Tammy Howe

From: William Barlow [redacted]
Sent: Sunday, February 7, 2021 3:28 PM
To: Barb Koopmans
Cc: Debbie Johnson; insidehalton@metroland.com; bsadewo@metroland.com; Gordon A. Krantz; [redacted]; Kristina Tesser Derksen; Rick Malboeuf; Mike Cluett; Rick DiLorenzo; Zeeshan Hamid; Sameera Ali; John Challinor II
Subject: Proposed development 501 Ontario Street

Dear all,

While I have previously written about the proposed apartment building development at 501 Ontario Street and I spoke at the statutory meeting of the Milton Council on January 18th, 2021, I would like to add some additional thoughts and opinions. I understand that the recommendations and decisions about this project will be made soon.

The main thoughts that I previously expressed still stand, that the height, density and character of the proposed building are not appropriate to this site and will detract from the generally very pleasant mature neighbourhoods of Bronte Meadows and Timberlea.

As you are no doubt aware, in this current pandemic many people are migrating from Toronto to the surrounding areas including Milton. The reason is to get more indoor space to work from home and outside space, as even High Park is now overcrowded. These migrants are not seeking small apartments in highly concentrated living quarters, what they are seeking is a place with more space and their own entrance door, not hallways and elevators where risk of infection is high. While this pandemic is hopefully a temporary situation it will not be the last one and likely not a hundred years until the next one as many draw parallels from the Spanish flu of a century ago. We did have close calls with SARS and MERS in the recent past and the Polio epidemic was a very serious situation 60 odd years ago. Things will not go back to the way they were, it will be a new normal as this experience will stay in our mind for many years to come.

I still cannot understand the consideration of this density, 297 units on 1.3 hectares in low density neighbourhoods. On the assumption of 1.5 residents per unit, 445 total residents, this is 343 residents per hectare (297 X 1.5 / 1.3 = 343). If the justification is the wishes of the Province of Ontario, Places to Grow legislation, then why is it that Maplehurst, a Provincial Institution, set on 43 hectares for 1,500 residents is 35 residents per hectare, about one tenth of the density proposed for 501 Ontario Street? I am not suggesting that anyone take away space from the residents of Maplehurst but I really question our priorities when we propose a rental for profit building adjacent to two low rise low density protected mature neighbourhood should be ten times the density of this Province of Ontario Correctional institution. The other Province of Ontario residential facility in Milton is the E. C. Drury School for the Deaf which is a fraction of the density of Maplehurst. Again, I don't wish to take away space from either institution but I just want to show this for density comparison purposes. To house regular citizens at this very high density is unwise, especially in a low rise low density neighbourhood and is clearly unnecessary! We do not need to ruin the character of our nice residential areas for this high density apartment building. Perhaps Milton should push back at the Ontario Government as this appears to be a double standard in terms of population density.

It also annoys me to no end that there is no infrastructure contribution by these infill developments. The Developers of the existing mature neighbourhoods and newer greenfield developments had to provide space for parks, trails, drainage ponds, schools, etc. and the price was passed on to the home purchaser. The infill

development residents will essentially use what we paid for in the price of our houses without any contribution at all. While this isn't High Park, the walking trails and taboggan slopes are really busy these days. Just take a look at the crowds near Food Basics or by 16 Mile Creek on Commercial Street these days.

So, again, please do not approve a density increase or allow the Milton Official Plan be violated with this proposed development. Perhaps the developer can be moved to making another townhouse development proposal rather than what is currently tabled.

Whatever development is approved for this area please ensure that a good buffer of trees are planted that may shield some of the noise, light and vision for the residents of the adjacent houses. The "Social or Recreation deck on the roof" is not something that should be allowed for noise, lighting and neighbours privacy. At the adjacent Bucci development that has been an ongoing construction site for more than 5 years, only a few trees have been planted near the children's recreation area and the promised fence to the creek has still not materialized. At least a large crane was not required to build the Bucci townhouses but it will be required for the proposed structure at 501 Ontario Street if approved, not something we want towering over us.

All we want is the continued quiet and peaceful enjoyment of where we have lived for more than 40 years.

Sincerely, Bill & Sandra Barlow

From: William Barlow [redacted]
Sent: Monday, December 14, 2020 8:46 PM
To: insidehalton@metroland.com; bsadewo@metroland.com; Gordon A. Krantz <Gordon.Krantz@milton.ca>; Colin Best <Colin.Best@milton.ca>; Kristina Tesser Derksen <Kristina.TesserDerksen@milton.ca>; Rick Malboeuf <Rick.Malboeuf@milton.ca>; Mike Cluett <Mike.Cluett@milton.ca>; Rick DiLorenzo <Rick.DiLorenzo@milton.ca>; Zeeshan Hamid <Zee.Hamid@milton.ca>; Sameera Ali <Sameera.Ali@milton.ca>; john.challinor@milton.ca
Cc: Barb Koopmans <Barb.Koopmans@milton.ca>
Subject: Proposed development 501 Ontario Street

As many of you are working from home due to the COVID-19 pandemic I have chosen to email my letter of concern regarding this development proposal. I would be delighted if this or an edited version of it, were published in the Canadian Champion. Please also feel free to share this letter with any interested party.

William T Barlow

[redacted]

November 17, 2020

To: Mayor Krantz, Milton Councillors & Milton Champion
c.c. Barb Koopmans,
Commissioner Of Planning Development
Town of Milton
Dear All,
I was glad to read in the November 12, 2020 Milton Canadian Champion piece by Bambang Sadewo that in October of this year that the Interim Control By-law was passed by Milton Council to protect the mature neighbourhoods of Milton including Downtown, Dorset Park, Bronte Meadows and Timberlea. Essentially this legislation is a temporary measure to prevent more inappropriate buildings that are not in character with these neighbourhoods. This will give time to draft better and more permanent legislation so that we can live in these areas of our town without the threat of it being assaulted by monstrous buildings that take away the charm of these pleasant residential areas of our town. Well done town planners, Mayor and Councillors to represent the values of the town that most residents have.
In this article Barb Koopmans, Commissioner of Planning Development is quoted, “So by maintaining the existing heights, we’re not creating any new situation that would be contrary to the new provisions that we may be bringing forward."
Unfortunately in this same month we saw a proposal for a new development at 501 Ontario Street, a 6/7 storey, (6 storey at the street and 7 storey near the creek), apartment building of 297 small rental units where currently three detached houses are now. This is a 99 time density increase proposal right in between Bronte Meadows and Timberlea, predominantly low rise residential housing. The proposed building is much higher than

anything in these residential areas. If this is built the residents of the upper floors will be able see into the backyards of the houses on the Ontario Street side of Valleyview and the valley side of the Gowland Crescent houses. For comparison the adjacent Bucci development of townhouses and stacked townhouses is 151 units on 8 house lots, less than 20 times the density but approaching 70 units per net hectare. As fate would have it the east side of this proposed structure includes a social deck on top of the building which will overlook the backyards of some Gowland Crescent residents including the backyard of our local Councillor John Challinor II. Now one may think that a member of the council would push back on such an intrusive development, however, as John lives so close to the proposed development he is deemed to be in conflict of interest on this proposal and will not be able to weigh in on this matter or vote on it when the statutory meeting comes to the Milton Council on January 18th, 2021. So if anyone has objections to this proposal then you should voice your opinion to the planning department and the other members of Milton Council. While it may seem like this is a straightforward issue that the Planning Department and the Council can just vote against and that life would just move on without anything being built to replace these three houses, but it is not that simple. Several years ago the Ontario Government required our Town and others to increase the density of housing within the existing developed area of town which required the planning department and the Council to approve areas of development intensification. The subject area has been designated for development intensification, so

developers have bought these houses with the expectation that they can build to support this intensification. So just saying no to this development will not prevent development as the land is already earmarked for development.

So what is a reasonable compromise? From my perspective the development should not be any higher than any building in the area, so no more than 4 Storey and that the density should not exceed the existing zoning of 70 units per net hectare.

The Planning Department and Council should tell the developer to go back to the drawing board to propose something in keeping with the character of the neighbourhood as the planning guideline of the Town requires. Please, please, please do NOT approve the increase in height and density for this development.

Interestingly, the developer seems so confident of the plan that a google search on 501 Ontario Street, Milton shows pictures of what is proposed as a fait accompli, 297 rental apartments targeted to seniors.

Proceeding with this building would seem to fly in the face of protecting our neighbourhoods, now we cannot build a huge house on our lot but we can take out three houses and put in a 7 storey apartment building with 297 units adjacent to our protected neighbourhoods. This just seems so inconsistent and wrong!

If other residents of the neighbourhood think that this development proposal is inappropriate then please let the Planning Department and Milton Council members know ASAP. I do not know the format of the statutory council meeting in these COVID-19 times, I do not know if public attendance will be permitted. So please write, call or email these decision makers.

Sincerely,
William T. Barlow
[redacted]

Tammy Howe

From: caramel 3 [redacted]
Sent: Monday, June 8, 2020 1:18 PM
To: Natalie Stopar
Subject: Notice of Complete Application - 485, 501, 511 Ontario Street

The proposal is for 297 units, increased from 230, accessed from Ontario Street. That's a lot of traffic in that intersection already for 230, never mind an additional 25%. If it's only access from Ontario street, I can foresee a lot of accidents, a lot of U-turns being done, and a huge backlog on Ontario Street where there are quite a few stoplights with little space between, especially from Laurier to Derry.

I can see that getting in and out of Town at the south will be a mess in the future.

[redacted]

Tammy Howe

From: JEMCOR [redacted]
Sent: Wednesday, January 6, 2021 9:52 AM
To: Mollie Kuchma
Subject: 24T-20004/M & Z-07/20 & LOPA-04/20
Attachments: Milton Delegate form001.pdf; ATT00001.htm

Importance: High

Ms. Mollie Kuchma
Senior Planner
Town of Milton

Dear Ms. Kuchma,

We are registering our intention to participate in the proceedings and discussion concerning the application of the Village Development Inc. to construct a U-shaped six (6) storey apartment building in 485, 501 & 511 Ontario Street South.

Our reason for participating in the proceedings regarding this specific project is that our property is located in Laurier Avenue which is directly abutting with the proposed apartment building and as such our property consists of a 2-storey Medical and Dental building will be adversely affected by the intended construction.

Initially, we would like to request for copies of the associated planning report; proposed Plan of Subdivision; Official Plan Amendment and Zoning By-Law Amendment.

Furthermore, we were trying to fill out the "delegate form" and click on SUBMIT, but it gave us this message - **Oops! Something is not right Sorry, a CSRF error has occurred. Your request cannot be processed.**

Because our request cannot be processed, we are providing you copy of our filled out DELEGATE FORM application.

Kindly take note that we are expressly requesting the Town of Milton to remove our personal information.
Thank you for your consideration.

Stay safe. God bless.

Cornelio & Jemelisa Azarcon
Property Owner
[redacted]

January 26, 2021

Barbara Koopmans
Commissioner, Planning & Development
The Corporation of the Town of Milton
Victoria Park Square
150 Mary Street
Milton, Ontario
L9T6Z5

Dear Barbara,

My name is Bruce Mayer. I live at [redacted]. I am writing you this letter regarding the development being proposed by Village Developments Inc. at 485, 501 and 511 Ontario Street South. I would like the following suggestions to be proposed to support the integrity of our community.

- Maximum height (4) storeys to keep with existing tree line.
- Roof type flat.
- All of residence parking be under ground, visitors parking above ground only.
- No rooftop access for tenants. (Deck, Patio, lounging area)
- Exterior brick and covering grey or black.
- Building set as close to Bronte as possible to keep as much of existing trees as possible on back of property.
- Shielded parking lot lighting.
- Restriction on waste management bins and timing of weekly pick-up.
- Noise restriction and posting of same outside building.
- Posted restrictions on access to conservation property and creek.
- Additional tree plantings around property. (As much as possible)
- Berm width and berm height. (As high as possible)
- Fencing on berm. Tree line on berm.
- Tree line and fencing on berm.

- Addition of a traffic light due to the influx of development within the Ontario and Derry area

In closing, I hope that these suggestions will be considered in the proposed development. I look forward to hearing from you.

Sincerely,

Bruce Mayer

[redacted]

Tammy Howe

From: L Peresan [redacted]
Sent: Monday, January 25, 2021 3:06 PM
To: John Brophy
Cc: Kristina Tesser Derksen; [redacted] Colin Best; Meaghen Reid; [redacted]; Mollie Kuchma
Subject: Re: Valleyview Cres Resident petition for road noise abatement

Hello everyone,

My name is Laura Peresan and I reside at [redacted]. I have a few questions in regards to the sound wall concern.

In 2019, Milton approved a sound wall along Steeles Ave East. This project was estimated to cost just over $1 million dollars. https://www.miltonnow.ca/2019/07/17/noise-wall-project-approved-in-milton/ Who paid for the completion of this project as I feel this would be similar to what the residents on Valleyview are requesting? Furthermore, what were the findings of a noise study for this project? Have there been any follow-up noise studies completed after the wall was created to compare the noise level?

Has the town of Milton explored other options for noise management? Many other municipalities have changed the type of asphalt used in high traffic areas such as upgrading to rubberized asphalt. Using upgraded rubberized asphalt, some road ways have seen a 12-decibel reduction in noise.

I also would be interested to know if a by-law will be created to manage the speed and type of traffic along Ontario street. Will there be a weight limit to the vehicles allowed to traverse Ontario St? Will there be restrictions on air braking?

The proposal to change the zoning from low to medium density is on the shoulders of the town. The residents should not be asked to bear the cost of this collateral damage.

Moreover, Milton purports to be progressive in environmental initiatives, however the decimation of all the trees along Ontario street runs counter to this ideal. Is there any recourse available with Conservation Halton that would allow these trees to be saved? Killing these trees is contributing to the death of Milton's character.

I think we all understand that towns grow and things change but this project is too much - there is no proper infrastructure or neighborhood protection in place. Ontario and Laurier will be too busy and frankly, it will be extremely dangerous. I am petrified to let my children even cross that intersection as it is. I can't even imagine what it will be like in 2 years if this project goes as planned.

-Laura Peresan

On Mon, Jan 25, 2021 at 10:52 AM John.Brophy@milton.ca <John.Brophy@milton.ca> wrote:

> It's a good point. I will ask how the noise experts have been dealing with that.
>
> Thanks,
>
> **John Brophy**, P.Eng.
> Director, Infrastructure
> 150 Mary Street, Milton ON, L9T 6Z5
> 905-878-7252 x2516
> www.milton.ca
>
>
>
> **From:** Kristina Tesser Derksen <Kristina.TesserDerksen@milton.ca>
> **Sent:** Monday, January 25, 2021 10:42 AM
> **To:** [redacted] John Brophy <John.Brophy@milton.ca>; Colin Best <Colin.Best@milton.ca>; Meaghen Reid <Meaghen.Reid@milton.ca>; [redacted] Mollie Kuchma <Mollie.Kuchma@milton.ca>
> **Subject:** Re: Valleyview Cres Resident petition for road noise abatement
>
> Okay, that's a fair point. But aside from waiting until things are back to normal, I am not sure how to fix that. May e we can factor in historical traffic volumes to get a true picture.
>
> John, do you have any thoughts on how to address the decrease in traffic during COVID, seeing as it may result in a misleading conclusion on the noise level?

Kristina Tesser Derksen
Town Councillor Ward 1
150 Mary Street, Milton ON, L9T 6Z5
905-691-8988
www.milton.ca

From: [redacted]
Sent: January 24, 2021 5:49 PM
To: Kristina Tesser Derksen
Cc: [redacted]; John Brophy; Colin Best; Meaghen Reid; [redacted]; Mollie Kuchma
Subject: Re: Valleyview Cres Resident petition for road noise abatement

Kristina,

My other concern is they are doing a noise study during covid while the country is locked down. Do they know the sound is 10 x worse?

Melanie Porter

[redacted]

Sent from my iPad

On Jan 24, 2021, at 4:51 PM, "Kristina.TesserDerksen@milton.ca" <Kristina.TesserDerksen@milton.ca> wrote:

> Hi Steve and all,
>
> A few points I want to address, because I don't want you to think we are ignoring you.
>
> Firstly, we are all troubled by the CN decision, but there are avenues that are being explored and it does not seem that this is the end of the road for this journey. That being said, not only are Colin and I the counsillors for the Tremain area, but we also both live a stone's throw from Tremaine Road, so we are well aware of the potential impacts.

Back to the Ontario St. noise: Colin and I did meet with John and our commissioner of planning to go over what the options are. As John spelled out in his email, there are regulations that dictate how this type of work is addressed. And as I mentioned in a previous email to you all, there is going to be some cost born by homeowners. Those are the realities we all need to face if we want to move ahead. Melanie, you mentioned that there was a previous discussion with the developer and that he offered to cover the cost. I'd like some more details on that conversation, so if whoever spoke to him could get in touch with me, I'd appreciate it.

The Developer's offer aside, one of the concerns I raised to John was the material of the fence. Firstly, I wonder if there's any actual scientific evidence that shows concrete mitigates soundwaves better than wood. I've done a little bit of initial research, and while masonry is described as "ideal", wood is listed as also an excellent option. John explained to me directly, and also in his email, that once a noise study is carried out, we will know what material is required to bring the sound within the acceptable decibel level.

As John also explained, there has to be an agreement from home owners to accept sharing of the cost. John is working to get some dollar amounts together for you. I understand that you will not commit to something if you don't know the amount. That is reasonable, and I fully support that.

I expect that, within the coming weeks, we will have some numbers to share from which you can make a more informed decision on the revised petition. Until then, if someone can provide me with the information I've asked for above (details on conversation with developer, and evidence in material suitability), that'd be appreciated.

Thanks,
-Kristina

<esig_cb7daa72-4770-4979-b68f-eed4c3985ef2.png>

From: [redacted]
Sent: January 24, 2021 10:52:30 AM
To: [redacted]
Cc: John Brophy; Colin Best; Kristina Tesser Derksen; Meaghen Reid; [redacted]

[redacted]; [redacted]; Mollie Kuchma
Subject: Re: Valleyview Cres Resident petition for road noise abatement

So Mr. Brophy, Mr. Best, Ms. Tesser-Dirksen and Mr. Gill,

Now what!
https://www.insidehalton.com/news-story/10314445-controversial-cn-intermodal-hub-in-milton-gets-green-light-from-federal-government

Already, trucks carrying rail containers are the worst for noise and vibration impact to our homes. Now we are going to have a steady stream of them through the Town and behind our homes on the way to the 401. Wait you say, these trucks will be diverted to to Tremaine Road? Let's bring in the Councillors from the Wards bordering Tremaine and see what they have to say?! After all, there appears to be some disparity from what new Miltonian neighbourhoods receive verses long standing residential areas?

And just an FYI Mr. Brophy when is the last time the Town, Region etc. Used red cedar for fences? It would appear it's time for your bi-law to be updated!

No more B.S. !

Steven Porter

[redacted]

[redacted]

On Jan 22, 2021, 4:12 PM -0500, [redacted] wrote:

> Hi Melanie and all,
>
> This is disgusting! The town of Milton is responsible for containing sound pollution when they continually create it. They have zero respect for their long standing residence/tax payers and seem to be quite happy to just drive us out of town. This is the only town I know of that allows full truck traffic through residential areas and they do not care about the safety concerns this presents. This is not about just sound mitigation, this is also about protecting our families. Milton politicians do not care!.... lets just allow over a 1,000+ trucks a day to barrel through a residential road at 60-80 km h at all hours of the day, and add thousands of more cars with new high rise buildings that do not have proper road management. The concrete fence is not only to protect our health, it is also to protect our property from cars and or trucks from coming through our yards if there is an accident. Again Milton politicians

do not care! They do not seem to care that the sound levels in our yards is pushing 110db, which will absolutely increase by putting a 6 storey wall (building) across the street, which their engineers/city planners have not figured out that sounds bounces off buildings yet and can add another 10-20db's and this is on the builder!

I do not feel we need to amend the petition at all! This needs to be paid in full by the town and or combined with the builder and this needs to happen before building starts.

We need to talk about signs on the back sides of our fences in protest, we need to look at getting the press involved and we may need to look at expanding this petition beyond our street and look for support from all ontario street residences regarding the truck traffic, which creates massive safety concerns and sound pollution on all of Ontario Street.

Again, if anyone is interested in a sign, I will get some pricing in the coming weeks.

Colin and Kristina, please do your jobs and fight for your people! Do not just push paper across the desk and say your job is done. This building will set a precedent for all other buildings that will be put up in your neighborhood. Do the work now! before it gets more out of control.

Thank you

On Thu, Jan 21, 2021 at 8:29 PM Melanie Porter <[redacted]> wrote:

> Dear neighbors of Valleyview Cres,
>
> **Important please read..**.
>
> The town of Milton is asking us again to pay 25% of the cost of the wall. Again with no estimate of cost. Further, stating any premium materials, IE; concreteattenuation wall**,** will be born by the residents with additional costs of engineering acoustics study??? This alone could cost thousands of dollars. Why are we paying for this for the builder? ...

I find it very difficult to say I will pay 25% if I don't understand how much I will be paying.

This is the same thing that happened last time. I am asking all of you to send your thoughts to Mollie, Megan and John attached to this email.

The builder came to our houses to see what we thought about the building, and OUTRIGHT, said he'd be willing to pay for the sound wall... I think the town needs to ask the builder for the 25%.. did the builder tell any of you ? I know he told my husband , and I and said it again with our neighbors Trevor and Stephanie Hogan.

Also, please note ; "**Currently the standard is western red cedar, however if premium materials are agreed upon by all participants, 100% of the premium costs will be apportioned to residents"....**

we are asking for concrete this could DOUBLE the cost to the residents...

My thoughts are WHY are we paying for this when the TOWN is asking us to infringe on our privacy rights, with apprx 450 cars headlights, per day going into our backyards. As we heard on the town council meeting on Monday night, it is in the bi-laws that they wanted to preserve the character of older Milton. The councillors Kristina Dirksen and Colin Best are asking the BI-law be changed so that it conforms to meet the demands of current and future growth of Milton. This should include concrete vs red cedar.

PLEASE stress you opinions and concerns. I will amend the petition, and see how many homes will be willing to pay the 25% ++++++Please see below the message I received today from John Brophy.

Wondering if anyone has the builders card or phone number. I would like send this email to him. He was very nice and willing to help.

Thanks

Melanie

Melanie Porter

[redacted]

Sent from my iPad

On Jan 21, 2021, at 9:06 AM, "John.Brophy@milton.ca" <John.Brophy@milton.ca> wrote:

> Melanie, I am writing to advise that your petition for the installation of a noise wall along Ontario Street needs to be amended in order to move this forward. The policy of the Town of Milton complies with the Local Improvement section of the Municipal Act and as such needs to comply with the prescribed process outlined in the regulations.
>
> - The Town's policy and the Local Improvement section of the Municipal Act deals with shared cost projects and your petition deals with full cost apportionment to the Town of Milton. Residents in favour of the petition need to be informed of cost sharing and sign with this in mind.
>
> - The types of material used for the local improvement is determined during the design process to deliver the results needed to do the job. Your petition indicates a concrete wall.
>
> I have prepared suggested wording for the petition that meets the requirements of the Act and The Town of Milton policy;
>
> _____
>
> **This petition is to request that the Town of Milton undertake a technical study to assess the need for a noise attenuation wall along the reverse frontage of properties on Valleyview Cres., adjacent to Ontario Street. Subject to the results of that study, that the Town design and construct said noise attenuation wall. It is understood that this project (including the initial assessment study) would be undertaken in accordance with the Local Improvement section (O. Reg. 586/06) of the Municipal Act and would be cost shared with The Town of Milton (75%) and land owners (25%) as per the legislation and Town Policy No. 68 (re: Installation – Noise Attenuation Features).**

Cost sharing will include;

- **Engineering costs including the acoustic study, design of the wall , construction contract administration and all costs associated with construction.**

Material components of the wall will be determined during the design phase of the project. Currently the standard is western red cedar, however if premium materials are agreed upon by all participants, 100% of the premium costs will be apportioned to residents.

It is understood that the approval of the project is subject to the results of an acoustic study and, if warranted, the inclusion of the required funding in the Town's Capital Budget process.

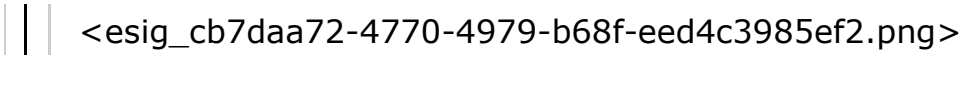
This petition will be filed with the Clerk of The Town of Milton for certification.

I have discussed this petition with the Town Clerk, Meaghen Reid and she has provided the following protocol for petitions;

"Best practices for a petition would be to have the purpose of the petition at the top of the document and space for the inclusion of the name, address and signature of each person signing the petition. Each page of the petition document should be formatted the same, so that each person signing the petition is aware of the purpose of the petition that they are signing and they know to include the required information. If you are using an electronic document or program, you will want to make sure that there is a way to include a validated or confirmed signature of each person."

I am still investigating a budget level cost for this project and will inform you when done.

Thanks,



Tammy Howe

From: [redacted]
Sent: Monday, January 18, 2021 9:01 PM
To: Mollie Kuchma
Subject: Re: Valleyview Cres Resident petition for road noise abatement

Yes please include, this is a representative of the Valleyview residents concerns. This comes from most of the 17 residents. 2 have not been included as they were renters.
Thank you
Sincerely,
Melanie

Melanie Porter
[redacted]
Sent from my iPad

On Jan 18, 2021, at 8:28 PM, "Mollie.Kuchma@milton.ca" <Mollie.Kuchma@milton.ca> wrote:

> Thank you Melanie.
>
> Just to clarify – would you also like the letter below included as part of the public record? If included as part of the public record it will be attached to the final planning report in the appendices (lesser private information). Alternatively I can speak to the questions and concerns within the letter without attaching it as an attachment. I just want to be sure to include it if that is your intention.
>
> Thank you,
> Mollie

Mollie Kuchma, M.Sc. MPA MCIP RPP
Senior Planner, Development Review
150 Mary Street, Milton ON, L9T 6Z5
905-878-7252 x2312
www.milton.ca

Please note that all Town of Milton administrative offices are closed from Dec. 24, 2020, and will reopen on Jan. 4, 2021. For more information regarding Town programs and services during this closure, please visit the Town's website.

From: Melanie Porter <[redacted]
Sent: Monday, January 18, 2021 8:22 PM

To: Mollie Kuchma <Mollie.Kuchma@milton.ca>
Subject: Fwd: Valleyview Cres Resident petition for road noise abatement

Mollie,
This is the original email including the petition of residents of Valleyview. I just want to be sure that all of our concerns are brought to council. John Barlow address most of it but I was a few mins late for the meeting so I did not know how to get a voice on the meeting.
Thank you for adding this to the meeting.
Sincerely,
Melanie

Melanie Porter
[redacted]
Sent from my iPad

Begin forwarded message:

From: Melanie Porter <[redacted]
Date: September 28, 2020 at 9:47:46 PM EDT
To: robert.thompson@pc.ola.org, parm.gill@pc.ola.org, john.brophy@milton.ca, ombudsman@adr.ca
Cc: [redacted], kristina.tesserderksen@milton.ca, colin.best@milton.ca, [redacted]
Subject: Valleyview Cres Resident petition for road noise abatement

Re: Valleyview Crescent Resident's Petition for Road a Noise Abatement

Dear Parm Gill, Robert Thompson, and Milton Ombudsman,

Further to my facebook conversation with Robert Thompson from the office of Parm Gill, MPP For Halton, we appreciate the opportunity to meet with Mr. Gill to discuss the continuing concerns of the residents of Valleyview Crescent whose homes back on to Ontario Street South. It is our opinion that for years the Region of Halton and the Town of Milton has placed a low priority on the health and safety concerns and the growing traffic noise emitted from Ontario Street South of these residents affected residents. More so now with the Town of Milton's exponential growth in it's industrial base, residential and high density residential development, there would appear to be continued disregard for the preservation of the private property rights and enjoyment of existing homeowners in areas directly affected by this growth.

In 2018 Bucci Homes started construction on 154 unit, medium density townhouse complex behind homeowners on Valleyview Crescent. At that time the residents publicly voiced their concerns to Milton Council including traffic signals for safe ingress and egress and light and sound protection from increased

traffic flow. No such controls were implemented by the town. Further, Bucci Homes (AKA- Abbey on Sixteenth) appeared to exploit the lack of infill building bylaws for infill development and even after repeated complaints to the Town's Building departments about site safety and protection (no perimeter safety fence or dirt and dust mitigation barriers). For growing on three years, dirt and use from the site ended up in our homes, in our swimming pools and on our windows and patio furniture. Further, due to the absence of policy dealing with wildlife, our street has become infested with rats, mice, skunks and the like. This is also brought about the concern of health due to the increased potential of rabies.

As previously mentioned, both the Town of Milton and the Region of Halton has made a number of attempts and petitions for a sound mitigation wall. Unfortunately, responsibility for the road known as Hwy 25 or Ontario street south, was transferred to the Town of Milton from the Region of Halton and with it any chance of sound protect. During our own 30 year residency on the street the buck has been passed from region to town and has continued for 30+ years.

In 2019 a plan of subdivision for a property at the corner of Derry and Ontario Street was approved for Briarwood (AKA Milton Towers). As part of the development proposal a noise feasibility study was conducted. See report drive.google.com/file/d/13feRr5bZ4w_t5b36eWTI2hvgrah3_BAE/view?usp-drivesdk. dated Sept 29, 2017.

In our opinions, reports like this one and 2012 traffic studies referenced by real estate developers are severely outdated and in no way reflect 2020 traffic volumes and noise levels on a major arterial road such as Ontario Street (Hwy 25) that services other major transportation routes used by both Milton residents and and businesses.

The noise feasibility report above specially demonstrates that the Decibel levels recorded were far in excess of the MOE allowable limits. Far in excess for a resident to have " Right of quiet enjoyment of our property" for which I believe is a right under law. In the study the consultant recommend a height of 5 meters for noise at the south of the development. In our observation this is most likely due to transport trucks braking and starting from a stopped position caused by the traffic lights a Derry Road and Ontario. We would like to point out that the residents of Valleyview Crescent are also subjected to the same noise levels from south bound traffic from two intersections (Laurie Avenue and Ontario Street as well as Derry and Ontario Streets).

Now, as residents we have been notified of another project going in across from our back yards for a 5-8 story high rise apartment building, with more traffic noice and light entering onto Ontario Street and coming into our backyards. Reading the developers proposal https://www.milton.ca/en/business-and-development/resources/501-Ontario/Planning--Urban-Design-Rationale-02-June-20.pdf , it has come to our attention that although all streets adjacent to the development were referred to by name when sating there would be no negative impact to these streets, Valleyview a Crescent was only referred to as "existing low rise" with NO reference to the impacts of this development.

Point of note. Guelph, Burlington and Mississauga have installed "Noise

Attenuation Barriers on Major all Roadways through residential neighbourhoods. As an example, Guelph line in Burlington, a 10ft concrete wall was installed the entire length of Guelph line to the QEW. For all property owners.

On the city of Mississauga website in 2009, the city approved 100% city funding changes to the noise attenuation. Why not Milton?

At the beginning of September 2020, following the notice of the apartment building proposal we approached all the affected residences of Valleyview Crescent and presented the option to sign a petition (attached) for the municipally fund installation of a proper sound protection (mitigation) wall in accordance with MOE guidelines for sound mitigation. There are 17 homes that back onto Ontario Street, 15 signatures by ALL owner occupied residents signing. Two owners we could not get at home.

In the petition we are requesting a concrete or resin noise barrier wall behind our homes to replace the current, town (or region) owned a 4ft chain-link fence. which collects garbage and refuse and serves no sound protection. Every wood fence seen currently facing Ontario Street, on the 17 Valleyview Cres. homes were installed paid for by the residents with no assistance from the town or Region. As we have installed our own wood fences in some cases reinstalled, we are not willing to pay for another ineffective Town, share funded WOOD fence. We want sound proofing.

Current sound levels in our back yards have been measured, by us with our own equipment, at average levels of 116 db's. The maximum guideline from the MOE is 45 dbs. We understand these are not official measurements but request the town/region provide up to date traffic studies and request an independent noise pollution study.

With Milton's continued growth plan, both commercially and residentially, the potential CN Intermodal, as well as more high density residential development and expanded industrial development that includes millions of square feet of warehousing (more transport trucks); we are asking for your help at the Provincial level to fight with us against the Town’s apparent disregard and real estate developers over simplification of provincial and ministry guidelines. Our hope is you will assist us in obtaining a 100% municipally funded, noise barrier wall behind our properties and maintain the values of our properties to the same values as all other Valleyview Cres. property owners.

Respectfully,
Melanie and Steve Porter , Stephanie and Trevor Hogan

<image001.jpg>

<image002.jpg>

<image003.jpg>

Melanie Porter
[redacted]
Sent from my iPad

October 22, 2020

To whom it may concern,

As residents of Valleyview Crescent, Milton, a residential street/neighbourhood with 17 low-rise, single family homes with rear yards immediately across Ontario Street South from the proposed development 485, 501 and 511 Ontario Street South and directly affected by this development, we have the following questions/concerns:

1) First and foremost, as one on the most impacted streets by the development, why has "Valleyview Crescent" not received specific mention in your Planning and Urban Design Rationale dated June 2020 other than a slight mention to "low-rise homes" in the area? Note: We two property owners of 17 home owners directly across the Ontario Street, to the west. These 17 single family, detached, low-rise homes will be directly affected by the proposed, mid-rise, apartment building.

   Already existing concerns:
   - Heavy traffic noise and air pollution and damaged roads. A large portion of which is attributed to diesel tractor trailers and tractor trains which are steadily increasing relative to the intense commercial/industrial growth in Milton's new north and east industrial corridors.
   - Pedestrian safety. There is currently 0.8 km between signaled intersections and crosswalks causing pedestrian crossing in non-designated areas.
   - Issues with displaced wildlife, rodents and concerns for rabies from neighbouring development(s)
   - We anticipate added vehicle noise, parking overflow which will end up on our street, added light pollution into our bedroom windows and loss of any privacy in our backyards due to the overlooking height of the building.

2) Please clarify if this proposal is for a 6, 7 or 8 storey building as there appears to be mixed information even in your own proposal.

3) Where is there an existing precedent on Ontario Street or in Milton for an infill, apartment project of this magnitude as infill within an existing residential neighbourhood?

   The existing low-rise apartments on Ontario Street north (mostly 3.5 – 4.5 stories) existed prior to the subdivision known as Dorset Park where proper buffering etc. was considered in the plan of subdivision. Not the other way around.

4) How does a 6, 7/8 story building with 297 units fit with the current Milton Official Plan together with policies 84 & 85 (4) of the Regional Official Plan? (both are below).

Milton Official Plan
"3.2.1.2 Further provides that residential intensification should be guided by the character of adjacent established neighbourhoods; be stepped back or setback; and rear or side yards abutting existing residential development shall be designed to include fencing and landscaping and other design features to mitigate noise, light and visual impacts."

Policy 84 & 85 (4) of the Regional Official Plan
"Seeks to make more official use of developed lands, housing stock and available services to increase the supply of housing while maintaining the fiscal characters of existing neighbourhoods."

5) Understanding that the Province's Urban Intensification Plan focuses on intensification within urban boundaries, where is the justification for going from three, low density, detached home lots to a high density, mid-rise apartment building with little regard to fitting into the surrounding residential areas?

6) Does the developer plan to provide protection in the form of a privacy / noise abatement wall that meets the Ministry of the Environment's recommended policies for noise and light protection for the residents directly affected by the development?

   On page 40 of the report it states that the low-rise dwellings on the west (Valleyview Crescent) of Ontario Street South will not be negatively impacted for privacy, overlook or shadow.

   This statement alone shows a total disregard for property owners of Valleyview Crescent. There is an existing, dilapidated, Town owned, 4ft chain link fence separating the property owners from Ontario Street South and beyond in the east. Existing wood fences on these properties are privately owned by the residents. The developer nor the Town should have the expectation of the residents to provide further adequate protection. Noise levels in the area already exceed MOE guidelines by twice the recommended levels. With a building of the proposed height and it's proximity to Ontario Street South, traffic noise will reverberate off the building and be amplified into the rear yards of the affected Valleyview Crescent property owners.
   An existing Complaint with Town and Provincial representatives has been put forth.

7) What site protection measures for debris and dust control are to be implemented and maintained during construction?

   On the Bucci Homes development to the immediate north, there has been no site protection from the construction, dust and noise whatsoever, and still doesn't. Our widows, garden furniture, plantings and pools have been riddled with dust from the site for in excess of two years without any support or investigation from Town officials and a total disregard from the builder.

8) What is proposed to control ingress and egress from the development onto an already congested and busy road?

   Traffic studies do not appear to account for the exponential commercial/industrial growth, the percentage of heavy vehicle traffic using Ontario Street South as a link to the QEW, 407 and 403 in the south and vehicular traffic from the proposed high rise apartments at the SE of Derry and HWY 25 that will obviously use this route to the 401 to the north.

9) What protection will be provided to mitigate the light from headlights of vehicular traffic exiting the building, beaming into the bedroom and rear windows of affected Valleyview Crescent homeowners?

10) What measures will be implemented to protect Valleyview Crescent from overflow parking in the development?

    The catwalk between Valleyview Crescent and Ontario Street in addition to and Laurier Avenue provide the most convenient (shortest) routes to the development.

We thank you in advance for addressing our concerns.

Respectfully,

Steven and Melanie Porter – [redacted]
Trevor and Stephanie Hogan, [redacted]

c.c. Colin Best, Milton Town Council, Kristina Derksen, Milton Town Council