



Community Feedback for Proposed Development:
84-104 Plains Road East and 990 Glenwood Avenue
Miura Development Group Inc.

This letter highlights the primary concerns of the undersigned community regarding the proposed development at 84-104 Plains Road East and 990 Glenwood Avenue (“100 Plains Rd E.”) and densification of our neighbourhood.

CONCERN: CHILD & PEDESTRIAN SAFETY

- 100 Plains Rd E. currently proposes: (1) access driveways on Glenwood Ave and Birchwood Ave, and (2) less than 1 parking space per unit.
- The challenges of turning left onto westbound Plains Rd E will inevitably push significant traffic onto Glenwood Ave, Birchwood Ave, Townsend Ave and Fairwood Place E – none of which are designed to handle significant traffic flow. This traffic will queue on Townsend Ave and Fairwood Ave for a right turn northbound on Lasalle Park Dr (Figure 1).
- Limited parking spaces at 100 Plains Rd E. will generate overflow parking on Glenwood and Birchwood, which further reduces traffic capacity by a significant degree (Figure 2).
- It is worth noting that through traffic and overflow parking conditions are already a daily issue during rush hour and school drop-off/pick-up times.
 - This further exacerbates traffic congestion on the highway and Plains Rd.
- The combined impact of increased traffic flows and overflow parking will lead to unsafe conditions for children and pedestrians within the community, specifically Glenwood, Birchwood and Fairwood.



Figure 1: Throughfare traffic queuing on Townsend Ave near Birchwood Ave (looking westbound). Result of an accident on hwy 403 at Waterdown Rd.



Figure 2: Overflow parking on Glenwood Ave near Plains Rd E (looking northbound) During peak daily traffic time during Glenview School pick up and drop off.

PROPOSED SOLUTIONS & CONSIDERATIONS:

- The **only** driveway access to 100 Plains Rd. E. should be from Plains Rd. It is recommended that this driveway access should be from a 4-way controlled traffic light at the intersection of Clearview Ave and Plains Rd E. This access point aligns with west end of the 100 Plains Rd. E. site and the main access point on the development at 53-71 Plains Rd. E, 1025 Cooke Blvd (Figure 3).
 - Note: Failure to align the driveway of 100 Plains Rd. E. and the main access point at the 53-71 Plains Rd E & 1025 Cooke Blvd development would lead to three busy, uncontrolled intersections within 300 metres
- Additionally converting Glenwood Ave and Birchwood Ave into cul-de-sacs (with the driveway entrance/exit from Plains Rd E.) with only pedestrian/bike access from Plains Rd E. This would significantly improve child and pedestrian safety, particularly during rush hour and school pick-up/drop-off times.
 - Cul-de-sacs align with the road network design of other neighbourhoods along the Plains Rd/Fairview St corridor in Burlington (Maple Ave to Appleby Line). These neighbourhoods also have limited intersections along Fairview St.
- Sidewalks are a potential solution but come with challenges given the neighbourhood design.
 - There are many mature trees of significance that would be at risk during sidewalk construction. 100 Plains Rd. E. is already removing a significant number of mature trees from the site. There are also some households that will lose driveway parking capacity.
- Overflow parking restrictions, particularly overnight.

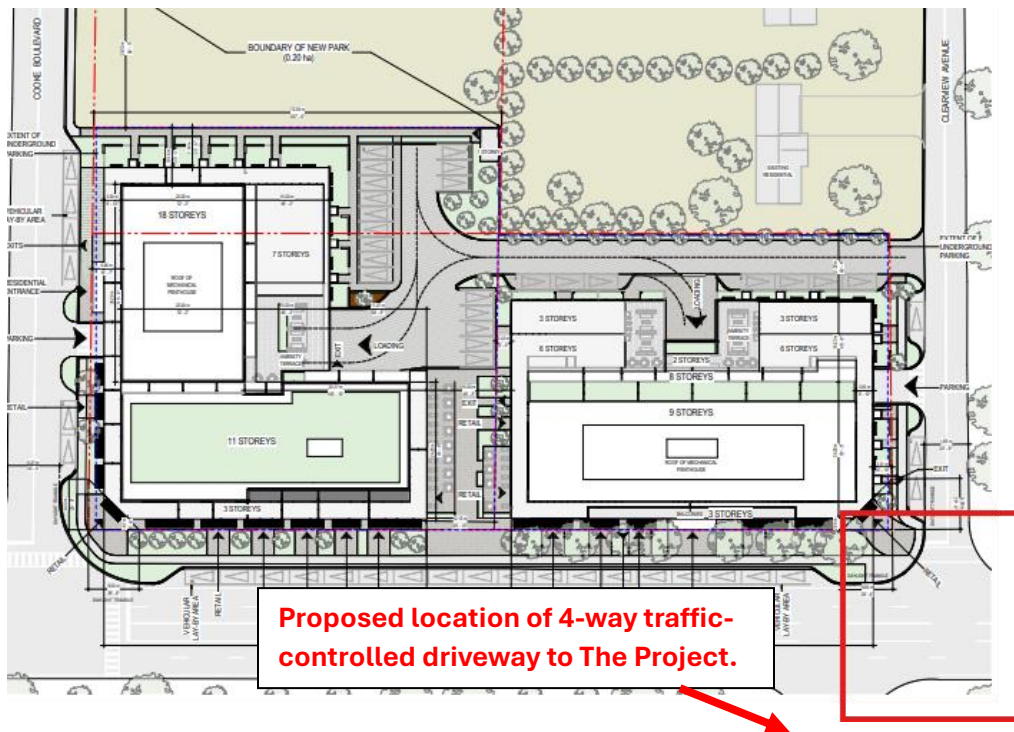


Figure 3: Development concept at 53-71 Plains Rd E & 1025 Cooke Blvd (as presented to OLT)

CONCERN: HIGH DENSITY & BUILDING HEIGHT

- 100 Plains Rd. E. is among the furthest properties from the “height peak” or highest density area of the Aldershot MTSA, and among the closest properties to existing residential (Figure 4). Given the approved development projects and target density near the Aldershot GO, there is not a reasonable need for maximum density on land adjacent to existing residential.
- 100 Plains Rd. E. should have density closer to the minimum thresholds given the more intense density that will occur in other parts of the Aldershot MTSA – namely, Aldershot Go Central, Cooke Commons and Emery Commons.

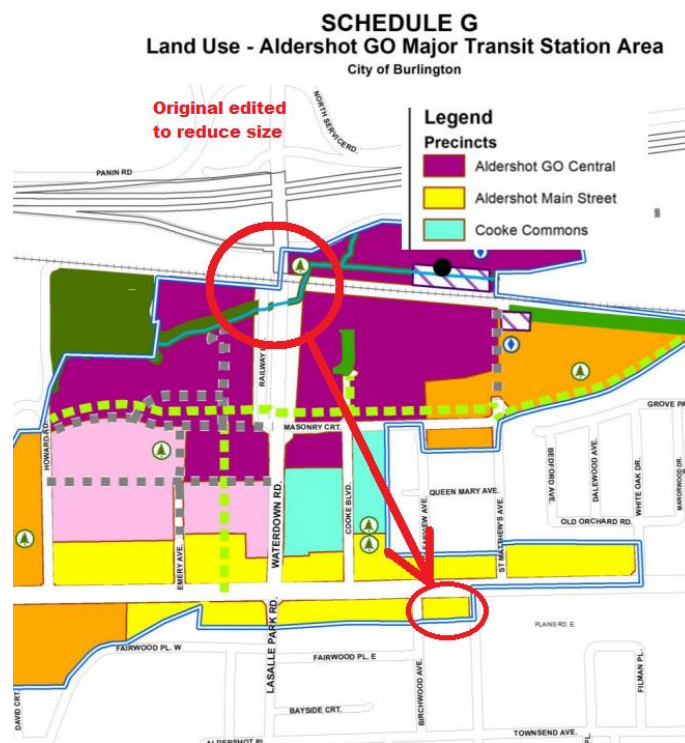


Figure 4: 100 Plains Rd. E. is among the furthest properties from the “height peak” in the MTSA and is embedded within an existing low-rise residential neighbourhood

- 100 Plains Rd. E.’s proposed floor plan includes: 3 (1%) studio units, 162 (64%) one-bedroom units, 48 (19%) two-bedroom units, and 41 (16%) three-bedroom units.
- Assuming 1.5 residents per bedroom (a conservative estimate as per The Ontario Building Code), the number of residents would be just shy of 600.
 - Residents per Hectare (RPH):, or 1,635 RPH. This is a staggering 10.9x the minimum residents per hectare (RPH) target of 150 for the Aldershot MTSA.
 - Floor Area Ratio: 100 Plains Rd. E.’s estimated FAR is 6.73:1, which compares more to 1120 Cooke Blvd (7.9:1) than 1085 Clearview (~3:1).

Table 1: Summary of key density statistics for comparator development projects in the Aldershot MTSA

Project	Precinct	Applicant	Acres	# Stories	# Units	Floor Area Ratio (FAR)	Residents Per Hectare (RPH)	RPH / Min MTSA RPH
100 Plains Rd. E.	Aldershot Main	MHBC Planning (Miura Developments)	0.47	11	254	6.7:1	1,635	10.9x
1120 Cooke Blvd	Aldershot Go	WND Associates (Adi Development)	0.95	29	1,139	~7.9:1	~2,657	17.7x
1085 Clearview Ave*	Aldershot Mid-Rise	MHBC Planning (Coletara Development)	0.63	6	160	1.6:1	~255	1.7x
Existing residential						0.5:1	30	0.2x

* Information report regarding official plan and zoning bylaw amendments for 1085 Clearview Avenue, 1082, 1086, and 1090 St. Matthew’s Avenue ([link](#))

- In the October 30th presentation the developer attempted to show appropriate massing using a 45-degree angular plane diagram. The diagram did not accurately follow the method laid out in Burlington’s Urban Design Guidelines for Mid-Rise Buildings. There was no angular plane diagram for Glenwood and Birchwood.
- There is an emerging concern across many communities in Ontario regarding smaller format condo units. These small format condo units are not a solution to Ontario’s housing crisis. Investors are the predominant purchasers of small format condo units, which adds significant volatility to supply/demand and occupancy. City of Burlington’s goal to add 15,000 long term residents to the Aldershot MTSA by 2051 would be better served with larger format units.

PROPOSED SOLUTIONS & CONSIDERATIONS

- 100 Plains Rd. E. should have density ratios closer to 1085 Clearview given the similar proximity to existing residential homes.
- The proposed floor plan (65% 1-bedroom or less) should be restructured in a manner that is most desirable for young families as this building is within fantastic school catchments. This would mean an increase in the proportion of 2- and 3-bedroom units.
- Lower height and deeper building form may allow for reasonable floor plan (and cheaper construction costs) without over densifying the site.

We welcome the opportunity to work with Miura Developments and the City of Burlington to establish the necessary mitigations for a contained level of safety in this community as well as a working relationship with this and future developers. This approach would eliminate unnecessary debate and further proceedings which would only serve as costly delays. Please see the attached signatures and comments from our petition which demonstrate that members in our community share the same concerns outlined in this document and strongly agree with the proposed solutions and considerations.

Best regards,

The Preserve Aldershot Task Force

Please see the attached document entitled 'Petition Signatures and Comments for 100 Plains Rd. E.'