50 occupant spaces per unit plus 0.25 visitor spaces per unit. The existing proposal does not meet that By-law. Why are our By-laws being changed to allow this developement? How is that legally or morally responsible to it's citizens? Can citizens choose to ignore by-laws when it serves their purpose? Why can the city change it's By-laws without accountability? Please provide me with an explanation as to why and how the City of Burlington can change By-laws? This is NOT fair! I strongly disagree with the traffic study. I am a caregiver with first hand experience of retirement homes and the traffic they generate. An independent non biased study needs to be done. Can citizens fund such a study and if they do will it be taken into consideration?

	I live on Four Seasons Drive - the street this is to be built on and did not receive any correspondence from the city or developer regarding this development nor was I invited to any meeting to voice my concerns. I want to attend an in person meeting to address my concerns and voice my opinion. Do citizens have the right to be heard regarding this development? We should not be penalized by not being allowed to meet because of COVID restrictions. Some citizens do not know how to attend virtual meetings and should be given the opportunity to meet in person. I look forward to having my questions answered. Sharryn Kelly
123	In regards to the proposal to develop 1600 Kern Road. How many people will be employed both full, part-time and casually to support 123 units of elderly people? Will private care agencies and government LHIN workers be allowed in the building and has this been factored into the traffic report? 123 units of people get: How many deliveries per day will be made to supply food in dining room for 123 units for breakfast, lunch and supper? as well as deliveries of supplies since housekeeping is included. Residents alone account for a huge amount of deliveries. Visits from families and health care practitioners - has this been factored into the traffic study? My father in-law lives in a similar development. In the past month, he has had 12 visits from a physio, one from a swallowing specialist, 1 for a wheelchair fitting, 12 from a family caregiver, 3 vehicles picking him up for an appointment, 1 ambulance trip to the hospital, 5 visits a day from a private care company who have at a minimum 3 different staff per day to meet his needs, 8 deliveries from Amazon, 1from a personal friend. 12 dining and kitchen staff feed them meals. This has been the case for the past year. All of this is during COVID restrictions! Can you imagine how that will increase when there are no restrictions on visits? He is not alone. Many of the residents receive a similar amount of visits from people outside the residence. Retirement homes are now recording and tracking everyone that goes in and out in a day thanks to COVID. Please have someone from the city or a citizen (I volunteer) research the truth about how many people come and go in one day at a retirement home. There is absolutely no way that they can say that traffic will actually decrease - it is absurd!

	The proposal mentioned that this development would "provide for special needs housing and facilitate modest intensification." This is untrue. This is **not modest** intensification. I will personally sit outside retirement homes for a day and track all incoming and outgoing vehicles to prove that the traffic going in and out will be a significant increase. Please let me know if I do this if it will be factored into a decision. I look forward to your response. Sharryn Kelly
124	2. Is this development for-profit or will it be a Long Term Care facility subsidized by the government and acessible by elderly of all incomes? It says in the Planning Justification Report for 1600 Kerns Road that this development is in line with the PGP in the following way: The Provincial Growth Plan identifies a number of foundational principles including: Support of a range and mix of housing options, including second units and **affordable housing**, to serve all sizes, **incomes**, and ages of households. What is the average price of a unit in this development? Based on the prices of similar retirement residences, the prices will unaffordable to the majority of elderly who desperately need affordable housing options. This development is for the wealthy only. This an exclusive development that only the rich can afford. It appears that the City of Burlington will be willing to change the by-laws established to protect it's citizens to push through a development because it is for the wealthy. I'd like to teach my children about their city and its by-laws. How does the City of Burlington benefit from this development? Will the city be making money off this project? Is generating revenue the driving force behind changing our by-laws to push through this development?
125	Dear Melissa Morgan, We are writing to you regarding the rezoning application for the Fieldgate proposal at 1600 Kerns Rd. We want our voice to be heard loud and clear, especially since we live directly across the street (within 120m) of this proposed development. We are direct neighbours. We can see them and hear them. More importantly, they can see and hear us so we are profoundly impacted by everything that happens on that piece of

	land. We never would have imagined that our forever home would be stripped of its privacy, direct sunlight, mature trees, neighbours, peacefulness, comfort and livability. Nor did we expect the meaning of community to be destroyed by a builder who does not define community, respect or contribute to it. A community is a group of people living in the same place or having particular characteristics in common. A community is a unified body of individuals, a feeling of fellowship with others as a result of sharing attitudes, interests and goals. Fieldgate invited the community to share our goals with them and heard what our community had to say. However, they did not hear or even listen to us. They are divided, separate and disjointed from our community and clearly do not belong. Their goals are not our goals and their idea of building what this community needs is clearly just the opposite of what this community wants. They are destroying our community here in Tyandaga with so many variables that come with the rezoning of 1600 Kerns Rd. Our goal for 1600 Kerns Rd is extremely clear and we need you to understand how this proposal impacts so many of us living here, especially us. We moved into this neighborhood 9 years ago and quickly fell in love with the beauty and peacefulness that embraces us. This neighborhood is full of beautiful mature trees and families. We are so grateful to have purchased a home in this neighborhood and we are against the rezoning proposal for this property. The changes to the zoning are inconsistent with its surroundings and public services. The proposed plans are not sustainable. Fieldgate is very versed on getting what they want and they have lawyers and funds to fight for them. Why wouldn’t the Mayor of the City of Burlington protect the people who live here? Fieldgate is not a resident nor will they ever be. Furthermore, it was clearly stated that residents of Tyandaga will never become residents of Fieldgate's proposed development. We will never become one. So why wouldn’t the city listen and respond to the needs and genuine concerns of their fellow neighbours? I remember being at the meeting with Fieldgate. I stood up and asked the builder if they lived here what their response would be to the rezoning. Before he responded he paused and then smiled and said he would be happy with the plan. But then again that response was an expected one filled with greed and deceit. Fellowship is between neighbours not strangers, especially ones that are robbing us of what belongs to us. There are so many issues with the proposed plan for this development that directly affect us. We just renovated our backyard to include a pool and outdoor living area for our family. This building will rob us of and violate our privacy and quality of life. The natural environment and mature trees that will be destroyed as a result of this development will be replaced with a long. concrete, steel and glass building. It will create a shade barrier over our yard as well as create severe lighting and landscape lighting pollution caused by over two hundred windows, exterior building lighting and

	landscape lighting. The noise pollution caused by construction, excavation, drilling, digging, cars, cranes, trucks, EMS vehicles, contractor vehicles, and delivery trucks pose huge concerns. The safety for our children and those in the neighborhood is also impacted by these vehicles and strangers. This construction site creates a barrier to the activities that were once enjoyed, like daily walks, dog walking, cycling and jogging. Dust, debris, garbage, supplies, materials and manpower will suffocate the neighborhood and create traffic jams and delays in accessing our homes and families. We do not want to be forced out of this neighbourhood and uproot our children from their schools and friends as a result of this huge building that is a constant reminder of how the governing powers who consented to this development let us down. We welcome and request a meeting to discuss this further. We strongly oppose the rezoning proposal. It will negatively impact our ability to live in this community. We cannot build a fence or plant trees high or mature enough to completely hide, protect and shield my family from being exposed and violated by this proposed development. Who truly benefits from this? We are appealing to you to deny the rezoning of this property so that this neighbourhood continues to flourish and meet the needs of those who truly love living here. Sincerely, George and Clorinda Androulakis
126	I oppose the development on 1600 Kerns Road. I apologize for sending you e-mails if you are not the correct contact person. I was instructed by Kelvin Galbraith, Ward 1 Councillor that you are the person to contact with questions and answers. Please let me know if you are right person to deal with concerning the redevelopment of 1600 Kerns Road. If not please direct me to someone who can answer all of my questions. I would like to understand and challenge the following found in the Planning Justification Report for 1600 Kerns Road. 'Short term dewatering resulting in Total metals exceeding the limits in the By-laws.' Why are they allowed to break a by-law? Where will the excessive metals go afterward? They need a ‘permit to take water from MECP’ Please explain. 'The report estimates the maximum construction zone of influence to be approximately 40 metres from the site boundary.’ So construction will affect everything including the ravine and everything that lives 40 meters from the site boundary. The negative

	effects of this huge development with underground parking cannot be anticipated as an ecosystem is a whole unit where all abiotic and biotic factors are interdependent. You cannot contain a negative impact to one area of an ecosystem, it affects the entire ecosystem. 'groundwater infiltration rates to increase" - What does this mean to the environment, residents and their property and current groundwater management which is a continuing problem in the community. "A bird species of special concern". - We have a bird species of special concern!!! "The PPS policies related to significant wildlife habitat are therefore applicable." What are they? "The EIA concludes that "negative impacts to this species are not anticipated and there will be no loss of habitat within the wooded ravine."" Yet it was just acknowledged that the construction zone of influence is 40 meters into the ravine. Construction will absolutely affect the ravine. I also noted that the EIA says negative impacts are not 'anticipated" which means they are hoping for the best. There is no proof that it will not be affected. Protecting our environment conservation area, shrinking Carolinan forest is important. EIA is not able to evaluate the short, medium and long term negative effects of construction and a large development like this on the habitat of this 'species of special concern' and other species in this sensitive area. There is no other development to compare it to. Could the city or citizens have an environmental agency NOT paid for by the developer engaged to access the situation? "Post construction, it is expected that water quality will be suitable for release without treatment." Will it be tested before it is released? How can they guarantee that it is 'suitable' for release? Will it poison the water in the conservation area that it borders? "The report estimates the maximum construction zone of influence to be approximately 40 metres from the site boundary. **With respect to groundwater, the report anticipates that short-term dewatering during the construction phase may result in certain parameters (such as Total Metals) exceeding the limits established in the Sanitary and Storm Sewer Bylaws.** Suitable treatment during construction is therefore recommended, and a **Permit to Take Water from MECP** will be required for construction dewatering. Post construction, it is expected that water quality will be suitable for release without treatment.

	Due to the increase in permeable surfaces post development, **groundwater infiltration rates are expected to increase."** Plan B notes that field work identified the presence of Eastern Wood Pewee, **a bird species of Special Concern,** downstream of the property. The PPS policies related to significant wildlife habitat are therefore applicable. The EIA concludes that "negative impacts to this species are not anticipated and there will be no loss of habitat within the wooded ravine."
127	Hi Melissa, I am a resident of Tyendaga and would like to let you know that I am opposed to the change in the zoning by-law at 1600 Kerns Road. This new development will change the character and quiet of our little enclave which we love so much with more traffic and noise not to mention the ugliness of the building. Sincerely, Patricia Borrelli
128	Good Morning; I write to you today to voice my strong opposition to the redevelopment of 1600 Kerns Road to build a retirement home. Why would the City consider allowing such a massive structure right in the heart of a beautiful neighbourhood? It is bad enough with traffic congestion due to the ridiculous amount of driver training vehicles being allowed to block our streets (I have seen as many as 6 vehicles in the area at one time). Having a retirement home in the area will make congestion even worse. The builder needs to find another spot! Sincerely Ron Burnstein.
129	To: The City of Burlington Community Planning Department Att: Melissa Morgan This e-mail is to provide comments on the Environmental Noise and Vibration Feasibility Study as part of my objections to the Fieldgate Zoning Amendment Application for rezoning of the 1600 Kerns Road plaza site. **Environmental Noise and Vibration Feasibility Study – SLR Consulting (Canada) Limited** **(March 2021)** Parts 1 to 4 Impacts on the Proposed Development

		Parts 1 to 4 consider the existing transportation (traffic), noise and vibration impacts on the proposed development at 1600 Kerns Road. I have not assessed these in detail but would just note that the noise levels from the existing roadways indicated on Drawings Figures 2-4 are based on a 2018 City Traffic Study adjusted by 1% a year and only provide potential parameters for Fieldgate design purposes. <u>Part 5 – Impacts on Surrounding Properties</u> The report concludes that noise impact on the surrounding properties from the proposed development, including that from traffic and transport sources, are deemed negligible. This is quite dumbfounding. There is no reference to, or assessment made, in relation to impacts during construction (which we have been told by Fieldgate could take at least 2 years). Given the close proximity of the proposed development site to the neighbouring residential properties, and the scale of the works required, I have serious concerns about the levels of noise and the potential vibration impacts, including from construction traffic – workers travel and activities, construction equipment and deliveries, dust and dirt, and other significant daily living disruptions. **There is no recognition of the damaging construction impacts or any consideration of the effects it will have on residents. Unacceptable and of major concern.** The report concludes that traffic generated by the proposed completed development will be “small relative to existing traffic volumes” and “not of concern”. As objections and previous e-mail submissions looking at the Transportation Study have indicated, this assessment is baseless and incorrect. **Presented as a ‘blank statement’’, there is no back-up, no technical data, and indeed no factual source of any kind identified for this position.** The potential development traffic sources repeated here are to show again the extent of the inaccurate and misleading information – resident cars, visitors, building and resident deliveries, taxis/Uber, shuttlebus service, mobile and freelance carers, staff (permanent and part-time), cleaners, building and landscape maintenance services and others. These cumulative new traffic sources will be significant and increase traffic activity, with resulting increased noise, pollution and safety concerns, which the Application seems to want to just ignore and avoid addressing with the community or include for the City to review. <u>Part 6 – Noise Impacts from Development Mechanical Systems on itself</u>

	This section of the report provides a commentary on the potential impact of the noise generated by the proposed development on those within it, but again with no reference to community impact. Importantly, the effects of the development's mechanical systems are not included in this Study. This would include the potential effects of noise generated by mechanical services such as the lift operating equipment, make-up air units, standby generator, and other building service equipment. In addition, there is no consideration of the impact in the surrounding residential properties from PTAC equipment (Packaged Terminal Air Conditioners) which would be in each unit, or from the parking garage vents. <u>Part 7 - Conclusions and Recommendations</u> **This Study fails to properly consider, assess or report on the potential, and in my view inevitable, adverse noise impacts on the surrounding residential community (and in particular those of us living immediately adjacent to the site) arising from the construction and/or operation the proposed development.** Their conclusions are based on inaccurate, incomplete (and in some cases misleading) baseline information and as a result on completely woeful consideration of the way in which this intense, over-scaled and densely occupied and serviced development would change the existing conditions. is It further worth noting that the Study not only leaves out critical information, but also includes a number of obvious errors which calls into question the robustness of its content. Examples include: · Portland property is SE of the site not NE as noted · Topography of the surrounding area is not essentially flat as stated · Figure I omits to designate Tyandaga Mews as "Residential". · Figure I places a "School" on Four Seasons Drive: does not exist and should read "Residential". <u>Summary</u> **This Study should be discarded as of no value in assessing the merits of the application on the damaging impact to the community, and the lack of meaningful consideration of such impacts should provide a clear basis for refusing this application.**
130	Hello, We are long-time residents of the Tyandaga Community and strongly oppose the Fieldgate application to the re-zoning of the 1600 Kerns Road property.

	Our overriding issue is that the City has only recently updated the overall Master Plan and related zoning bylaws. This effort included significant consultation with private and public stakeholders across Burlington. The plan was developed and agreed with a purpose. Let's ensure the integrity and purpose of the City bylaws are maintained as agreed by the citizens of Burlington. In addition, we offer the following: • The proposed four-storey retirement home is an unsuitable development for this residential area that will permanently harm the character of the neighbourhood. • The current commercial plaza is an important neighborhood center that services the community well and should continue to do so. • The proposed building is massively oversized and will tower over adjacent properties and intrude on the Upper Hager Creek ravine that is designated as Regional Natural Heritage System. • The increase in parking along residential streets that surround this proposed facility and in traffic-flow generated by maintenance vehicles, carriers, delivery drivers, support workers, cleaners who would all be travelling by vehicle, will create a real safety hazard to children, families, and the entire community. • The noise pollution created pre and post construction of Fieldgate facility will have a long-lasting, negative impact on the many young families of this community. Please uphold the integrity of the City Of Burlington bylaws and DO NOT APPROVE the Fieldgate application to re-zone 1600 Kerns Road. Yours truly, Kathryn and Brian Plumb
131	To: City of Burlington Community Planning Department Att: Melissa Morgan This e-mail is to provide comments on the Shadow Study and to note the absence of a Light Pollution Study. It forms part of my objections to the Fieldgate Zoning Amendment Application to rezone the 1600 Kerns Road plaza site. **<u>Shadow Study - Kirkor Architects and Planners</u>** As with a number of supporting documents included with the Fieldgate Application, the Shadow Study is incomplete and fails to properly consider the impacts of the proposed development on the surrounding community. Layouts only are provided: there is no accompanying text. Importantly, it does not reflect the Environment Canada sunrise and sunset times for the (4) key dates provided. dA7.1 June 21st - time frames shown between 9.30am and 19.30: Burlington sunrise is at 5.30am and sunset at 21.15 dA7.2 March 21st – time frames shown between 9.30am and 18.30 Burlington sunrise is at 5.30am and sunset at 18.30

dA7.2 Sept 21st - time frames shown between 9.30am and 18.30
Burlington sunrise is at 6.50am and sunset at 20.00
dA7.3 Dec 21st - time frames shown between 9.30am and 17.30
Burlington sunrise is at 7.30am and sunset at 16.45
Although unable to add to the layouts the full implications for the missing times, it is clear that the findings in this study cannot be taken as reflective of the actual situation at this location. It is almost certain that shadows will significantly increase as the sun rises and sets but these effects are not shown for (3) of the noted months.
The winter (December) study clearly demonstrates that the shadow effect remains after sunset, as will be the case for all months of the year, but it is particularly extreme when compounded by reduced daylight hours.
The mass of the building even on days with no sun will detrimentally impact the available light for the surrounding environment and residential properties.
Indeed, all time frames demonstrate unacceptable shadow consequences from this 70ft building with direct negative impacts felt on the health and safety of the surrounding residents and the overall enjoyment of their property.
The well-being of the entire community and that of its natural heritage are at risk from the shadow of this intrusive proposed development.
Proposed Development Light Impact
There is no light pollution study. This is an inexplicable and unacceptable omission in the supporting documents.
The proposed development includes over 250 windows with a significant number being full size/doors shown at balconies and for dining and to access exterior amenities. Additional light sources from the complex include the delivery driveway, the outdoor parking and landscaping, entrance canopy, emergency exit lighting, (2) large outdoor amenities with one at roof level, and a bistro deck.
The daily artificial light pollution, greater in the winter months, is a potential health hazard. Studies have shown that an increased amount of light at night lowers melatonin production, which results in sleep deprivation, fatigue, headaches, stress, anxiety, and other health problems.
Light pollution also has a detrimental impact on wildlife, particularly important in this Natural Heritage area, affecting both plants and animal behaviour and survival. Every year huge numbers of birds die colliding with excessively illuminated buildings and migrating birds can miss their optimal timing for nesting, and foraging. Nocturnal animals are especially affected.
Lack of information in the Environmental Impact Study on this important building concern is extremely surprising.

	The highly intrusive artificial light pollution generated from the proposed development will be significant and will adversely affect the character and natural heritage of the existing neighbourhood. The failure to provide proper consideration of the effects from both building shadow and light pollution by the imposition of the proposed development in an existing residential neighbourhood provides yet another reason why this application must be rejected. Regards, Pamela Gowing
132	Hello Melissa The Tyandaga Community is a wonderful well planned community that has provided a safe and quiet environment for people raising a family as well as for those enjoying their retirement years. In Canada the homes we live in are the single largest investment that most people make and so one piece of the puzzle when buying a home is location, location and location. When a lifetime decision is made to purchase a home in a well established desirable residential area such as the Tyandaga Community to even think about changing the Zoning By - Law to allow a five storey structure in the middle of this quiet community is unconscionable. To place a five story retirement home on such a small parcel of land in the middle of a well established quiet residential community is NOT good planning. Why do we have Zoning By-Laws? They were put in place for a reason and should not be changed to accommodate a developer with deep pockets whose primary aim is to line their pockets at the expense of the community. There is no question that this project will totally change the traffic patterns for the worst in our community. This location already has recognized traffic issues because in the past year or so the city lowered the speed to 40 KPH and installed traffic calming speed bumps on Kerns Road exactly where this proposed building is located. It makes no sense to even consider changing the Zoning By-Law to accommodate a project that will attract many more vehicles including large multi-axle trucks bringing necessary supplies and services. The community has many walkers and cyclists and their personal safety, in particular the children and seniors in this neighbourhood will be at risk if this By-Law is changed. The elected officials of our city believe that they make very good well balanced decisions with regard to planning and I agree that they have with a few exceptions. One of those exceptions occurred very near to us and that was when a permit was issued years ago to Meridian Brick to establish a quarry and then years later issued a building permit to developers so they could build houses on newly created Westhaven Drive. The backyards of these homes will now be within 100 metres of the working section of the quarry. This permit also included clearcutting 9-10,000 trees. That is an example of BAD planning and it now looks like another bad decision is being considered. To locate a five storey building right next door to and across the street from

	private residences is not an example of good planning as it gives no consideration to how that will effect the quality of life for the homeowners and the resulting decrease in the value of their homes. The fact that 28 mature trees must be removed for this project is also an environmental issue which needs to be addressed. Last year the city passed a By-Law that now requires a home owner who wants to remove a tree on his property for any reason to get a permit to do so. The cost depending on the tree size in question can cost $500 - $2000 yet it's okay for Meridian Brick and the Retirement Home Developer to remove large numbers of trees to suit their needs. The Tyandaga neighbourhood has been in existence for 50 years or so and the immediate area around the site of the proposed retirement home has been in existence for about 25 years. Whoever agrees to this change in the Zoning By-Law will be responsible for the increased traffic and the safety of our most vulnerable citizens. Since this proposed retirement home will be located on an extremely small footprint where will the people living here go when they want to be outside? The blind corner on Four Seasons Drive is already an accident waiting to happen and with the significant increase in traffic due to this development it will only get worse. There is no question there is a need for retirement homes but they must be located in well thought out locations. As you can see my comments come from my gut feelings about what makes common sense as to how this project will negatively effect our community. It is interesting to note that all the letters and comments you have received from others who have studied this proposal in detail and how it will negatively affect our community have come to the same conclusion as I have. The bottom line is that this new multi storey building does not integrate in anyway into our community and its footprint is totally too large for the area available. I am in total agreement with the letters sent to you regarding this proposal and in particular those from Doug Steward and Pamela Gowing. This project is totally wrong for that location on so many different levels. Respectfully William Becken (Forestvale Drive)
133	Melissa, I am writing to share some of the neighbourhood’s objections to the Shadow Study for the proposed re-zoning of 1600 Kerns Rd. The shadow study is extremely inadequate. The study focuses on the high sun hours of the day when the shadows have the least impact on the surrounding environment. The study must illustrate all of the hours from sunrise to sunset. Common sense dictates that the most impactful hours for the neighbourhood are before and after the normal work or school day, in the early

	morning and evening. The early and late hours of the day are by far the most important for the Significant Woodland. This study is misleading and deceptive. On June 21, 2021 the sunrise in Burlington was 5:40 am and sunset was at 9:00pm. The study has not shown four hours in the morning and one and a half hours in the evening. The study **neglects FIVE and a half Hours** of the day when the impacts are intense. This omission represents over 35% of the daylight hours that have been excluded. Clearly the early morning shadow will eclipse across the entire Significant Woodland and onto the homes of Four Seasons Drive. This shadow will continue for at least four hours until mid morning and coincidentally when this study begins tracking the shadow. The afternoon shadow will continue into the Tyandaga Mews and covering 10 homes in a shadow for over three hours in the evening. This building will keep all of these homes and backyards in shadow for every night through Spring and Summer. This is completely unacceptable. The next set of diagrams for March/September are also missing many hours: two hours in the morning and one in the evening. The 7:25am sunrise is again neglected by the study. These two hours will have a towering and oppressive impact on the Significant Woodland and Four Seasons Drive residents. These impacts need to be addressed by an Environmental Study as the building is not only physically completely blocking the Significant Woodland from the East but the building will immerse the area in shadow for thousands of hours a year. Clearly choking out a Significant Woodland from sunlight is extremely damaging to all of the natural species. The afternoon shadow again eclipses the ten homes in the Tyandaga Mews and casts across to the homes on Kerns Road. This effect is again deceitfully hidden by the exclusion of the 19:30 diagram which is not supplied, even though it is in the previous set. Sunset on March 21st, 2021 in Burlington is 7:30pm. The evening shadows will block 12 homes from sunlight for months in the Spring and Fall during the early evening hours when kids can play outside and residents can enjoy their gardens at the end of the work day. The omission of the last diagram further exemplifies the lack of honesty and integrity from this submission. The December 21st, 2021 Burlington sunrise and sunset will occur at 7:49am and 4:46pm. The study has again excluded over an hour and a half of the most impactful shadows. The Significant Woodland is again completely bathed in darkness and the impact on the Four Seasons Drive residents is even greater. Clearly the early hours that have been left out will show several homes in shade. The impact on the Four Seasons residents continue all of the way until 1230pm. This represents the building casting shadow on these neighbouring homes for almost 50% of the day. The afternoon shadows on to the Kerns Road properties are massive. The homes will be buried by the shadows. It appears as though the computer program failed to show the consequences accurately. It is definitely worth noting that the study takes the opportunity to highlight

	the timing of the sunset. Clearly the sunrises and sunsets were researched before the study was submitted. This shows that the study is knowingly incomplete, but the authors are willing to highlight the deficiencies when it suits the developer. Beyond all of the serious impacts to the Woodlands and the extensive damage to the livability of the neighbouring homes, these shadows are dangerous to vehicles and pedestrians. Every single day of the year and for thousands of hours, this building will cast towering and substantial darkness over the sidewalks, driveways, roads and the intersections. Kerns Road is a traffic controlled road and the City is currently working on reducing traffic volumes and speeds to make our neighbourhood safer. The Halton Police often attend the intersection to monitor speeds and adherence to the four way stop. The impacts of this building on pedestrian and vehicle safety are serious and considerable. The damage of this proposed development is obvious and extensive. The size and height of any development must not ruin the Significant Woodland nor oppressively overshadow homes nor threaten the safety of our neighbourhood. This is more than a map or a satellite picture. This is where my kids play. This is where I walk my dog. This is where I drive to work every day. This is where my kids catch the school bus. This where my family go for a walk every evening. This is where we live. This neighbourhood opposes this re-zoning in its entirety. Thank you Doug Stewart
134	I oppose the development of 1600 Kerns Road into a retirement residence. It breaks by-laws and should not be allowed on two quiet residential streets. All other retirement residences in Burlington are on major roads - Appleby Line, Lakeshore, New Street, Plains Road that can support the heavy traffic of a retirement residence. Adding 150-200 people to this community on the corner of two quiet residential streets is not 'modest' intensification. It represents an increase of over 120-200%. It will drastically change our way of life, our street, our community. Our families have paid for the ability to be in a quiet, safe neighbourhood where they can bike and play with their friends and this has been the case for fifty years. What right does the City of Burlington have to change by-laws to allow a development that will ruin our neighbourhood? Our neighbourhood will change drastically and property values will drop. Will the city compensate us for the drop in property values since they are changing the rules to allow this development? In the past, the plaza has had businesses that support the community - daycare, hairdresser, convenience store, music studio, autistic centre, bakery. I have personally used these businesses. Thanks to COVID and the sale of the property it has caused

	some businesses to go under. But every one of those businesses has always kept regular business hours. A retirement residence does not - it is a significant change from retail that will see over 150 residents, a large staff needed 24 hours a day, visitors, home care agencies, delivery people, ambulances, maintenance companies, and vehicles, coming and going 24 hours a day. How can the City of Burlington think this is an appropriate location for a retirement home? I would like to attend a meeting to oppose this development. Will the city be providing an opportunity for people to voice their concerns?
124	Re: 1600 Kerns Road Development Dear Ms. Morgan, This letter is to express our significant concerns with the proposed development and re-zoning of 1600 Kerns Road. We've been fortunate to be residents of the Tyandaga community for the past 15+ years. Growing up in Milton, we specifically chose the Tyandaga area to settle and lay roots for our future family. The tranquility and peacefulness and access to nature are what drew us to the area. As well, being near/part of escarpment protected land, we were hoping that the area would not be one of those high growth and high-density areas of Burlington/Halton. When we moved to the area, it was comprised of mostly retired, empty nesters but the demographics have drastically changed in those 15 years to be a place of young families. Since moving to the area, we welcomed our daughter, Stella, who is now eight and our son, Sawyer, who is now five. From the age of one, both children started attending daycare at Burlington Children's Centre ("BCC") and they continue to go there for after-school care after their school day at Maplehurst Public School. BCC is a staple of our community and, with many of the children, and even staff, living in the area, it's a place where our children have met lifelong friends. As parents, we've also found close friends of our own and that has helped solidify our relationship and attachment to the community as it exists today. For us, BCC is a foundational institution for the Tyandaga community and has significantly increased our connections within our community. In our opinion, the loss of BCC would have negative long-term implications for our family-oriented community to grow and thrive. In addition, the other businesses at 1600 Kerns Road are ones that we've frequently used over the years. Whether it was a haircut at Salon Revive, Kindermusik at Performance School of Music and Dance, or a treat at Cake Sweets & Treats, the businesses have served our family and the local community well over the years. For us, the concerns expressed above surrounding the loss of BCC and these other businesses are our main concerns with the development. However, we have other significant concerns with the re-zoning application and changes proposed by Fieldgate Properties ("Fieldgate"). Although we do not live within 120m of the property, the re-zoning and changes proposed by Fieldgate will negatively impact the entire Tyandaga community. We're not opposed to possible development of the property within the confines of the existing zoning rules and with the aim to continue to meet the needs of the community, but we ***strongly object*** to a) the outright building of a retirement home especially with such limited commercial space to benefit our community, and b) the re-zoning of the land to allow for a four-storey building. We have a hard time

understanding how Fieldgate came to a decision that this location would be an ideal spot for one of their developments. The idea of a retirement home in such a residential community with zero amenities within walking distance, especially if most of the commercial space disappears (plus any walk to and from the location to the Sobey's plaza would be a feat for even the youngest residents of the neighbourhood), or in the absence of a vehicle is absurd. The so called "neighbourhood bus" is a joke; we take the GO Train to work and had hoped to use the local bus to avoid parking at the GO Station, but the bus times and availability were such that it would never be ideal to use the bus. Even during the time we've lived here, the city scaled down the bus services to this neighbourhood due to lack of use.
As well, the Transportation Study by Burnside indicates that the existing plaza generates more trips than the new development will. We must strongly disagree as we previously mentioned that a significant number of the children at BCC are from the Tyandaga community as well as those who use the services of the other businesses in the plaza are local. These trips into/out of Tyandaga will continue regardless of the use of the property, which means that overall vehicular traffic will increase to the area under the Fieldgate proposal. And given the nature of a retirement home, there is likely more off hour traffic due to shift changes (i.e. early in the morning or in the evening) and possible emergency services (and sirens) for residents, which could be at any hour of the day. Kerns Road itself was once considered a connector road when north/south traffic was permitted at the north end between Tyandaga Park Drive and Dundas Road. However, it now only services the neighbourhood with the closure of southbound traffic at the north end and the use of traffic calming measures including speed bumps and stop signs to deter external traffic. As such, current traffic has been significantly reduced generally only to those that reside in the neighbourhood but this facility would draw employees, service providers, and family members of residents from outside the neighbourhood.

Another factor that needs to be considered is the footprint of the new development. The current zoning is appropriate for the needs and look of this purely residential neighbourhood. The Fieldgate proposal from 2019 and now has demonstrated that they have no interest in our concerns or fitting in with the community. Even scaling back from five-stories to four-stories (and eliminating almost all commercial space), which was probably their intention from the start, removed any real use of the facility from a community perspective. They mention 100m2 of commercial space but there isn't much that can be accommodated in such a small space. The new building is obtrusive, oversized and takes up nearly all the small property, forcing Fieldgate to a) resort to using underground parking and b) request a change to the "rules" to allow less parking per employee/resident. Not one other structure in the neighbourhood is over two-stories so this monstrosity would tower over all buildings around it, not to mention shadow many homes that currently enjoy abundant sunshine, and change the appearance and appeal of this beautiful neighbourhood. Such a retirement facility should be on a main road and NOT in a residential neighbourhood.

All the above factors, plus many others that are in the various supporting documents such as the Phase I and Phase II ESA, Shadow Study, etc., related to the Fieldgate proposal ***blatantly contradict*** the City of Burlington Official Plan, specifically the Community Vision:

> **Development in these areas will promote connected, walkable, transit-oriented communities that offer convenient access to employment opportunities, a full range of housing, public service facilities including schools and parks, and convenient access to various daily needs like shopping, services, and supports for residents throughout their entire lives.**

	Tyandaga is a community that we love and have every intention to live here for the foreseeable future. It saddens us to think the whole community feel could be ruined by this monstrosity of a development and everyone we've spoken with concurs. Thank you for taking the time to review our letter. We hope you will take these points into consideration when reviewing the Fieldgate application and deny Fieldgate's application to change the current zoning.
125	***Hello Melissa*** ***I wanted to write to you and state my deep concerns regarding the Kerns Road Zoning Application. After attending a meeting of over 300 people, where 98% of them were opposed to the development, I am very surprised that our input did not make much of a difference to the developer.*** ***I live in South Tyandaga where residents from at least 12 streets use the Kerns Rd. entrance to get to their homes. As you know, it is a 2 lane roadway and is busy at the best of times. Imagine what a year of construction will do to the traffic flow!*** ***Never mind, the addition of all the owners/visitors of the 123 units driving up Kerns.*** ***The other issue is that we paid quite a price to live here, take good care of our properties and they want to add an 'eye sore" right in plain view.*** ***It is so beautiful now with everything grown in after 30 years. I certainly don't understand why they would want to build a 4-storey structure right at the road.*** ***The property in question has a beautiful ravine but instead of wanting to build backing on the ravine, they have chosen to be right on the corner.*** ***It seems that they have no regard for Aesthetics.*** ***Instead, as you enter Tyandaga, driving up Kerns Rd. a large structure will be in your view rather than beautiful mature trees and plants as it is now.*** ***As I said above, an eye sore for sure. It makes me so sad.*** ***I hope that you can fight for all residents here that are against this next step.*** ***Kindest Regards*** ***Sharon Agro.***
137	I am writing to add my voice to the numerous other emails you have received dealing with the proposed development of the plaza at the corner of Kerns and Four Seasons. As a long time resident on Four Seasons I am very concerned with what is proposed there. It does not seem like the proper location for such a structure and I don't understand why we have zoning rules if anyone with some money can come along and get the zoning changed. There are so many reasons this is a bad idea - environmental

	reasons, parking problems, traffic problems to name a few. I hope you will reconsider this proposal and do the right thing for the residents. Regards, Ellen Fenton
138	To: City of Burlington Community Planning Department Att: Melissa Morgan Please find my comments presented to dispel the misconceptions dotted throughout the Fieldgate application and supporting documents regarding the value to the community of the existing plaza at 1600 Kerns Road. The community plaza has been both well occupied and well utilized since its inception as a local benefit for the community in the Tyandaga survey. The plaza units have included a gift shop, variety store, bakeries, stylist, home design and supply store and services, office facility, fitness studio and yoga facility, day care, school and autism centre. There has been some turn-over, more so since the Fieldgate purchase, but occupancy has been maintained. Most facilities could operate during COVID and have been fully supported by the community. The majority of children enrolled at the day care centre are from this neighbourhood – as confirmed with the facility, and its loss will be keenly felt by the many who live here and use their services. The negative comments regarding the closure of the variety store are disingenuous and misleading. Variety stores in many locations have disappeared mainly due to supermarkets offering 24/7 service rendering the main function of the local shop redundant. The fitness studio and yoga centre closures were particularly regrettable as utilized by many residents, but short-term lease offers are not a viable business model. The generous unrestricted parking area is a significant community asset for multiple reasons. · Retail/commercial staff and customer parking · Daycare staff, parent drop-off and pick -up for working residents · Parent parking for school bus drop-off and pick-up for young children and during inclement weather conditions · Carpooling · Spill-over for visitors to the Mews and for the much of the neighbourhood · Children meeting place – frequently used to meet friends and neighbours · Service vehicles for Hydro, Bell and other utilities on maintenance work · Other services (I do not maintain that this list is complete) Any suggestion that this plaza was or is not a well used and highly valued community asset has no concept of this neighbourhood or commitment in how it functions. The negative comments have only been promoted by those with a vested interest in destroying it. An appropriately sized and Zone compliant redevelopment which continues to serve the community as has the existing plaza would be a welcome proposition.

	The Fieldgate application provides none of the benefits currently enjoyed and utilized by the community and is grossly invasive and unwanted. I can only re-emphasized my overwhelming opposition to the Fieldgate application as inappropriate and of no community benefit. Regards, Pamela Gowing
139	As a resident of Burlington living on Winterberry Drive, I am writing to express my opposition to the proposed 4-5 storey building on the above project. The existing building is a single storey, any new building at that address should be restricted to the height of houses in the immediate area or a maximum of two-storeys and architecturally consistent. Excessive traffic, parking will extend to Winterberry Drive and Four Seasons creating a nightmare. This area is residential and should remain such, the above project as proposed will be an eye-sore . It is very important we preserve these very special areas in Burlington. Ralph Maloney
140	Dear Melissa Morgan, Thank you for taking the time to read this letter. We hope that this letter and the many letters that you read from our community will be read with sincere consideration. For truly, this proposed development will have an immeasurable impact to our neighborhood and our quality of life. To give this statement some context, I would like to first provide a picture of what this community means to us. I would like to summarize how we feel this development will affect our life here and to express all the reasons why we would strongly oppose the City's approval for the retirement development at 1600 Kerns Road. We are enormously grateful to live in this beautiful neighborhood of Tyandaga. I moved here with my wife approximately 6 years ago. Our son at the time was just 4 years old and my daughter 2. It is amazing to have seen them grow up here. Both of them learned to play in the sandbox in the daycare across the street and also learned to ride their bikes in the evening in that very parking lot where the 4-storey development is planned. In the summertime when it would be hot, kids sometimes would have lemonade stands and sell jam in that corner engaging all the local residents who would stop their cars to buy a cold (or sometimes not so cold) glass of lemonade. On school days, we see kids waiting for the bus across the street in the morning. This is often the signal to my kids to hurry up and get dressed for school. It was also nice to see how it gave the chance for many kids and their parents to interact with each other. In the spring and summer my wife, like many others in the neighborhood, who nurture the grass and garden like another child would use this outside quiet space as a space of respite, of meditation, of exercise. All the time she and others like her in the neighborhood spend in their garden speaks to the love they have for the greenery and colour growing just outside our door.

It has also been amazing to wake up in the morning just before the sun comes up and take my bike out for a long bike ride on such a quiet street that is hard to come by these days. In fact, on hard training days both I and many other cyclists use the steep hills of Kerns road as a key training road. Likewise, I frequently run in this area. This training may be suffering to some, but more me and others like me, it is our meditation, or time to reflect, our time to release, our time to see how we can push ourselves beyond our own boundaries. For my mom, who visits the kids often these hills have also been where she does her morning walks.

The development that is planned will completely change this neighborhood. It will not only drastically change the appearance, charm and character of this beautiful greenspace. It will take away a lot of the sunlight that we all look forward to when we wake and that shines over our houses. It will dramatically limit the many things that we do day to day that make this area our home. It will bring an enormous amount of traffic and congestion to this area, change our place of meditation and rest to an area of stress. It will make it unsafe for my kids to play in the area like they used to. It will compromise the sunlight that allows the beautiful gardens in this neighborhood to grow. I will also no longer find it peaceful or safe with this new traffic to use Kerns road as my triathlon training ground.

I first moved into this neighborhood after finally finishing my medical training. I never thought in my dreams that I would ever have the chance to live in such a beautiful space and home. I spent the last 17 years of my training living in small apartments, some where the heating would sometimes malfunction, and we would be heating up our hands with our misty breath under the covers. We do feel extremely lucky and fortunate, especially during this pandemic; the outdoor space on Kerns has been a sanctuary for my family. We cherish it and want to protect it.

It is also a home that I feel I have worked many years to be able to finally afford to provide for myself and my family. It is our home, our place of recreation, a place where we interact with our neighbors. It is also a nest egg of investment that we feel the development will devalue immensely.

The developers who want to build the 4-storey housing unit clearly have no interest in this community or its people. They clearly see this as a business opportunity. I recognise that this does also bring significant income to the City. But I ask that you consider as leaders of this community that you consider what your role stands for and how your decisions have an immeasurable impact on this neighborhood, not just in the short term but for many years to come. We have seen or read about other neighborhoods where similar projects have been unanimously opposed by the community yet still approved by the city. We hope that this City will be different, one that protects its communities, one that listens to the voices of its people, one that advocates on behalf of those voices.

Yours Sincerely,

	 Michael Tsang A Cardiologist, Father, Husband, Endurance Sports Enthusiast and a Member of the Tyandaga Community
141	Melissa Morgan I am writing to you today because I oppose of the Fieldgate development that is proposed at 1600 Kerns Road and the amendments included in their application to the existing zoning. I asked that you please consider my view as a homeowner. We currently live across the street from 1600 Kerns Rd. I will give you some insight about Tyandaga, my concerns and why I feel this development should not happen. We love our scenic hills, mature street lined trees, abundance of green space and traffic calmed streets. My house is built on a hill providing beautiful views of the city and Lake Ontario. We like that it is very quiet away from the traffic and noise. We understood in order access schools and amenities it would require, us to use school buses and drive. Some say we are too far away, but with all said it was quiet and safe for our children to play on the streets, hang out with friends and neighbours. It was our dream to have a been able to afford a home in a nice area like this one with properties that are larger and spacious. My husband and I both come from very humble families who had to work very hard to provide for us and gave us the opportunities so we could live better. My husband's family owned a greasy spoon café and my father was a foundry man and mom an artist. So, it was our dream to be able have a home in such a nice and safe neigbourhood. We love getting outside to ride bikes as a family walk to the park and my husband and kids like to hike around Kernscliff. It really is a happy place for staying active and for personal space to get away from our busy lives and more recently the craziness of Covid 19. Our home is where we have the most enjoyment. We like to spend time in our own green space where the sun always shines to the front of our house. I'm an avid gardener and teach my children about their environmental surroundings whether it be about trees, pollination and butterflies. My kids are so proud to have created a Monarch Waystation in our very own green space. Kerns Road is a very active street with many that like to get outside. Every morning I am amazed how many cycling groups and runners I see frequent this road. My husband who is training for a triathlon mentioned it's a popular training hill. He is a member of this App called Strava that some exercise enthusiasts use to store GPS data and track exercise like cycling, running and footprints. According to those who use Strava there are 1200 people who frequent Tyandaga on a regular basis for their exercise routines. It is great my kids can see people actively getting out to stay healthy. Some concerns I have with the proposed development. I have to say, that the building is far too large for a tight space and will obstruct my view as well as my neighbours on two other sides of the street. The view will be dramatically changed and affect the look and character of my neighbourhood casting a dark shadow on my home. This will take away my enjoyment of the space

	we spend a great time on, affecting plants, disrupt wildlife and pollination. In addition, the clear cut of 23 trees I worry will have a significant impact on woodland wildlife that live in our neighbourhood that frequently visit my home. I know the streets will busy with the amount of traffic, parking and carbon footprints the retirement home may generate. I am concerned a business of this size will have specific needs to operate. The traffic would really be centered at the entrance of our residential area which is the initial first impression and creating a potential bottleneck at the busiest most used intersection of Kerns, Winterberry and Four Seasons. This is why I think, Tyandaga was not developed to handle a new high- density load of residents. The amount of stress from construction and operation would cause chaos to our lives. Our daily routines will be disrupted from amount of pollution and dust that would prevent us from going outside. This proposal does not benefit my family directly. With so many young families and children including ourselves, what will our children do with this home? Maybe a basketball court in the parking lot? It would be nice to have something our kids could enjoy. Something that could be commonly wanted and be a good fit at the same time. We do have aging family members who prefer to live in an area that is walking distance to shopping and doctors. I am also concerned this location is the school bus drop and load zone which is in direct distance to the entrance and loading zone to this proposed development. In addition, I worry about the visitors that will potentially be parking on my street, and it would be almost impossible for me to back out of my driveway being at the intersection. There was a time back in the day there were engineering traffic improvements that was once implemented in 2006 to create an efficient calm traffic Kerns Road. *Environmental Assessments and Upgrades report E-4-10.* Furthermore, my children would not be able to enjoy the outside safely the way they like to play. I think bike lanes would be needed on Kerns and Four Seasons Road. Cyclists, runners and residents would now have to worry about parked cars, doors, traffic and congestion. Also, potential cars racing around Winterberry trying to park for free! I'm getting stressed just thinking about all. We live here to get away from all this mess. Yes, you probably have heard about property values. Honesty, I would want to get out of here as fast I can, so I won't lose too much on my investment. We worry that such a development would dramatically devalue our home. Like, many others our home is a nest egg for the future. I feel it's unfair, our loss is at the profit of Fieldgate who has no interest in the welfare of our community. In conclusion, I am asking you to help preserve and protect which I think I one of the greatest neighbourhoods to live. It's one of few sought after and desired neighborhood's that keep Burlington great and one of the best places to live a raise a family. Myself, I am just one person, hopefully my voice matters enough that we don't want this development here in any shape or form. The whole proposal is ridiculous, greedy and unfair. I really think tall buildings should be built with others like them, not alongside houses. I hope you consider my family and how it impacts me directly when you are reviewing and deciding this application.  Tiffaney Tsang

142	To: City of Burlington Community Planning Department Att: Melissa Morgan This e-mail is intended to formally submit my objection to the the Fieldgate Zoning change application at 1600 Kerns Road. The Tyandaga Community is a wonderful well planned community that has provided a safe and quiet environment for people raising a family as well as for those enjoying their retirement years. In Canada the homes we live in are the single largest investment that most people make and so one piece of the puzzle when buying a home is location, location and location. When a lifetime decision is made to purchase a home in a well established desirable residential area such as the Tyandaga Community to even think about changing the Zoning By - Law to allow a four storey structure in the middle of this quiet community is unconscionable. To place a four story retirement home on such a small parcel of land in the middle of a well established quiet residential community is NOT good planning. Why do we have Zoning By-Laws? They were put in place for a reason and should not be changed to accommodate a developer with deep pockets whose primary aim is to line their pockets at the expense of the community. There is no question that this project will totally change the traffic patterns for the worst in our community. This location already has recognized traffic issues because in the past year or so the city lowered the speed to 40 KPH and installed traffic calming speed bumps on Kerns Road exactly where this proposed building is located. It makes no sense to even consider changing the Zoning By-Law to accommodate a project that will attract many more vehicles including large multi-axle trucks bringing necessary supplies and services. The community has many walkers and cyclists and their personal safety, in particular the children and seniors in this neighbourhood will be at risk if this By-Law is changed. The elected officials of our city believe that they make very good well balanced decisions with regard to planning and I agree that they have with a few exceptions. One of those exceptions occurred very near to us and that was when a permit was issued years ago to Meridian Brick to establish a quarry and then years later issued a building permit to

		developers so they could build houses on newly created Westhaven Drive. The backyards of these homes will now be within 100 metres of the working section of the quarry. This permit also included clearcutting 9-10,000 trees. That is an example of BAD planning and it now looks like another bad decision is being considered. To locate a five storey building right next door to and across the street from private residences is not an example of good planning as it gives no consideration to how that will effect the quality of life for the homeowners and the resulting decrease in the value of their homes. The fact that 28 mature trees must be removed for this project is also an environmental issue which needs to be addressed. Last year the city passed a By-Law that now requires a home owner who wants to remove a tree on his property for any reason to get a permit to do so. The cost depending on the tree size in question can cost $500 - $2000 yet it's okay for Meridian Brick and the Retirement Home Developer to remove large numbers of trees to suit their needs. The Tyandaga neighbourhood has been in existence for 50 years or so and the immediate area around the site of the proposed retirement home has been in existence for about 25 years. Whoever agrees to this change in the Zoning By-Law will be responsible for the increased traffic and the safety of our most vulnerable citizens. Since this proposed retirement home will be located on an extremely small footprint where will the people living here go when they want to be outside? The blind corner on Four Seasons Drive is already an accident waiting to happen and with the significant increase in traffic due to this development it will only get worse. There is no question there is a need for retirement homes but they must be located in well thought out locations. As you can see my comments come from my gut feelings about what makes common sense as to how this project will negatively effect our community. It is interesting to note that all the letters and comments you have received from others who have studied this proposal in detail and how it will negatively affect our community have come to the same conclusion as I have. The bottom line is that this new multi storey building does not integrate in anyway into our community and its footprint is totally too large for the area available. I am in total agreement with the letters sent to you regarding this proposal and in particular those from Doug Steward and Pamela Gowing. This project is totally wrong for that location on so many different levels. The new building does not integrate into the community,

	makes no attempt to be compact in form or scale (and this is made worse by the unaccounted for roof-top plan floor) The development will generate significantly more traffic that the current resident usage, and the transportation study is baseless (I would direct you to the Transportation Study objection review of Mr Doug Stewart who has considered the traffic and transport impacts in more detail and I would repeat those concerns in total agreement). Please consider my objection to this development, based on the adverse and damaging effects of the proposal on the local neighbourhood community, safety concerns regarding the increased traffic and the destruction to the surrounding natural environment. Thank you for your attention to this matter, Linda Becken
143	Dear Melissa, As a resident of Tyandaga, I am writing to advise that I do not wish to see the rezoning take place. This is a nice quiet neighborhood filled with lots of children. All of the homes in the area are two storey homes and placing a big structure like that here would really ruin this residential area. It would increase the amount of traffic in this area, and this is not the place for a structure like that. This neighborhood is for two storey homes and to let a developer come in here and do that, just does not seem right. I have a 10 year old son who goes down to the local bakery there to get a cookie with his friends. There is no way he could be allowed to go off the street with the volume of traffic that would be created from such a place. A building like that belongs where other high rise structures are. Not in the middle of a quiet residential area. The developers have destroyed the look of many nice areas in and around the GTA – all for their own profit. This is one of Burlington's quiet lovely authentic neighborhoods – it really should be protected from such a building like that being allowed. There are some family based neighborhoods that the city should simply say are off limits for opportunist developers to go in and ruin, for their own profit. Build that structure in a more appropriate place. Not right in the middle of a family based quiet neighborhood that is all two storey homes. Please do not let this happen. Marilyn Maxan

	(Resident) Marilyn L. Maxan BBA.,MBA.,CFP.,CDFA
144	To: City of Burlington Community Planning Department. **Attention: Melissa Morgan.** This letter will serve as notice of our objection to the proposed re-zoning of 1600 Kerns Road. The re-zoning and proposed development by Fieldgate Inc., will absolutely destroy the integrity of this long standing established nieghbourhood in Burlington. We were first introduced to the Tyandaga neighbourhood in the late seventies. I was dating my wife at the time and we went to a Christmas party at her boss's house on Fieldgate Drive. Being born and raised in Hamilton, this was our first exposure to the beautiful neighbourhood known as Tyandaga. We fell in love with this neighbourhood and we knew that this is where we wanted to live. There is no question that this neighbourhood has a long tradition and history of being an upscale community. When Mattamy Homes started to build homes in 1986/87, they maintained this theme by building beautiful homes that matched the character of the existing homes. We purchased our new home on Winterberry in 1989 and our children grew up in this neighbourhood. Many professionals chose this area to raise their families for the same reason many of us did, it is a peaceful, safe, and beautiful neighbourhood to raise a family. Our current Mayor, Marianne Meed Ward lived in this neighbourhood as well and attended one of our street barbeques when she first embarked on her political career. She understood how beautiful this neighbourhood was back then and we are confident she still feels the same way today. The letters that have been posted on social media have outlined a long list of valid points and great arguments that should be given due consideration when making this decision. Without sounding repetitive, we would like to touch on the following points. 1. The proposed Retirement complex will create a traffic nightmare for the community. The ambulances alone that are required for this type of facility will add congestion as well as noise pollution to the area. When you take into consideration the number of units and retail space, the traffic will absolutely choke the community given the current infrastructure. The traffic will be comprised of visitors, customers, ambulances, service vehicles, etc. Based on this point alone, how could any rational government body allow this to be passed?

	2. School buses: There are several school buses that pick up and drop off children at various times during the day. How long before something tragic happens at this corner given the introduction of the higher volume of traffic? 3. Families purchased their real estate properties based on the area and current zoning. Given the prestige of the area, this was a major investment for all families. You cannot change the rules during the game which in turn will affect the investment value of the properties. 4. For someone to argue that this is progress is absolute nonsense. Progress is not placing a 4+storey concrete box into this small of an area without the proper infrastructure to accommodate this facility. If this proposed development goes through, the damage to the community will be irreversible. 5. The corporation knew exactly what type of property they purchased and if they are not satisfied with their zoning, they should move on or accept their current return. That is what businesses do. We understand that they want to maximize the return on their investment. However, it should not be to the detriment of this established community and to the small businesses that serve this community. 6. Many families have relied on the services of the daycare within this plaza and it has been an establishment since we moved into the neighbourhood over thirty years ago. This daycare provides an extremely valuable service to the young families in our community. Fieldgate Inc. will have a well laid out proposal and presentation for review. What will not be outlined is the permanent damage that will be caused to this community. The City of Burlington has the power in this case, not Fieldgate. The City has done a great job of maintaining the integrity of downtown, the waterfront, our parks, environmental areas, and other areas throughout the City. The message is clear, the CITY takes pride in maintaining the integrity of the City of Burlington. Therefore, we would ask that you do the same for our community and MAINTAIN THE INTEGRITY OF THIS LONG ESTABLISHED COMMUNITY. SAY NO TO THE RE-ZONING of 1600 Kerns. It is the right thing to do. Regards, Nick and Fay Vetrone
145	To: City of Burlington Community Planning Department Att: Melissa Morgan Please find below my comments and objections on the Construction Management Plan provided as a supporting document in the Fieldgate Application to amend the zoning for the 1600 Kerns Road site. **Construction Management Plan – Fieldgate Properties (21/03/01)**

		The impact of construction on the surrounding neighbourhood housing and on the entire Tyandaga community way of life, including the natural heritage is not addressed in any application document. This only provided Construction Management Plan information is the inclusion of (2) drawings CMMP1 at parking level and CMMP2 at roof level. These drawings are otherwise identical and there is no change in the limited construction information provided for the (2) drawing levels. There is no descriptive text with construction details which would normally constitute a 'Plan'. <u>Drawing Comments</u> Construction footprint occupies almost 100% of the available site area as shown at the parking level drawing CMMP1. Fencing shown defines the full extent of the site but no description provided – height (usually 1.8m) or type (open or closed): all will be unattractive and obtrusive for the adjacent properties for a considerable period of time (estimated by Fieldgate as 2 years). No location for construction parking available for workers, construction equipment, tool storage, waste collection steel bins or for the stream of numerous dump trucks needed to dispose of the excavated material, including contaminated fill. This is a totally impractical construction project within the available restricted site and in this existing residential location. Construction parking for all associated activities will inevitably encroach on the neighbourhood streets even though restricted. Local traffic will be compromised by lane reductions and constant construction and vehicle/trucking obstructions. Material storage areas are insufficient for a building of the size proposed resulting in either idling trucks along the road or materials ending up outside the site. Note #2 – 'no lane closures anticipated' – contradicted by Note #10 – 'closures anticipated to be minimal' and by the Drawings, which clearly identify lane closures for service connections. Note #2 and #10 statements are patently ludicrous based on the extent of the work and the site being almost completely taken up with construction. Not credible that construction activities, multiple materials deliveries, and the transport and set-up for a tower crane will not result in lane closures. Safe passage for the neighbourhood will otherwise be at risk. Note #4 – notes probable haul route via the N. Service Road: by extension this will also be Kerns Road, which will result in the same issue as just discussed above with ensuing safety concerns. It is my understanding that heavy trucks are not allowed on Kerns Road.

		Single delivery entry/exit point is unworkable. Single delivery vehicle only will be possible to prevent entrance blocking, resulting in trucks lining up along the streets – wherever they can find. Residents requesting that they move to comply with the restricted parking signs in this area should not have to happen. Deliveries will either drive in and reverse out obstructing traffic, or back in obstructing traffic and drive out. Both situations are pedestrian and road safety, and noise concerns. The storm sewer line is at the delivery entrance as is the large storm overflow tank. No vehicles will be using this entrance during construction of these components, so deliveries can only be received outside the site which the drawing notes state is unacceptable, that plus the road closure for the storm connection to the existing line on Kerns Road will result in significant local disruption. Again, a totally impractical construction process. The level of pollution, noise, dust, and dirt from all construction traffic over the 2+ years course of the proposed development is an unacceptable health and safety hazard both for local pedestrian traffic – a regular and currently enjoyable feature of living in this area – and to the extremely close surrounding residences including totally jeopardizing any outdoor living enjoyment for the duration of the project. **The physical and mental health of this community is at stake and must be a significant consideration in the City's review process.** The site will also generate light pollution for the surrounding neighbourhood from the temporary lighting required to perform the work even during the day as permanent lighting will not be available until final inspection. Security for the site may also generate additional invasive light sources. Note #5 – tower crane. Hard to know where to begin. Partial arc shown on the drawings over the ravine, including over my property, where no construction action will occur is to say the least misleading. The crane arm swing arc will travel over every surrounding property. This important information should have been provided as a separate drawing to clearly show the impact of this crane. It is my understanding that permission will have to be sought from all affected by the extent of the crane swing and to date no approach has been made. A tower crane on this confined site surrounded by residential housing will also negatively impact the day to day living of all immediately adjacent to this site. These cranes do not have a positive safety record in Ontario in the last couple of years and should NOT be considered for this residential neighbourhood. <u>Construction Impact on the Natural Heritage</u>

		Not addressed in the Environmental Impact Study and ignored throughout the Application documents. A significant and unacceptable omission for presentation to the City as a planning application in this Natural Heritage neighbourhood. The minimum 2 year duration of this project will have a major negative impact on all aspects of the adjacent Natural Heritage. This requires a detailed study no matter what construction project is allowed for this location. Construction pollution in all its forms will be detrimental to the ground plants and trees and severely affect the wildlife populations both animals and birds. Loss of any of these populations would be a disaster as well as a disgrace. **Construction on the level proposed by the Fieldgate application cannot be considered acceptable with the confines of this community and the precious Natural Heritage corridors it contains and must be denied.** Regards, Pamela Gowing
146	I have lived in Tyandaga since 1973, I bought here knowing it was a single family resident. I DO NOT WANT the zoning by law to be allowed to change this area. We don't need anymore traffic. I see no benefits to allowing a 4 or 5 storey retirement home. I feel the homes on Kerns Rd and Four Seasons value will be greatly affected by this building over shadowing their properties. So a BIG NO to RE ZONING.	
147	Good morning Melissa, I am writing to you as a longtime resident of Tyandaga (Winterberry Dr.) to express my opposition to this re zoning change. I have seen the other extremely well written and well researched letters that have been sent to you, so I won't labor on the points already made. This truly seems to be a case of a developer bullying their way into an area that clearly isn't the "fit" they claim it to be. I am appalled at all the mis-leading cases they have made from Transit to traffic to shadow patterns. We truly love this little plaza and the business's in it. I currently have a grandson in the daycare there and two more on the way who would also go there and looked forward to picking them up after school and walking back to our house in our beautiful, peaceful, neighborhood. Yes these are emotional responses, but are a fact. There definitely is a need for this category of business, but not in our neighborhood. Thanks for your time. Harry Walsh	
148		

	To: City of Burlington, Community Planning Department Att: Melissa Morgan Dear Ms Morgan, I am writing to add my opposition of the rezoning of 1600 Kerns Road property to the opposition that you have already received from several other residents in the Tyandaga neighborhood. The reasons are simple and obvious, some of which are included as follows: The proposed development is simply too big for that location in the neighborhood. Flaws in the shadow studies have been pointed out. Nearby residents will be negatively impacted. The development will increase traffic and associated risks at that corner, but much moreso than the traffic study would indicate. The traffic study is flawed by using data for traffic flows obtained during the stay-at-home orders of the pandemic and so are unrealistically low. Residents in the new building will not benefit from being in the neighborhood as much as stated. The hills are too steep to navigate on foot for many of them, as mentioned during the Nov 2019 meeting. The Nov 2019 meeting showed a definite and intensely negative reception of the original Fieldgate proposal, a proposal which really hasn't changed significantly. Proceeding without another meeting or formal release of the new plans to the neighborhood also will not be received well. I also understand that there is a similar fight against one of this developer's other sites, one in Oakville. This does not bode well for a positive outcome in this case. Sincerely, Susan Andrews
149	This e-mail is to confirm my total opposition to the Fieldgate application proposing a Zoning change for the 1600 Kerns Road site to accommodate their development. My wife and I are completed disgusted and appalled that this re-zoning application has even made it to this point. It should have been dismissed immediately. The zoning for this RESIDENTIAL community is there for a reason and should have been, and should still be upheld by our governing bodies who are supposed to have our communities and neighborhoods best interests at the forefront of their decision-making responsibilities. This is clearly not the case as the onus is now being placed on the

	community to defend ourselves from this ridiculous application. There are many properties within a couple kilometers of this proposed site and are much better suited, properly zoned, properly accessible, and still serve the aging population of Tyandaga for the future. The current CN2 Zoning respects and responds to the circumstances of this location and should be maintained as the most appropriate basis for any redevelopment of this site, both in scale of building, retail services and available parking area. Through application and compliance with this Zoning the physical characteristics of the existing residential community would not be undermined and would also reflect compliance with numerous Burlington Official Plan guidelines identified for established residential neighbourhoods. The submitted Fieldgate proposals neither incorporate not respect these well considered guidelines.. The Fieldgate application presents an obstructive, oversized, 4-5 storey building, (plus a substantial full height roof service structure), towering 60-70ft, while dominating virtually the entirety of the small 0.5 hectare corner site. The stated use as a 123 unit retirement living complex comprises a 10,000 sq.m. structure – over 5x the allowable size for this site – which will dwarf and overpower both the surrounding 1 and 2 storey residential neighbourhood and the adjoining ravine canopy. The fenced complex is not aligned with established housing setbacks and creates visual and physical barriers which are not compatible with the character of the neighbourhood and are potentially unsafe. It is totally out of place and of negative community value. The radical Zoning change to this site as set out in the Fieldgate application documents provides NO community benefits and is without justification for the hugely destructive consequences to the character and values of the existing Tyandaga residential neighbourhood. The community is fully aware that 1600 Kerns Rd could benefit from renewal and revival for future requirements, but this MUST be done within the guidelines and laws set forth for this area. The community is not against the proposed use of the site- what we are against is the zoning change that would destroy our neighborhood and the reason this area is one of the most sought after in all Burlington. Warren Jackson
150	To whom it may concern, I am writing to express my concerns about the proposed rezoning and development of a senior's home at 1600 Kerns Rd. My concerns can be grouped into three main categories: the removal of existing services for the community, mobility and fall risks,

and a dearth of services for the expected residents of the senior's home. I have included references for further study linked in-text and at the end of this letter.

Community resources

1600 Kerns Rd is the only lot zoned for retail/commercial purposes within over a thirty-minute walking radius. The current community relies on it for a walkable community hub. Its most important current tenant is Kids & Company, a daycare centre that has been serving the community for over two decades. Residents trust this essential service to take care of their children from newborn to age 12, especially as many commute to work via the 403 or QEW. Its presence is a major draw for young families to live in the area, and is integral to our lives. This pandemic has highlighted the importance of childcare [1] alongside walkability and outdoor connection in supporting our physical health and mental wellbeing [2]. Eliminating these resources would have extremely deleterious effects on the families and other residents who rely on these spaces.

Previous concerns about development have raised the issue of our **groundwater supply**. There are multiple Environmental Site Assessments commissioned by the City of Burlington and Halton Region that note the **presence of groundwater metals, landfill metals, and plastics at the proposed site.** There is yet to be a comprehensive discussion as to how the developers intend to keep the drinking water supply clean and manage risk [3].

Mobility, transit, and roadways

Transit options are greatly limited in our community. **To access the Brant Hills Community Centre or Tyandaga Golf Course (the only possible "attractions") without nearly an hour's walk, seniors would have to rely on two incredibly infrequent bus routes:** the 87: Burlington GO and the 2: 407 Carpool. In particular, the return trip via the 87 still requires a total of 30 minutes' walking from the community centre to the first stop and the closest stop back to 1600 Kerns Rd., and takes an estimated 45 minutes altogether due to the detour down to the Burlington GO train station.

There are many speed bumps present in this neighborhood as a traffic calming measure. My personal experience as someone who suffers from post-concussive syndrome and someone with loved ones with similar conditions is that driving over these speed bumps even at moderate speeds jostles the head and neck in painful ways -- for people with arthritis, joint issues, or other sensitivities, the impact would be at least as great [4].

The home's location would be **isolating for seniors.** While our community has multiple lovely parkettes, this whole community is located on a steep hill. There have been prior concerns raised regarding this community's **accessibility for people using mobility devices and strollers; these would only be compounded for the vulnerable population expected to reside in such a development [4, 5].** Apart from basic

accessibility for walks and outdoor leisure activities [2], the steep incline presents significantly heightened slip and fall risks for potential residents [6]. **During winter months, insufficient maintenance of roadways and sidewalks compounds this problem** [7] – individual residents cannot consistently maintain safe conditions for people with mobility limitations. **If this development were to be approved, the municipality would need to take on the responsibility and associated costs of clearing all sidewalks in the nearby areas.** There have been multiple fatal accidents near the proposed location, near the bottom of Kerns Rd., often with ice as a contributing factor. [8]

Resources for seniors

The parks themselves are designed for children's use. Kerns Park consists mainly of two baseball diamonds that see frequent use and car traffic in the warmer months, making them unsuitable for lower-impact leisure. Forestvale Park is centred around playground structures with woodchip and soft-impact ground with minimal seating. Kerncliff Park is nominally wheelchair-accessible, but as a marshland with a raised wooden path, does not allow for someone to quickly return to their starting point or access emergency services if an accident were to occur. Again, **these parks are all uphill from the proposed location**, making easy access quite difficult. [6, 9]

The nearest neighborhood/commercial (CN) zoning is forty-five minutes away (under an assumption of consistent, able-bodied walking speed) at Brant St. and Upper Middle Rd. There is minimal entertainment or leisure value, mostly grocery/pharmacy, banking, and a few franchised restaurants. The Brant Hills Community Centre & Library provides minimal recreation programs, but mainly specializes in youth programming, not seniors' care.

The Burlington Power Centre does provide some retail space and a movie theatre, but **can be accessed *only* via a twenty-minute walk that crosses the 407 via the North Service Rd.** It should be obvious with a simple Street View why elderly people may not be safe walking so close to a high speed roadway with no pedestrian protections, and again the issue of slippery and unsafe conditions during the winter months also limits its availability. **Even without the presence of this vulnerable population, there have been several fatal car accidents along this route** [10].

For the aforementioned reasons, I wish to express my strong concern and opposition to the rezoning proposition as it stands now. There has been insufficient attention to the needs of the current community and the residents of the proposed development. **Such a development would take already scant resources away from the Tyandaga community and place seniors in a location that is isolating and inappropriate for their long-term wellbeing.**

Please feel free to contact me if you have any questions or concerns.

Warmest regards,

	Katrien Borin [1] Childcare https://eric.ed.gov/?id=ED610005, https://jamanetwork.com/journals/jamanetworkopen/article-abstract/2778144 [2] Walkability: https://www.mdpi.com/2071-1050/13/4/1742 for aging, https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7367064/ amid COVID-19, https://www.mdpi.com/2071-1050/13/11/6395 regarding the importance of *place*, not just spaces. [3] See Halton Region's Protocol for Potentially Contaminated Sites: https://www.halton.ca/Repository/Protocol-for-Reviewing-Development-Applications-wi, and the attachments included here: https://www.burlington.ca/en/services-for-you/1600-kerns.asp [4] Environment barriers and facilitators to activity among adults with mobility disabilities https://academic.oup.com/gerontologist/article-abstract/53/2/268/563499 [5] Lack of accessibility in public transport and inadequacy of sidewalks https://www.scielo.br/j/rbgg/a/kpmsVnswSGGRkPxYt9mKpvd/?lang=en [6] Fall risks increased with hill incline: https://www.sciencedirect.com/science/article/abs/pii/S0003687011001074 [7] Fall risks increased with ice: https://protect-us.mimecast.com/s/EIVWCkRPjYc04Z5ILVY_s?domain=ascelibrary.org [8] Base of hill accidents: https://toronto.ctvnews.ca/man-in-life-threatening-condition-after-burlington-crash-1.2814810 https://toronto.citynews.ca/2016/03/12/burlington-man-in-critical-condition-after-driving-through-guardrail/ https://globalnews.ca/news/4468316/man-dead-crash-burlington/ https://globalnews.ca/news/7599577/qew-brant-street-guelph-line-closure-burlington-crash-closure/ [9] Wheelchair-specific accessibility https://d-scholarship.pitt.edu/6629/ [10] North Service Rd. accidents: https://globalnews.ca/tag/burlington-crash/
151	Good Afternoon Ms. Morgan, The purpose of this email is to voice my concern over the re-development of 1600 Kerns Road. As a resident of Tyandaga and someone who lives on Kerns with a young child, I feel it is my responsibility to oppose the plan that has been registered with the city. We have spent many years trying to calm the traffic on Kerns so that it is safe for our children and other residents. Re-zoning 1600 would create additional traffic that the current infrastructure just cannot handle. PLEASE consider denying the current

	application as it would only benefit the developer while eroding the quality of life for the Tyandaga residents. Please feel free to contact me if you wish to discuss this matter further. Thank you. Bryan Hoover
152	I would like to register my objection to the Transportation Study submitted by Burnside in support of the re-zoning of 1600 Kerns Road. The report is deceitful and riddled with errors. Various details are listed below but the very core issue of this re-zoning application is that this is now a neighbourhood property and the proposed application is the exact opposite. Executive Summary- - "The existing plaza currently generates significantly more trips…." The truth is the existing plaza absorbs all of the current trips of people in our neighbourhood from travelling elsewhere for the same services. These trips will still occur and all of the trips from the new use will be completely additional. - "Parking Review" – This exemplifies the arrogance of this study and the disdain of the developer perfectly. The proposal is to ignore the rules and change them to suit the financial needs of the company. The accessible spots are inadequate as the two parking lots are independent of each other, accessed from separate roads and serve two separate groups from the residential and commercial proposed developments. - "The site is well designed…" The site only allows for one delivery or collection vehicle at a time. All deliveries and collections on a single lane which is shared with the parking lot that will cause all traffic to wait on Kerns Road and the inevitable reversing of trucks onto the neighbourhood road. - "…access to nearby transit stops." The report explains that there is only one bus stop near the property so the use of the plural is deceitful. Also there is no access to the bus stop as there is no sidewalk nor waiting area at the bus stop. It is a pole stabbed in the sloped grass beside a driveway. Page 4 – 2.2 - Kerns Road Kerns Road is incorrectly defined as a connector road. It is a "Collector" and is designated to service the neighbourhood. Burnside intentionally misleads the reader with the term connector and the immediate description of it running between North Service Road and Dundas. The reality is that Kerns Road is a traffic calmed road with multiple sets of speed bumps and stop signs to discourage all external traffic. Page 5 – Figure 2

	This illustration shows a significant lack of knowledge and lack of diligence. The Tyandaga Park Drive and Kerns Road intersection is missing two stop signs. The intersection of Fieldgate Drive and Kerns Road is completely ignored. A significant number of vehicles use Fieldgate Drive as a short cut to avoid the Tyandaga Park Drive and Kerns Road intersection. This is evident with the installation of several speed bumps along Fieldgate Drive and the volume of traffic is obvious to anyone physically observing the site. Page 6 – Table 1 "….both BT and GO Transit provide excellent transit to the site." This is the most deceitful and misleading comment in the report and is referenced many times in the overall Application. As mentioned there is only one bus stop. The single bus stop is 150 metres downhill from the property and does not have a sidewalk, bench or area to even stand near. This single and inaccessible bus stop only operates 11 times a day for about six hours in total. Burlington Transit describes the route as "a very low ridership route, intended to provide a minimum coverage service, representing 0.43% of Burlington Transit's ridership." Page 6 – 2.4 Existing Traffic Volumes The peak periods chosen are a very small representation of the actual property use. The study was only conducted for a total of four hours. These four hours are clearly timed to ensure that the current anchor tenant's maximum impact was felt. The daycare is clearly the single largest source of traffic and is very busy at 7-9 am and at 4-6pm. A more balanced approach would show the entire traffic flow for several different days and times. The study claims "… these are typical peak traffic periods for this type of development." The claim that 7am is a typical peak traffic period for a plaza is underhanded and misleading. These times were clearly chosen to amplify the impact of the daycare which has virtually no traffic during the day while the parents are at work and no traffic after 6pm and on weekends when it is closed. Page 7 – COVID This entire paragraph is misleading as the businesses continued to operate through out the pandemic and we all continued to visit the plaza. The impact of Covid – 19 to the plaza was absolutely minimal which further demonstrates just how valuable this property and its businesses are to our community. Page 12 – Proposed Development "The driveway on Four Seasons Drive will be shifted east…: Moving the main entrance closer to the intersection is far more dangerous for vehicles coming in and out of the property as well as the vehicles travelling through the intersection. Pedestrians at the intersection on Kerns Road will find themselves in between two intersections and 7

different movements within a short distance. There is no mention of pedestrian or vehicle safety in the Study. There is no concern for safety at all.

Page 12 – 4.1 Trip Generation

"Land Use Code (LUC) 254 (Assisted Living)was assumed…" A quick search online produced chart for "Generation Rates (PM Peak Hour). I do not have access to the full document but the chart appears to show the following rates : 251 Senior Adult Housing – Detached 0.30 per dwelling unit, 252 Senior Adult Housing – Attached 0.26 per dwelling unit and 254 Assisted Living 0.48 per 1000 SF GFA. The Architectural drawings submitted with the Application list 108,898 GFA and 123 units. This leads me to the following figures: LUC 251 – 37 trips, LUC 252 – 32 trips and 254 – 52 trips.

Page 14 – Table 3

Based on the "Trip Generation Manual 10th Edition" chart available online these numbers are incorrect. The Architectural drawings submitted with the Application list 108,898 GFA and 123 units. This leads me to the following figures: LUC 251 – 37 trips, LUC 252 – 32 trips and 254 – 52 trips. Burnside has listed a total of 32 PM trips. This is drastically different. The figure of 52 per hour does seem more accurate when considering the total number of people in the building will be in the hundreds including residents, visitors, carers, medical workers, transport drivers, cleaners, support workers, delivery drivers, and logistical trips required.

Page 14 – 4.2 Trip Distribution

This drawing is inaccurate and shows a lack of knowledge or diligence. Burnside's existing traffic volume charts and diagrams show the traffic from Kerns Road and Four Seasons into the current plaza is 30% of total traffic. This chart does reflect that the proposed development does not plan to be part of the community. The reality is that Kerns Road is a route to Brant Street and Dundas Street. Kerns Road, Fieldgate Drive and Tyandaga Park Drive will be used by hundreds of vehicles a day because of this development.

Page 15 -Figure 8 Site Generated Traffic

This drawing is delusional. First, it contradicts Table 4, by showing only 5% of the traffic arriving from Tyandaga Park Drive. The drawing further insults common sense by claiming that no vehicles(zero) will travel north from the Service Road to the Four Seasons intersection in the morning; not one visitor, not one delivery to the front door nor one customer for the property in the morning hours.

Page 16 – 5.0 Total Traffic Conditions

	The bungling of this concept is at the very heart of the re-zoning application. This property is part of our community. Every trip that is made now, will be made in the future. The result of this will be a huge net increase in trips. It will not allow for any of the residents to walk or bike to their daycare, bakery, home design studio or Autism Support Centre. These needs exist now and they will in the future. The re-zoning forces all of these trips away from the plaza. This is clearly an increase in trips and kilometres. Beyond that, the new building will represent a complete net increase of trips and vehicles. Table 4 tells us that the developer knows that all of the traffic is coming into our neighbourhood from outside. Page 24 - 9.0 Parking Supply Review Here the Application again tries to under service its site by under cutting the parking spaces available. Hundreds of residents and workers require parking. The ten visitor spots for 123 rooms of retirees is hopelessly small. A development this size cannot fit in a property of this scale and in this location. Visitors and delivery vehicles will park on the streets. This intersection is already dangerous enough. The inclusion of only two accessible parking places is offensive. Will residents and employees not be given access to parking that allows for disabilities? Does the developer not believe that some of its residents and employees will require accessible parking? Page 26 – 10.0 Transportation Demand Management "…pedestrian and cyclist friendly design…" The site is literally surrounded by four hills. Kerns Road from the south is an athletic challenge by foot, let alone on a bicycle. Kerns Road north, Four Seasons Drive and Winterberry Drive are all uphill exit points. "… the site has good access to transit…" The bus stop as previously described is 150m away on a hill without a sidewalk and is minimally covered. Page 27 11.1 Road Network Operations "…the plaza currently generates significantly more trips…" This is false. The plaza is used by residents who will need to drive right by the proposed development for the same services. This proposal will cause a drastic increase in traffic. Page 27 – Site Plan Review The future development will be serviced entirely by vehicle. The location is far too undulating to allow for bicycles and walking in the most ideal conditions, let alone the extremes of summer and winter in Ontario. Page 27 - 11.4 Parking and Loading Review

	The parking lot is too small because the building is too big. A small, modest retirement home can fit on 1.37 acres. The developer is trying to ram in a huge building into a property that cannot accommodate it. The surrounding area allows for no parking or expansion for the countless vehicle trips this building will require. Warren Jackson
153	I am writing to detail our objections to the Construction Management Plan for the zoning application at 1600 Kerns Road. These two drawings perfectly exemplify how inappropriate this application is for this location. The developer is trying to build over 100,000 square feet of concrete, steel and glass on less than an acre of available land in an established residential neighbourhood and beside a protected Woodland. **The construction does not fit on the property.** The foundation for the ground floor parking lot and rooms will extend to over 90% of the available working area. There is no space for construction parking. There is no adequate space for materials to be delivered or stored. This construction site will expand into the adjoining areas. Material will be stored on the sidewalks and in the Woodland. Vehicles will be parked on the streets, sidewalks and driveways. The site will be so congested that it will spread out to the surrounding areas. Our neighbourhood does not have the space to absorb this expansion. There are no space on the roads nor adjoining properties to spread into. **The construction requires a crane**. This property is surrounded by houses and a Significant Woodland. The crane will have a reach of 262 feet. The building will rise over 75ft which will require a total crane height of at least 125 ft to allow for clearances and rigging. This boom will reach over every adjoining home. It will be overbearing and will ruin the neighbourhood for years. These cranes are dangerous and have been involved in several fatal accidents in southern Ontario in the last few years from the crane structures failing, the operators and riggers dropping loads and materials crushing workers. **The site has one single lane access point to a short driveway**. Even more unsafe than cranes, moving vehicles are extremely dangerous in and around construction sites. The plan allows for one single vehicle to enter and exit the property at one time. This will require all waiting vehicles to idle on the surrounding roads. Construction projects of this size require tens of thousands of vehicle trips. The plan is for all of these trips to be made, one at a time, in single file through one gate. This is a fantasy. Every day there will be trucks parking on sidewalks and in driveways unloading tools and materials. Delivery drivers and construction workers will be coming and going all throughout the day. Dump trucks, concrete deliveries and huge flatbed trucks will be lining our streets daily. Every single vehicle will have to reverse. Every single vehicle will have to perform a three point turn on Kerns Road. This is the most dangerous

	impact to our neighbourhood and cannot be allowed. The site must have an entrance and an exit. Absolutely no reversing can be allowed on our neighbourhood streets. **The construction requires a massive excavation**. The size and scope of this excavation will require countless dump trucks, huge excavators and numerous trips from concrete trucks. The impact of the noise, dust and dirt from this work will spread onto the sidewalks, roads and homes of every resident near the property. The property failed its Phase II ESA because of a landfill and contaminated soil under the current parking lot. This will cause further health risks to the neighbourhood and will require far more excavation and earthworks on the site. **This construction will take years.** Although there is no mention of schedules on the Plan, the time to build will have a damaging and destructive effect on the neighbourhood. The excessive building to lot ratio, combined with the physical restraints of the surrounding area will cause this project to move very slowly. The deliveries will be sluggish and constrained. The workers will have to walk to site, carrying any tools and will be working within a condensed and unsafe environment. The site has many environmental issues and a Significant Woodland surrounding a large portion of the area. The ground is contaminated and will require extensive remediation even before construction can begin. **The construction site is oppressive.** The construction will be completed at a very significant height above our homes. The size and scope of this project will require vast scaffolding, legions of lifts and cranes for the workers to complete the outside of the building. All of this will be done literally right on top of us. The loss of all privacy during construction will be unbearable. After the endless exterior construction is complete, our homes will be constantly overlooked by workers in the suites, on the patios, on the roof and in the huge utility building at the top. This invasion of our privacy over such a long span of time is unacceptable. The impacts of the construction of this project must be considered when assessing the application for re-zoning. Clearly, the impacts to the neighbourhood are dangerous, overbearing, invasive and destructive. This application must be denied and opposed in its entirety. Warren Jackson
154	I am writing to share some of the neighbourhood's objections to the Shadow Study for the proposed re-zoning of 1600 Kerns Rd. The shadow study is extremely inadequate. The study focuses on the high sun hours of the day when the shadows have the least impact on the surrounding environment. The study must illustrate all of the hours from sunrise to sunset. Common sense dictates that the most impactful hours for the neighbourhood are before and after the normal work or school day, in the early morning

	and evening. The early and late hours of the day are by far the most important for the Significant Woodland. This study is misleading and deceptive. On June 21, 2021 the sunrise in Burlington was 5:40 am and sunset was at 9:00pm. The study has not shown four hours in the morning and one and a half hours in the evening. The study **neglects FIVE and a half Hours** of the day when the impacts are intense. This omission represents over 35% of the daylight hours that have been excluded. Clearly the early morning shadow will eclipse across the entire Significant Woodland and onto the homes of Four Seasons Drive. This shadow will continue for at least four hours until mid morning and coincidentally when this study begins tracking the shadow. The afternoon shadow will continue into the Tyandaga Mews and covering 10 homes in a shadow for over three hours in the evening. This building will keep all of these homes and backyards in shadow for every night through Spring and Summer. This is completely unacceptable. The next set of diagrams for March/September are also missing many hours: two hours in the morning and one in the evening. The 7:25am sunrise is again neglected by the study. These two hours will have a towering and oppressive impact on the Significant Woodland and Four Seasons Drive residents. These impacts need to be addressed by an Environmental Study as the building is not only physically completely blocking the Significant Woodland from the East but the building will immerse the area in shadow for thousands of hours a year. Clearly choking out a Significant Woodland from sunlight is extremely damaging to all of the natural species. The afternoon shadow again eclipses the ten homes in the Tyandaga Mews and casts across to the homes on Kerns Road. This effect is again deceitfully hidden by the exclusion of the 19:30 diagram which is not supplied, even though it is in the previous set. Sunset on March 21st, 2021 in Burlington is 7:30pm. The evening shadows will block 12 homes from sunlight for months in the Spring and Fall during the early evening hours when kids can play outside and residents can enjoy their gardens at the end of the work day. The omission of the last diagram further exemplifies the lack of honesty and integrity from this submission. The December 21st, 2021 Burlington sunrise and sunset will occur at 7:49am and 4:46pm. The study has again excluded over an hour and a half of the most impactful shadows. The Significant Woodland is again completely bathed in darkness and the impact on the Four Seasons Drive residents is even greater. Clearly the early hours that have been left out will show several homes in shade. The impact on the Four Seasons residents continue all of the way until 1230pm. This represents the building casting shadow on these neighbouring homes for almost 50% of the day. The afternoon shadows on to the Kerns Road properties are massive. The homes will be buried by the shadows. It appears as though the computer program failed to show the consequences accurately. It is definitely worth noting that the study takes the opportunity to highlight

	the timing of the sunset. Clearly the sunrises and sunsets were researched before the study was submitted. This shows that the study is knowingly incomplete, but the authors are willing to highlight the deficiencies when it suits the developer. Beyond all of the serious impacts to the Woodlands and the extensive damage to the livability of the neighbouring homes, these shadows are dangerous to vehicles and pedestrians. Every single day of the year and for thousands of hours, this building will cast towering and substantial darkness over the sidewalks, driveways, roads and the intersections. Kerns Road is a traffic controlled road and the City is currently working on reducing traffic volumes and speeds to make our neighbourhood safer. The Halton Police often attend the intersection to monitor speeds and adherence to the four way stop. The impacts of this building on pedestrian and vehicle safety are serious and considerable. There is no light pollution study. This is an inexplicable and unacceptable omission in the supporting documents. The proposed development includes over 250 windows with a significant number being full size/doors shown at balconies and for dining and to access exterior amenities. Additional light sources from the complex include the delivery driveway, the outdoor parking and landscaping, entrance canopy, emergency exit lighting, (2) large outdoor amenities with one at roof level, and a bistro deck. The daily artificial light pollution, greater in the winter months, is a potential health hazard. Studies have shown that an increased amount of light at night lowers melatonin production, which results in sleep deprivation, fatigue, headaches, stress, anxiety, and other health problems. Light pollution also has a detrimental impact on wildlife, particularly important in this Natural Heritage area, affecting both plants and animal behaviour and survival. Every year huge numbers of birds die colliding with excessively illuminated buildings and migrating birds can miss their optimal timing for nesting, and foraging. Nocturnal animals are especially affected. Lack of information in the Environmental Impact Study on this important building concern is extremely surprising. The highly intrusive artificial light pollution generated from the proposed development will be significant and will adversely affect the character and natural heritage of the existing neighbourhood. The failure to provide proper consideration of the effects from both building shadow and light pollution by the imposition of the proposed development in an existing residential neighbourhood provides yet another reason why this application must be rejected. **This is more than a map or a satellite picture. This is where our child plays. This is where we walk our dog. This is where we drive to work every day. This where my family goes for a walk every evening. This is where we live.** Warren Jackson
155	Melissa, Kelvin, I am concerned that the number of parking spaces for the proposed retirement home is inadequate. The arguments brought forward to substantiate the reduction in parking

	spaces are totally hogwash. I visit a Chartwell residence regularly in Kitchener that is in a residential neighbourhood. It has limited onsite parking also causing street parking for up to a block away. The minimum required parking spaces should be over 108 not the proposed 66. Along with this development no parking zones should be established on the nearby streets with permits issued to residents for their guests. Regards, Jim Cornell
156	I have never been so upset about a re-zoning issue in my life. I consider myself to be a reasonable person who considers the facts before reacting. Hence the length of time it has taken me to write this letter of complaint. I have lived in Burlington since 1994 (I am in my 3rd house and enjoy the community due to the consistency of the approaches here ... I moved from Quebec to get away from "drama"). I have spent a lot of time researching this issue before I decided to send this message to both of you. I understand the need to properly plan a city's development. What I do not understand is the radical departure from the initial zoning to what is being proposed. My main concerns are: 1) The zoning appears to permit a 3 story building. People who have moved here should have known this. I did my research and knew this in advance of moving to the area. I was comfortable with this, as it was known. 2) The initial 5 story request was a shock. To deviate so much from the current structure and the current zoning was alarming. My sense is that the zoning is a reflection of many factors (effect on buildings close by, traffic flows based on the roads available, available spaces to alleviate congestion if changes are made, environmental impact, etc). I cannot imagine how any of these factors have been addressed from the original zoning. 3) The current request for a 4 +1 story building makes me even more upset. It is a clear attempt to deceive rather than comply with the current zoning. It is a deceptive tactic that attempts to mask a significant change (which actually appears to change little from a 5 story building). Most importantly, it still does meet current zoning and I can not align with any change that has no justifiable reason. Certainly, go right ahead and build a 3 story building on the site (mechanical spaces included in that 3 story limitation). I will certainly re-elect the person I chose in the last election if current zoning is respected. If this rezoning goes ahead my vote will go to the candidate that commits to maintain existing zoning in mature areas.

	I understand that I am powerless. I understand that listening to local residents is way down the list of priorities. At the start of writing this note I was upset. Instead as I complete this note, I am more sad and depressed at how little I matter to the both of you. I would love to discuss if you think that would help, C. Deane Pittman
157	I would respectfully like to add my voice to the group opposing the plan for 1600 Kerns Road. Although I have read many of the documents and studies provided, these are very large documents that at times are very repetitive and have wording in them that many would not be familiar with. Here are my major objections to this plan: **Official Plan and Zoning Law Amendments:** Why create these plans/laws if you do not abide by them? The Zoning Plan is from 2020! Now you want to amend it? Many individuals look at these kinds of things when deciding to purchase a home. What is the point of have a zoning plan? How are we, if we so decide to, going to sell our homes over the two years that construction is happening? Even after construction the value of homes in the area will be decreased. **Traffic:** Who wants to hear the sound of machinery and dump trucks for two years? Even after construction there will be more truck traffic with garbage disposal and deliveries, and more traffic due to ambulances, visitors, residents and staff for the 123 units!!! One report states " With respect to current and future traffic operations, Burnside finds that the existing plaza currently generates significantly more trips than will be generated by the new use, projecting that the development will result in 54 and 22 trips being removed from the road network during the AM and PM peak hours, respectively. Presumably, this is attributable to the existing daycare use. As a result, total traffic operations will improve over background traffic operations." This statement is just laughable, nobody actually believes this do they???? If nobody from this home is driving including staff then why even have all those underground spaces? The city bus #87 only runs during rush hour and VERY infrequently even then, so currently it is not even worth mentioning. If they increase the bus service due to this retirement home then it will increase the # of buses on Kerns Road. If residents are not driving or using transit, what about the increase in number of taxis? With the increase in traffic, there is also an increase in community safety, not only for pedestrians but also for drivers considering that this is a retirement home. You also have to consider increased pollution from all this traffic!

Wildlife Habitats:

Spending just a couple of hours at a site cannot possibly give you a good perspective on what wildlife will be affected in the area. The report does not include the following wildlife that is common in this area. Birds not mentioned of which we have many include woodpeckers, hummingbirds, cardinals, blue jays and others that I am not able to identify. Even the "common" species of birds will not want to stay. As for animals, we have chipmunks, squirrels, skunks (which you can have), snakes and other woodland creatures. The great thing about living in Tyandaga is the abundance of wildlife and trees. How do you plan to make these animals want to stay in these habits when there are more people, more noise and more activity? You cannot just explain to them that construction is only for two years so they should wait it out and that they should look both ways before crossing the busy streets.

Noise:

This massive construction site will be very noisy for years while it is being built. Although the study does not include the fact that there is already a lot of noise from the intersecting of a number of major highways very close by, I believe the existing noise from these roadways will only bounce off the walls of the new 4 storey building and amplify sounds. Again noise will be an issue as Kerns Road will be busier, North Service Road will be even more congested than it currently is during rush hour and the noise from additional truck traffic, garbage disposal units, buses, ambulance sirens, etc. will be hugely increased.

Privacy and other issues:

There will be none! The top floor of this building (never mind the units themselves) will tower over Tyandaga Mews and privacy will be lost. We have a pool area as well that will no longer have any privacy. I will be surprised if this does not affect the flow of rainwater and chance for flooding of streets and houses especially to homes on the south side of this new construction. The increase in electrical power needed to air condition and heat this facility will increase chances for power outages in the community as well. I know many of the residents in Tyandaga will be sad to see their community day care go.

I would not be opposed to the refacing of this plaza but do not want to see a 4 storey, 123 unit building go up.

Stop and think how you would feel if this were your neighbourhood and it would affect your property values and all the reasons why you moved to your

	neighbourhood! Would you be o.k. with this building going up beside you (or more like over top of you)? Mary-Jane Ritchie
158	Hi Ms Morgan My name is Bhash Mehta and a resident in this neighborhood for 21 years . I am totally against the idea of a retirement residence at this location . This idea will totally be a disgrace of building an ugly home where families live and walk daily. Yours sincerely B. Mehta
159	Dear Melissa Morgan, Please take note that I join the overwhelming majority of neighbours vehemently opposed to the rezoning of 1600 Kerns Road, Burlington from its current designation of CN2, as requested by Fieldgate to allow a 4-5 story, 10,000 sq. m building, which is most definitely not in keeping with the character of the existing, and long established neighbourhood. Has the city not just undertaken studies, and applied traffic calming techniques to Kerns Road in order to make it safer for all residents? And now, you propose to allow not only large construction vehicles to transport heavy machinery, equipment, and supplies for an extended period of time, but increase traffic for years to come. This is a serious safety issue as there are many young families in the neighbourhood, and children of all ages riding bikes, and waiting for school buses. The corner of Four Seasons Drive and Kerns Road is no place for a multi story, commercial development of this scale. We will of course be accused of the “NIMBY” objection, but in good conscience - is this something you’d want in your back yard? Ann Ball
160	Dear Melissa Morgan, I have in fact several more objections to the Fieldgate application for rezoning 1600 Kerns Road. Aside from the concerns over the safety aspect of this proposal in an area with so many families and young children, which is of utmost importance, I also question the location of such an undertaking. Surely there must be properties available for redevelopment in closer proximity to shopping, transportation, and green space? The closest shopping is at the corner of Brant and the South Service Road, not exactly a pleasant stroll at the best of times, and quite honestly not something many of us undertake, and certainly not with groceries in tow. The bus service is not convenient for anyone wanting a quick trip to the grocery store, or downtown. And indeed the South Service Road can be extremely slow in inclement weather, and when there are problems on the highway. As for parks, Kerns is within walking distance, but aside from two baseball diamonds, and a small children’s playground, there is not much there - no shady spots to sit and enjoy the view. Indeed, there is no view. Just up the road is Kerncliff Park, an absolute gem, especially for bird watching. It’s a quick drive, though with limited parking, and not an easy stroll from 1600 Kerns. And given the terrain, perhaps not the best place to walk in the winter. The ravines running through the neighbourhoods are mostly inaccessible,

	best left to deer, fox, raccoons, skunks, coyotes, and the many species of birds that call the area home. Do the developers plan to leave ample space to accommodate residents who would like to sit and enjoy their own lawns and gardens in privacy, protected from the elements, and in keeping with the character of the neighbourhood? I can't help but wonder if enough thought has gone into these considerations? If this pandemic has taught us anything it is the need for personal space, both inside and out. I ask you to seriously consider - is this the best plan, and location for a retirement facility?
161	Hi Melissa I want to register my support for the application to rezone 1600 Kerns for the development of a retirement home. I'm disappointed that so many "new" residents of the Tyandaga community would want to deprive any of the original owners, long term residents, or any member of the community the opportunity to remain living locally with their friends, family, and neighbours where they have raised families and established life long relationships. The opposition is clearly based on personal agendas without consideration for all residents. Burlington wants to be seen as an inclusive city and not supporting a seniors residence that would provide the option for local residents to continue being a part of the local neighbourhood in familiar surroundings is deplorable. Are we going to say okay you can only live in Tyandaga as long as you're self sufficient? It's extremely stressful for a senior to have to move to a retirement residence and if the stress and anxiety can be reduced or eliminated by having a local relocation for them, then why not? The adjustment will be much easier if they can still walk in the same parks, on the same sidewalks, with the same people. Thank you
162	Greetings Melissa, I am writing this as an extremely concerned long term resident, taxpayer, and proud citizen of Burlington. Up until now, I have been very content about the zoning logic and truly exemplary planning of the city and its multitude of subdivisions and business areas. My daughter Christy and her husband Kris Burns are residents of a Town Home in the Tyandaga Mews development and have just welcomed the birth of a bouncing baby girl named Blake. Christy is a pediatric nurse in the Emergency Room at Mac Kids Children's Hospital, and Kris works all over the GTA doing fire protection and hoping to become a firefighter. They had just registered little Blake at the day care facility in the plaza in question, and it could not be more convenient for them as a young working family.

	We were totally dismayed at the possibility of the daycare leaving and being replaced by a large senior's residence that breaks many zoning laws in the area. Here are just some of our concerns: 1. The Burlington Children's Center would have to re-locate or completely close, forcing parents to find another facility. 2. We would lose J. Crawford Fine Desserts, Bosky Inc. and Cakes, Sweets and Treats. These are 3 thriving small businesses that, due to their hard work, survived the pandemic. Also considering that Kris has an anaphylactic allergy to dairy, Blake having a cow's milk allergy (which in turn makes Christy dairy free while nursing) it is definitely a game changer to have a dairy free bakery right next door for all occasions, events, and an occasional treat. 3. BONDS Autism center provides a service for one of the toughest issues that parents have to deal with, forcing parents and children to get accustomed to a different facility when kids with autism already have a difficult time adjusting to new surroundings. 4. The new Senior Home facility would "stick out like a sore thumb" amongst one of the prettiest streets in the city. 5. Traffic would be a nightmare along with the additional parking required. The city has already had to put in speed bumps in attempt to control the already consistent traffic on Kerns Rd. As well as making the north end of Kerns one way, again because of safety and being a high traffic street. 6. Noise levels would increase; which, especially for families with shift workers and ones with young children, like my daughter in the area, this truly affects their daily living. 7. The large building would cast a shadow, both literally and figuratively on the whole immediate area. 8. A large number of property tax assessment appeals would come in, since property values of properties close to the proposed facility would go down along with market value assessments. 9. A number of long term, tax paying residents would, all of a sudden, consider moving out. There has to be another area in the city to put this senior's residence, like along highway 5 or further north. I should not be in the middle of an established, picturesque community where no one in the area wants it. People would be angry, stressed, and in some cases, their quality of life drastically altered by putting this facility in an area where it really does not fit. It's time for the city of Burlington to get creative and locate this facility where it will be a better fit for the community. It is not time to change a multitude of zoning bylaws for this facility when other locations would be more appropriate. Regards, Colleen Burns
163	Dear Melissa Morgan, Further to my objections for the rezoning of 1600 Kerns, aside from the safety aspects, and the suitability of the current plans, size, and location of a combination commercial business and residential retirement development, I question the environmental impact such a large undertaking will have on the

	community, and the area in general. Having read through the existing documents it would appear the environmental assessments done thus far are incomplete, and an informed decision on the rezoning of this particular site cannot, and should not proceed until all the information is completed fully, and to the high standards expected of this community, our elected representatives, and this committee. Any decisions, recommendations, or changes made to the current zoning will have lasting, indeed permanent effects on all existing and potential residents. We must ensure we make the right decisions for the community, for the city, and for the future. Thank you for your time. Ann Ball and Family
164	Good Afternoon Melissa, I am sending this e-mail to formally submit my position regarding the application from Feildgate to have the present zoning by-law changed. **I am strongly against such change. Leave the by-law as it is.** My neighbours have submitted well documented, researched and thorough objections to both the preposed by-law change and the building preposed for the space. In some instances, these folks are experienced in this type of development and construction and have made very logical points of objection. I must be frank and tell you that my biggest concern has been the “missing” information in this submission…..so often what isn’t said is telling. As I have no control over this, I have put my entire faith in the fact that you and your team will demand nothing less than all of the information that could affect this decision. I am your client and I trust you would serve me to the very best of your ability. Please ensure this decision is made on ALL of the information that could affect those involved.. The space can not be up-zoned. It is so obvious that to allow this change, only supports preposed developments that are far too large for the available space. Without going into the details, one can look at the plan and with no knowledge of development or construction, can see this is a grossly misfit idea that this building could ever be accommodated in this space. Then an entire running list of issues starts to fester. - proximity to existing buildings that are homes…not work places…homes that have existed for over 40 years. - privacy issues as the height provides clear site-lines that invite peering right into peoples' homes

	- traffic, parking, school busses, noise, safety…all issues that have been clearly stated in responses you have received. These matter to me greatly, so I support what has been submitted and couldn't make the objections more clear. - the per cent of green space with this proposal must be in question.I do not believe this would meet any building by-law.This is a residential neighbourhood. Buildings do not meet public sidewalks. How could someone vote that this apparition would ever be synonymous with the existing neighbourhood? My point is, not only would this proposal cause significantly negative affects while being built…..it adds not one positive feature for the future. It will remain the albatross for years to come to everyone that travels up Kerns hill and makes their way around the charming residential streets. This neighbourhood is a jewel for Burlington….see it that way and allow the existing zoning by-law to protect it from this negative force. Mariane Mead ran on her disagreement of bad decisions made by past councils that did exactly this…..bully their way into existing neighbourhoods. Look at Burlington's downtown……planning did not do any favours there. Don't make the same mistake and allow a Developer with cash in their pockets to determined this fate. Let this neighbourhood exist and thrive as it has successfully, for years. Sincerely Yours, Cathy Lovett
165	June 24, 2021 Dear Ms. Morgan, This letter is to share our objection to the Zoning By-Law designation change for the property at 1600 Kerns Rd. Our property, a single-family home, sits directly north of the referenced site. We purchased our home more than 11 years ago, choosing to live in Tyandaga for its safe, quiet streets, and mature, natural surroundings including the beautiful, green canopy of trees. Having grown up just blocks from my current address, I couldn't imagine a better community to start and raise our young family. Over the years, the commercial plaza now threatened by potential re-zoning, has served our community and my family well. The businesses within the plaza provided, daycare, musical and dance instruction, personal care services, and delicious treats from the local baker. I also have fond memories of riding my bicycle as a child myself to purchase popsicles from the corner store. Part of Tyandaga's charm is its rolling hills and winding streets, but many amenities beyond those in the community's only commercial plaza are not easily accessible by foot or cycle, making this small commercial centre that much more meaningful to our community. We recognize that a

	small pharmacy has been proposed for the newbuild, however, as you can see, the plaza at 1600 Kerns Rd. can and should be much more. In addition to the services offered, the Kerns Road Plaza was also designed to complement the surrounding community. Both the size of the physical building and ample parking do just that. There is no need for patrons to park on surrounding streets, and it does not contribute to a significant amount of traffic – a concern I will outline shortly. Beyond the services offered, and thoughtful design, I should also mention that the current plaza also serves as the local bus stop for children attending schools outside the community. Given there are no schools in the Tyandaga community all children in a neighbourhood with many growing families are bussed to school. Making these busy spots with children gathering and should be protected from significant traffic increases or blind corners created by multistorey buildings. The safety of our children depends on it. Let me be clear. The Planning Application submitted by FGL Kerns Inc. is massive, unwanted and does not meet the needs of our Tyandaga community or those seniors it intends to support. The pre-consultation meeting with the city in November of 2019 was very well attended by over 200 individuals stating their discontent with the proposed development, a 4-storey, (not including rooftop units to service elevators and HVAC units), 123-unit retirement home on a small .5-hectare corner lot. The proposed structure will overshadow the surrounding neighbourhood as well as the Hagar Creek and Ravine that it backs on to. This application is more than 5x the allowable size for this site based on current guidelines. The parking proposed for the build is completely insufficient for the size and scope of this 123-unit facility. There are only 66 TOTAL parking spaces with 52 of them being “below grade.” This is concerning to me not just for the community but for the senior residents as they will have to navigate long alleyways and ramps, something that can be difficult at times to many drivers. Given units lack kitchenettes, communal dining will be of increased importance to the residence, but also resulting in increased staffing needs and parking for these staff members involved in meal preparation, as well as other services for residents bridging the gap between independent living and long-term care. It should also be noted that there are only three wheelchair accessible parking spaces two of which are at surface level for 123 units, staff, visitors and guests. Traffic and speed of travel has been a concern of Tyandaga residents for many years. Previous traffic studies confirmed resulted in speed humps being added with dividing markers to slow traffic (and according to communication from the City of Burlington, two more humps are being added), as well as the removal of two-way traffic at the Kerns

	Rd. from Dundas to limit the use of Kerns Road as a diversion for westward traffic. Many calls have been made for policing at four-way stops to ensure the safety of our crosswalks and many tickets have been given for rolling stops or failing to make a complete stop. We personally have made these calls to police fearing for our own children crossing in front of our home at the corner of Kerns and Four Seasons Drive, the potential redevelopment site, and aforementioned school bus stop. As a member of the working group formed after the initial pre-consultation meeting, we were promised that no traffic study would be conducted during COVID restrictions as it would not demonstrate the natural flow of traffic into and out of our neighborhood. However, this promise was ignored and a study was completed in March 2021, when the province was under a stay-at-home order, meaning many children were in schools online, employees who could were mandated to work from home, daycares ran at decreased capacity and retail was also reduced as well. The timing of the study does not represent the actual traffic patterns of our community. The traffic study submitted with the application stated that they retirement home would result in decreased traffic. This is simply not the case. A more complete picture would demonstrate that most patrons of the plaza are Tyandaga residents picking up and dropping off kids on their ways to and from work as well as those visiting the local businesses. A retirement home of this size and design will necessitate, parking for residents, guests, support staff, employees, food deliveries etc., all with round the clock deliveries. The traffic report in the application also indicated a falsehood with direct impact on the mobility of the residents and staff of the proposed building. While they suggest adequate bussing to the neighborhood, Tyandaga is part of one bus route with very limited availability. Busses are only available during typical commute times, leading many residents to look for other modes of transportation due to inconvenience. There are no bike lanes, and the hilly terrain and busy access from the North Service Rd, make vehicular traffic the only way to and from the proposed retirement home. We know traffic poses a threat to the environment, but so too can building developments if not properly researched and reviewed. The proposed retirement home would be nestled right against the Hagar Creek and ravine area – a watershed space designated and naturalized to protect our environment and the community. According to Burlington's Official Plan Amendment in April of 2019 in Section 4.4.2(3) says that retirement homes cannot be allowed in natural heritage hazard areas, according to appendix, schedule C land use-Urban area. Further investigation into the protection of these natural heritage areas should be conducted in consultation with Conservation Halton before moving any further in this process.

	Finally, as homeowners directly across the street from the aforementioned sight were are concerned with the impact of our quality of living during construction periods. Loud noises, dust, increased parking over the time of build is significant. It means that our family may not be able to enjoy our back yard for 1-2 years, potentially more, and should this monstrosity of a building be allowed, we will be subject to units looking directly into our yard and home from their windows and balconies (again were to be removed or recessed as part of working group discussions). Ms. Morgan, on behalf of my family, the community and our environment, please consider our objections related to the design, service, community safety, disruption and environmental implications of the application by FGL Kerns Inc. for 1600 Kerns Rd). There is too much to lose with the current proposal. Regards, Dr. Candice Gibbs
166	I am writing to express my views on the recent request by FGL Kerns Inc.("FGL") to build a 5 storey building to be located at 1600 Kerns Rd. I have noted that central to their proposal is the request for a change from the existing zoning designation of neighbourhood commercial (NC2) to permit site specific modifications to the zoning of the property. Their request for an addition to the zoning would allow for a 5 storey building on the site. I am aware that the proposed building is described as a 4 storey retirement residence with some commercial on the first floor, but in fact the building has the equivalent of a fifth floor due to the mechanical and elevator structures. Although there are no units on the fifth floor, the building, in part, becomes one storey higher which further adds to the visual and sun related shadows cast by a structure with a designed height of approximately 70 feet. In my view, such a large building is not in keeping with the nature of our neighourhood as it has developed over the last 40 plus years. The proposed structure and use is out of place in this neighbourhood as this offers nothing except houses and fairly steep roads and sidewalks presenting seniors with an elevated level of risk of falling if walking nearby. Living in the immediate area of the building, literally in its shadow, I know, based on the supporting documentation, we will be in the shadow of the building and thereby losing sight lines for the sun at certain times of the year. In addition parking,I believe, will be an issue on my street and more specifically in the front of our house. It is likely that at times,employees and visitors will prefer street parking even if some spots are available underground. It is likely that we will be requesting no parking signs in this immediate area resulting in losing parking for our visitors. Further, on a daily basis, there will be

	regular truck traffic, with its associated noise, bringing food and other items to the building and consequently a greater volume of garbage truck traffic. I believe I have some awareness of the challenges the city of Burlington faces in controlling its own planning process, or more to the point when a developer seeks changes outside of existing bylaws and has the ability to proceed to the LPAT and appeal to a provincial body, it makes local decisions all the more uncertain. Accordingly, I am anticipating that the developer will ultimately succeed and get a building on that site. What I am asking is for the city to not allow any additions to the existing zoning to ensure that the building does not exceed 3 stories. I ask that you keep the interests of the existing residents in this neighbourhood as the first priority in any decision on this property. Thank you, A. Marcogliese
167	Melissa Morgan City of Burlington Community Planning Department This email is to express our concern and absolute opposition to a change of the Zoning By-Law at 1600 Kerns Road. We have lived in this Tyandaga Community for 40 years and brought up our children here. (One of our children purchased their family home in Tyandaga) The mini-mall at 1600 Kerns Road was established (by planners) to SERVE the families in this Tyandaga Community . It has served that need well over the years .....and that need continuous. This location was never meant to only SERVE the Commercial and Financial Benefits of a Developer/current property owner. Regards, Jack & Nancy Keating
168	Dear Ms. Morgan: I would like to register a loud NO vote on the proposed rezoning of the small plaza at 1600 Kerns Road. The planned building is visually and logistically unsuited to the site. A tall building among the current low-rise buildings would destroy the character of the neighbourhood and block light and visibility for existing houses.

	There is enough traffic flow in the neighbourhood already, particularly with several businesses almost across the road. Lack of parking would also create a problem. Would visitors need to park in the already scarce parking spots in The Mews? With the trend to walkable neighbourhoods and less reliance on cars in planning, the plaza consisting of small stores is ideal for the neighbourhood. Why change a good thing? Yours truly, Nina Truscott
169	To: City of Burlington Community Planning Department Attention: Melissa Morgan This letter is to oppose the Fieldgate application for change in Zoning for 1600 Kerns Road. The current CN2 Zoning designated with Tyandaga survey is to suit a small low rise plaza site. This small plaza's tenants serve the neighbourhood with a daycare, an autism centre, a renovation business, bakery and hair salon. The existing tenants do not attract an excessive amount of traffic and provide services for the neighbourhood. The City of Burlington has thankfully installed many traffic calming speed bumps on Kerns Road. Development of a 4 to 5 storey building will increase traffic tremendously and it will destroy the pleasant character of the neighbourhood. As there are no other commercial establishments in walking distance and with very limited public transit available, a 123 unit building will have many residents with cars. The proposed building is massive for the size of the current plaza lot. The proposed building's shadow patterns will greatly effect the townhouse complex I live in. The shadow patterns from such a large, tall building will also have a detrimental effect on the significant natural woodlands to the west as well as several nearby homes. The report by SLR Consulting (dated March 29, 2021 for Fieldgate Properties Limited) shows the entrance for proposed building deliveries and an underground parking lot entrance running the length of the townhouse units backing onto the plaza lot. Noxious fumes and lack of sunlight do not make for happy homes. The proposed building is a huge eyesore and I have trouble understanding how it will fit in with the residential neighbourhood. I can see absolutely NO community benefit from this proposed development. Regards,

	Kai Eichenbaum
170	Dear Melissa Morgan: In response to the flyer the Burlington Community Planning Department sent out in the week of May 24, 2021, requesting comments to the proposed retirement home, we have listed our comments below. **We <u>do NOT</u> agree with changing the zoning in this area to allow the construction of a 4-storey retirement home for the following reasons:** • We believe that a retirement home for the elderly is an excellent idea, but in the proper location. The area chosen for this retirement home is not the proper location for a multitude of reasons. • This area for the new retirement home is currently zoned "Neighbourhood Commercial (CN2)", which is only for a maximum 3-storey (12m max) dwelling. The above-noted flyer describes the retirement home as a 4-storey dwelling. The meeting with the applicant last year indicated a 5-storey retirement dwelling. Which is it, 3, 4 or 5 stories? • This "spot zoning" should not be allowed in our area. There is a growing concern that this applicant is receiving an unwarranted favourable rezoning classification. • Spot zoning is the application of zoning to a specific parcel or parcels of land within a larger zoned area, when the rezoning is usually at odds with a city's master plan and current zoning restrictions. • There is no justification for spot zoning in our neighbourhood simply because this applicant wants to develop this particular property. There are other, better locations for this development. • When we moved here in 1991, this area attracted us as a quiet residential area and an ideal place to raise a family. • There was little traffic, ensuring safety for pedestrians and children. • There was no high rise building overlooking our property, thus ensuring privacy for our home and property. • A retirement home would increase traffic in the area and create potential parking problems. • There is currently little bus traffic in this area since most residents commute by their own personal vehicles. • Residents of the retirement home would probably be more reliant on public transport, or taxis, than their own personal vehicles, increasing public transport vehicle, or taxi, traffic. Visitors and staff of the retirement would also contribute to traffic density. • There is currently no shopping in the Tyandaga area. Retirement home residents would need good access to nearby shopping and pharmacies. • A 4-storey, or potentially higher, high-rise building would be completely out of place in the Tyandaga area. If this retirement home is allowed in the Tyandaga area, it will open up the area to further such development in the future, destroying the quiet character of this neighbourhood, and potentially reducing the value of the properties in this area.

	• We want to keep this beautiful area as a peaceful and quiet residential area, free of ugly high-rise buildings and heavy traffic. • Children often play, bike, skateboard, run on the neighbourhood streets. They would be in danger during construction and after retirement home occupation due to increased traffic. • The Tyandaga area is basically fully developed and built-up with little to no increase anticipated in future vehicle traffic, regardless of the increased traffic as a condition incident to urban living, urban growth/development. However, traffic would definitely increase after the retirement home is erected due to the increased population of occupants of the retirement home, and corresponding visitors, staff and supplies and services required. • During the one-to-two-year construction period, the construction activity will be a significant disturbance to Tyandaga residents throughout this period. Our neighbourhood would suffer the noise, dust and danger caused by construction vehicles. This would distress the occupants of nearby homes and their pets and native animal species such as the endangered salamanders in the adjacent ravine. • The character of our neighbourhood is deserving of protection. The proposed development is out of scale, out of character, inappropriate, a break in the pattern/continuity of the street, insensitive and visually incongruous to the streetscape. • There could be potential rodent problems. Large dumpsters will be located on the retirement home property, with wet garbage and food waste. This could pose major health issues to the community. • There could be potential drug problems due to the presence of pharmaceuticals on the retirement home premises. • Should this spot zoning/development go ahead, to which our community is definitely opposed, our community will have an opportunity to express their displeasure with elected officials who approved this rezoning at the next municipal election. • Considering the opposition of the Tyandaga community to this development, we urge the local planning commission and city council to have the courage to say no to the retirement home applicant. **Additional reasons for not allowing the new retirement home in our Tyandaga neighbourhood.** • It can be said that a primary factor often considered by people motivated to purchase in a particular neighbourhood, is the degree of spaciousness, sunlight and privacy that was dictated by the zoning by-laws existing when the neighbourhood was developed. They paid a higher purchase price and higher annual taxes for the enjoyment of these qualities and are entitled to protection from a reduction in zoning standards. It has been argued that residents should be able to rely upon a municipality's former zoning policies and it is a breach of trust when they are diminished. • While there is no legal right in Ontario to sunlight, privacy or views, the Planning Tribunals have often, in the face of insensitive development, granted relief to

neighbouring owners facing the loss of these qualities. The issue is not whether neighbours have a right to "light, privacy and views" (they don't) but whether a proposed obstruction to such long-established amenities is of such a magnitude as to cause an unacceptable adverse impact upon the neighbourhood to the point where the intent and purpose of the zoning by-law is not maintained.

- While as stated there is no legal right to a view over the property of others, the OMB has on occasion protected the views and visual enjoyment of open areas shared by the community as a whole and the negative impact of insensitive and obstructive overbuilding on greenery and openness can be argued.
- Drainage for the existing townhomes in Tyandaga Mews backing onto the retirement home property could become an issue. The foundations of these older homes are particularly vulnerable to water leakage and lot drainage problems created by new development must be addressed.

Retirement home residents' health Issues are also a concern.

- As we have seen during the covid pandemic, nursing/retirement homes have been at the forefront of the spread of the Covid-19 Virus and other diseases within the said facility, and via the employees and volunteers it has spread to the outside community. The neighbourhood's proximity to a retirement home increases our risk of an illness during a pandemic. This alone is reason enough to not allow a zoning change for this retirement home.
- Some of the residents of the retirement home will develop, or already will have, mental issues such as dementia, bipolar disorder, or schizophrenia, and may wander off the property onto the streets or the nearby ravine or neighbours' properties.
- Schizophrenic and dementia clients can be very violent, especially when disoriented they can express violent outburst to anyone, such as caretakers, nurses, doctors, family and children, such that our entire neighbourhood could be put in harms way.
- Older adults get ill easier than younger people, and 911 would be called upon often to take residents of the retirement home to the hospital via ambulance. Ambulances put on their sirens to and from the residence at all hours of the day. This will cause noise pollution and an increase in people's stress and blood pressure. As a Pavlovian response to a loud siren, it will induce a fear response, and alertness and uncertainty to a disaster that has come upon us in this area.
- There is also the tragic possibility that some of the residents of the retirement home may want to end their lives by committing suicide. They could do so by running out into traffic or jumping from a higher balcony. This will create a spirit of bad karma, as a reputation of death seeps into our realm of quiet and calm.
- We, as a neighbourhood and our children, do not want to be accosted by confused residents of the retirement home, and have a potential liability of such incidences.

	We propose that the residents of the retirement home would be better served if the retirement home would be located other areas, or in the downtown area of Burlington for the following reasons: • The 4-storey, or higher, high-rise would be better suited among other such buildings in the downtown Burlington area. • Retirement home residents would benefit since shopping and pharmacies abound in the downtown area. • Retirement home residents would find commuting easier, since public transport is readily available in the downtown area. • Alternatively, the retirement home could be built in City View Park on highway #5 and Kerns Road. That would solve a lot of our neighbourhood concerns. • The sirens from ambulances to and from the retirement home, more common in the downtown area, will produce unaccustomed noise pollution in the Tyandaga area. Tyandaga is a quiet community. People have moved here to enjoy a peaceful, quiet, joyous and friendly environment. • Large, heavy transport delivery trucks will constantly be delivering supplies to/from the retirement home, causing road damage, road congestion, truck idling, environmental pollution, noise, and a visual eyesore as well. Regards, Anne and Stephen Chorny
171	We live on Gloucester Drive and we are against the proposed Development Application for 1600 Kerns Road. We feel that it will disrupt our quiet community and bring too much traffic through our streets. We drive south on Kerns often and we do not want any more cars adding to the noise and pollution of our beautiful Tyandaga Neiborhood. Thank you, Lynne Flanagan
172	Whenever I am faced with a serious decision that affects other lives than my own, I always do two things. Research what the need is and how it will improve matters for all concerned. Second, I do a pro and con list.. here it goes: What studies have been done that definitely outline the need for this development. What is the turnover rate (for want of a better term), of the many existing retirement and LTC facilities that already exist?

	Covid has demonstrated to me and many others, that this is not the gold standard for people who've worked hard for a lifetime, just to have their life savings drained from their accounts and families, for mediocre service and poor warehouse cubicle living. Personally, I thought I was doing the right thing for my own parents, only to see the raw underbelly of this last kick at a cash grab. I'm gratefull they did not live long enough to suffer through covid. But, enough disgraceful events at both Creek way and Burlington Gardens occured, that directly led to their deaths, and have left me with PTSD. I would rather die than endure that. Why are we not looking at alternative uses for this site. Like a two storey unit in the existing footprint that would add value to our long suffering neighbourhood of neglect. How about a daycare Eldercare split, on the ground floor. It could have drop in facilities for local seniors for companionship and a nice lunch or coffees etc. Seniors are a perfect audience for the frivolity and performance arts of children. They could make each other's lives meaningful. Second floor could be a safe overnight stays facility for post op or vacation relief for families and office space for, business involving services, for those who wish to remain home. These home services for can be well paying jobs. This kind of idea wouldn't hurt any neighbouring homes and could contribute to the area. Now to my Pros and cons list: Let's do Cons First Environmental issues The shadow cast by this monstrosity. Would devastate the quality of life of all those living in its shadow, to say nothing of the destruction of their property values. Just six surrounding properties are of equal if not more value currently than what this greedy developer paid for the plaza. The building does not meet the Set Back standards that absolutely everyone else in the area has had to meet, except for main roads like Appleby line. It would create a blind corner which is a school bus stop for many schools. It would be a Hazzard for children riding bikes or skateboards , as well as drivers that are sometimes impatient. The proposed underground garage would meet an issue with the creek that is diverted under the road causing costly engineering issues and perhaps ongoing costs. The ravine would be destroyed, just like the Brick co. Who could care less about our natural habitat here.

	That's all we've had here....no one remembers us here, except to place polluting highways nearby and quarries that should be closed. The cancer rate in this triangle is high. The quiet and nature are all we have here. Schools promised and forgotten , promises broken about Meridian...I could go on. The constant running of ambulances would permanently disrupt what little quiet we have. Not that seniors get a lot of visitors, but the traffic would increase also. The terrain is not good for seniors trying to get out for what little fresh air their is. It's hilly and slippery and a wheelchair could easily get away on you. Not a pleasant stroll for potential residents with declining abilities. There is also nowhere to walk to that is a destination for a walk. I wonder how much thought has been given to the after use of such a pre coffin small box unit once the boomers have passed and all the young people have left Burlington. The most aggregious of all, is the total disregard for the immediate homes and the families who's quality of life is being destroyed. Being overshadowed and overlooked, in their personal spaces, is bad enough; but the huge financial loss that will be experienced by the many wonderful people who have called this home for so long is unacceptable. Who will make them whole, if they even stay? Certainly not the greedy developers who are just in this for the quick buck. And now for the Pros: An opportunity to kick Ford and his pocket buddies, along with his entire inept caucus out on their derriers! An opportunity to call out a local "Craven" traitor, who has become besties with the Boards who " oversee" all the approvals provincially. I don't believe Ward one would have given him that Rolex watch, upon his exit from Burlington council. And if not, was he paid too much for part time council work? Next year is municipal election time again I believe, perhaps some more big changes are in order. We can't forget, they work for the collective us! Eva Webb 43 year resident on Fieldgate.
173	Hello Melissa & Kelvin, I am writing to you to oppose Fieldgates application for change in zoning for 1600 Kerns Road. My family moved to Burlington about 5 years to get away from the constant fast paced lifestyle that Toronto offered. We moved here and instantly felt like this was home.

	This is a family neighbourhood with a quiet pave of life and a great, safe neighborhood to raise our kids. We are a community and the e pride ourself on being close knit. Tyandaga cannot turn into a commercialized neighborhood. The location is absolutely unsuitable since Tyandaga Plaza is very small. The proposed building is extremely oversized for our low-rise 2-storey community. There will be a major shift in increased traffic which puts our community at risk. We have an abundance of growing children who are constantly playing outside and then we cannot put them at risk. That plaza has served a great purpose to us and our neighborhood, like unrestricted parking. I cannot see any added benefit for our community by this building being built in our neighborhood. There will be an overflow of traffic in our quiet, small, homey community, Public transit is not adequate for Fieldgate plan, and our community overwhelmingly rejects these plans for new building. We enjoy our life here. We enjoy being close-knit. We enjoy not having to worry that our kids are out in danger by overflowing traffic. Please reconsider. Noor Farooq
174	Dear Melissa, As a Tyandaga resident and daily user of Kerns Road I am gobsmacked that there is a proposal to build a senior's residence at 1600 Kerns Road. This is one of the steepest roads in the city! Every year cars slide down the hill just below 1600 in the November snowfalls before people get their snow tires on. Almost no cars at all can climb this hill during an ice storm. I've witnessed over a dozen fender benders or near misses over my years in Tyandaga. Can seniors count on an ambulance being able to get to their residence in bad weather? I also remember there were fatal (2010) and nearly fatal (2016) auto accidents on lower Kerns. How on earth can seniors rely on this to get around? Most auto accidents involve the very young and the very old. We put them at risk on Kerns road. If they go for a walk, they are more vulnerable to slip on icy sidewalks and snow piles at curbs. There is nowhere to walk anyway! No stores, walking parks or community center can be reached by a senior pedestrian. It appears to me that the proposal has been made without the senior's needs in mind. There must be a better use for this land that benefits our under-serviced community. Sincerely, Clinton Groen
175	To whom it may concern, I strongly oppose the aforementioned development for practical and ethical reasons. Lets start with the practical, the proposed site is located directly at a residential four way stop at the corner of Kerns Rd that in recent years had northbound access to Dundas closed because of traffic flow, but now were supposed to accept that adding another 123 residences to the traffic pattern will have no effect. The other intersecting street is Four Seasons a quite residential street of approximately 100 single family homes so to think that doubling the density will not be a strain to infrastructure is naïve. The intersection is also a stop for many School bus routes

	which during pickup and drop of times causes some gridlock, now your proposing adding two driveways within 50 yards of that intersection accommodating vehicles for 123 residences plus service and emergency vehicles to the congestion, it just seems like your showing no concern for children's safety , I suggest it would be an accident waiting to happen. From the proposed site there are no services within walking distance adding to the traffic congestion. Ethically the proposal just seems fundamentally unprincipled, there seems to be no concern for the owners of the homes directly abutting the site as they will see a large reduction in there home values. Two things that will adversely effect values are the building will significantly cut down access of light to there properties as well as losing the view of trees and having it replaced by a six story building within approximately 50 ft of there property boundaries. Rezoning in residential areas should always put the area constituents as the first priority, this development will adversely effect all residents of the Tyandaga area. There is no shortage of land for such a development in Burlington that would not directly effect so many. I appeal to wiser minds in our planning department and remind our Mayor of the platform on which she ran Marianne Mead Ward knows the area well and I ask her what her thoughts would be if she still resided within 300 yards of the proposed site. When buying any home its always a good idea to check with planning and zoning for the immediate area I guess that is to no avail if the city looks at any cash grab over the good of area constituents. If this development is ever approved "shame on you" Your concerned resident Malcolm Ford
176	Hello Melissa, I am contacting you in order to communicate my opposition to the proposed application for a 4/5 storey retirement home at 1600 Kerns Road. My rationale for this position is: 1) - the proposed structure does not fit with the current neighbourhood character. The sudden injection of a commercial, high density, mid-rise at the proposed site would be a jarring juxtaposition within the neighbourhood. The surrounding single detached homes in this beautifully planned area of Burlington would immediately lose appeal and be devalued in relation to their desirability and financial value. 2) - the site is, and will continue to be, prone to erosion because of being immediately beside one of the highest banks of Hagar Creek's ravine.

	The current (dated) creek set-back allowance for the existing strip plaza is already jeopardizing that steep slope. Significant erosion has occurred just downstream and almost within sight of 1600 Kerns Road within the last three years. That erosion, and the resulting damage to private property on Heather Hills Drive, was determined to be the City's responsibility. The cost to the City to remediate that erosion damage has been significant. An increase in the distance of the creek set-back for any change in site usage should be a priority. In light of the application's proposed deep excavation for underground parking, the appropriate set-back increase could affect the footprint of the proposed new structure to the point of compromising its financial appeal and, or viability. 3) - with the last point above in mind, I suggest that this commercial venture consider other nearby commercial sites that would not have the serious issues that I have touched on here. The area further south on Kerns Road, the north side of North Service Road between Kerns Road and Waterdown Road, and the commercial properties on King Road between North Service Road and the clay pits would not be problematic in the way that 1600 Kerns Road is. Thank you for considering the above before determining next steps. Respectfully, Gar Darroch
177	Attention : Melissa Morgan, City of Burlington & Councillor Kevin Galbraith I am writing to object to the Fieldgate Zoning change application at 1600 Kerns Road. I live within 150 meters of the site and have been a resident of this neighborhood for over 20 years. Of specific concern is the environmental impact to our neighborhood due to the height and scale of the current proposal. The proposed development of 1600 Kerns will potentially have significant impact on the flow and stability of Upper Hager Creek. Erosion and sedimentation problems are well documented and reported by the City of Burlington and Conversation Halton. Reports indicate that the erosion and sedimentation problems have continued to accelerate in most recent years. It has also been documented, that the site once operated as a private landfill/ dumpsite that could pose additional risk and hazards. In addition, the Upper Hager Creek ravine, which directly sides 1600 Kerns Rd is home to at risk species including the Blanding Turtle, Jefferson Salamander and Mottled Duskywing. These species have been observed by and documented by Halton Conversation to be living within 500 m of the proposed site within the last 5 years. The Four Seasons Drive ravines and Upper Hager Creek Watershed are natural corridors and provide a natural linkage to the documented Sassafras Woods and Carolinian Forest that is directly west of the property. Further development and disruption of this natural corridor will have significant impact for both the tree canopy and creatures that live within with woodlands. We are also concerned with impact on wind direction and shadowing from the building at the current proposed height. In reviewing the application, the applicant has failed to acknowledge the substantial maintenance and mechanical services roof structure, which is the tallest floor in the building at 4.5m (14.76ft) high. It forms an integral and highly visible part of the building a

	should be taken into account as part of the total height and floors of the proposed building, particularly due to its size and significant presence. I request as a taxpayer and lifelong resident of Burlington that City rejects the application for rezoning from Fieldgate and moves to only consider in consultation with residents, future zoning applications that ensure that the unique environmental factors of the Tyandaga area are protected. Regards, Elaine Kelly
178	...I recoil from the proposed transformation of the adopted comprehensive land-use plan for Tyandaga. My back-of-the-envelope calculations suggest that the population density of the relatively small property at 1600 Kerns could at least double the per-hectare density of the much larger space of [redacted]8 (Tyandaga Mews, where I now live). At the same time, the proposal's passage would at least quadruple the per-hectare density of nearby [redacted] Green Meadow Drive (where I used to live). Accordingly, I see then the rezoning as incompatible with the overall character of the green, human-scaled, low-density, low-traffic neighborhood that brought and kept our family here. I wonder about an unfortunate spillover effect from the project. On weekends and evenings, visits by non-Tyandagans to the retirement home may peak. Even with a traffic light, the corner of Four Seasons and lower Kerns may become tight with vehicles. In an effort to expeditiously reach other parts of the region, some Tyandaga residents may exit their neighborhood via the residential streets of upper Kerns, Tyandaga Park Drive, and Skyway (the three egresses from Tyandaga that respectively empty onto Dundas Street, Brant Street, and North Service Road). For us locals, travel times and costs could increase. Not good.
179	Hello Melissa, This is long, and I suspect you will receive many like it. But I hope you read it. It's important to many people beyond just myself. I'm a member of the Tyandaga community, located at [redacted] Agincourt Cr. I do not fall within the 120m notice range, but don't let that fool you. The proposed development negatively impacts all in this community, including those whom Fieldgate intends to become residents of their retirement property, and it shatters the livelihoods of those currently doing business there. I have been carefully watching the Burlington website, and I implore you to carefully review the documentation package submitted by the applicant. Their proposal is littered with carefully selected omissions, and errors in the hopes your planning team will take

	each document's word for it and NOT fact check any of them. Many of these omissions and errors to me, seem very much intentional, crafted to spin the application in favourable light. I ask that you please do carefully review, and fact check all of their documents. And do not just request corrections for errors or omissions, but also understand that each one of those were made intentionally to deceive you and your team. Deceive you for Fieldgate's financial gain. A few specific observations • the shade analysis omits hours of daylight time that literally casts shadow on the immediately surrounding community residents. • Their Public Transportation assessment refers to the area as having "excellent" service for the new property's residents, whereas Burlington Transit offers no service whatsoever between 09:00 and 15:00, and minimal service on either side. No evening service either. • Kerns Rd. is essentially the ONLY convenient route in or out of our community. And Fieldgate's estimate for traffic flow along Kerns Rd. by the addition of this residence home (on page 15 of their consultants assessment) is zero. I say again, it is zero. Zero vehicles going up Kerns Rd. to Four Seasons to access the property. No Employees. No Residents getting groceries. No Deliveries or Maintenance vehicles. Zero. At least a lowball assessment would have been an attempt to cover up their dishonesty. Personally, as a resident here, Tyandaga community has been built not by Mattamy Homes, but by those who moved here, and maintained it to the standard to which it remains today nearly 40 years later. The community is iconic across Burlington, and indeed much of South-Western Ontario, with it's large setback homes providing ample space for lush green lawns, trees, gardens, and low-rise buildings of both residential and commercial nature that maintains the close knit community feeling. The proposed building creates a sidewalk-looming eyesore to all who live here, and worked hard to maintain the community to the high standard it has held for decades, through to today. And to anyone coming in or out of one of Burlington's few remaining true small-communities. Make no mistake, Fieldgate has no interest in BRINGING ANYTHING to this community. Their application, with variance proposals allowing them to build FAR BEYOND the current community zoning (and just plain tact and decency standards of this neighborhood) seeks ONLY to maximize profit from the community, at the hard work, and literal expense in terms of livelihoods of the workers, and property values of

	each and every one of it's residents, particularly those who fall under the very real shadow of their proposed plan. When the community pushed back in 2019 with Kelvin Galbraith present, the applicant altered their plan. They moved from 5 story residential property with ground floor retail to a 4 story purely residential property. They simply deleted the ground floor retail, but still pushed to alter zoning beyond the current standards to maintain their profit margin as much as possible. They took away the ONLY part of the new property that would have actually benefitted anyone but themselves, INCLUDING the proposed building residents. All to maintain as many rental units (and profitability) as possible The current property houses a mainstay of the community, The Burlington Childrens Center (Kids & Company), where my daughter, and countless children from the community do, and have received the best care you can find. Bosky Inc, a small family business just getting on it's feet and establishing themselves through their hard work and reputation building. Cakes, Sweets & Treats, another staple of the community, where in this day and age more than ever, it's essential we support local. You should pop in and try them, you can't go wrong with anything she makes there. Truly to die for. BONDS Autism center. If there are any services that are essential, this is it. Parents who have one of the hardest jobs on their plate, currently have a place to get the help they and their children need and deserve. All of those small business are left with nowhere to resume business once construction completes. Simply, cast out on the street. Few, if any of them will survive. Dozens of employees looking for new work. In todays economy, Fieldgate, a company with $45 million annual revenue wins. And the community, hard working Burlingtonian small businesses and residents, all lose their livelihoods and get a bite taken out of their existing property values. So that maybe Fieldgate can edge closer to the 50 million milestone I guess. Allowing anything to go through against current zoning standards is nothing but a slap in the face to all of them, and all of us. So Melissa, please, review this application carefully. And understand that what you may find wrong with it, is no accident, but an attempt to deceive both you and I, and everyone else. Respectfully, and with great concern, Urszula & Jacek Kupinski
180	"This is to oppose the Fieldgate application for change in Zoning for <u>1600 Kern Road</u> property" in consideration of these points:

	We need to: • continue the Current CN2 Zoning designated for this Tyandaga survey which suits a small plaza site • CN2 Zoning is for the community benefit and prevents unsuitable development in designated areas in the City The proposed zoning change is opposed for these reasons: • Existing site completely surrounded by low rise (1 and 2 storey) residential housing • Proposed building is oversized, massively exceeding CN2 limits for site • Building is 10,000 sq.m., 4-5 storeys high, plus a 14ft high service building on the roof, 60-70ft high – will tower over adjacent properties, even higher above the Mews. • Development will destroy the character of our neighbourhood • The current plaza, with generous unrestricted parking, services our community and should continue to do so The Fieldgate plan does add value to our neighborhood with numerous concerns: • Increased traffic and safety concerns • Increased noise (traffic and building) • Shadow patterns unacceptable • Public transit totally inadequate for Fieldgate plan • Zoning change overwhelming and repeatedly rejected by the community • NO community benefit from this development • No justification for a change in Zoning for the Tyandaga neighbourhood I would like to confirm my opposition to this application and to the change in Zoning required for it to happen. Patricia Simon
181	Attention Melissa Morgan I am writing to you to express my outright opposition to the proposed development of 1600 Kerns Rd. My wife Laurie and I live at [redacted] Kerns Road, directly south east of the property. We have lived in the Tyandaga community for over 25 years and in our current home for the past 8 years. As seniors in our early 70's we think about moving to a retirement home one day. We would not consider the proposed building to be an optional choice due to its inconvenient location for Senior retirement living. In a retirement home for older seniors

	we would want to be much closer to grocery stores and pharmacies so they could be easily reached by pushing a walker. The location for the proposed building is not at all close to necessary shopping services while there are a number of other retirement buildings in Burlington that are very close and convenient for retail shopping required by seniors The current zoning allows for a reasonably sized building that is considerately placed in the neighbourhood with adequate parking. Any future development should meet the spirit of the property's designation as a commercial building for the community. We find the current proposal to be offensive and inappropriate. The building would be excessively large and overbearing for the property. The proximity of the building to our streets is dangerous and extreme. The increase in traffic will be alarming. The vast majority of the vehicles now enter and exit at different driveways. These vehicles are from residents of Tyandaga. If the property is redeveloped, these vehicles will still travel these streets, to and from work or out and back for errands'.. All of the traffic created by the proposal will be in excess of what is already a road which the City of Burlington is trying to slow traffic on. Our street corner could not be worse for a retirement home. It is literally a hill in each direction. The only amenities are located in the plaza that this proposal aims to remove. Riding a bicycle to 1600 Kerns Road from North Service Road is a feat of great athleticism, to the extent that local cyclists often train on the hill. The only bus stop is 150m away, on a steep hill, without a sidewalk or concrete pad to stand. The route is described as "a minimum coverage service" as per Burlington Transit. The proposal would add hundreds of residents, carers, delivery drivers, support workers, cleaners who would all be travelling by vehicle. This increase in traffic would be very hazardous to the entire neighbourhood. One of the treasured benefits of living in this neighbourhood currently is the abundant wildlife. The ravine immediately adjacent to the proposed development is home to a wide variety of creatures and frequently visited by deer, coyotes, opossums and other migratory species. We enjoy our wildlife and don't want to see it driven away even for a temporary time period. Respectfully and with great concern Gary and Laurie Young
182	Att: Melissa Morgan We are sending this e-mail to voice our strong opposition to the Fieldgate Zoning change application at 1600 Kerns Road. We moved to the Tyandaga area approximately fifteen years ago, drawn by the quiet, tree lined residential neighbourhood. Fieldgate's proposal to build an obstructive and overscaled building with 123 units at the corner of Kerns Road and Four Seasons Drive is in direct violation not only to the character but safety of our community. There are

	already significant traffic issues in the area. A substantial increase in traffic flow and street parking posed by such a development, particularly from staff, service vehicles and visitors, would create immeasurable congestion and noise. Four Seasons Drive is a narrow, winding residential street with limited visibility around curves. Driving requires care with today's occasional short term parking. With this proposal, street parking will undoubtedly be a continuous activity for extended periods of time. We fear for the physical safety of children and residents alike. We are also extremely concerned about the environmental impact such a proposed structure would have on the neighbouring ravine and woodland areas, home to significant plant, tree and wildlife species. Fieldgate's development would seriously damage the natural habitat unique to this environment. In conclusion, we vehemently oppose Fieldgate's application to amend the zoning by-laws in order to construct a massive, high density structure on the limited site of 1600 Kerns Road. This development entirely violates the integrity of the existing neighbourhood as well as poses significant negative impact to life as we know it in the Tyandaga community. Respectfully submitted, Karen and Bryan Cox
183	Hello Melissa, Thanks for the chance to comment on this application. From the document prepared by Wellings Planning Consultants Inc., including the images provided, I see this development as: • Too tall for the surrounding neighbourhood. Nothing else is four stories, plus any additional roof space needed for utilities, which would equate to more like five stories, towering over the nearby homes. • Too large a footprint for the space. It takes up most of the available space and creates a concrete appearance in a scenic neighbourhood. • Having a negative impact on the neighbourhood. The shadow study shows homes in Tyandaga Mews in complete darkness in the winter. There are many seniors in Tyandaga Mews who plan to live their coming decades here. What are the thoughts for their enjoyment of life? • Too close to protected green space. The drawing shows the proposed building abutting the Hager Creek area. This space should be treasured and protected by the City of Burlington. Thank you for the chance to respond. I do hope this application in its current form is declined. Donna Kell

184	To: City of Burlington Community Planning Department Att: Melissa Morgan Please find below my comments on the Draft By-Law document included in the Wellings Planning Consultants Inc. Justification Report. This e-mail is in conjunction with all my previous e-mails/letters of objection. **Draft Zoning Amendment Document** "Being a By-Law to amend By-Law 2020, as amended for 1600 Kerns Road to facilitate the development of a 4-storey retirement home excluding roof-top mechanical and indoor/outdoor amenity." The application as described above is unacceptable as set out in the numerous community comments and objection letters. These have also identified that the proposed development is non-compliant with planning requirements under the Halton Official Plan and the Burlington Official Plan and with City By-Laws. It serves no benefit to the community and numerous aspects of the proposed development are in fact detrimental to the existing established residential neighbourhood by its location within that neighbourhood. **The application has no merit, is misleading in significant and critically important points, and should be rejected.** Regards, Pamela Gowing
185	To: City of Burlington Community Planning Department Att: Melissa Morgan Please find below my comments on Part 10.0 'Conclusions' in the Wellings Planning Consultants Inc. (WPCI) Justification Report. This e-mail is in conjunction with all my previous e-mails/letters of objection. **Wellings Planning Consultants Inc. (WPCI) Justification Report - Conclusions** The opening paragraphs and subsequent numbered statements are selectively and creatively presented. They are deliberately misleading and continue to perpetuate the myth of development planning compliance, even when acknowledging that City Bylaws are not met – these deemed an unnecessary requirement for Fieldgate to follow while questioning the City's rationale in the process. As residents of the City of Burlington, we are all required to abide by the Bylaws developed for the common good. It is neither appropriate nor acceptable for Fieldgate (a Toronto developer) to maintain that they do not apply when inconvenient for his purpose. Burlington citizens expect the City's regulatory mandates to be respected.

	The overarching impression in the 'Conclusions' is that the application is worded to deliberately misrepresent to the City the enormity of the building complex, and to ignore the local community impact and its consistent opposition, the disruption to the neighbourhood and its Natural Heritage, and the litany of negative consequences of its inappropriate location. These 'Conclusions' are a direct reflection of the unworthiness of the entire application which should be rejected accordingly. **Personal Impact Statement** As a longstanding Burlington resident and, for the last 15 years, a member of the Tyandaga community, I cannot express how strongly I object to this intrusive and inappropriate development. If these ill-considered proposals are allowed to go ahead, there will be serious and lasting consequences on this much-valued community. For me personally, it will seriously impact on my ability to continue to enjoy the benefits of having chosen this neighbourhood to be my home, a choice made with the knowledge of the City's policies that have been carefully developed and adopted to ensure communities such as ours are nurtured and supported. **I can only trust that the City will apply its own guidelines and policies when considering and refusing this application.** Regards, Pamela Gowing
186	To: City of Burlington Community Planning Department Att: Melissa Morgan This e-mail is to provide my comments and objections on the Environmental Impact Assessment supporting document for the Fieldgate Zoning Amendment Application. **Environmental Impact Assessment -Plan B Natural Heritage (3/26/2021)** My comments do not claim to be either a comprehensive or complete review but are in addition to the comments submitted by Doug Stewart on June 22 2021 which identifies the report as "incomplete, biased towards the developer's needs, and showing a lack of respect for the environmental impacts to our neighbourhood." I wholeheartedly agree with his assessment. The report makes no reference to the consequences of the physical barrier created by the 10,000+ sq m mass and 70ft height of the building, or to the shadow and light pollution impacts for ravine wildlife and existing plants and trees.

	There is no reference to the environmental effect resulting from 2+ years of disruptive (noise, dust, dirt, pollution, etc) construction activities required to execute the excavation, above ground building, and associated amenities for the proposed development. These omissions are inexplicable and of grave concern for the existing neighbourhood. The review of ravine wildlife is also incomplete. The ravine is a deer pathway from behind the Mews to along the valley in both directions – at all times of the year but particularly during the spring with their young. Many nesting bird species are missing from the provided list - examples include woodpeckers (at least 5 different subspecies), nuthatches, blue jays, red-tailed hawks, and Cooper hawks. All are frequently observed with many as yearly sightings, in pairs, and with offspring. All (1) and (2) storey houses along the ravines in this neighbourhood, so basically most of the Tyandaga survey properties, experience bird strikes. The proposed development of an oversized 10,000+ sq m, 70ft high with 4 - 5 storeys complex will significantly increase these strikes as well as impacting the flight patterns of migratory and fixed bird populations. **The repeated statement that there will be "no negative impacts" within this Natural Heritage neighbourhood is invalid as these have not been fully assessed in the report.** This established neighbourhood offers an enviable positive environment with outdoor-friendly and safe tree-lined streets, (3)parks including the unique Kerncliff Park, and a scenic golf course, that all enjoy for exercise, dog walking and family activities. These local assets and the corridors of natural heritage are the cornerstone of this valued neighbourhood. **A massive and intrusive development filling a tiny corner site, towering over the surrounding residential housing, is completely incompatible with everything that this neighbourhood represents.** The selective nature of the environmental report and the lack of a comprehensive environmental impact assessment reinforces that this application be denied. Regards, Pamela Gowing
187	To Mellisa Morgan...planner 11-Development We are totally against this development! The reasons being, this area has been a very quiet residential area which will change dramatically with 123units added to the area.The traffic will increase in this quiet residential area, especially

	on Tyandaga Park Dr.,Kerns Rd., Canterbury Dr., and other streets that are not travelled much. We purchased our home here for the reason there was little traffic! The value of the homes surrounding the dwelling will decrease with a retirement home relatively close by. Also the homes could be shaded by the dwelling. Maybe you could look at the property on upper Brant St. where the National Home property is located.It is within walking distance to a grocery store, a bank, and many other amenities in the area, even an Ambulance station right there. Please consider our thoughts and problems with your plan! A concerned resident!
188	Dear Ms. Morgan, I am writing to express my opposition to the proposed zoning change to permit the development of a senior's home at 1600 Kerns Road. I have been a resident in the Tyandaga Area of Burlington for 45 years, and enjoy living in this neighbourhood. Over this time, we have seen many changes in the neighbourhood such as the housing development east of Kerns Road (Winterberry Drive), the Forestvale Westhaven area, and the development and enhancement of parks in the Tyandaga area. These changes have enhanced the neighbourhood that we have enjoyed since 1976 with low rise housing and a lovely park area. I believe a proposed change in the zoning to permit a very small land area to be developed into a 4 storey building with additional full height utilities on the top , and is 5 times the size of that is allowable at present, will be a major detriment to our area. The presence of this commercial structure on a very small land area will bring much traffic to the area. This will create an unsafe area for us all, and especially for the children who live here. It will eliminate the route that many of us use to enter or leave the neighbourhood, and may increase traffic along Tyandaga Park Drive. I speak from experience, as I am a caregiver for my mother in a retirement residence in Mississauga. Daily there are many vehicles entering and leaving the property dropping off staff, or driving in to the property, delivery trucks, outside services such as medical labs, physiotherapists, entertainers, PSWs, landscapers, service vehicles, and visitors. It is often difficult to find a parking space for my car. If the proposed zoning adjustment is passed and the new building is constructed, there will be an overflow of vehicles from the property to the street. Furthermore, there is no parking permitted on the west side of Four Seasons Drive so any overflow parking will have to be located on the east side of the street on a curve in the road. This will make driving on the street more difficult. At present. It is already a challenge to drive on this winding road with parking. The proposed development will be congested , with no place for school buses to safely pick up children. There will not be a safe area for residents to go walking. Also, the commercial businesses that have served our area for many years and who are all small

	business owners will be forced to vacate. For many years, the Day Care that is located in the current area has provided some residents in the area with child care. We are very concerned also about the environmental impact that others have addressed. This is a major commercial venture, and will result in building an oversize building on a small lot. The developer provides parking, but the many service vehicles will not be using it, and it will not accommodate the large Van delivery trucks. The proposed decrease in size from the original application of one floor is not a compromise that is acceptable to the residents of Tyandaga. My husband and I are very much against this proposal and the change in Zoning to allow it. Yours truly, Dorothy Willson
189	Ms. Morgan, I am writing to support the Tyandaga community in their opposition and objections to the Fieldgate Development submitted for 1600 Kerns Road in Burlington. I have family in close proximity to the proposed development, who moved into this neighbourhood because of the natural surroundings and the whole community feeling of the area. These established gems are what makes Burlington the attractive place where people want to live. The beauty of the ravine, the natural wildlife and birds, and the sense of community is second to none. Adding this monstrosity and trying to maintain it will permanently impact the beauty of this area. The developer's pitch that this is compatible with the neighbourhood and a benefit to the community is not just misleading, but an out and out falsehood. Cities have Zoning Rules to prevent such travesties as this, and they should definitely be applied for this proposed development to the letter of the law in this case. The City planning board should do the right thing and reject this application. Regards, Jane Gowing, P. Eng., PQS, GSC
190	Hello Ms. Morgan, My name is Joanna Wice and I live in the Tyandaga Mews townhouse complex. My property is immediately adjacent to the proposed redevelopment at 1600 Kerns Road and my backyard directly abuts it. I have reviewed the applicant's materials and have significant concerns about what is being proposed and the negative impacts it will have on my property and others in my neighbourhood. These comments are my own and relate to my personal concerns as an impacted property owner. The proposal is massive and monolithic

	• The proposed development far exceeds what is appropriate for the site, particularly given the significant grade changes in the area and the existing stable residential area that surrounds it. • As a result of the significant height differential along Kerns road due to the escarpment, the proposed development looms five storeys high over Tyandaga Mews, essentially six given the massive mechanical penthouse shown in the renderings. In effect, there are six massive storeys of building towering over my home. • Despite the huge size, the uninterrupted design of the south elevation's façade makes the building appear unfriendly and endless, further emphasizing the bulky mass of this building. This long, wide, uninterrupted massing does not integrate well within the neighbourhood and creates a monolithic structure that is completely out of character for the Tyandaga community. • I also seriously question whether this is a four-storey proposal and not characterized as five. It does not appear that the current or new OP clearly define where or how grade is determined for establishing the first floor of a building. However, I would urge you to consider the elevations provided and consider what proportion of the building visually has five storeys - and particularly, how many storeys the building would be to someone driving up Kerns Road to the property. In any event, at my property line, this is undoubtedly a five-storey building with a massive mechanical penthouse located on the sixth storey. My property is faced with the impacts of a five+ storey building. No transition • The proposed built form does not have an appropriate transition to my property. While the PJR indicates that a 45-degree angular plane was used, the development then uses the space created by the angular plane to shoehorn in what is essentially a private road to an underground garage and loading area adjacent to my backyard. This private road will host endless traffic back and forth, as well as 24-hour opening and closing of the two underground garage entrances. For me and my neighbours along the site's southern property boundary, this will have a huge impact on the usability and enjoyment of our backyards and there appear to be no design measures to address this. This is a wholly inappropriate transition for this area. • Additionally, despite using the angular plan to modify the building, the proposed setbacks and step backs still create significant overlook issues beyond what can reasonably be expected in this neighbourhood. Given the proposed outdoor amenity areas proposed to be placed outdoors in the spaces created by the stepbacks, groups can congregate in the amenity space, overlooking my backyard, all of which diminishes the utility of that space and infringes on my reasonable expectation of privacy. • The floor area ratio is another tool that appears to be disregarded by the applicant. The OP clearly articulates a FAR as a tool to be used in assessing new proposals, and the chosen limit demonstrates what was expected or anticipated should properties like this redevelop. In other words, a building with the massing of the intensity resulting from the new OP's FAR would be what I could have

reasonably expected should the property be redeveloped. Instead, the applicant is seeking almost double the FAR contained in policy 8.1.3(5.2); the resulting proposal cannot possibly be in keeping with the intention of Council in the adoption of that policy, or their expectations for the redevelopment of a site such as this.

- As a result, the resulting built form in the applicant's proposal creates huge impacts beyond what was expected and planned for as a transition between a redevelopment of this designation and that of my existing property and that of my neighbours.

No privacy

- Despite the attempt at stepping back the building at various levels, the design contemplates significant outdoor amenity on top of the L4 step back. As indicated earlier, the result diminishes the utility of the step back because the overlook problem remains and the privacy of the adjacent homes is impaired. If permitted, the zoning should require that there be a parapet or some similar boundary stepped back from the edge of the façade to ensure that the privacy is maintained.
- However, what would have been more appropriate is to create amenity space at ground-level along the entire southern boundary adjacent to the building and the Tyandaga Mews townhouses, relocating the vehicular access and loading to be immediately accessed off Kerns in the east elevation. This would have created a better and more appropriate interface between the existing townhouses and the seniors' residence, with the seniors' amenity space immediately adjacent to the existing backyards. What is currently proposed appears to ignore policy 7.3.2(1)(a)(i)i of the new OP.

The proposed building is too tall for the site

- Further, the new OP clearly contemplates that these types of uses will be a minimum of two and shall be a maximum of four storeys. It appears the intent was to limit these types of buildings to within that range, with a mandatory cut off at four storeys. The OP does not appear to define where or how a storey will be measured, the applicant clearly wishes to use the Four Seasons frontage as the location for determining storeys.
- However, these height limits are created for the very purpose of creating a tool to assess and address impact - particularly on those most affected; my unit along with all the units along the north end of Tyandaga Mews face the greatest impact of this proposal and will clearly see five storeys of building height. You only have to look at the East and West elevations provided where you can see that while the grade rises at Four Seasons, this building looks and creates the impact of a five-storey building. The large MPH needed for a building of this size adds insult to injury, creating a sixth story of impact. This cannot possibly be in keeping with the intent and purpose of the Local Centre designation and policy 8.1.3(5.2)(e) of the new OP, and policy 4.6.2(c)(ii) of the current OP.

Unacceptable shadow impacts

	• Despite being "north" of my property, owing to true north being offset, the resulting shadow study for this project shows that this redevelopment will result in significant and overwhelming shadowing in my backyard. There will be not a single day of the year that I could come home after a long day at work and have sunshine in my backyard at dinner - not even on the longest day of the year. I and my adjacent neighbours would have the utility of their amenity space severely impacted in a way that could have never been contemplated given the existing land use permissions for the site. This oppressive impact is not an acceptable result for this proposal. • There appear to be no measures taken to address and minimize the resulting shadowing of this proposal. In fact, the "fourth" storey creates an additional bump out of shadow that guarantees my backyard will be in the building's shadow. Again, there will be not a single day of the year that I could enjoy sunshine anywhere in my backyard after work. This is clearly contrary to policy 7.3.2(viii) of the new OP, and policy 4.6.2(c)(ii) of the current OP. Parking and transportation impacts • The TIS provided has numerous errors and questionable assumptions. I would urge the City to at the very least require that it be subject to a peer-review to confirm its analysis and findings. • The proposed zoning only provides one parking space for every two units. This is a car-dependant location with a Walk Score of only 19. There is only one bus stop and the route only goes in one direction, and only during short periods of the day. There are no walkable options for retail, services, or other amenities. The nearest park is almost 500 metres uphill away. Perhaps a lower parking rate in the downtown is justified, but at this particular location, this massive departure cannot be justified - this is a car-dependant location. • This will most certainly result in impacts on my condominium and the surrounding neighbourhood who will need to absorb the resulting parking deficiency as both residents and visitors scramble to find somewhere to park. In addition to nuisance parking, this will generate even more trips through the neighbourhood for those looking for parking. • This is a traffic calming neighbourhood - an area already identified as already having conflicts between cars and pedestrians. The increased trips will only create an increased safety issue for the area. This creates public health and safety problems, both matters of provincial interest and matters of concern in the PPS. • For a development proposed to provide units to those over the age 60, the development does not address their unique needs or circumstances - it does not provide access to amenities, it is not a "walkable" environment, and does not provide for the needs of seniors, all of which appears to conflict with the Growth Plan. • The site is neither walkable nor transit-oriented, but the applicant proposes to put a sensitive user in what would be a remote location. This clearly does not conform with the objectives of the City's current or new OP.

The creation of a private roadway and garage

- As indicated above, the proposal contemplates the creation of essentially a roadway to be located immediately adjacent to my backyard for both the residents and for the loading activities of the businesses in the building. I could anticipate having the users of the 52 parking spaces coming and going at all hours of the day, plus those driving in and out in search of parking given the deficiency created by this project, along with delivery and waste collection vehicles at the loading facility, through what could be assumed to be the never-ending opening/closing of two massive garage doors.
- My immediate neighbours and I will suffer from around the clock noise and light impacts, given the engines of cars and transport trucks, their lights shining in our backyards through and over the fencing, and the mechanical droning of industrial garage door opener for both the residential and loading bay accesses. There is essentially no buffer zone between this intensive-downtown-style built form's underground access and the existing townhouses that I live in.
- This is a horrendous impact on me and my neighbours and clearly contrary to policy 7.3.2(1)(ii)b., d. and e. of the new OP, and policies 4.3.2(g)(viii) and 4.6.2(c)(ii) of the current OP which require those to be located away from adjacent residential uses.
- These access entries could and should have been located on the east side of the building immediately connection to Kerns Road to avoid the massive impact this would have on the existing townhouses. Again, the area between the existing towns and the proposal could be amenity space, but not roadway.

Permitted use & height

- I have no concerns regarding a retirement residence as a use within the area, however, a proposal of this magnitude was never contemplated for this site. The current OP appears to designate the site as Neighbourhood Commercial with the intent of providing goods and services to the immediate neighbourhood. However, the policies that govern that use seem to indicate that residential may only be permitted in the second and third storey of the building (policy 4.6.2(b) of the current OP). Logic dictates that this designation only ever permitted three-storey buildings, given that residential could only be permitted on a second or third storey (with no indication of fourth or fifth) and commercial is never placed on a top floor.
- Putting aside my contention that this is truly a five-storey building, wouldn't this proposal necessitate an Official Plan Amendment application, either to permit the fourth storey or to allow residential units on a fourth storey?

As I'm sure you know, the Tribunal has emphasized in recent decisions that the PPS directs the optimization of the redevelopment of land, not the maximization of it. The encouragement for intensification in the PPS and Growth Plan are not permissions to run roughshod over the detailed policies of the City's Official Plan documents. Given the serious and harsh impacts I've described above, I would ask that you consider whether those impacts conform with policies 7.3.2(1)(a)(i and ii) and 7.3.2(1)(i)b. of the new OP, and policies 4.6.2(d) and 4.3.2(g) of the current OP.

	The proposal's design is not compatible with my property in Tyandaga Mews - it creates a massive wall of units, privacy and overlook issues, significant year-round shadows, and essentially a private roadway, garage and loading area behind my backyard. This level of intensification could have never been contemplated - nor should it be expected - on this site by our City's Official Plans. The proposal results in significant and unfair negative impacts on me and my neighbours, and does not demonstrate sensitive infill within an established neighbourhood. I would ask you to keep these impacts in mind when doing your planning review of this application. My thanks for the hard and detailed work you undertake in reviewing these proposals. I have copied my Councillor and the Mayor so they are aware of my concerns. Regards, Joanna
191	I, and many others in the Tyandaga neighbourhood, are asking to see the comparable retirement home properties in Burlington to how they match up to this proposal. This is something Burlington should be looking at and sharing. The criteria should include, but not limited to: Number of beds vs size of lot Height of buildings in commercial vs residential areas Number of feet clearance around parameter of building and to protected areas Impact studies for existing retirement homes in commercial vs residential areas (noise, traffic, light, shadow, transit etc.) comparing proposed outcomes/impacts vs actual This proposal is filled with nothing more than checked boxes to grant them approval. It is riddled with errors, omissions, deception and outright lies that will come to the forefront during and after construction is completed and more importantly after the damage is done and we can't turn back. Warren Jackson
192	To Melissa Morgan, This letter is in response to the request for the Zoning-By-Law change for 1600 Kerns Road, Burlington. Such a huge, commercial building does not fit in a quiet neighbourhood, especially at the proposed location, for multiple reasons. This oversized building has underestimated and inappropriately assessed the impact to the Tyandaga community. The location is the entry point to the community, which already has the Tyandaga Mews townhouses increasing the density at that location. When even one car or service vehicle stops on Kerns Road, south of Four Seasons Dr (and it's usually right at the speed bump), then southbound traffic needs to stop until northbound traffic passes.

	Parking on Kerns Road is prohibited but this parking regularly occurs and slows the current traffic. Kerns Road is the primary north/south route and North Service Road is one of only two-way to access the community so any delays in this section impacts our ability to move freely in and out of the community. The true impact to the road network has not been accurately assessed. Burnside & Associates Ltd. state that, "The existing plaza currently generates significantly more trips than will be generated by the new user. Therefore, the development will result in less trips on the road network.". This argument does not even come close to describing the current flow of traffic to current services. The data chose 2 peak times (07-09am and 4-6pm) which would coincide with most drop offs to the day care. Since the other businesses only see a handful of people per hour, these numbers more closely represent the 24-hour flow for the building. Also, as a parent who dropped of children for 10 years, I had to drive past the site anyway on my way to work, as I'm sure was the case for many, if not most of the families, so this was not added traffic flow. In addition, the drop off was 5 minutes so the parking lot was not busy and there was always a spot close to the door. Exiting the parking lot flowed and was often to Four Seasons Drive. The size and accommodations for 123 beds in a retirement home is so densely populated in this spot that has no surrounding amenities to support it. One needs to drive to any groceries, restaurants, pharmacy, laundry, medical or health care appointments. It is for these reasons that it is incomprehensible how service to 123 residents will not be a constant flow of service vehicles, taxis, staff for caregiving and services, residents going out to appointments and family visiting throughout the 24 hour day. Turning left into the facility by northbound traffic on the main route into the community will cause a constant bottleneck for Tyandaga residents trying to get home. Therefore, the statement by Burnside & Associates Ltd. saying the existing plaza generates significantly more trips than will be generated by the new user is misrepresented and misleading. How can the needs of 123 elderly residents, usually with higher care needs and medical appointments, see less trips than a daycare with 5 minute drop offs by locals by locals and 4 small businesses with a handful of customers? If decisions have been made assuming there are more trips now, then this is extremely concerning. The suggested location is also at the corner where many school buses stop for so many young children. Any added traffic right at that corner impacts the safety of all of these children. Also, heavy trucks are prohibited on Kerns Road so that seems to impact the whole disruptive building process then the subsequent delivery of medical and food supplies. The City of Burlington has already identified that Kerns Road has a traffic issue. The

	City closed the upper portion of Kerns Road to two-way traffic in an effort to decrease traffic on Kerns Road. These principles still should hold. The next major point is parking. It is stated the 66 spaces does not meet City Parking Review Requirements. Currently, there are 79 parking spots for the single level building with four small businesses and a daycare that has 5 minute drops offs and a few staff. How can 66 spots be enough for 123 residents, staff required for maintenance, administration and care giving and visitors. It is unclear how many spots would even be available for visitors. If we are promoting a sense of community and family, then visitors would probably be a big part of this facility's care model so how is that parking need accommodated for family visits that often lasts hours at a time, both day and evening? Parking is prohibited on Kerns Rd and Four Seasons Drive (west side) so it seems side streets would be definitely affected. Again, this is where children are playing and walking to buses as well as so many of all ages walking so it is not appropriate for the local streets to be lined end to end with cars because the building was planned inadequately in the first place. At a minimum, I would request that no parking signs would be posted and enforced on Winterberry, Brookbridge, and White Cedar Trail but that comes with the inconvenience to us when, on the rare occasion, extra parking is needed for our guests. This again highlighting the choices to accept such a large, commercial building severely impacts the quality of life of local residents who chose Tyandaga as a place to live because of its quiet, established neighbourhood. This doesn't support a 4 story commercial building, let alone even contemplating the outrageous suggestion of a 5 story commercial building. I appreciate this input being considered in the approval process. Regards, Elaine Jutras
193	Good Afternoon Melissa By now you will have received numerous letters from Tyandaga residents expressing their concerns about the potential changes to the zoning bylaw at 1600 Kerns Road. There is no need to repeat all the issues they have identified. It should be enough to say that we agree with them and support their concerns. We moved from Scarboro to Tyandaga in 1989. At that time we were extremely happy with the move. Both Burlington and the Tyandaga neighbourhood were scenic, quiet and safe. A good place to spend our retirement years we thought. As many have said the incorporation of large buildings (and the infrastructure that comes with them) into non built up areas changes the very nature of a neighbourhood and seldom in a positive way.

	The changes being considered for the 1600 Kerns Road location will not be welcomed. They are examples of a growing list of concerns we have about Burlington. We are starting to reconsider our retirement plans. Please add our names to the list of residents opposing the proposed redevelopment of 1600 Kerns Road. Regards Deb and Gord Shepstone
194	Attention: Melissa Morgan We wish to express our unequivocal opposition to the request put forth by Fieldgate to rezone the commercial property at 1600 Kerns Road. While the current zoning and commercial structure were designed to have minimal impact on the neighbourhood and to offer convenient services to members of the local community and beyond, the proposed building represents a complete departure from what is currently in place and would result in numerous negative impacts to the locale. Here are just a few of the many negative impacts to the community: ➢ The size and height of the building will have an enormous impact on the homes adjacent and close to the property, including but not limited reduced hours of sunlight, a loss of privacy and increased traffic. ➢ There appears to be a significant shortage of parking spaces planned for the facility, which will undoubtedly create a spillover effect of building residents, visitors and employees and patrons of the ground-floor commercial businesses parking on the adjacent residential streets. ➢ The loss of the local businesses that provide valued services to the local residents and others from the surrounding area. It is difficult to believe that a retirement building like this has been proposed considering the number of features specific to the location that would detract from the ability to these new residents to enjoy their new home. ➢ The property is in a neighbourhood with significant hills which makes walking impossible for seniors with mobility issues ➢ Lack of bus service ➢ Lack of any shopping options whatsoever within any reasonable walking distance ➢ Lack of greenspace on the property It is imperative that as a city we ensure any developments within existing communities are compatible with the surrounding area. In doing so, we do our part to maintain the character of the neighbourhoods that are among the reasons that Burlington is consistently recognized as one of the best places to live in Canada. Furthermore, it is

	our responsibility to make appropriate, well-informed decisions to ensure that these neighbourhoods can be enjoyed by families for generations to come. We firmly believe that the development proposed by Fieldgate in no way represents an appropriate use of the property and respectfully request that the application to rezone the property be rejected. Regards, Tom and Marianne Bennett
195	I am a resident and property owner within the Tyandaga community, I live at [redacted] Gloucester Drive which is at the top end of Kerns Road. I have lived in Burlington for 10 years and I was attracted to the city and Tyandaga due to the quiet and attractive neighborhood. When I made a commitment to buy property in Burlington and build my residence, I investigated the by-laws and restrictions in place that would safeguard my investment and permit to build a residence. I am very concerned about the proposed development at 1600 Kerns Road. I am against the development and the proposed change to the by-laws currently in place. The proposed development is unnecessary and will seriously and negatively impact the community. It will materially impair the property values of nearby residential homes. It will bring unwanted and undesirable vehicular traffic to a quiet residential neighborhood. Simply put, the by-laws should not be changed to allow this unnecessary and undesirable development. I have many objections as noted below: The pollution (dirt, dust, noise) during a prolonged construction period will be significant. There will be road damage due to the heavy construction equipment being used. There will be extreme road congestion arising from the workers on the project who will have nowhere to park their vehicles while on site The original plan for the community did not envision or permit a develop of this size - those original intention should be maintained There will be materially more traffic in an area that has recently been traffic calmed. I am concerned about my personal safety while riding my bicycle in the area due to the increased traffic should the proposed development be approved. There is insufficient parking permitted on street and this will be further exacerbated by the development which itself has inadequate parking provided for residents and guests. The number of residential units in the proposed development is not in keeping with the mixed density of the area

	There are limited access routes into the Tyandaga community, namely Kerns Road and Tyandaga Park Drive. The proposed development will bring considerable traffic into the entire Tyandaga community as the new residents will undoubtedly use Tyandaga Park Drive to get to Kerns Road when approaching from Brant Street when north of the north service road. The height and density of the footprint of the proposed development is excessive, particularly relative to the land as compared to the other commercial buildings in the area, such as the Manulife / Mandeville / Portland complex on Kerns Road. Relative to the Compass Point Church site the proposed development is massively denser. During the winter, parking will be further impaired due to snow that will take up part of the planned parking spaces, and this will result in visitors parking illegally on Four Seasons Drive. Please note my objections to the proposed development. Kevin Flanagan
196	Hi Melissa, I am writing this email to plead with you to put a stop to building a retirement home within our neighborhood community. We have been a resident here for many years, and the two things we value, the most, living here are the safety and quietness this neighbourhood brings. With that said, having such proposed development in our community would definitely impact safety and quietness. Jocelyn
197	Good day , My name is Deborah and I currently work near the location of the affected location address. The best part of this neighbourhood is the peace and quiet of the area . The low traffic is a bonus as I walk in the neighbourhood and enjoy my scenery . I do not want a retirement building in this location to replace the nice bakery that I often buy treats to take home . Burlington has the downtown area which is now built up with high condos blocking the beautiful view . Please do not make this area busy as people need peace in order to relax and have a good mindset on . Thank you Deborah
198	This letter is to express our outright opposition and distaste for the current development proposal of 1600 Kerns Rd by Fieldgate properties. I can assure you that this does not fall in line with Mayor Meed's current vision of "grow and evolve in ways that reflect the community's vision." This proposed building does not meet any vision or feel of the community that Tyandaga represents. The community's opposition to this build was clearly demonstrated at the information night hosted by Fieldgate properties in 2019. The company invited the community so that it

	could present their “vision” and hope for this residence they plan to build. It has been disheartening to learn that builders, like Fieldgate, intentionally propose a building that the community will reject at first. Knowing that communities will oppose, the company can go back to its proverbial drawing board and come back with plans to appear as though they are appeasing the community, when in fact they have been dishonest from the start and are ultimately concerned about lining their own pockets. This new proposal that Fieldgate has put forward is filled with dishonesty and greed. Since moving into the neighborhood in 2015 we have been somewhat resigned to the fact that the property at 1600 will be changed in some way. In no nightmare did we suspect a proposal such as that being put forward by Fieldgate. This grandiose monstrosity is appalling and directly affects our home; it will block out our evening sun, decrease our privacy and decrease the safety of the community at the busiest intersection of the community as it is the southern entry point into Tyandaga. The developer’s traffic study suggested no significant change to the traffic in the area. This is an absolute farse. These traffic studies were done during a pandemic where people are self-isolating as much as possible due to the stay-at-home order in place. As a homeowner on the southern-most part of Kerns, I can assure you that traffic in this section of Kerns has been much less then pre-pandemic. Over the recent years there have been several traffic calming initiatives and traffic management schemes to manage volume and flow. At the most northern section of Kerns the southbound road was closed making it a one way only. On the southern-most aspect of Kerns increased police presence is prevalent and two speed-humps have been installed to deter aggressive driving. To believe that traffic will not be affected much is a farce – who in their right minds would believe that adding a large building with 24 hr services and over 120 residences will not affect traffic? The proposed addition of 68 parking spaces for staff and residents will only add to the true traffic levels in the area. The 68 spots does not seem nearly sufficient for the 120 living units plus ground floor commercial units. It will be a wonder were the excess parking will occur, especially during holiday seasons. This are is also not an accessible location via walking, biking or public transportation for the elderly population. The property is surrounded by significant hills that would be a challenge for elderly individuals. The nearest off site amendments which would be at the Power Center on North Service Rd and Brant St are not accessible by public transportation as the bus only runs in a northbound direction. The less mobile residents that do not have their own vehicle and/or parking space would have to rely on shuttle buses from the home thus increasing the moderate sized vehicles traveling through the neighborhood on a daily basis. In addition there will be increase in large service and delivery vehicles to the residence. Food and waste

	services will be running regularly as well thereby increasing the noise and danger that these vehicles are associated with. The increase in car and truck traffic will create an increased safety hazard for my young kids and elderly family as they walk, ride bikes, and take the school bus. Not only will this development affect our family's standard of living but also it will affect my home business. I provide essential health services from my home and this will decrease my patients' accessibility and ease of access to my driveway. Environmentally speaking putting a large building on an embankment of a ravine raises concern over the effects it will have on the natural watershed of the Upper Hager Creek. The fact that the Phase 1 and II Environmental Site Assessments both failed shows that this site is a sensitive area and that any development plans should be halted so that a proper environmental investigation can be conducted. My father lives on the inner corner unit in the Tyandaga Mews which is directly beside the proposed development site. This development will tower over his unit and create massive shadow on his property as well. With the homes in Tyandaga being only 1 or 2 storey homes, how will this massive 5-floor structure fit in with the community? If this development goes through it will also affect property values of the homes that are within close proximity, disrupt my business and create a general unsafe corner for my children and others within the community. This proposal, as it stands, is an insult to the quaint community of Tyandaga. For the builders to make homeowners believe that we have a "win" because their original proposal was changed is shameful in and of itself. Passionately opposed, Gabe & Keri-Anne Ho
199	Good Afternoon Melissa, We are writing in response to the development application for 1600 Kerns Road in which we are opposed to. We do agree that perhaps the property at 1600 Kerns Road does need to be redeveloped however we completely disagree with the proposal and the re-zoning application. A maximum of only 1-2 stories should be built in order to keep with the current surrounding properties (which are only 1-2 stories in height) and overall 'feel and look' of the Tyandaga community. Anything above 2 stories would overshadow the homes, look completely out of place, and create much more traffic for the area, including nearby street parking on sidestreets that are already known for speeding and cars not stopping at the stop signs or for school busses with lights flashing. Traffic, light and sound pollution are also of great concern with a development 2 stories or taller.

	Further concerns we have surrounding this proposed development include: • We have power spikes in Tyandaga quite often, possibly once/twice a month or more. With a development of this size I assume these power spikes will continue much more frequently and last for longer periods of time. What will be done to prevent any future power spikes and outages for the Tyandaga area and why are these spikes currently occurring in the first place? With most of the families working from home all day/everyday throughout Covid and for the future, this is becoming a large concern • All of the children in Tyandaga are bussed to local schools, meaning that they walk to and from bus stops and crossing streets sometimes on their own. Our concern is traffic, specifically trucks during construction (as well as service trucks such as laundry, food deliveries etc. once open) using Kerns road, we ask that if construction proceeds to only access the site from the North Service Road/Kerns and certainly not from Four Seasons, Dundas or Tyandaga Park Drive posing a further safety risk for the children (not to mention sound reasons) • We understand the current building was built on a previous 'dump' would like to learn more about how disturbing this and remediating will affect surrounding nature/wildlife, our drinking water, air quality and health • We have a number of endangered Jefferson Salamander's within the ravine, assumingly to be affected during construction • There is no retail (convenience stores, pizza shops etc.) in the Tyandaga area, Sweets n Treats is certainly nice to have, would ideally like to see some form of retail on the lower level In summary, we are not necessarily against redeveloping this site, however in keeping with the current look and feel of the area it should not be taller than 1-2 stories at most for the reasons noted above. Thanks Melissa, Cheryl and Bill Wright
200	TO: TO: CITY OF BURLINGTON COMMUNITY PLANNING DEPARTMENT ATTENTION: MELISSA MORGAN I WRITE THIS EMAIL TO EXPRESS MY OPPOSITION TO THE PROPOSED REZONING AND

	THE PROPOSED DEVELOPMEN AT 1600 KERNS RD. WHILE I AM NOT A MUNICIPAL PLANNER OR LAWYER I BELIEVE I HAVE SIGNIFICANT EXPERIENCE THAT MY CONCERNS AND BELIEFS SHOULD BE CONSIDERED. I HAVE IN THE PAST BEEN APPROACHED BY A NATIONAL DEVELOPER OF RETIREMENT HOMES / ASSISTED LIVING RESIDENCES, FROM WINNIPEG. WHILE I WAS NOT INVOLVED IN ANY OF THEIR PROJECTS THE CRITERIA THEY PRESENTED TO ME IS VASTLY DIFFERENT FROM THIS LOCATION, AND MORE IN LINE WITH THE CRITERIA MENTIONED IN THE OP. I HAVE BEEN INVOLVED IN THE ASSEMBLY OF 1070 ACRES IN WEST HAMILTON / ANCASTER. THE PROPERTY AFTER ASSEMBLY WAS SOLD TWICE, TO TWO DIFFERENT DEVELOPERS; BOTH FAILED TO MAKE ANY SIGNIFICANT PROGRESS WITH THE PROJECT. I WAS THEN INVOLVED IN SYNDICATING THE PROPERTY WHICH HAS NOW BEEN DEVELOPBED AND KNOWN AS THE MEADOWLANDS. FROM 1976 THRU 2008 I WAS RESPONSIBLE FOR DEVELOPING OVER 2500 RESTAURANTS IN CANADA, AS WELL AS BEING INVOLVED ON A LESS INTENSE BASIS IN THE AMERICAN MARKET AND EUROPE. I MENTION THIS BACKGROUND AS I HAVE BEEN INVOLVED IN NUMEROUS REZONINGS, MINOR VARIANCES AND DEVELOPMENT AGREEMENTS THROUGHOUT ONTARIO AND THE REST OF CANADA. IN DEVELOPING THESE RESTAIURANTS THROUGH OWNERSHIP OR LEASE I HAVE PHYSICALLY VISITED THE MAJOR MAJORITY OF CITIES OR TOWNS IN CANADA, WITH POPULATIONS OF TEN THOUSAND OR MORE. I HAVE YET TO SEE A RETIREMENT HOME OF THIS MAGNITUDE BUILT IN A LOCATION THAT IS SIMILAR TO THE PRESENT PROPOSAL.

	I HAVE READ DOUG STEWARTS OBJECTION, AND HIS COMMENTS ON TRAFFIC AND AM IN AGREEMENT THAT THE DEVELOPERS ANALYSIS IS MISLEADING. I CAN NOT COMPREHEND HOW THIS DEVELOPMENT DOES NOT REQUIRE AN OFFICIAL PLAN AMMENDMENT. SURELY THE CITY DOES NOT BELIEVE THAT 100 SQUARE METRES OF RETAIL SPACE MEETS THE INTENDED REQUIREMENTS OF MIXED USE AS IS REQUIRED UNDER SECTIONS 8.1.3.2(a), AND 8.I.3.2(I). THE REPORT REFERS TO PUBLIC TRANSIT BEING AVAILABLE. THE PUBLIC TRANSIT AT THIS LOCATION IS LIMITED IN TERMS OF FREQUENCY OF OPERATION, AND HOIURS OF SERVICE. TO SUGGEST EMPLOYEES, VISITORS, AND RESIDENTS OF THE BUILDING CAN WALK, TAKE THE BUS OR CYCLE TO THE PREMISES DOES NOT TAKE IN TO CONSIDERATION THAT TRANSIT WILL LITERALLY TAKE HOURS TO THIS LOCATION, CYCLING IS RATHER DIFFICULT IN WINTER, AND FOR RESIDENTS IT IS 1.3KM. TO THE CLOSEST RETAIL. THE SUGGESTION OF POSSIBLY A PHARMACY AT THIS LOCATION IS LUDICROUS AS WELL AS BEING MISLEADING. HAVING CONSULTED FOR BIG V PHARMACY (WHICH HAS BEEN AQUIRED BY SHOPPERS DRUG MART) AND AQUIRING LOCATIONS FOR THEM I BELIEVE THAT ONCE AGAIN THE CONSULTANT IS BEING MISLEADING AND GRASPING AT STRAWS IN ORDER TO AVOID AN OPA. SOMEHOW IT IS SUGGESTED THAT BY PROVIDING BICYCLE PARKING THIS DEVELOPMENT IS HELPING THE CITY TO BECOME PEDESTRIAN ORIENTED.THE BEST WAY FOR THIS DEVELOPMENT TO BE PEDESTRIAN ORIENTED IS TO BUID IT WHERE IT BELONGS NOT HERE. THAT W0ULD ALLOW EMPLOYEES AND VISITORS TO USE PUBLIC TRANSIT THAT OPERATES ON A FREQUENT AND

	MORE EFFICIENT BASIS. THIS WOULD ALSO NOT ASK RETIREES TO WALK 1.3 KM OR TO CYCLE ALONG THE NORTH SERVICE RD. A RETURN TRIP ON THE EXISTING TRANSIT WOULD BE QUITE THE CHALLENGE AS WELL. KERNS RD RESTRICTS PARKING ON BOTH SIDES OF THE ROAD BETWEEN FOUR SEASONS DRIVE AND THE NORTH SERVICE RD, WITH THE REDUCTION OF PARKING IN THIS PROPOSED DEVELOPMENT THIS WILL LEAD TO PARKING ALONG THE NORTH SIDE OF FOUR SEASONS DRIVE. BETWEEN THE BEND IN THE ROAD AND RESULTANT VISIBILITY THIS WILL LEAD TO A DANGEROUS SITUATION AND BURDEN TO THE IMMEDIATE PROPERTY OWNERS. I REALIZE THIS LETTER IS NOT WELL ORGANIZED. THAT IS A RESULT OF NOT BEING MADE AWARE OF THE CURRENT STATUS OF THIS PROPOSAL UNTIL RECENTLY. FOR THIS I MUST THANK THE WARD ALDERMAN WHO HAS BEEN INVISIBLE, AND SUPPOSEDLY TOLD A NEIGHBOUR OF MINE THAT HE IS NOT SURE WHETHER HE IS FOR OR OPPOSED TO THIS DEVELOPMENT UNTIL HE SEES THE FINAL REPORT. THIS PROPOSAL DOES NOT PROVIDE ANY BENEFIT TO THE NEIGHBOURHOOD. WHILE IT WILL PROVIDE A SIGNIFICANT PROFIT TO THE DEVELOPER, I ALSO BELIEVE IT WILL REDUCE THE VALUE OF THE HOMES WITHIN 160 METRES OF THIS DEVELOPMENT BY A TOTAL AMOUNT IN EXCESS OF $ 1,000,000. IN READING THIS REPORT, ESPECIALLY PAGES 18 THRU 23,I BELIEVE THE FOLLOWING REQUIREMENTS ARE NOT MET: SECTION8.1.3(1)

	(d) TO ENSURE MIXED USE NODES……ARE PEDESTRIAN ORIENTED AND HIGHLY ACCESSIBLE BY PUBLIC TRANSIT. I WOULD ASSUME THAT THIS DOES NOT MEAN THAT WE EXPECT RETIREES TO WALK 1.3 KM TO ANY RETAIL SERVICES OR TO RELY ON A TRANSIT ROUTE THAT IS RESTRICTED WITH RESPECT TO FREQUENCY AND HOURS OF OPERATION. HOW DOES THIS RELATE TO PROVIDING ANY AMENITIES OR SERVICES TO THE REST OF THE NEIGHBOURHOOD. (e) ……HOW DOES THIS PROPOSAL " PROTECT THE CHARACTER OF THIS NEIGHBOURHOOD," 8.1.3.2(I)……"PRESERVING THE PROVISION OF GOODS AND SERVICES" SURELY ELIMINATING THE GOODS AND SERVICES THAT EXIST WITH A MEASLY 100 SQ. METRES IS NOT WHAT IS THE INTENT OF THE BOP. I REALIZE THE EXISTING COMMERCIAL DEVELOPMENT IS NOT A FINANCIAL GEM. BUT MAYBE THAT MEANS THIS SHOULD NOT BE A MIXED USE DEVELOPMENT AND THE INSIGNIFIGANT PROPOSED COMMERCIAL IS SIMPLY A WAY TO CIRCUMVENT AN OPA. IN OTHER WORDS THIS IS NOT A SUITABLE LOCATION FOR A MIXED USE DEVELOPMENT. I AGREE, THIS SHOULD BE BUILT ELSEWHERE. 8.1.3(5) LOCAL CENTRE DESIGNATION 8.1.3(5.1)

	(a),(b),(c) I BELIEVE THE PRESENT PROPOSAL DOES NOT MEET ANY OF THESE REQUIREMENTS WITH RESPECT TO FLOOR AREA RATIO, I SEE NO JUSTIFICATION TO APPROVE AN INCREASE IN (FAR) FROM THE PERMITTED 1.0:0 TO A (FAR) OF 1.84:1, OTHER THAN IT IS MORE PROFITABLE TO THE DEVELOPER. THE CONSULTANT SUGGESTS IT IS NOT COMPATIBLE WITH THE INTENT OF THE BOP, YET WANTS TO IGNORE MANY OF THE OTHER REQUIREMENTS OF THE BOP AND BURLINGTON ZONING BYLAWS. I BELIEVE THE CONSULTANTS REPORT IS BIASED IN ITS ANALYSIS, AND THAT SHOULD BE EXPECTED. IT IS NOT INAPPROPRIATE HOWEVER, IT DOES NOT EXPOSE THE ENTIRE TRUTH. LIKE LAWYERS AND EXPERT WITNESSES IN COURT PROCEEDINGS THERE CAN BE SIGNIFICANT DIFFERENCES IN THEIR PRESENTATION OF THE SAME FACTS, WITHOUT EITHER SIDE LYING. THEY MAY TELL THE TRUTH, JUST NOT THE WHOLE TRUTH, AND NOT WITH THE SAME INTENT. I AM NOT SUGGESTING INAPPROPRIATE CONDUCT ON THE PART OF ANYONE INVOLVED WITH THIS APPLICATION. I AM SIMPLY STATING THAT IN MY OPINION THERE IS ENOUGH EVIDENCE TO SUGGEST THAT THIS IS NOT IN ACCORDANCE WITH THE BOP OR ITS INTENT. THAT THE COMMERCIAL COMPONENT IS A RUSE, AND THE PROPOSED RESIDENTIAL COMPONENT MAY NOT BE PERMISSABLE.I ALSO BELIEVE THAT WITH THE REDUCTION / ELIMINATION OF THE RETAIL THERE THERE IS NO JUSTIFICATION FOR AN INCREASE IN THE PERMITTED FAR. I AM OPPOSED TO THIS REQUEST FOR A REZONE AND WOULD REQUEST THAT THE CITY RETAIN AN OUTSIDE CONSULTANT AND LEGAL OPINION TO REVIEW WHETHER IN FACT THIS PROPOSAL DOES

	NOT REQUIRE AN OPA, THIS IS NOT MEANT AS A CRITICISM I FAIL TO SEE WHY THE CITY HAS SUGGESTED AN OPA IS NOT REQUIRED, HENRY SVAZAS
201	re: 1600 Kerns Rd Burlington With respect to the application to change zoning to allow construction of a multi unit retirement home, we register our objection.Tyandaga is a community of upscale residential homes and the proposed change would in effect have a negative impact on all homeowners in the area. Barbara-Jean Cole John Cole
202	Melissa, re: NO - to 1600 Kerns Rd. Development Application re: NO - to rezoning We would appreciate your forwarding this email to the appropriate Bureau/Person for Placing on Record : our 'No Support' on this matter. NO to Development Application of 1600 Kerns Rd., Burlington. NO to RE-ZONING of this area. We are long term RESIDENTIAL home owners, enjoying our individual homes, with families and friends, sharing a community. It is for this very reason, we moved to this neighbourhood, in this City. TRAFFIC congestion, related issues such as increased Medical attendees, visitors, increased volume of people, vehicles, pet walkers in the area, high-rise - leads to loss of privacy of our homes/yards. You plan to take the quiet, family, residential area we currently enjoy, to the complete opposite. We are against the Plans to build a 4/5 storey Retirement Home, on that location. We are against the Plans to Re-Zone this area. Really, why destroy the built-up community sought out by the current home owners. There are many areas, in Burlington, we could have chosen to live our lives:- - with high rises, condos etc., as our neighbours, but we chose here!

	We did not expect, no do we expect, Re-Zoning to be approved. This is wrong! It would be appreciated, if an acknowledgement of this email having been received, was sent to us. Respectfully, Barry and Denise Holland
203	Re: Re-Zoning Amendment Application for 1600 Kerns Road Proposed Multi-Storey Retirement Home Development Dear Ms. Morgan: Please consider this letter as our firm objection to the property re-zoning amendment and ultimate property development that suggests a multi-storey retirement home is to be constructed. The application for the proposed zoning amendment is for the property located at 1600 Kerns Road in Burlington, Ontario. As you, the local Ward 1 Councillor, the Mayor, the developer, and many are others are aware there is significant opposition to this re-zoning amendment proposal. This is not only opposition from the immediate homes adjacent to this property but from the entire neighbourhood along Four Seasons, Kerns, Winterberry, White Cedar, Brookbridge and other roads in the immediate vicinity. At a public meeting held in late 2019 (November, I believe) more than 300 people attended and voiced their opposition to the re-zoning amendment. The plan to construct the proposed retirement home is not in keeping with the surrounding neighbourhood and will be a significant visual impairment in the area as well as causing other impacts to an already established neighbourhood. Due to its location this building will be visible not only from the roads I mentioned above but also far beyond the local area especially viewed from the south (due to the upward sloping terrain of the Niagara Escarpment). Like other projects in the City of Burlington for increased density, this building will stand out, not in a positive way, and most certainly not in keeping with the surrounding neighbourhood. Regarding the surrounding neighbourhood, there have not been any cross-sectional drawings provided, to scale, (that I am aware of) that show the proposed development as well as the existing residential homes that surround the development on one drawing. It would be useful to see the height differential and separation distance (to scale) to allow the planning department to fully understand the significant impact this development will create in the area. Specifically to this zoning amendment and proposed development, the following items confirm our objection.

Should the City of Burlington decide to move forward with the zoning amendment, then as a minimum site plan approvals must include conditions and mitigating measures to reduce and eliminate the exposure to existing residential homes in the area surrounding this development. The headings below correspond to reports that were prepared to support the zoning amendment application.

Transportation Impact Study

- There will be increased noise as identified by the developer's consultants. As such we object to the development as proposed. Although the noise levels are considered acceptable according to the consultant, The City must include mitigation measures as conditions to the site plan approval to ensure that there are no increased noise levels above existing levels should the City proceed with the zoning amendment.

Noise and Vibration Study (including Acoustical Assessment)

- The consultant identifies that there will be no vibration impacts (we are assuming this means for long term operation of the development). However, no vibration study has been completed. During the construction phase, vibration will most certainly be present from trucks accessing the site, from compaction equipment (typically vibrating equipment) placing back fill into the site, and excavation equipment digging out the waste material existing on the site and surplus soil spoils needed to be removed for construction of the underground parking garage. Vibration is a contaminant under the Environmental Protection Act and can cause damage to building foundations, crack walls and windows. We expect that the proponent will address vibration impacts during construction and will stop work should vibration exceed limits. Measuring vibration during construction must be added as a condition of site plan approval if the City proceeds with the zoning amendment.

- Prior to a final site plan approval and zoning amendment (should the City proceed with the rezoning), the proponent will complete as SLR Consultants have recommended an acoustic assessment to ensure all acoustical requirements have been met and have no impact on the surrounding homes in the area. Should there be impacts, the developer of the property must address those acoustics prior to moving forward with construction.

Transportation Impact Study (Existing Transit Services)

- Burlington Transit, as identified in the transportation report provides excellent transit service. However, it is misleading to suggest that the level of service is excellent as described. The Route 87 Burlington Transit Bus provides interrupted service during the day. It does not provide all-day transit service. There are few morning buses and a few evening buses that operate. These buses are aimed at moving passengers commuting to work and returning home from work primarily to and from GO Transit stations in the City. It is misleading to describe the service as excellent. Burlington Transit has completed studies and cannot justify implementation of all day service to this route. In fact, the consultant indicates that there are no planned changes to the Burlington Transit until at least 2027. As such, conclusions drawn in this report as they relate to bus transit to and from the site are erroneous.

- Significant school bus traffic uses Kerns Road with many of the buses stopping at Four Seasons and Kerns to both load and off load students in the morning and in the afternoon. Buses supporting the elementary public and separate schools, high schools both public and separate, and buses for private schools all stop and travel past Four Seasons and Kerns Road. This will present significant conflicts especially at the time of construction (if this proposal for rezoning is approved). Rerouting of school buses is not possible without significant change. Children currently load on and off load from buses at the corner of Four Seasons and Kerns. They will be in the middle of a construction site. It may not be practical for children or their parents to go to other locations for their school bus stops. In addition, Kerns Road is the only way out of the neighbourhood. To avoid travel through the construction zone school buses may have to travel in the opposition direction and cut through on Forestvale, Crofton Way and Skyview or Tyandaga Park Drive to leave the neighbourhood. This will add more time to arrive at school (meaning earlier pick up times and later drop off times) and have increased costs.

Construction Management Plan

- The Construction Management Report must address the impacts of construction (should the rezoning be approved). In the Construction Management Plan there is a reference to temporary closure of Kerns for stormwater and sanitary sewer connections. Has an alternate route map been developed for the residents and other traffic (including school buses) that will be using Kerns Road? With alternate routes there will be significant cut through traffic due to this construction project (if it proceeds) that will impact the neighbourhood.

- A significant underground parking garage will be constructed as proposed. This will require excavation and removal of large quantities of soil and waste material. From experience, when construction begins each day (especially) when the garage is being excavated, as well as other foundation excavations, dump truck drivers will all queue up in the morning to get loaded and allow them to deliver the excavated spoils to a waste landfill or some other fill site. Although the construction management report indicates that queuing of trucks is not permitted, who will enforce such a provision of ensuring no trucks queue up on the surrounding roads. Timely monitoring is going to extremely important. By-Law Enforcement will have to be diligent and timely in their visits.

- Dump trucks or similar vehicles will be arriving at the site in the morning and there will be significant numbers of trucks lined up. Where will these vehicles stage before being loaded? There is no room for these trucks. These trucks will likely arrive beginning around 700 am in the spring, summer and fall months and will conflict with traffic from neighbours leaving for work and students walking to their respective bus stops for school. School bus traffic will also peak early in the morning when these dump trucks are waiting to get loaded.

- A site plan approval must be conditioned to ensure there are no queuing of trucks and no idling of trucks (a source of air pollution) on City streets. We experienced this when the retirement development was constructed on the southwest corner of Waterdown and Plains Roads. Driving our children to school in Aldershot the mornings, there were frequent days when the south bound Waterdown Road lanes were completely blocked south of Plains Road by

	construction vehicles loading and off loading with little to no ability to pass as there were also many northbound vehicles going to the Aldershot GO station. The neighbourhood should not be expected to deal with these impacts and traffic conflicts due to this zoning amendment and ultimate building construction. It is very much a safety hazard for vehicles and construction workers. • Whenever there is significant removal of soil from a construction site, there will be drag out of mud onto City streets. The Construction Management Plan identifies the presence of a "mud mat" however, this plan must include provisions for continuous sweeping and possibly washing of roads when mud drag out occurs. This must be a condition of approval to minimize the impacts of dust and mud on surrounding properties. There will be drag out despite best intentions. The developer must provide neighbours car washing coupons on days when drag out is especially bad. The developer should also be prepared to clean the façades of neighbouring homes that get covered with dust. • Finally, related to construction, a section of the property has been identified as being a non-hazardous waste that must be disposed of in a waste landfill. What are the impacts of the dust that will be generated from this material when it is excavated? Has this been studied and if so, what are the impacts associated with respiring/breathing this dust? These are a few comments that result in our objection to the zoning amendment. We do not feel these items have been adequately addressed by the proponent or the consultants retained as part of this zoning amendment application. In addition, many of our neighbours have already written to you about specific issues that they are concerned about regarding this amendment application. We fully support those comments and submissions. Based on the above and the near unanimous neighbourhood opposition to this project, we request that this rezoning amendment application be denied. The current owner of the property should be able to work within the existing zoning requirements to realize the investment they made in the acquisition of this property. Thank you. Michael Jovanovic Jasmine Ritch
204	To: City of Burlington Community Planning Department Attention: Melissa Morgan I am writing to VOICE my SERIOUS OBJECTIONS to the Fieldgate application for a change in zoning for 1600 Kerns Road.

	My family moved to the Tyandga Mews 32 years ago. We chose the Mews for the park-like setting and the quiet neighbourhood. The the sheer size of the proposed building by Fieldgate will destroy the neighbourhood by plucking an oversized building on such a small lot in the middle of a residential area. The CN2 current zoning for the area designated Tyandaga survey is a small low-rise 1-2 floor site. The fact that Fieldgate is asking for a rezoning of 1600 Kerns Road should be cause enough to tell you that the building is not suitable for that site and surrounding area. PLEASE DO NOT CHANGE THE CURRENT CN2 ZONING! Our quiet neighbourhood will be detrimentally affected by Fieldgate building. The height of the proposed building of 4 floors is misleading as there is be an additional level 4.5m (14.76ft)in height for maintenance and mechanical services that backs onto the townhouses. PLEASE SAVE OUR NEIGHBOURHOOD FROM THIS SIZE OF DEVELOPMENT! The shadow cast from the height of such a building will have an impact on our gardens and hinder the growth of our trees and gardens. PLEASE KEEP OUR NEIGHBOURHOOD GREEN SPACE. The increased traffic created by a building of this nature will have more traffic coming up Kern's Road. Cars, supply trucks and I'm sure EMT vehicles will create more exhaust emissions and noise levels! Kerns Road has been closed to traffic coming from Highway #5 for that very reason! PLEASE KEEP OUR QUIET NEIGHBOURHOOD AS IS. There seems to be a lot of inconsistencies in what we are told versus what is in their application for rezoning. PLEASE DON'T BE BULLIED BY THE FIELDGATE DEVELOPERS! Barbara Taylor

205	Ms. Morgan, We are writing in opposition to the proposed changes in zoning of 1600 Kerns Road. Our family is new to the neighbourhood, moving into our home in November 2020. We moved from Waterdown into a larger home to accommodate our growing family as well as benefit from the larger lots, mature trees and nearby parks and trails that the Tyandaga community offers. In the seven months we have lived here, we have fallen in love with the homes and the families that make up the neighbourhood. The Tyandaga community is growing with young families, like our own, looking to raise their children in the community that has been built here for decades. The traffic calming measures imposed by the city of speed bumps, stop signs, and limiting southbound traffic on Kerns Road north of Kerncliffe Park all contribute to a child-friendly neighbourhood full of pedestrian and cycling traffic permitting residents to feel safe in enjoying the outdoors. The presence of a daycare within walking distance of our home was also a significant positive factor in deciding on Tyandaga as a community in which to raise our family. Though we do not live in the immediate vicinity of the rezoning, we make daily walks along Kerns, Winterberry and Four Seasons, as well as visit the bakery that is currently operating in the 1600 Kerns plaza. We are very concerned at both the short term effects of the significant construction of the proposed building, as well as the long term changes to noise, traffic and overall well-being of the neighbourhood. After displacing local businesses servicing the community (day care, autism centre, bakeries), the amended proposed building will not provide any benefit to Tyandaga apart from adding to noise and light pollution and increased levels of traffic, in what is now the traffic calmed neighbourhood, and the potential severe environmental impact of such construction on the flora and fauna of the adjacent ravine. The charm of the Tyandaga community will be tarnished by the proposed change, and the recent responses we have witnessed throughout the neighbourhood suggest the community is opposed to such drastic shift in identity. My family is saddened at losing out on the opportunity of walking our daughter to the local daycare every morning. We appreciate the care you take in moving forward with this and future proposals, that will so negatively affect the community we love. Sincerely, Scott Bowman and Kimberly Johnson

206	To: City of Burlington Community Planning Department Att: Melissa Morgan As new residents of the Tayandaga community we are quite shocked that such a proposal as the Fieldgate Zoning change application at 1600 Kerns Road is being given serious consideration. Such a development would be a drastic change to the character of this older and well established community, which attracted us to recently purchase our home here. The proposal itself requires re-zoning, which confirms that it is not appropriate for this neighbourhood. This development will add a significant amount of traffic to this quiet community, affecting the entire length of Kerns Road as well as Four Seasons. Currently public transport is very limited, with bus services predominantly catering to work commutes in the morning and late afternoon. Senior residents of the development will not have easy access to basic amenities unless they have personal transport options. The need for weekly and daily delivery service vehicles, catering to the needs of this development, will further add to the traffic congestion. This e-mail provides our additional objections on the Justification Report prepared by Wellings Planning Consultants Inc (WPCI), as part of the overall community comments and objections to the Fieldgate Zoning change application at 1600 Kerns Road. Our understanding is that the site at 1600 Kerns Road falls under the Burlington Comprehensive Zoning By-Law 2020 and other regulatory documents – Provincial (PPS), Regional Natural Heritage System, Regional (HOP) and City (BOP). The application site is designated as both a Secondary Growth Area and a Local Centre. The objectives of the above requirements, including the Local Centre stipulations, are to ensure that any new development is of an appropriate scale and designed to maintain the character of the existing surrounding residential neighbourhoods. The Fieldgate application fails to meet the objectives of the by-laws and other regulatory and policy documents.

Building Height and Storeys

The application by Fieldgate and summarized in the WPCI Report seeks to "amend the Comprehensive Zoning By-Law 2020 to permit a four 4-storey retirement home with ground floor commercial." This description is grossly misleading, as is the selective way it is being presented in the Report.

The proposed building is actually a 5-storey structure. The south elevation is 5-storey with at grade dining room and large outdoor area. It is also 5-storey for over half the west view and part of the east view.

The glaring presence of the substantial maintenance and mechanical services roof structure, which in reality is the tallest portion in the building at 4.5m (15ft) high, is completely ignored. It forms an integral and highly visible part of the building and therefore should be taken into account as part of consideration of the total height and floors of the proposed building, particularly due to its size and significant visual presence.

Failure to comply with BOP and Zoning Requirements

The WPCI Report identifies that the site is designated as a Local Centre under the Burlington Official Plan (BOP), but the application does not meet the requirements set out in the BOP for this designation;

1) the ground floor commercial space is a single unit on a floor dominated by thirty-one residential units and other retirement facilities. This single commercial unit does not equate to a legitimate description of "ground floor commercial" under the BOP and Zoning Local Centre requirements, which also state that residential occupancy is above a retail/commercial floor. The WPCI Report is misleading and the proposal is not in compliance.

2) the statistical information provided on drawing dA1.01 shows a building size of 10,217 sq. m on an available site area of 5,542.7 sq. m. which results in a Floor Area Ratio (FAR) of 1.84:1 (shown as FSI on the drawing). The BOP requirements for Local Centre development stipulates the FAR to be 1.0:1 max.

The development application calculated FAR of 1.84:1 grossly exceeds the Local Centre requirement.

The building development scale is unacceptably oversized for the subject site and is non-compliant with BOP requirements.

Failure to comply to the City Strategic Plan 1.2 (Intensification)

	The City Strategic Plan 1.2 Intensification requires the following; 1) **green design options** – the application offers no evidence of appropriate green construction 2) **environmentally sound with reference to climate change** – there is no attempt to address any requirements to promote climate change mitigation. Buildings are major contributors to greenhouse gases with a substantial negative impact on Canada's environmental goals and this building is not eco-friendly and will add to climate change impact 3) **more affordable housing choices** – there is no indication of affordability in this scheme and the retirement living being proposed is not a low-cost choice 4) **improved public health** – totally negative impact; the development will result in substantially increased traffic and building emissions, increased noise levels and invasive light pollution, all of which will be detrimental to local residents and the surrounding community 5) **Importance given to sensitive redevelopment in older areas** – this development completely fails to respect this requirement or the community in this area, as evidenced by the overwhelming community opposition to the overbearing nature of the development. **<u>Neighbourhood Character</u>** The WPCI Report makes the nonsensical statement that "there is no single land use that would define the character of the immediate neighbourhood." The immediate neighbourhood is in fact identified by the City on the BOP maps as both an Established Neighbourhood and Residential Neighbourhood Area, with medium density residential for the Mews complex and low density residential for the rest of the Tyandagasurvey. **The 1600 Kerns Road site is completely surrounded by single and two storey residential housing. This is critical in assessing the character of the neighbourhood and required compatibility of any new development.** The City's Strategic Plan clearly notes the importance and value of the character and heritage of existing neighbourhoods which greatly contribute to the overall desirability of living in the City of Burlington. Neither the character nor heritage of this neighbourhood are reflected in the Fieldgate application. It is evident from the WPCI Report and the overall application that there is absolutely no desire or

	interest to acknowledge and properly understand the nature of this existing community. **<u>Summary of objection</u>** The Region of Halton 2019 Housing Report does not identify any specific supply/demand for special needs housing, ie. retirement living, in Halton. This existing neighbourhood has no more need for the proposed retirement home as any other location in the Region or specifically in the City of Burlington. More importantly, given the size and location of the 1600 Kerns Road site, it is clearly unsuitable for this scale of development. **This is clearly admitted to by Fieldgate, through needing to amend the current Zoning.** The WCPI Report and additional application documents are full of misleading and inaccurate statements. This is a seriously flawed and unnecessary development: 1) does not retain or enhance community identity 2) does not integrate into the community, makes no attempt to be compact in form or scale 3) ισ εxcessively FAR non-compliant 4) does not represent a reasonable level of intensification as required by the City's Strategic Plan 5) no apparent or expressly identified community economic benefit 6) will generate significantly more traffic than current resident usage (transportation study completely ignores reality) As members of this community, we strongly objection to this grossly inappropriate and non-compliant development and would respectively request that it be refused to avoid the adverse and permanently damaging effects of the proposal on the local neighbourhood community and to the surrounding established natural heritage environment. Regards, John & Jacqueline Baric
207	Good Afternoon

	I wish to express my opposition of the proposed retirement home development being planned for Kerns Road/Tyandaga Neighbourhood. City of Burlington is ranked one of the top cities to live in Canada every year. Some of those reasons for being voted top city is the quality of life that it offers its residents and the attractiveness to raise a family. Thus far city of Burlington offers excellent programming through its Parks and Recreation Department, ample green space, safe parks, safe places to play and grow (which is more important than ever before!!). However, the city will need to balance the future growth with current and existing residential neighbourhoods in a very balanced and sensitive nature or it stands to lose its high ranking status. As a resident of the Tyandaga Neighbourhood for over 20 years it saddens me that future families will not be able to enjoy the wonderful experience I had in raising my family in this tight knit and safe neighbourhood. My children are privileged to have grown up in this neighbourhood! Our current Mayor was also once a resident of this great community. The Tyandaga Neighbourhood attracts many professionals who contribute greatly to the Greater Burlington Community through volunteerism, leadership, mentoring and financial contributions which then benefits the whole city of Burlington. As an RN currently working in the Burlington Community there are many concerns I have about this location for both the residents themselves and the Tyandaga Community. My concerns for the Tyandaga Community will be the increased risk of traffic through the community that already sees high level of cut through traffic to Waterdown. The current intersection is already a source of concern within the neighbourhood as it's a busy junction for school busses! The increase in 24/7 traffic through the neighbourhood will decrease the attractiveness of this neighbourhood that attracts many professionals that contribute to the greater community. A retirement home creates 24/7 traffic. There is increased traffic required from maintenance contractors/food deliveries for dietary/medical supplies/medical equipment/medical professional /health care workers all contracted out for PT/OT/PSW/Nsg/SW/PSW, staff shift changes/handivan bus etc /families/ambulances/fire trucks/ etc. I have personal experience working in retirement homes in Burlington and most residents are requiring additional care provided through Home and Community Support Services which is all contracted out increasing traffic once again.

	As well, the unfortunate reality is that many seniors are driving that should not be driving but still hold active licenses. I'm very concerned with the increased number of seniors that will be trying to navigate through our neighbourhood with many children riding bikes, playing etc. In addition, the current proposal is for underground parking which most seniors will not be able to navigate due to their reduced vision especially with dark lighting and inability to navigate tight driving skills. Tyandaga neighbourhood is already established and anything being built the City of Burlington should be advocating on behalf of existing home owners to ensure a good fit! The proposed development clearly does not fit in with the existing neighbourhood. There are single detached family homes that will lose their sky, light and have to deal with shadows. The need for green space and light is becoming more and more evident for mental health and well being. The environmental impact is real and probably already being addressed better than I can address here. But I will mention it to capture this as a real concern. As our representative, I request that you advocate on behalf of our neighbourhood! I want a great neighbourhood for future families to have to raise their children! As our representative I hope you want the same. Currently, all the other retirement homes in Burlington are built on main arteries such LaSalle Park, Christopher Terrace, Appleby Place, Lakeshore Place, Sunrise, Tansely Woods, Martha's Landing, Pearl and Pine. The only retirement home that is built on a residential street is Park Avenue Manor and that is a one story residence comparatively. Retirement Homes should only be built on main artery roads due to the impact they have on traffic conditions and high and regular need for EMS services. Although city of Burlington designated as a "place to Grow" we must grow right or risk losing the Greatness we have achieved! Please, do not let this happen to our neighbourhood and our community! Even residents that don't live in Tyandaga love to come here and enjoy the green space and community! Its very important for Cities to maintain great neighbourhoods as they benefit the greater community in so many ways! There are so many vacant spots of land that would be more appropriate for this retirement! Thank-you Alyson and Paul van der Weg
208	Hello Melissa, I do hope that you are healthy and safe these days. Please note that this is my first and biggest compliant.

	<u>Zoning and Traffic Flow</u> **The community have not been formally advised of any rezoning and have not been advised, had not have a chance to complain or sign off on it. The community considers this land being zoned CN 2 and I am personally still adamant about no re-zoning.** Residential homes are maximum heights of 30', to compared the proposed 60+'. Our townhomes below will be looking up at another 10 TO 20' on top of that due to the slope on Kerns Road. **Fieldgate has opportunistically bought a property at a nice price and is now trying to shoehorn their purchase into our quiet residential neighbourhood with a project that does not fit I so many ways.** We are a quiet residential neighbourhood that will not take the traffic flow. The limited public transit does not support 100s of people plus all services going back and forth. Our roads will not support the new traffic flow which is bad now as we have traffic calming on Kerns Road. Traffic today comes racing down Kerns to the stop sign at Four Seasons Drive. And tries to bully its way down to the North Service Road. What will it become in the future! Kerns Road is not Brant Street and it should not become so it as it does not have any of the required services for a complex like this. Speaking of other retail services there are none until a 1 kilometre walk. The mall had provided some services before our purchased by the developer. now things have changed for the worse, we now have none. Construction traffic for two years will add to the traffic flow and likely to parking issues. Respectfully, **Jim**
209	Hello Melissa, I live on Four Seasons Drive and am 100% opposed to changing the Zoning By-Law which will allow the development of a Retirement Home on the corner of Kerns Road and Four Seasons Drive. Like the majority of the owners of homes on Four Seasons Drive we moved here to enjoy this quiet, nearly traffic free family neighborhood. My parents however live in a retirement home on Plains Road West, and I know first hand how much automobile, truck, bus and ambulance traffic flows through their parking lot, 24 hours a day, 7 days a week. The Retirement Home being proposed at 1600 Kerns Road belongs in a high traffic neighborhood like Plains Road West. Not in this neighborhood. Please be respectful and considerate to those who already live in this neighborhood and do not change the Zoning, and reject this application to change it.

	Thank you, Olav Peter
210	**Dear Ms. Morgan:** Like many of our neighbours, we are writing with significant concerns regarding the proposal for redevelopment of 1600 Kerns Rd. As you can see from our address above, we live on Kerns Rd, only 10 houses from the proposed project. Decisions made by the city on this matter will directly affect our experience as residents of the Tyandaga community. We ***strongly*** urge the City to ***reject*** a change in zoning to accommodate the proposed development. We would like to highlight several specific concerns we have with this proposal: 1. There is a requirement that new developments are of appropriate scale and designed to maintain existing character. This proposal violates both of these requirements. The proposed development is not at the 'fringe' of our community, but rather located between a townhouse complex and single-family dwellings. The scale of the proposed structure will dramatically ***overwhelm surrounding properties***, in both height and breadth. The proposed height of the building is far above current zoning requirements, causing them to seek a change in zoning. The publicity drawings show the structure at a distance with ample green space surrounding, but the actual architectural drawings plan for minimal setback from the sidewalk facing both Kerns Rd and Four Seasons Drive which will effectively be a 70-foot wall obstructing the visual path in two directions at that corner. Further, the ***floor area ratio for this proposal is far in excess of allowances***, meaning an enormous building will be wedged into a relatively small piece of land, without any significant grounds for intensification. The size of this building will easily overwhelm neighboring homes and potentially compromise the privacy of nearby residents. It will certainly affect the shade/sun distribution for the community, and it is unclear how such a structure will affect the precious green space it abuts. Aside from the building scale as mentioned above, the ***building design is not consistent with the character of the neighbourhood***. Our homeowners take significant pride in their properties, and the industrial design of the proposed building will detract from the charm of our neighbourhood. 2. A building with this proposed number of units will result in significant changes in ***neighbourhood vehicle traffic.*** This will not just be an increase in single-occupancy vehicles, but also commercial vehicles both during both the construction phase as well as after completion. Linen trucks, food services trucks, city buses and inevitably ambulances, are only some of the expected increased traffic. ***We already have a traffic problem on Kerns Rd***, despite the traffic calming speedbumps. And it is already hard enough to back out of our driveway on Kerns without the additional traffic burden. This is a residential neighbourhood full of active families with young children. Not to mention the corner on which this proposed building is planned is a busy bus stop for elementary school children. Increased vehicle traffic, particularly

	of non-residents, further increases the risk to cyclists, and pedestrians, especially children. Let's not wait for an injury (or worse) to protect neighbourhood safety. 3. The proposed structure has ***dramatically underestimated the parking requirements*** for a building of its size. We believe it is actually below code and makes the assumption that employees will take public transit or ride their bike. There is also inadequate visitor parking for a planned retirement home. The result of incorporating insufficient parking into the building design will be increased parking on our residential streets. 4. Tyandaga has long been a desirable residential community within the City of Burlington. We understand why it might be desirable as a retirement destination for aging residents. What we fail to understand is ***why this development would be desirable to our community***? The current plaza, while unattractive and in disrepair, meets the needs of our residents: our families use the daycare, the bakery is beloved, the hair salon was busy, many neighbourhood children studied music and dance at the previous studio, and the renovation business is owned by a Tyandaga family, just to name a few. This proposal gives lip service to ground floor commercial opportunities, but only provides one unit for this purpose. We would like to be clear: ***We are not against redevelopment***- in fact the current plaza, while functional, is an eyesore. And we support City planning initiatives to accommodate our aging population. The current proposal for 1600 Kerns Rd however is ***designed to maximize developer profits rather than seamlessly integrate elder care into a desirable residential community***. An elegantly designed, more modestly scaled proposal coupled with an earnest attempt to recruit small businesses to serve the neighbourhood would be *far* better received. As a City, you have a responsibility to define the future growth of our communities in a direction that ***benefits its residents, not developers***. You have heard from us at the town hall and now in the form of multiple letters that our community is deeply opposed to this development project. We look to you to restore faith in our municipal government. Let's hold developers to the zoning by-laws to build sustainable, community-focused projects that ***improve our neighbourhoods, not detract from them.*** Sincerely, Dr. Heather Whittingham and Dr. Jason Cyriac
211	I would like to add my voice to the many people who were surprised to learn that the plaza had been sold. When the plans for redevelopment came to light, the disregard for the current zoning was being ignored and a building quite out of keeping with the Tyendaga neighbourhood was planned. The size of this building will be quite out of place with the surrounding properties and will dominate what is already quite a busy corner. Certainly the current building is showing signs of age and a two storey development would be suitable. I won't cover the many other reasons for the opposition which will be covered very well by my neighbours. The fact that almost 400 people came to the meeting

	from all over the district not just the local residents is sufficient to give local reaction. One point I would like to make is that the corner is a "hub" for school children picking up their school busses. They arrive from all four directions. How can they be safely accommodated with a parking garage almost at the current stop sign. Another is where will the residents of this home go. It will be located on a steep street so walking will be difficult. There is a commuter bus in the mornings and evenings to the GO station where other transportation could be picked up, but not at convenient times. Libraries, the Seniors' Centre and other facilities need to be nearby if these residents require a good quality of life. And my final beef, what has happened to our Canada Post mail box that was located in front of the stores? Its now a drive to find somewhere to send a letter. Thank you, Simone Mcwalter
212	Hello, I would like to say at the outset that I am against changing the Zoning by – law for 1600 Kerns Road to allow for the construction of a four storey 4/5 retirement home. It will have a negative impact in many ways on the Tyandaga community of which I am a resident. Please consider the following comments that I believe support my assertion that this application will have considerable negative impact on the Tyandaga community. GENERAL: My thesis is that no new development project has the right to materially impact an established community as this one will. The area for the development is substantially single family dwellings; many being two storey and it have been there around 50 years more or less, so the resident's pattern of living and expectations have been well established over many years. No development should have the right to materially impact on this as this retirement home will. As I can see on the sketch that I have, the development is 4/5 stories high standing 70 ft. tall and more or less occupying the entire lot. It is to have 123 units which at 2 people per unit would mean an additional 250 people which will be added to the area and this does not consider full time staff of all sorts that are required to run a retirement home. With the availability of public transit it is difficult for me without surveys etc to estimate the number of cars that will be in the parking garage but it could be in the range of 100 as there is no commercial stores within walking distance and there will be all sorts of commercial traffic to the retirement home.

	CONSTRUCTION: The construction of a project of this size will have a serious impact; particularly those who are living close to the proposed development. There will be major excavation for the large underground parking lot. There will be a lot of noise and dust resulting from a fleet of dump trucks, excavation equipment and all other sorts of construction equipment to deal with rocks and water as required. Then there will be a fleet of concrete trucks to pour the underground garage and whatever other concrete work is required. This will go on for quite a long time and it will be very unpleasant living near this site during this time. Added to that will be the unpleasant noise and the resultant activity of construction of the building itself. I do not know what the construction completion time is but it would not be unreasonable to consider the best part of year. People in an established single family dwelling area should just not be subjected to this. Should this project go ahead, all construction equipment activity should be limited to the North Service Road and that part of Kerns Road that goes off it. PEDESTRIAN TRAFFIC: People in the area of the project are not accustomed to a lot of people walking on the sidewalks in front of their homes. With 250 new people and staff, pedestrian traffic in the immediate area will be a dramatic increase over what it is now. I would not like this increased pedestrian traffic at all if I am used to hardly any now. PARKING ON THE STREETS: A lot of people do not like underground parking lots and there will be a tendency for people to park on the streets which are a lot of cars in front of the local residents homes that they are not accustomed with the added pedestrian traffic. No parking signs on these streets also adversely affect the residents who may use the street for parking for their short term guests PRECEDENTS: Approval of this rezoning application could set a precedent for similar development on Tyandaga Golf Club or other vacant green space land in this area. I would be against any rezoning of green space for development but I can see how developers could use this retirement home development to claim equal treatment for their development. Although this is an abstract reason for not approving the rezoning application, I believe that never the less it is still real. VISUAL: A large building such as this that fills the entire lot and is 70 tall just does not fit into the area and would simply not visually fit into the area. I would expect that people who would have to look at from their homes every day may find it upsetting

	REDUCED VALUE OF LOCAL HOMES: I would think that the resale value of homes in the immediate area of the development will drop; how much I do not know but the homes cannot be as valuable with that monster building in front of them. I wonder if the developer will offer them any compensation, if devaluation of their homes is the case? TRAFFIC: Consider 250 new people with additional staff and support vehicles, traffic will increase on Tyandaga Park Drive and Kerns Road. I am particularly against such increased vehicle traffic. I have forwarded a copy of this email to my councillor, Mr Kevin Galbraith Thank you for considering my comments. Blair Hansler
213	Dear Melissa I have several reservations about this project I live in Tyandaga Mews 1. I believe that the the height is inappropriate for this neighbourhood and should be limited to 3 stories 2. Parking is inadequate for this development and will lead to parking on private property ie. The Mews and clog the neighbouring streets 3. Increased traffic in a neighbourhood of young children and seniors will endanger these residents 4. Lack of greenspace around the building will make it look like a factory 5. Property values will decrease 6. This use is not in keeping with our surroundings There are many other objections but these are my main concerns Thank you Alan Renner
214	**Introduction:** FGL Kerns Inc. (“FGL”) is the owner of lands known as 1600 Kerns Road, located at the southwest corner of Kerns Road and Four Seasons Drive in the City of Burlington retained Wellings Planning Consultants Inc. (WPL) by FGL to provide planning advice

and to prepare and file an application to amend the City of Burlington Comprehensive Zoning By-law 2020 (“Zoning By-law”) to permit a four (4) storey retirement home.

This memorandum contains my observations and objections to the proposed amendment.

FGL is proposing to demolish the existing commercial plaza to allow for the construction of a four (4) storey [plus roof top mechanical] retirement home with ground floor commercial. The proposal includes 123 retirement units, and 100m² of ground floor commercial space.

Parking is proposed at a rate of 0.5 spaces per residential unit, and 4 spaces per 100m² of commercial space, for a total of 66 spaces, including three (3) accessible spaces (2 surface and 1 underground). The majority of parking (52 spaces) would be provided below grade, with fourteen (14) surface spaces. Four (4) bicycle parking spaces are also provided.

Comment

It is apparent that the proposed amendment would allow a development on the site which is at odds with the original zoning (which allowed only 3 stories) and updated provincial, regional and municipal official plan particulars regarding site coverage and parking.

Wellings Planning Consultants Inc., on behalf of FLG, submits that proposal conforms to the Province’s Growth Plan, the Region of Halton Official Plan and the City of Burlington Official Plan, noting that any differences site coverage and parking are appropriate.

Analysis

Transportation

The WPC mentions public transportation access is a supporting factor for the siting of the proposed retirement residence at 1600 Kerns. Ostensibly, the rationale is that public transportation reduces the need for parking since residents (and assuming only1/2 have cars), employees, visitors and service providers (e.g. personal support workers) will use public transportation rather than drive. However, the route (#81) that serves the site provides infrequent (every 45 min) and intermittent service (~5:50am-9:00am and 2:30pm-6:30pm).

Retirement residence generated street parking on the adjacent residential streets will surely result despite best intentions of the planners.

Site size and topography

	At page 21, WPL states that: > The proposed development will provide for a higher density, compact development with pedestrian and transit connectivity. 8.1.3.2(l) Development applications proposing a comprehensive development of a site that include the replacement of existing commercial floor area shall submit and implement, to the satisfaction of the City, a phasing strategy that demonstrates that the development does not adversely impact the long-term provision of goods and services as the site transitions to its complete stage of development. The existing plaza has struggled over the years to retain tenants. A phasing strategy has not been requested by the City and would not be possible given the need to demolish the entire commercial plaza to allow for the planned redevelopment. By way of this memorandum, I request that city staff confirm whether the 1600 Kerns Road site size precludes in practice any phasing of redevelopment proposals. In this regard, it would be very helpful for city staff to provide a listing of approved and/or redeveloped "plazas, say since 2015, including their size and ultimate FAR. WPC seems to discount the value to the Tyandaga community of at least 2 current tenants; one being the daycare centre and the other being Sweets and Treats which is not even mentioned. These are actual examples of what modern planning hopes to achieve. *Building Height* If approved, the 4 story, plus mechanical rooms, retirement residence will "stick out like a sure thumb" when viewed from one of the primary entrances to Tyandaga, being Kerns/North Service Road. The top floor will exceed the existing tree canopy, thereby undoing the vision of the original zoning. Tyandaga may not be viewed by the city as a heritage site warranting special consideration when it comes to redevelopment, but that does not diminish at least 40 years of history. **Conclusion:** In summary, the issue per se is not the redevelopment of the plaza. Rather the question is whether the proposed development fairly balances the needs and expectations of the community consistent with the provincial, regional and municipal policies and the commercial goals of the developer. Are there no other financially viable alternatives for this site that do not require the zoning amendments as proposed? Respectfully, Richard Battista
215	Dear Ms. Morgan, I am writing to you to express our deep concern with respect to the private landowner who has made an application to change the Zoning By-Law designation for the property located at 1600

Kerns Road. **We are not supportive of this change and are filing this letter in objection to the proposal.**

We have been residents of the Tyandaga community for 24 years, having purchased our home at [redacted] Kerns Road which is located [redacted] houses north of the proposed site. We have always adored Tyandaga for its mature trees, quiet streets, and lovely ravine with its abundance of wildlife. We often express gratitude while sitting on our deck for our quiet surroundings, while often commenting that we have no need to travel up north to a cottage given our beautiful and serene setting. Upon hearing about the proposal of the private landowner at the community meeting held in November 2019, we became very concerned about how this will impact the community with respect to traffic congestion, noise levels and safety for the many children that currently reside in the neighbourhood.

Over the years, steps have been taken to reduce traffic flow through our community, specifically on Kerns Road. Access to Kerns Road from Dundas Street was removed to limit the diversion of westward traffic from Dundas Street. In addition, stop signs and speed humps have been incorporated over the years to slow down traffic, and we have received notification that additional humps are still to be added. A retirement home with 123 units and designed to provide communal dining will necessitate the need for continuous food deliveries as well as parking for residents, employees, support staff, guests, and medical emergency responders at a minimum. This will greatly increase traffic and noise levels in our quiet and safe community.

Although a traffic study was submitted as part of the application, it was conducted in March 2021 during a COVID lockdown, when many residents were working from home as part of a stay-at-home order. The report states that "*the existing plaza currently generates significantly more trips than will be generated by the new use"* with *"54 and 22 trips being removed from the road network during the AM and PM peak hours, respectively*". However, the report does not provide the context that most of this traffic in peak hours are Tyandaga residents dropping off and picking up their children at either the local day care facility which is in the existing plaza, or the local school bus stop which is located in front of the proposed development. The report also states that to facilitate "*other modes of travel and reduce trips and parking demand, internal sidewalks will connect the building entrances to the existing sidewalk network to facilitate pedestrian access to nearby transit stops, and bicycle parking will be provided*". Tyandaga does not have regular Burlington Transit service, and only has weekday peak hour service to the Go Station which limits mobility and necessitates the need for vehicle transportation. In addition, the rolling hills of Tyandaga are not suitable for leisure bike riders given the steep elevation throughout the neighbourhood thus limiting accessibility while creating safety risk issues for retirement residents.

As residents that live very near to the proposed development, we are concerned with the impact of this development on our quality of living, both during construction and after construction due to traffic issues, noise levels and reductions of privacy given the building will be in the sight line of our backyard. In addition, as a professional who works out of a home office coaching individuals online, noise in the way of construction, ambulance sirens (a reality) and delivery trucks will impact the level of service I am able to provide, which will impose challenges on my private practice, not to mention the impact of noise on sleep patterns which are highly correlated to emotional well-being and quality of life for not only us, but for our Tyandaga neighbours.

	I do hope that you will compassionately consider our concerns and objections to this proposal, which threaten our quiet and safe community, while putting our natural sanctuary and environment at risk. The current proposal just does not appear to be aligned with the values of the Tyandaga community. Many thanks,  Lisa Foote
216	**Dear Melissa Morgan, counselor Kevin Galbraith, and Mayor Marianne Meed Ward** Thank you for the opportunity for commenting on the proposal submitted by Todd Cullen (VP of Fieldgate Properties) To build a four-story "retirement" home at 1600 Kearns Rd., Burlington. As a tax paying citizen and homeowner living just down the street ([redacted] Winterberry Drive) From the future proposal site/building eye out right reject the proposed rezoning and or building of this multi occupant dwelling. This is also the sentiment of the entire neighborhood as can be clearly demonstrated by the numerous "NO-rezoning" lawn signs displayed at and/or around the proposed site. As you will know, this area is zoned for residential single-family dwellings and forbids the building of more than three-story buildings and/or multi family dwellings. To me that means no "apartment buildings." This type of dwelling is not needed or wanted in our neighborhood. There is ample apartment buildings, retirement homes and/or "retirement living" in and around Tyandaga as well as the downtown core which are much closer and/or in walking distance of the amenities required. My wife and I have been raising her three children since April 2006. What drew us to the area is the quiet residential community free from any apartment buildings and/or commercial businesses. We would have never moved into our neighborhood if there were. The proposed rezoning and or building of such a structure will have major negative ramifications to the value and aesthetics of the community. The proposal suggest this building will occur over two years! TWO YEARS! This will block off and/or seriously disrupt Kerns Road which is the main artery allowing us to move in and out of our homes in the community. All the children board their school buses on that corner resulting in serious threat of injury. All the businesses currently on that site will have to be relocated, or seriously disrupt their livelihoods. The building proposed will be an eyesore towering over neighborhoods backyards within vision of their privacy and personal space. The units proposed are small with no balconies and no adequate parking for tenants and support worker/personal. People cannot and must not be allowed to overflow on neighboring streets for parking/visitation. When I retire I have no intentions of moving into such cramped I confined quarters with no parking; no view or

	amenities close by. No one of retirement age will be walking to the shopping center up or down Kerns Road carrying groceries. No one! The external aesthetics of the building is ugly and seriously detracts from the homes and beauty of the neighborhood. They are trying to shoehorn old people into a building using the charm and prestige of the neighborhood As the key selling point. There is no upside to us and will seriously reduce property value and attractiveness to future families who wish to reside in our neighborhood. It is my understanding that the strategic plan for a future growth of Burlington is to attract younger professional people with their families to an eco-friendly community that will support local businesses. This proposal is not in keeping with the strategic plan of the city. I have grave concerns with the construction of such a monstrosity regarding limited access to sewage, utilities and series permanent distraction to the base of the escarpment and expected runoff/seepage and or disturbance of ground water and debris into the creek sitting directly adjacent to the proposed building. Increase concentration of older people in such a confined space will result in unnecessary overcrowding with increase risk of future outbreak of Covid and overall congestion of traffic. Several speed bumps were put in place along Kerns with the inability to come down currents from Highway five purposely to slow traffic down and deflect traffic coming through the neighborhood. The safety of all is at stake especially elderly people trying to cross cross road with the threat of increased traffic; parking on the streets and congestion. In conclusion, I think city Council showed great wisdom and foresight zoning this neighborhood as they did with no allowance or variation in the future. The proposal and building of such a facility will be costly to all four reasons noted above and will set the president for others to follow destroying our community, environment, green space, property values and endangering the well-being of more vulnerable people. This type of building is unnecessary and does not fit or is required in our community at the site proposed. There are plenty of vacancies and opportunities for people of retirement to live And function more easily within the Burlington community. I would ask you to personally canvas the community yourself. I'm sure you will find no support from our community. I hope our elected officials do the same and support our views on the matter. Thank you for your attention. Best regards, Andreas Freitag
217	Melissa, I am writing to express my opposition to the proposed rezoning of 1600 Kerns Road. I did not think it will be beneficial to allow a 4/5 storey retirement home which will stand over 70 feet tall in that small property. The community which my family is a part of will be greatly negatively impacted by this rezoning. The developers of the property should be obligated to adhere to the zoning bylaw which is in place now and was in place when they purchased the property. The corner property at 1600 Kerns Road is not large enough to accommodate anything larger and it should not be approved. Thank you for your time Sincerely Jean Marie Banks

218	My wife and I have enjoyed living in Tyandaga Mews Townhomes (our townhouse faces Kerns road), for over 15 years. We call it our little cottage because of the surrounding trees, greenery, and peace and quiet. Throughout the years we have noticed a small spike in car traffic on Kerns. Thankfully, the City reduced the traffic by making the northern part of Kerns Road one way and later adding speed bumps. We were thrilled with those changes. We plan on living in Unit 4 for at least another 20 years, enjoying our retirement – especially since we can no longer afford moving out with the rise of housing prices in Burlington. The main reason why **we object and disapprove of the Construction Management Plan for the zoning application at 1600 Kerns Road plaza site** – is the fact that it will bring in a lot of traffic and noise during construction as well as afterwards if it is built (due to visitors and workers). If your plan is to provide a calm and comfortable place for seniors – then please respect our wishes and note that many of the residents in this area are already retired and comfortable living in their own homes. Please do not impede on our livelihoods by building a Retirement Home. Please also consider the following: **The site has one single lane access point to a short driveway**. Cranes and moving vehicles are extremely dangerous in and around construction sites. The plan allows for one single vehicle to enter and exit the property at one time. This will require all waiting vehicles to idle on the surrounding roads. Construction projects of this size require tens of thousands of vehicle trips. The plan is for all of these trips to be made, one at a time, in single file through one gate. Every day there will be trucks parking on sidewalks and in driveways unloading tools and materia ls. Delivery drivers and construction workers will be coming and going all throughout the day. Dump trucks, concrete deliveries and huge flatbed trucks will be lining our streets daily. Every single vehicle will have to reverse. Every single vehicle will have to perform a three poin t turn on Kerns Road. This is the most dangerous impact to our neighbourhood and cannot be allowed. Thank you, Masoud Vatankhah and Afsaneh Vatankhah
219	Hello Melissa My name is Justin Parry, I am a Landscape Architect and resident of this community since 1997. I am writing this letter to express my opposition to the application for the change in Zoning to allow for a four-story building to be constructed on the site currently allowing three story structures. This is based on two main considerations: 1) it is a poor fit for the lot size both in regard to the scale of the surrounding community and the facilities planned for the structure. It will overwhelm the space and thus the surrounding community substantially reducing the quality of environment for the adjacent homes. The initial proposal was terrible as it literally built a wall around the lot creating a brick and concrete facade that turned its back on the neighbourhood. This has been somewhat rectified in the revision from what I can see

	in that it does somewhat address the adjacent community but is still overwhelming for the square footage it proposes to cover. The proposed parking appears to be an issue, as from my experience there will be far fewer spots available on the property than will be required thus spilling the cars onto the adjacent streets clogging them for the residential traffic that frequents the area. This can often be a current problem on Four Seasons Drive without the added burden this residence will create. Especially dangerous is the corner by the intersection of Kerns Road and Four Seasons Drive. I won't even get into the traffic chaos and inconvenience the two to four years of construction will cause to the surface roads that aren't equipped to handle it. I surely hope that the By-Law officers will be as strict with the construction traffic as they can be with the minor infractions that are routinely cited along my street. 2) It is unwanted in the community, something that was made abundantly clear during the public forum that was held several months ago. There is a strong sense of community in this neighbourhood but one that is wrapped in privacy and this proposal for a senior's residence is vehemently opposed as a very poor fit. I am not sure what the developers had in mind when this property was purchased but I can't believe they did their homework. In my experience seniors like to be part of an active community, something this area is not due to the topography. There is no destination point within an easy walking distance while walking itself can be challenging due to the constant hills. Public transit is spotty at best virtually stranding any resident without a personal vehicle. The majority of the successful Retirement Communities are located on main thorough fairs that are intertwined with local activity; this would not be the case with this proposal. I don't know if this point has been recognized by the planners and I'm guessing definitely not by the developers but the area on the corner of Four seasons Drive and Kerns Road is an informal community meeting point for the interactions that do occur, I'm speaking specifically about the drop off point for parents and the school children, something that will be eliminated if this goes through. Those are the salient practical points but what angers me the most is the blatant disregard both my neighbours and myself feel for our wishes. We are of the opinion that this will go through no matter how strong the objections. The question was asked of lead representative for the developer "would you want this structure in your neighbourhood, specifically across from your home?" His answer was a very nebulous "I would be happy it was there for my parents when they need it". Hardly a ringing endorsement. How do you think the actual residents feel? I'm guessing virtually nobody wants it, something that our elected representatives should take into consideration, especially come election time.

	I hope you seriously take these points, and those made by my neighbours, into consideration when deciding whether to allow this as from both a personal and professional point of view it is a bad idea. Please feel free to contact me if you would like to discuss any of these points. Regards Justin
220	**RE: 1600 Kerns Road Development Application** Dear Ms. Morgan: I am writing this letter today to provide my feedback on the proposed redevelopment of the 1600 Kerns Road to incorporate a “4-Storey” retirement home at the location of the current single storey plaza. My family has lived in Tyandaga since 2008. In general, we are not in opposition of a retirement residence going into this location as long as property retains a commercial aspect and respects the overall atmosphere of the community. While the neighbourhood has had difficulty in the past with “corner stores” in this plaza, I believe the issues were more around the overall management of the stores then with the general concept of having such a store here. This community is too small to give up the option to have a corner store type of business in this location at some point in the future. Therefore, I would be completely against the application if they were changing the zoning the zone from commercial to residential only. We need this sole retail piece of land to retain its commercial zoning. More specifically, I have the following comments / concerns on the proposed redevelopment: 1. The development is way too big for the site and the surrounding uses. 2. There are way too few parking spots provided in the plan. This will result in overflow of parking onto Four Seasons and Kerns Road. This will not only be a nuisance for the neighbouring homes but create a danger at the blind curve on Four Seasons and a bottlenecking on the main through-fare of Kerns. 3. The proposed plan calls for the removal of no fewer than 28 trees, and many more may be ultimately lost with the excavation of the underground parking lot etc. Furthermore, this extensive excavation and heavy building will be located too close to Hager’s Creek banks. 4. While it is true the developer had a public meeting about an earlier proposal, there has been no such presentation to the neighbourhood on this latest proposal. No decisions should be made until the public has been able to have an open meeting on this new plan. Frankly, I don’t think this proposal should be delegated to a virtual event as has been discussed. The event should be delayed until it is possible to hold it in person. A drive through the neighbourhood will illustrate very quickly what the homeowners in this area think of this proposal. See some photos attached I took yesterday of just a small portion of the signs protesting this development. The city should understand that while a protest sign on someone’s home definitely indicates a rejection of the current proposal, those homes with no

sign (such as mine) do not indicate acceptance of it. I merely do not like putting protest signs on my lawn and prefer to show my displease to the plan as I am doing in this letter. So do not be fooled to believe anyone without a sign is happy about the proposal.

The following provides additional details on the some of the above points.

1. Overall Size:

While the planning study refers to this as a 4-storey building, there are clearly **6 levels not 4** (Levels P1, 1, 2, 3, 4 and 5). While the lower level (P1) does indeed include an underground parking area, the west half of the level is at grade. Meanwhile, the upper level (Level 5) is actually higher than any of the other 5 levels to house the mechanical room shielding, making the overall height of the building equivalent to 6 storeys above the ground at the east and west ends as observed on the elevation drawings, for a **total of 21.8 m or 71.5' above ground level** along the top of the creek bank. While our family home will not be impacted by the shadow cast by this 75.1' high building, many of the surrounding homes will be negatively impacted.

Furthermore, this huge building will use almost the entire footprint of the land up and extend almost the full distance to the two perimeter sidewalks. It will be a monstrosity to view as you drive along Kerns Road or Four Seasons.

This is a neighbourhood with a majority of single family homes in the range of $1.5 to $3.0 million range. There are a small number of town homes adjacent to this property, but these too will be dwarfed by this proposed building. The one other large commercial property in the area (the former AIC property) is a large building but it is set well back from the road with a huge green space between the road and the building. It does not impact on the "feeling" of the community like this huge building will if it is allowed to proceed as proposed.

The overall height and footprint need to be significantly reduced to allow it to fit / blend into its surrounding. The maximum height needs to be limited to 3 levels as opposed to the current 6, including the mechanical screening. The footprint should also be pushed back from the two roads as well as the top of creek bank.

To sum up – this building is too big for this community! It is way too tall, and the footprint takes up too much of the property.

2. Parking and Traffic:

The traffic study and parking evaluation provided by the developer is a less than honest evaluation of the current situation in Tyandaga. Yes, the current tenants at this location include a day care that experiences high volumes of cars during the morning drop off and afternoon pick up times. However, the vast majority of the vehicles going to this location are small passenger cars with a very limited number of large truck deliveries to this location. There is almost zero traffic on weekends. Therefore, while it may be accurate to say that the overall daily traffic volume may decrease with the change in use from children's daycare to a retirement residence, the traffic make-up and timing of the traffic will be vastly different. There will be a significantly increased need for large truck deliveries for the food, laundry, and other services for this facility. In addition, the number

of evening and over-night emergency vehicles trips will increase. These vehicle types are much more disruptive for a residential community than passenger car traffic.

The current plan allows for 66 parking spots for a total of 123 residences, 12-15 staff, visitors, and commercial customers/staff. The breakdown of the spots shows 52 spots in the underground lot that is supposed to service the residents and staff, including only 1 accessibility (handicapped) spot. Does the developer really believe that only one of its retirement residents will require an accessibility spot? The surface lot provides only 14 parking spots for the visitors and commercial customers/staff, including only 2 accessibility spots. One of these accessibility spots is presumably for a shuttle bus for the residents (as is typical in these places), leaving only 1 for visitors, staff, and commercial customers/staff. While the number of accessibility spots probably technically fulfills code requirements, it should be a red flag to the city when a retirement home developer is proposing to provide the bare minimum accessibility spots for its residents, who will all (or mostly) be presumably seniors.

With respect to the staff spots: Unless staff are doing 12-hour shifts, shift changes could see up to 30 staff requiring parking spots at least once a day for a 3-shift operation. That would leave just 22 spots for the 123 residents. The developer's study assumes that more spots aren't required because the location of this **building is so well serviced by the City's transit system and its welcoming alternative transit options (i.e., bicycle).** These statements make me doubt that the planners were ever at the site. Sure, Burlington would like to add more bike lanes, but what retirement residence employee is going to be riding a bicycle to work up North Service and Kerns Roads everyday? While there are some bike lanes on North Service Road, they are not continuous, and you share the road with heavy traffic including transport trucks. Furthermore, the hills on North Service Road and Kerns Road would discourage any employee from riding to work unless they were able to shower once they got there. This idea of depending on staff biking back and forth to work or residents biking to the stores at North Service Road and Brant (closest stores to the site) is absolutely ridiculous. Even if it happened occasionally during good weather days, what would they do in the winter and heavy rains?

The traffic study also assumes staff can come to work via local transit to the stop across the street from the property. However, the bus route along Kerns Road runs on **weekdays only** and only **twice a day**. So, unless this residence is going to line up its staff's shifts to meet this substandard bus schedule, staff will be walking from North Service Road up the Kerns Road hill or possibly even all the way from Brant and North Service Road, or they will be driving. While this may work for the office workers at the old AIC building, a retirement residence runs 14 hours a day, 7 days a week. The alternatives – stops on North Service and Brant Street – significant walks for both employees in bad weather and for retirees.

I understand that the difficulties of the proposed residents and staff is not really an issue for a neighbour to complain about in a development proposal – since clearly, they can decide not to move or work there. However, if the developer does not provide sufficient **realistic** parking for everyone that needs to be at this building, there will ultimately be an overflow of the cars into the neighbourhood. And that does impact the neighbours. As we have seen with special events at the daycare and music school in the current location, overflow cars park up Four Seasons and Kerns Road. Four Seasons, in particular, is not designed for street parking with the blind curve at the bottom end. Not only is parking on these streets a nuisance for the current residents, but it is also a safety issue. It is

imperative, that any redevelopment of this site **must provide sufficient parking to eliminate any need for overflow parking on to the side streets.**

3. Environment:
4.

As the City is fully aware, the Tyandaga neighbourhood has lost a significant number of its mature trees over the last few years to disease, insects and residents putting in pools etc. One of the biggest things that makes this neighbourhood unique and desirable is the abundance of mature trees and its proximity to the escarpment and the vast green areas including the Hager's Creek ravine. We are already facing further loss of trees and green space in this area with the expanding quarry. This proposed Kerns Road development promises to remove an additional 28 trees and important ravine vegetation along the creek, merely so the developer can shoe-horn the biggest possible building footprint into the property limits. It is the City's responsibility to limit the size of such developments not just to the property boundaries, but to respect the environment both within the boundaries and abutting lands. A six-level building including an underground storey, will have significant impact on the ravine ecosystem and will further change this wooded neighbourhood. The footprint should be reduced to minimize the removal of mature trees and to provide more offset from the unique creek ecosystem.

opportunity to discuss the plans with the developer and its representatives to fully understand their proposal or its impacts. I therefore reserve the right to add additional comments after we are given a chance to learn more from the developers at an in-person open house that includes a question-and-answer opportunity for the community.

Yours truly,



Karen McGhee, P.Eng.
Tyandaga Resident and Business Owner

Please see attached photos of homes along Kerns Road and Four Seasons lined with protest signs to this proposal. City staff and elected officials owe it to the residents of Tyandaga to drive through this neighbourhood and see the outpouring of frustration with this proposal!


NO


NO
NO

	 
221	Good evening Melissa Apologies for last minute submission of this email, but as long-standing members of the Tyandaga community, my husband and I wish to add our voices to the many in opposition to the proposed re-zoning of 1600 Kerns Rd.

	I know you've read through many letters from our members and that is very much appreciated. I do hope you can see through the many fabrications presented in the re-zoning application by Fieldgate. The proposed four-story retirement home will provide zero benefit to the Tyandaga community which the current zoning was intended to do. There are many issues we have with the proposal, but the most pressing concern is regarding the additional traffic that will be created in our neighborhood. I believe the safety of our children and our families will ultimately be compromised. Following that we believe this proposal will permanently damage the character, peacefulness, and beautiful landscape that Tyandaga is today…and again with no benefit to our community. Thank you for reading one more letter/email as you asses the application from Fieldgate. We do appreciate these decisions are not taken lightly and sincerely hope you will listen to the many voices (and tax payers) of the Tyandaga community. Kind regards, Barb & Dave Cooper
222	Hello Ms. Morgan, My husband and I are writing to offer our opinion in regards to the request for the Zoning Bylaw Amendment: 520-02/21 in Tyandaga. Both of us are in support of the request to amend the zoning bylaw for this area and furthermore, we are in support of the request to build a 4 storey, 123 room Retirement Home on that corner. As many area residents have mentioned, this neighbourghood is a family oriented community with growing diversity. We think it is important to make efforts to support inclusivity and, in this case, that would involve the incorporation of our seniors in the fold. Change never comes easy and it is unfortunate that any growth for a community is first embroiled in some chaotic moments and disarray. While we anticipate that construction will bring some mess and perhaps traffic delays or other challenges, we feel it is a reasonable inconvenience if the outcome allows for an important group, in our city, to find a home that meets their needs. We are hopeful that the developer will be mindful of some suggestions put forward to mitigate these challenges, and perhaps any that may arise once the home is finished and functional (specific to final designs), and look forward to ongoing discussions and assurances in this regard. Recognizing the Developer's efforts to shorten the height of the facility, as per suggestions made previously, and the subsequent alterations made to their plans, we would hope for added consideration to still include some ground floor commercial opportunities. If COVID has taught us anything, it is that every person in our world deserves the opportunity to have a home, one that meets their evolving needs in an adequate manner, as well as the chance to be included and welcomed by others.

	We will support the change in the zoning bylaw with the related goal to complete the construction of a Retirement Home in that area. Regards Marjorie and Richard Speir
223	Attn: Melissa Morgan - Community Planning Department Attn: Kelvin Galbraith - Councillor, Ward 1 Attn: Marianne Meed Ward - Mayor Thank you for the opportunity to provide input on the proposed development of 1600 Kearns Road, Burlington by Fieldgate. As a nearby resident, I wish to formally register that I completely oppose this development on the grounds that it does not meet the development requirements for this location and I call upon the City and its elected officials to uphold the City's development parameters. I am not opposed to the reasonable development of this site. I am opposed to the Fieldgate proposal which is so obviously flawed against both the specific elements and intent of the City's formal development requirements. I refer to the following summaries prepared by others and to which I concur, which provide very specific, fact-based illustrations of where the Fieldgate proposal does not meet the City's stated, legal requirements (letters attached so they are considered part of my objection). I note there are numerous other submitted letters with similar specific, fact-based statements of deficiency and non-compliance. Letter from Gowing detailing specific deficiencies on the building and property Letter from Stewart detailing specific deficiencies on the environmental impact Letter from Stewart detailing specific deficiencies on the traffic impact Any one of these should be sufficient to stop this development, and when taken as a whole it is unconscionable to think any part of the City Planning Department or the City's elected officials could conclude this development meets the City's requirements. I moved to the Tyandaga neighbourhood 4 ½ years ago specifically for its inherent residential characteristics and am deeply concerned the City will support development which is not in keeping with the City's laws or the community the City has so carefully and successfully built over time. I ask, and expect, the City to uphold its zoning and development requirements and not allow a development which falls materially outside those parameters. I suggest we find

	and support a development that will enhance the community as contemplated by the City's development requirements. Thank you again for your consideration and action. Jeff **Jeff Bonnell** **CHRL, CPA,CA**
224	Hi, I am writing to oppose the development application for 1600 kerns rd. We believe that this will cause congestion with traffic in a relatively quiet and calm neighborhood, as well just add to the number of people coming in and out of the streets. Also with the storeys being significant taller than the houses in the neighbourhood this will be an eyesore. In terms of this being a good location for elderly people, I would say it lacks amenities like shops and also green/walking places, which means that to get anywhere these people might be driving or be driven-again adding to the traffic/congestion. Thank you for your consideration. Vandana Tuszynski
225	Good morning, I first want to say that I have been a resident of Burlington for my entire 44 years and have never reached out to my Councillor regarding an issue previously. I have always lived by the famous motto "Ask not what your country can do for you, ask what you can do for your country" I have lived this through regular volunteering in youth athletics and living as a good citizen of this great city. Today I am required to change this and ask for assistance from my elected official regarding the Fieldgate proposal for 1600 Kerns Rd. When I heard rumors that this site was being redeveloped I thought it made sense to upgrade the plaza and possibly add a 2nd storey similar to other Live/Work buildings that have become common. Now that the official proposal has been submitted I am greatly disappointed and concerned in what has been proposed. The design for the new structure appears to be something we would see built on a main road like Plains Rd or New St, not on a residential lot. The Tyandaga neighbourhood is already under serviced in terms of amenities and this new proposal would eliminate the only site for small retail and small shops to service the community. The Power Centre on Brant St will be the closest option and that is 5-10 minutes away by car along very busy roads. Current CN2 Zoning for 1600 Kerns Rd is aligned with what the residents of Tyandaga need and we are not looking for any change, simply looking for our elected officials to

	maintain the vision of our Mayor and protect our community from over development that does not align with the current neighbourhoods. I know there are multiple surveys and submissions regarding how this development does not align with the area, so I hope that these will be fully considered. Thank you Daryl Tharby
226	Attention: Melissa Morgan Re: Proposed Development at 1600 Kerns Road Hi Melissa, We live within 120m of the proposed development at [redacted] Four Seasons Drive with our three children and dog, and can see 1600 Kerns Road from our front door. We are writing to you to express our opposition to the proposed development and zoning change of 1600 Kerns Road. We originally moved into Tyandaga in 2008. We decided to call Tyandaga our home because of the beauty of the area, the large trees, ample green spaces and parks, houses backing onto ravines, the large lots, and front set backs to name a few. Like many people in our community, the mall has played a relatively big role in our lives—all three children attended the day care, took music lessons at the Performance School of Music, and walked to the convenience store and the bakery with their grandparents for treats. Having a small commercial mall at 1600 Kerns Road serves an important role in Tyandaga. Over the years we have lived here, we have seen several traffic control measures put in place to address an increase in traffic to the area: stop signs replaced yield signs, new stops signs added, speed bumps added, centre lines added to roads, digital speed signs to encourage people to slow down, Kerns Road changed from a two-way to a one-way exit from the community at Kerncliffe Park. We also have an increased police presence at Kerns Road and Four Seasons on a regular basis to address the issue of not stopping at stop signs. What additional measures will need to be made to address an increase in traffic with the new development? With deliveries being made, and visitors, residents employees coming and going from a retirement home our community will see an influx in the traffic. This influx of traffic and limited on-site parking available for visitors at the new development at 1600 Kerns Road, on-street parking will also become an issue. The zoning change of the proposed development at 1600 Kerns Road will change everything that we love about Tyandaga and why we moved to the area. The Burlington Official Plan outlines a long-term vision for the City and quality of life for Burlington

	residents that we expect the City Planners to uphold. The plan outlines where retirement homes/residences can be built, and more importantly outlines where they should NOT be built. The development of 1600 Kerns Road is on the edge of the ravine system that runs throughout the Tyandaga community. This system is part of the City of Burlington's and the Region of Halton's Natural Heritage System. According to the Plan, new developments of institutions like the one proposed should NOT be allowed. Additionally, retirement homes and long-term care facilities are only allowed within Residential Neighbourhood Areas, like Tyandaga provided compatibility with the surrounding neighbourhood is achieved. The proposed development at 1600 Kerns Road is anything but compatible with the surrounding neighbourhood. Thanks, Janet and Michael Brideaux p.s. Mr. Galbraith advised our community late last week that the June 25, 2021 deadline for submitting letters was extended.
227	I live on Creston Place, a small court off of Four Seasons Drive. I have read the material on your website regarding this rezoning/development application. My main concern with this development is the traffic/parking issues related to it. I have read the traffic/transportation studies that were done and find them inadequate, and quite frankly, laughable. My concerns are: 1. The traffic study suggest that peak traffic after the development will be less than before. This is a retirement home. There are employees, but many will be part time employees with multiple trips per day for housekeeping, meal prep and meal service etc. The residents are elderly. There will be family, friends and caregivers who will be visiting or to take residents for visits, medical appointments, shopping etc. I believe that the study (deliberately?) understates the traffic that will result and the related parking on Four Seasons, which is often an obstacle course at the best of times. 2. There is no effective public transport. The bus service is limited to a few runs in the morning and a few in late afternoon. 3. There are no local services (grocery stores, dentists, doctors etc) within reasonable walking distance for residents of the home, requiring private car or taxi rides. 4. Presently the lane-way at the rear of the plaza is effectively unused, but this will become the entrance and exit for the underground parking and the way for delivery trucks to enter and exit (exiting by reversing out onto Kerns Road). This will be a major bottleneck for traffic on Kerns Road. In conclusion, I think there are significant issues with this proposal which are not properly dealt with in this application.

	Ted Bossence
228	Hello Melissa, This is email is to state our disappointment with the city who are planning to proceed with our development plans for 1600 Kerns in Burlington. We do wish the city would reconsider the zoning being approved for this monstrous building coming up. Thank you. Regards, Troy Allen
229	City Planning Members: My wife and I have lived on Kerns Rd in Burlington for 40 years. We have raised our 5 daughters here and have enjoyed this safe friendly and peaceful community during that time Now we are facing the possibility of having our community disrupted by the building of a senior retirement home at 1600 Kerns Rd. We are not opposed to an improvement at the site but we are opposed to a large 4 storey building at the site with increased traffic due to large parking areas, retail outlets senior services etc. The area of Four Seasons/KernsRd/ Winterberry intersection will be inundated with cars, trucks, service vehicles and construction for a considerable amount to time (years)We are opposed to the change in the zoning to allow the increase of the size of the building. We hope to enjoy the Tyandaga community in the future. With the limited building construction we know we will. Gerald Woodman Lois Woodman
230	Hi Melissa, I received your contact information from Wendy from the Tyandaga Community Coalition. She suggested I send you a note to express my concern as a resident in

	Tyandaga of the proposed 1600 Kerns Road re-zoning for the construction of a retirement home. I am moving to Tyandaga in a few weeks (on Kerns Road near 1600 Kerns) and was so upset to learn of this proposed development at 1600 Kerns Road. I was planning on sending my son to the daycare (Kids & Co.) and love the little cake shop in that plaza. We have been looking to move to Tyandaga for a while as it is a beautiful mature area and a family-friendly neighbourhood and I'm concerned about the increase in traffic (both of residents of the retirement home as well as emergency vehicles), the closing or relocation of several businesses, and seeing a large building in what is usually a picturesque area with beautiful homes. Has this proposal been approved yet, and if not - when is the anticipated date of approval/decision? Were residents in the area given the opportunity to complete a questionnaire/discuss their views prior to a decision being made? Are there other avenues that residents can seek to join the discussion and express their concerns? Thanks for advising, Lauren
	Received Since Writing of Report:

231	Dear, Melissa & Burlington Planning and Building Services It has occurred to me that the 1600 Kerns Rd. application amendments to change the zoning development scale has created some concerns with the impact on construction vibrations. My concerns are the approaches to prevent damage and the safety issues with houses alongside the proposed development. In addition, how assessments will be handled with the proximity of the site to existing homes and how potential future damages are stipulated into agreement. Lastly, how the neighbouring houses with be rectified and compensated of property and damages from construction. The main concern is the amendment application to the existing zoning make the size of the development larger creating a more significant construction undertaking. Construction activities such as soil compacting, excavations, moving heavy machinery, etc., can cause ground borne vibrations and where these activities are undertaken near existing developed areas, they can physically be felt by people and minimal movement of structures can occur. If these vibrations reach a significant level, structural damage may occur on neighbouring houses. Scaling down the development would have less impact on houses by eliminating the digging of an underground parkade that would be situated alongside 2 storey dwellings. Keeping the height to the pre-existing zoning to reduce the duration of time cranes would tower over housing. Cranes pose a great risk towering over homes where people spend much of their time. There are known factors that statistically put people at greater risk with cranes overhanging. We know it is not common, but they also pose danger. Recent events of the Toronto and Kelowna crane accidents show it would be silly to assume that it could never happen in my neighbourhood. Reducing the size of the development would minimize the impact greatly. In the event vibrations reach a level, damage should occur I would like to understand how assessments would be handled. There are several factors of concern, housing foundations, in ground concrete pool systems, masonry work, windows and driveways. There are approximately 4-5 concrete in ground pool systems alongside the development to the proximity letters have been sent out regarding the proposal. It is very concerning how future claims shall be handled and dealt with between homeowner, city and developer. Over the course if damage has been determined from the result of the construction, I would like to know how homeowners that live in such proximity from the site would be rectified and compensated for their losses. This may be for all the above, in addition to loss of potential work during covid 19, temporary housing, and that invaluable time lost to the homeowner. My hope is to address the potential issues of impact of construction vibration on properties in proximity to the development. I hope by identifying some my concerns we could all have a better understanding how future situations regarding vibrations and damage could be dealt with and have answers for all neighbouring homeowners Thank you, Tiffaney Tsang.
232	Hi Melissa, thank you for addressing our concerns about re-zoning Kerns rd. plaza. We include couple of pictures taken from our back yard directly across our ravine and opposite the gable end of the plaza. Mother and fawn dated May 15 2020 and group picture taken May 14 2017. Scenes of this nature need to encouraged rather than discouraged, as we feel the latter

	will prevail if this re-zoning is successful. Regards, James and Margaret Dwyer  
233	Hi Melissa,

	As you have advised that the City requested a CMMP be submitted by Fieldgate, I have further reviewed their submission and wish to add the following comments to my previous Construction Plan review of June 24 2021. The guidelines for a CMMP Plan are clearly spelled out in the City's Policy document passed in September 2019. The Fieldgate submission of two layout drawings and notes (CMMP1 and 2) does not meet these requirements. As noted previously "developers must give the City a Construction and Mobility Management Plan (CMMP) for approval as part of their major Site Plan development application. Its purpose is to minimize disruption to the surrounding community", and identifies topics to be addressed for construction related items. 1. Public safety, amenity and site security - none are specifically addressed: no reference to public health and safety or construction environmental impact. Safety and crane swing impact not addressed. 2. Construction schedule – not provided. 3. Operating hours – not provided. 4. Noise control (construction related) – not provided. 5. Air (quality) and dust management - not provided. 6. Stormwater and sediment control – provided by a separate document but not referenced. 7. Waste (construction related) – not addressed. 8. Traffic – construction traffic not addressed, except to note that "haul route under review". No site related construction traffic addressed. 9. Parking – notes "no trades parking or truck staging on City right-of-way". No indication where construction parking will occur and no site parking shown. The Policy is in place to minimize disruption to the surrounding community. The Fieldgate Construction Management and Mobility Plan does not address this mandate. Their CMMP Plan is significantly deficient, incomplete in most respects, and should not be accepted. The Fieldgate application for development of the small 1600 Kerns Road site with construction encompassing the entire available area in a location completely surrounded by existing residential (low-rise) housing should be rejected as unworkable within the Policy objectives. Please add this to my comments and objections. Regards, Pamela Gowing
234	Hi Melissa, Thank you for your response.

	I would trust that the totally inadequate CMMP Plan provided by Fieldgate would already obviously be recognized as unacceptable by those involved in reviewing the application. My added comments were to record that the Fieldgate submitted Plan made no reference to the CMMP request by the City as I would have presented them in June. The slapdash Fieldgate approach to the City's request is reprehensible but typical of their presentation in numerous other accompanying documents. As you can appreciate, this is very disheartening. I am grateful for your agreement that my additional comments will be filed for future reference, and can only trust that the City invokes their commitment requirement identified specifically in their Policy with the information already submitted. Regards, Pamela.
235	Dear Melissa: Would very much appreciate knowing more about the hazard line shown in the schematic drawing for this proposal. I do have environmental concerns related to the Rambo Creek area, especially water contamination and the possible effects of same on the waters going into Lake Ontario. The effects on water fowl and migratory birds who use this area is also a concern. Thank you. Michael V McRae