Comment Response Matrix

Public Comments

276, 284, 292 Plains Road East, Burlington

Files 505-07/21 & 520-08/21

Weston File:

8583-2

January 2024

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1. [redacted] PLAINS ROAD EAST)	
Comment	Response
My name is [redacted] I am the eldest of 5 children and I am writing this letter on behalf of my father, [redacted]. My Dad is 92 years old, and lives at [redacted] Plains Rd E and has lived there for over 25 years. He recently received a letter stating that there is a proposal to build a 7 story building on the property adjacent to his property. It said that there will be parking for 153 vehicles. What are your plans for all these cars getting onto and off of Plains Road? Do you realize that there is a school and a church across the street from this proposed building? Have you ever tried to get onto Plains Road when the parents are dropping off or picking up from school? Or at rush hour which seems to be all day now, or when the church is having a service or special event? It already takes a very frustrating and long time and now you want to add to the problem by allowing a 7-storey building to be built! Imagine the constant noise and dust that he will have to endure during all the construction!	A Transportation Impact Study was prepared in support of the proposed development. The proposal includes transportation demand measures to mitigate the site's impact on the surrounding area. These measures are included in the proposed parking space count and site access, including the driveway entrance.
And what about cutting down 52 beautiful, mature trees, that house countless bird, squirrels, raccoons etc. and are providing shade and oxygen? And the other trees that will be damaged and likely end up dying. And wasn't it so thoughtful of Colin Wellum to come over and offer to cut down the beautiful, big, evergreens that are between his property and my Dad's, without saying a word about these plans?	An Arborist Report and Tree Inventory and Preservation Plan was prepared to preserve as many trees as possible. A number of trees will be protected and planted along the property lines of the proposed development.
What about having parking for 153 vehicles? For 141 units?? Do you really think that only 12 people will need parking for a second vehicle??	A Transportation Impact Study was prepared and concluded that the proposed parking space count is sufficient given the context of the area and City policies. The proposed development is located in close proximity to public transportation, including the Aldershot GO Station. The proposed number of parking spaces are appropriate to reduce dependency on motor vehicles and support usage of transit and alternate modes of transportation.

1. [redacted] PLAINS ROAD EAST)	
Will there be compensation for long-standing local residents impacted by the project? i.e. for disruption (during construction), distortion of this neighbourhood, the value of private property?	A Construction and Mobility Management Plan was prepared for the proposed development to ensure minimal disruption to the surrounding area during construction. A Noise and Vibration Study was prepared to ensure necessary measures are taken to reduce noise impacts on neighbouring properties.
How long will this build take?	Construction timing is estimated at approximately 18 to 24 months. Construction sequencing has been provided on the submitted Construction Management and Mobility Plan.
What will happen to my Dad's private and quiet backyard and all the other properties west of my Dad's and on Merle Ave and the others south of Plains Rd. During the building process they won't be able to sit outside and enjoy the peace and quiet and the breeze. My Dad doesn't have air conditioning, so he enjoys sitting on his back deck daily and watching the birds and squirrels and taking in the fresh air. This building will tower over his property and many of the units will look directly into his back yard and into the yards of many of the homes south of Plains Rd.	A Noise and Vibration Study was prepared to ensure necessary measures are taken to reduce noise impacts on neighbouring properties. While it is understood that views in the community will change, the proposed development utilizes an angular plane to mitigate overlook into adjacent yards. The massing of the building is pushed towards Plains rd.
This area was zoned for medium density and this unit will be anything but!! Or do we just change zoning so it works for the rich and greedy?	The zoning for the lands is zoned Medium density, however the City's new official plan calls for intensification along this portion of Plains Rd. Further, the new official plan permits 6 storeys along this corridor.

1. [redacted] PLAINS ROAD EAST)	
The traffic problems will become even worse. The safety of the children and pedestrians that use the sidewalks in this area will become more dangerous. There is a lot of foot traffic here, have you done any studies to count the foot and vehicular traffic? We have a school and a church directly across the street. Will you be installing more traffic lights?	A Transportation Impact Study was prepared in support of the proposed development. The Study included traffic measurements on pedestrians, cyclists, transit and vehicles. The proposal includes transportation demand measures to mitigate the site's impact on the surrounding area.
My Dad just wants his quiet little property to stay as it is and he wanted you to know that he strongly opposes such a huge monstrosity overlooking his home!	Acknowledged.

2. [redacted]	
Comment	Response
I saw the notice in the mail about the planned development at 276, 284 and 292 Plains Rd E. I live in the [redacted] building nearby ([redacted] Plains Rd E). I think the new development looks totally fine, we need more missing-middle style places for people to live, and a project like this, which is medium-density, 7-stories, seems completely reasonable. I know sometimes these sorts of plans only attract opponents, so I thought I would write in and contribute some feedback from the yes-in-my-backyard side. Ideally there would be some 3-bedroom units to accommodate families, and not just a bunch of 1-bedroom places.	The proposed development includes 3 3-bedroom units, 48 2-bedroom units, and 1 2-bedroom plus den unit to accommodate families.

3. [redacted] MERLE AVENUE)	
Comment	Response
My name is [redacted] and I have lived at [redacted] Merle Avenue for the last 25 years. My home is directly behind 284 Plains Road so I will be most directly effected by any new development at this site. I know of no one in the neighbourhood who approves of Corley Developments' plans for 284 Plains Road. All the neighbours I speak to oppose it, as do I. Simply put, it is too big. I object to the rezoning of this site that would permit construction of a 7 storey apartment building with a density and a footprint far too big for the property and location. No thoughtfully planned community would ever be layed out with a development of his size crowded (and I do mean crowded) up against detached single-family homes.	The proposed development is in conformance with the transit-oriented nature and recent development trends of the surrounding area, including 320 Plains Road East, a 6-storey residential building. The proposed development is designed in a manner to meet the City's mid-rise building design guidelines which incorporates terracing of the rear portion of the building to reduce overlook conditions. An Arborist Report and Tree Inventory and Preservation Plan was prepared to preserve as many trees as possible. A number of trees will be protected and planted along the property line of the proposed development, providing privacy for the neighbouring properties.
Nobody, and I mean nobody, not my neighbours, not the people at Corley Developments or the people considering Corley's application, nobody wants to look out the window of the single family home that they worked, saved and sacrificed for and see the sky blocked out by a 7-storey building. That's 7 stories of balconies looking down on our backyards. It would be like living in a fish bowl.	
Please, do not permit the requested amendment to the Official Plan to allow for a development that is too tall, with too great a density and too large a footprint for the size of the property and its location next to single family homes.	

4. [redacted] PLAINS AVENUE)	
Comment	Response
There is inadequate set-backs from my property line. Currently, the excavation extends to the property line. This does not take into account that there are 10 healthy tree including two mature blue spruce which they have located just to my side of the property line and would die with this occurring.	The proposed underground garage is 4m away from the shared property line. Tree protection zones for offsite trees are shown on the plans to ensure long term preservation.
I also worry about the ground instability too, caused to my lot by such an excavation. THERE IS A VERTICAL LOOP GEOTHERMAL HEATING-COOLING SYSTEM under the parking lot of my property which could be damaged by the excavation and seismic activity.	A Construction and Mobility Management Plan was prepared for the proposed development to ensure minimal disruption to the surrounding area during construction, including a neighbouring geothermal heating-cooling system.
The set-back permitted for 292/284 Plains Rd E must not exclude the future comparable development of 300 Plains Rd E from a comparable set back (i.e. do you want vertically of two six-storey building 4 metres apart?)	The proposed setback along the shared property line is 10.75m. The City's mid rise building guidelines suggest 15m to 20m building separation. Should 300 Plains rd. redevelop with a mid-rise building the Applicant has provided their half of the required separation.
There is no accounting for the fate of 10 healthy trees just inside my property line near Plains Rd E in the Planning Application. I provided independent arborist verification that they are healthy to Gordon Dickson (Zammit Trees, attached file). Their root systems need protecting (incompatible with digging to the property line) and provisions made for them including legal/fiscal responsibility for developer (or their designate) to have them removed at their cost should they die within 5-years of the development.	An Arborist Report and Tree Inventory and Preservation Plan was prepared to preserve as many trees as possible. No off site trees are proposed to be damaged as tree protection zones are shown on the site plan.
Fencing between the properties must be included in the plan for privacy at my medical office and to avoid transfer of snow cleared from the proposed development to my property.	A 1.8m wood privacy fence is proposed on the east, west and south sides of the proposed development.

4. [redacted] PLAINS AVENUE)	
The driveway for the proposed development should be moved centrally to its north property line (currently it is justified to their east property line near the driveway to my office). This is for both driver's safety, and to reduce obstruction that exiting (147 cars/lot) from proposed development will have on patients travelling from the east trying to make a left-hand turn into my office building. Moving the proposed driveway centrally in their lots would also move it westward away from the nearby intersection at Filmandale. This was what was done at 320 Plains Rd E where a traffic light was also added.	As requested, a sightline assessment was prepared at the owners request to review vehicle movement conflicts. The report concluded that the proposed development's access can operate along with that of 300 Plains Rd.
I am concerned about seismic activity and vibrations originating from the proposed development will have on the integrity of my office building, premises (geothermal HVAC) and ability to practice medicine with the noise pollution while trying to interview and examine patients.	It is expected that the City will require vibration monitoring as part of the detailed design phase through site plan control.