

APPENDIX "C"

-----Original Message-----

From: Mike Hopkins [mailto:]

Sent: Tuesday, February 26, 2019 6:42 PM

To: Morgan, Melissa

Subject: None

My answer is no We enough condos in Burlington and the traffic at rush hour on maple is bumper to bumper. At 5.00 pm. Too much high rise building going on.

Mike

From: Doug B [mailto:]
Sent: Friday, March 08, 2019 2:03 PM
To: Morgan, Melissa
Subject: Files: 505-02/19 & 520-03/19 Condo Proposal @ 441 Maple Avenue

We live at 442 Maple Avenue (Spencer's Landing).

We take extreme opposition to the new proposed condo building at 441 Maple Avenue.

1. The proposal is for 153 condo units. This is approximately 33% MORE units than the number of units in our building.

- 2 Traffic congestion at the intersection of Maple and Lakeshore Road is horrendous. At evening rush hour, especially if there are problems on the QEW or Skyway Bridge, total gridlock is almost guaranteed. This happens frequently.

3. This SERIOUSLY impedes ambulances trying to reach Joseph Brant Hospital, or fire rescue crews attending major accidents on the QEW or the Skyway Bridge.

- 4 Adding vehicle traffic coming and going from 153 units in this proposed condo building on Maple Avenue would make an already bad situation much worse.

4. There is only ONE entry access lane from Maple Avenue on the South side of the proposed condo. Apparently, there is a space for a moving truck on the site.

Where will all the service vehicles park? These are CONDOS and owners will be making constant changes and upgrades. Service vehicles include plumbers, electricians, floor installers, painters, kitchen installers, etc. Large waste management trucks are also frequent.

There is NO parking on Maple Avenue.

5. Snow removal will be a challenge . Where will it go?

In summary, we feel this proposal is a bad idea, contributing significantly to an already heavily congested area of our beloved Burlington.

Thank you for allowing us to voice our concerns.

Sincerely,

Fran and Doug Ballingall

From: wendy boles [mailto:]
Sent: Thursday, February 28, 2019 1:17 PM
To: Morgan, Melissa
Subject: 505-02/19 & 520-03/19 - 441 Maple Ave.

Hi Melissa,

We would like to let you know that we are **OPPOSED** to the development at 441 Maple Avenue.

With all of the construction currently going on in the downtown core, (we can currently see 5 cranes from our window), there is no need OR ROOM for more condo's which = cars in the downtown core. There are already 2 more 17 story condo's going up on Brant Street that most residents don't want, we don't need another one. Not to mention the 3 condo's by Walmart (Fairview and Brant).

Burlington downtown **does not** have the infrastructure to handle more people and more cars. Nor does the city seem to have the employee staff to take care of things like emptying local public garbage can's regularly, or proper clearance of snow on both roads and sidewalks. Living at Maple and Lakeshore, there is already such a backup of traffic in that area that another 11 storeys would make it that much worse. Not to mention the already daily huge traffic backup to get onto Lakeshore off Maple Ave. for those going to the highway every day after work. Plus when there are accidents, getting home is a nightmare.

We get that the growth is necessary, but do it where there's room for roads to be widened and vehicle use can be accommodated. Thinking that people will be using bikes and walking is unrealistic.

Please stop ruining the reason why we moved to Burlington in the first place.. If i wanted to live in Toronto, we'd have moved there instead.

Thank you

Brett and Wendy Boles

From: Andrew G [<mailto:>]
Sent: Thursday, March 14, 2019 9:09 AM
To: Morgan, Melissa
Subject: 441 Maple Avenue

To whom it may concern,

I am a resident of 455 Maple Avenue, and I have a few issues with the proposed new building at 441 Maple Avenue. My building is oriented lengthwise similar to this new building. However, 455 is only 6 stories high and the new building (twice the height) is going to be quite close to mine. I am sure we will not have any direct sunlight most of the day. Living in shadow is unpleasant and unhealthy.

As an aside, no one will see the Lake any longer from our building, just our parking lot and the new building. I also do not know how this new building will affect wind patterns for the neighborhood.

Having 160 or so more cars accessing Maple daily will undoubtedly make traffic even more congested on Maple which is already heavy. The entrance/exit of the new building is next to the existing one for the building at the corner of Maple and Lakeshore, and could become dangerous for pedestrians, cyclists, and cars using that side of Maple. Construction noise and dirt are also an issue.

Please take into consideration the reduction in the quality of life for the existing residents of this neighborhood.

Sincerely,

Andrew Grieve,
407/455 Maple Avenue,
Burlington, ON
L7S 1M1

From: Jim Ryan [<mailto:>]
Sent: Tuesday, March 12, 2019 9:24 AM
To: Morgan, Melissa
Subject: Planning Application for 441 Maple Avenue

Melissa Morgan:

Re: 441 Maple Avenue Development Proposal

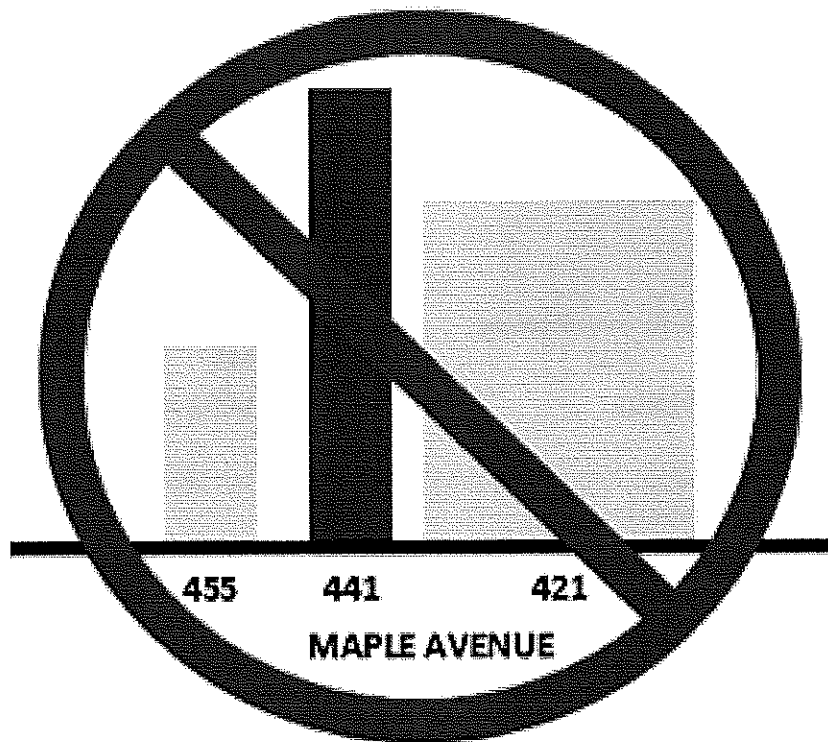
Thank you for notification of this development and the opportunity to comment.

The proposed plan as presented appears to be an over-development of the property, particularly in light of the need for the reductions in set-backs and parking requirements and the need to find additional off-site parking. We are particularly concerned with any reduction in the set-back from Maple Avenue. We live directly across the street at 442 Maple Avenue and any reduced set-back would only encroach on our privacy.

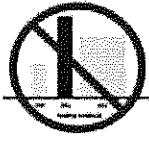
Another concern of ours is the traffic issues, on a street that is already a busy artery, dealing with additional traffic from 153 new units exiting onto Maple Avenue. With the French Language School on Lockhart Avenue, there are multiple school buses on Maple Avenue during morning rush hour and also again in the afternoon as well as a back-up of traffic during the evening rush hour.

Jim & Judy Ryan, 504 - 442 Maple Avenue, Burlington, L7S 2L7

Protect Downtown Burlington Skyline



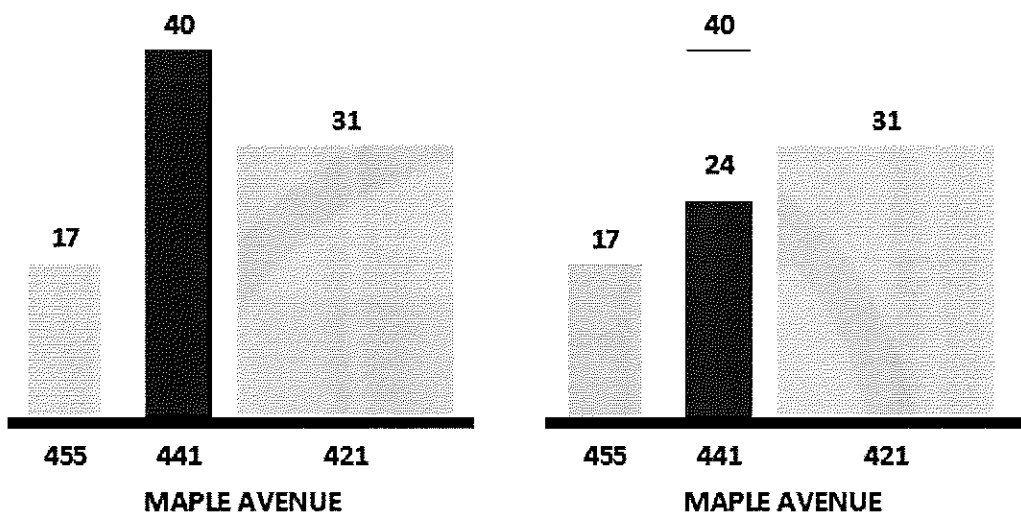
The proposed 441 Maple building will be twice taller than the 455 Maple and a third taller than the 421 Maple



Protect Downtown Burlington Skyline

Feedback and objection on the proposal to build a 40 meters tower adjacent to two existing building of 17 meters and 31 meters. To maintain the sky line of Downtown Burlington, we recommend 22 meters to 24 meters building for the 441 Maple and the denial of increase "density" from 56 units to 153 units driven by "financial greed" versus quality of life of the resident.

Building high versus total floor in the building:



- The propose building has 11 floors same than the 421 Maple but his nearly third higher and over twice the high of the 455 Maple.
- The developer designed higher floor high than the adjacent buildings. This proposed building height will be higher than all the adjacent building including the 14 floors of the 442 Maple.
- To respect the Downtown Burlington Skyline, the developer could use the same floor height than the 421 Maple and be the same height.

The argument about having only floor as qualifier of the building height is misleading as the project show.

- One day, a developer will use this loophole to build "loft apartments" resulting in doubling the height of the building but meeting the guide line about the number of the floors.
- Playing with floor high brake the purpose of the rule. The numbers of floor were an easy way to gage the height versus the neighborhood.



Protect Downtown Burlington Skyline

Parking Requirement:

This project use a misleading Parking study to justify reducing the number of parking required. The parking requirement need to stay at least at 191 spaces excluding the 15 rented space from Hydro One.

- The Parking Study alleges the peak usage to be 107 parking spaces. This approach doesn't take in account that in condo building the parking space are privately own by the condo unit and it is restricted for other than the owner to use. For this reason the minimum peak demand is equal to the number of condo unit plus some unit will demand a second parking if the unit owner own 2 cars. The bylaw is a minimum requirement at 153 parking spaces for the resident.
- Using the rented 15 parking spaces from Hydro One part of their application is risky for the City and the future condo owners as Hydro one could take back the land for their own use.
 - For example, if Hydro One decides to move the power line underground along the Burlington Beach or relocate them. This will free the renting parking to be developed.
 - It will be too late at that time to find/create those 15 extra spaces.
- As the condo owner will be unable to purchase more than one parking space. It is highly possible that the adjacent city parking become the parking solution, resulting in limiting the availability for other Burlington resident to come Downtown during the weekend.
- The reduced visitor parking availability will result in blocking space of parking at the city parking lot. Reducing access to city visitor to come downtown.



Protect Downtown Burlington Skyline

Setback, Landscaping and buffers.

We are not Toronto Downtown! Green space and buffers area are making a great and enjoyable area to leave in.

Reducing the Setback from 6 meter to 4.5 meter is not building a quality of life in the downtown.

- Walking along that new building need to reflect our value and reflect what Maple Avenue existing look. A nice buffer and landscape in front of each the existing buildings need to be maintained in this application.
- Shortening distance from the Maple Avenue and the main entrance of the building can increase illegal stopping for Pizza Delivery, UPS or Post Canada. Moving the Main entrance to the side or to the back of the Main Lobby could help.

Reducing de North side yard from 6 meter to 4 meter is not the right call for the future and beautification of the downtown.

- Presently the parking and garage of the 455 Maple is along that propriety line. If one day the 455 Maple is redeveloped the 6 meters buffer from both property will not be obtainable.
- We need to keep green space, the condo owner need space to enjoy the grass and to play with their dog. The North side will be a major grass area for that building.

Amendment require to eliminate the "Below Grade Parking Encroachments" is great for the developer but very risky for the city and the condo owners.

- Any repair of the foundation will require the permission of the city or the neighbor to use their land to get access.
- Heavy lifting equipment required for replacement of mechanical equipment on the roof will be problematic. When the air-conditioning compressor needed replacement on the roof of a condo tower in Mississauga, the neighbor refused to aloud the use of his land to install the crane and the garage structure could not handle the weigh. Forcing the condo owner to rent a lifting helicopter to do the work or to shut down the city road.
- Parking encroachment will limit choice of tree and type that can be use on top of the garage structure due to the root system.
- Risk of expensive repair for condo owner as the tree and grass of top will require regular watering and could be leak in.



Protect Downtown Burlington Skyline

Increase density

This project requires amendment of density bylaws with 3 times the bylaw limit

(153 units versus 56 units from the bylaws for property of that size)

(The Bylaws maximum of 200 units by hectares * 0.28 Hectares for that propriety =56 units)

Description	Units	Proportion of Unit Mix
Residential – 1 Bedroom	30	20%
Residential – 1 Bedroom + den	56	37%
Residential – 2 Bedroom	40	26%
Residential – 3 Bedroom	27	17%
Total	153	100%

- The project request amendment to **547 UPH versus the bylaws of 200 UPH**
- The 0.28 Hectares include 1.88m access easement from the 421 Maple. It is wrong to include someone else land in this calculation. For example, if in the future 421 Maple is redeveloped they will also use that piece of land in their calculation creating a double accounting of that land. With the exclusion of that land the development is now at 577UPH and the land is only 0.26 Hectares ($153 \text{ units} / (0.28 \text{ Hectares} * (35.94 - 1.88) / 35.94)$) (52 units for this development)
- This 3 times the bylaws target is not a minor deviations and need to be rejected.
- Existing and future bylaws are also around 3 times UPH over by this projects
- Close to 60% of the unit are small one bedroom unit. The level of small unit is driven by financial gorging has some of those unit will be only 620 square feet.
- The “Density” is a measure of environment enjoyment. Approving this density increase over the existing regulation will result of people leaving in smaller and smaller apartment to meet developer greed!
- The traffic is out of control due to those high density building. Often it takes over one hour to get from Guelf Line to Maple Avenue with the existing traffic. The traffic will continue worsen with the approved project underway in the Burlington Downtown. The traffic problematic will need to be addressed by the city at high cost to the citizen.



Protect Downtown Burlington Skyline

Social responsibility

I understand it is not the responsibility of the developer to keep the quality of life in Burlington. The existing and potential users of the service "Better Life Retirement Residence" are the loser of this project.

Also, I understand that it is not the responsibility of the developer to keep "Jobs" in Burlington. By closing the "Better Life Retirement Residence" those jobs could be lost for Burlington and/or Downtown.

Burlington resident could lose service in the city due to greed of a developer as the developer is under the obligation to replace those beds within the Hamilton Niagara Haldimand Brant Local Health Integration Network. When my father needed similar service as "Better Life Retirement Residence" provide, one of the criteria was to end is day close to families & friends and where he leaved his life.

Project Financial Feasibility

By applying the bylaws, this building will have no more than 52 units, 22 meters high and no less than 65 parking space excluding the 15 on Hydro One propriety.

It is not the responsibility of the city of Burlington to ensure that this project is financially feasible but to ensure that the future resident of Burlington in that building will enjoy leaving in Burlington Downton.

The developer have a short term interest to get the project approved, build, shove as many unit that they can knowing that future issue will be for the unit owner and the city to resolve. Clear example is the parking situation, if the city approved the use of the Hydro One parking in the calculation and Hydro One doesn't renew in the future.

If the project becomes not financially feasible for the developer, the social solution will be to rebuild the Better Life Retirement Residence if possible. If not; a cheaper approach could be a row of town house like in front of the 442 Maple.

Conclusion

Why having Bylaws if the city is not ready to make the developer follow them!

- By applying the Bylaws, the development of that small piece of land would integrate in the skyline of Downton Burlington.
- Keep the downtown environment enjoyable for all by protecting green space, high, density and city parking.

I strongly oppose this proposal to change the official plan designation & zoning for property located at 441 Maple Avenue

RECEIVED

MAR 13 2019

City of Burlington
Planning Department

My reasons for this opposition is as follows

① There is a Nursing Home presently in this location. With the shortage of Nursing Homes to accommodate the increasing needs of our population, it is important not to remove this existing Nursing Home. I imagine this Nursing Home requires some measures for renovations. This should be done, not destroyed.

② The construction of this proposed 11 storey residential apartment building development would increase the traffic on Maple Avenue and Lakeshore. This increase in traffic would result in safety issues. Ambulances, fire trucks and other first responders use this route many times daily, an increase in traffic would be a problem for safe flow of this traffic. Also many pedestrians use this route and the increase in traffic would be a ^{over}

potential safety issue.

③ The skyline of Burlington is disappearing with the increase of the many high rise developments being built in the beautiful and popular core. The building of these developments does not provide improvements to the waterfront area.

I appreciate you reading my concerns, I know there are many more issues presented by the building of these developments. Thank you.

Occupant of
455 Maple Ave
Burlington ON