

July 2021

Ms. DeLeye,

Enclosed with this letter is a petition, which was circulated during the month of June, concerning the proposed development of Lanca Construction, of the # 6 Maple Ave. N. property in Burford.

This was a door-to-door campaign which concentrated mainly in the neighbourhoods surrounding the site. Over 200 residents signed, which attests to the widely-held view, that the Lanca proposal is inappropriate. If time allowed, and the small team that carried out the petition were able to knock on the door of every home in Burford, surely the number would have been far greater.

Opposition to the Lanca proposal can not be denied. Almost everyone approached agreed to sign.

During the face-to-face encounters with the residents, several concerns about the Lanca project were frequently expressed. Some of these, I have included in two previous letters written to you, but there were additional ones as well.

RECEIVED

JUL 13 2021

COUNTY OF BRANT

FIVE STAR
SERVICES

The commonly held concerns are:

① Water Supply

It was stated that the sheer size of the development was too large for the property and could only be detrimental to the water quality and quantity in adjacent neighbourhoods and beyond.

② Impact of Population Density

The proposal would generate between 300 to 400 residents, which would exacerbate the water issue and create many traffic problems in the neighbourhood closest to it.

The site's parking lot is designated for 160 cars, which would not suffice to handle the much larger number of tenant vehicles. Some would be forced to park on the nearby streets, creating problems for existing residences closest to the site.

③ Forest Removal

In the Lanca plan, the forest at the back of the #6 Maple site, would be removed for a massive septic bed.

With this removal, the bedrooms of homes on Minshall which back on to the property, would be adversely affected by the all-night lighting of the #6 Maple parking lot, as the forest buffer will be taken away.

④ Information Sharing About the Lanca Proposal by the County

While doing the door-to-door canvassing for the petition in opposition to the Lanca proposal, it became abundantly clear, that 98% of the residents didn't know anything about the matter and this figure even included residents who live very close to the site.

They felt this was wrong.

The issue should receive widespread updates. Many residents were not comfortable with zoom meetings and felt the developer was using Covid as a shield to avoid confronting them. The latest zoom meeting

had only 20 residents tune in. A final decision on whether to approve what Lanca wants must not be given until open forums are held face-to-face, for the citizens of Burford.

⑤ Small Town Character

Bigger is not always better. Many, especially young couples, expressed the reason why they moved to Burford was for the quality of life a small town provides.

They came to Burford from large urban areas and they want to raise their family in the small town environment that Burford now has and they want to keep this. Many commented about how sad it was to see the rapid changes occurring with Paris.

They lamented the loss of quaintness of that community. Paris they felt was rapidly losing the quality which had made it a special place. They don't want Burford to be an extension of this massive urbanization, that is reaching out from the Golden Horseshoe.

They don't want to be part of 'Mississauga West'. The Lanca condo plan could be a slippery slope toward that happening.

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⑥ Development that the People of Burford Want

Residents are in agreement that the property in its present state is deplorable. They know something will have to be developed there.

Several couples lamented the lost opportunity the Maple Ave. school presented, when it first became redundant by the county school board.

Some mentioned plans they had for the building, saying how they wanted to buy the property to make it into a complex to accommodate seniors.

They stated that whatever is now done with the site must be the right fit for the community. Many agreed that a cul-de-sac with detached single-family homes would be in keeping with the neighbourhood and such housing would not have the negative outcomes of the condo plan, but also there was a common desire expressed to use the site for a seniors complex similar to Westside Village near the Burford Arena.

FIVE STARS
XXXXX

This may be the most appropriate use for the #6 Maple property. The site could likely handle 35 to 40 seniors one bedroom, one storey units. The complex would thus have less than 100 residents which would be far less than the 300 to 400 that Lanca wants to squeeze into the site.

There would be no need for a massive parking lot as each resident would park their vehicle close to their front door.

The septic/well system would be much easier to resolve compared to the Lanca plan.

In the Expositor article of the July 8 edition, the president of Lanca Construction, Nathan Lancaster, lamented the time it took for his grandparents to access a unit at Westside Village. He understands the need for such accommodation, so why not drop the inappropriate condo plan and get behind a senior complex development for #6 Maple.

Of course, the number of units has to be appropriate for the site. The size of a complex can't be on the scale of those in Brantford due to the well/septic reality of the property.

Included with this letter and petition is a sketch of a layout for a possible senior's complex for the site.

As with my previous sketch for a cul-de-sac plan, that was shared with the planning department the senior's idea makes reference to previous uses of the property — the Miller Farm which was established in the early 1800's and the schools of the site. Burford's first school was constructed in 1808 and the current one on the site in 1967. You will see this reflected in the names provided for the access lanes of my senior's complex plan.

* A Special Request

I ask that this letter, the senior's complex sketch plan, and the petition opposing Landcords, be circulated to all those in the county planning department, as well as the county council.

Also, I ask ^{that} communication of the county administration concerning this matter, be much more widespread throughout the Burford community.

Sincerely,
Mike Robinet.

PETITION

**RE: The Development of #6 Maple Av N, Burford
(The Old Maple Av School Property)**

WHAT WE OPPOSE:

This petition is in opposition to the current proposed construction of 80 condos in two large structures, which will cover approximately one quarter of the property.

There are potentially several negative impacts of this development on the surrounding neighbourhood, some of which include:

Density

This property which has an area of approximately 5 acres will have more residents than the entire bordering survey of Stewart, St William and Wilson Streets.

Traffic

The intensity of the vehicle noise and flow activity will greatly increase on the neighbouring streets. The proposal calls for a parking lot which will cover about a third of the property to accommodate 160 vehicles.

Water

Burford is on a well/septic system and this proposed development will draw a massive amount of potable water and generate a huge volume of waste water. This sadly, has the potential to affect adversely both the quantity and quality of water for the neighbouring properties.

Property Values

The two huge structures proposed on the property extend almost from the public sidewalk to half the length of the #6 Maple Av N site. They are not in keeping with the current neighbourhood housing mix.

The sheer size and proximity of these two large structures will adversely affect the resale value of neighbouring properties. For the present owners, this is tragic as this is their main investment.

Property Management

The proposed development will be a rental/owner mix. This is known to be problematic in other such projects.

The Property Management will be distant and regularly in a state of flux. Issues as they arise will not be addressed effectively to the satisfaction of the residents and neighbouring properties.

The following are those who oppose the current proposal of the developer for 6 Maple Av N.

Rather they support a project such as the construction of detached single-family homes on the site, accessed by a Cul-de-sac which would be in keeping with the existing housing mix of the neighbourhood.

NAME	ADDRESS	PHONE / eMail
Shane MacLachlan		
Brian WATKINS		
Morris Brock		
Kasia Banks		
Chris Hastings		
Todd GODDARD		
BOB ANDERSON		
RICK SIBBICK		
Horraine Sibbick		
LYNNE ANDERSON		
DARRYL KONKIEWICZ		
Ann Jennings		
Ann Jennings		
Mr. Hooper		
L. Krumman		
Obel Coter		
Debbora Allgood		
Brian Allgood		
Ryan Allgood		
Julie Cassidy		
Kathy Klassen		
Ben Klassen		
Sophie Hewwood		

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NAME	ADDRESS	PHONE / eMail
Paul H. Beards		
June E. Lemmer		
Tom Stevenson		
Heather Stevens		
KEN BEECHER		
Bob Beards		
John Waters		
SCOTT PATERSON		
Catherine Peterson		
Jessie Parker		
Diana Jones		
E. L. Jones Jr.		
Violet Fairbairn		
Art Frey		
Bob Thompson		
Monica Hennig		
Marty Baron		
R. Lindley		
Mary Funn		
Nastassia Petersen		
Steve Nixon		
VINCE ^{SUE} FERRACCIOLI		

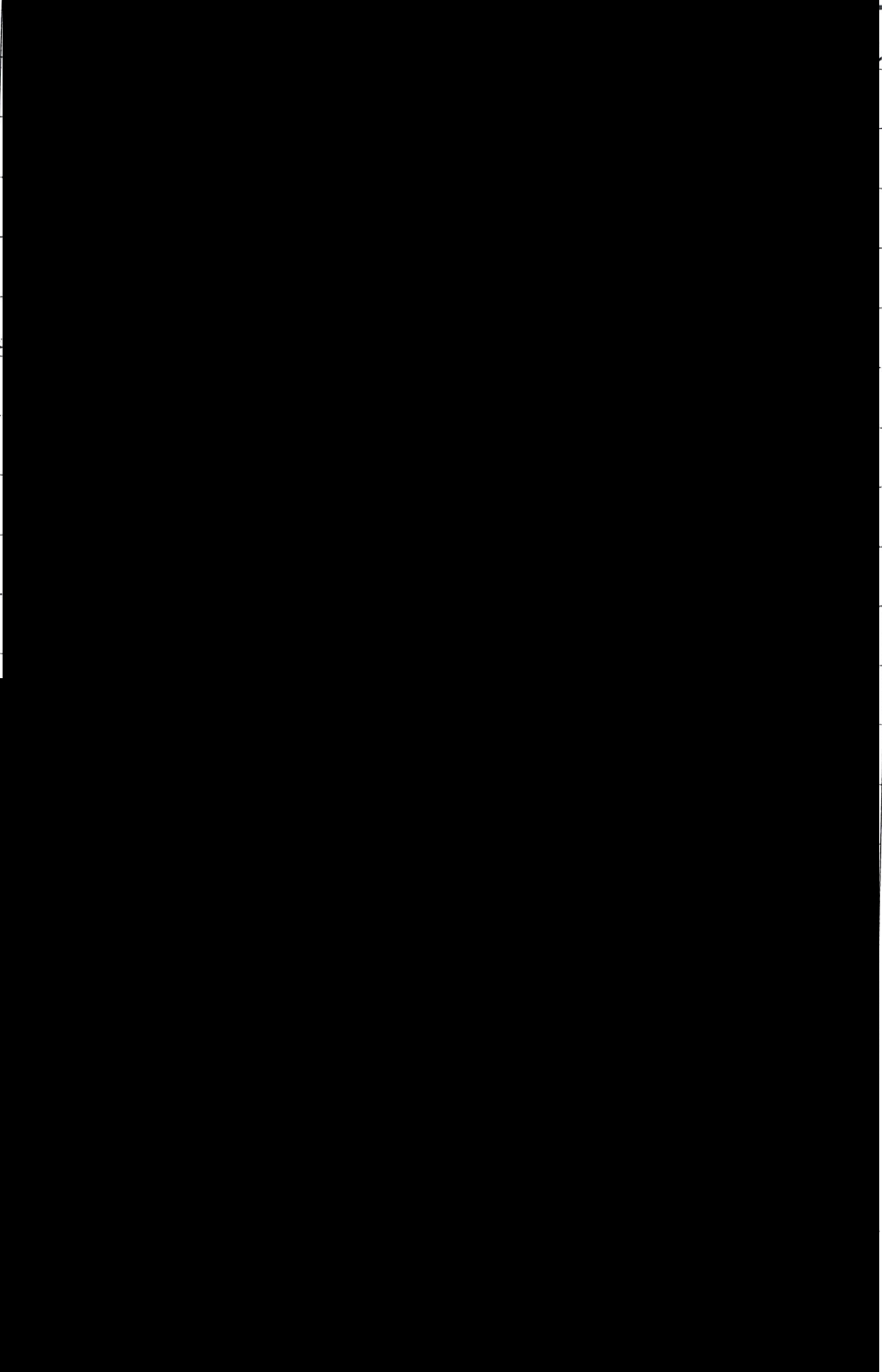
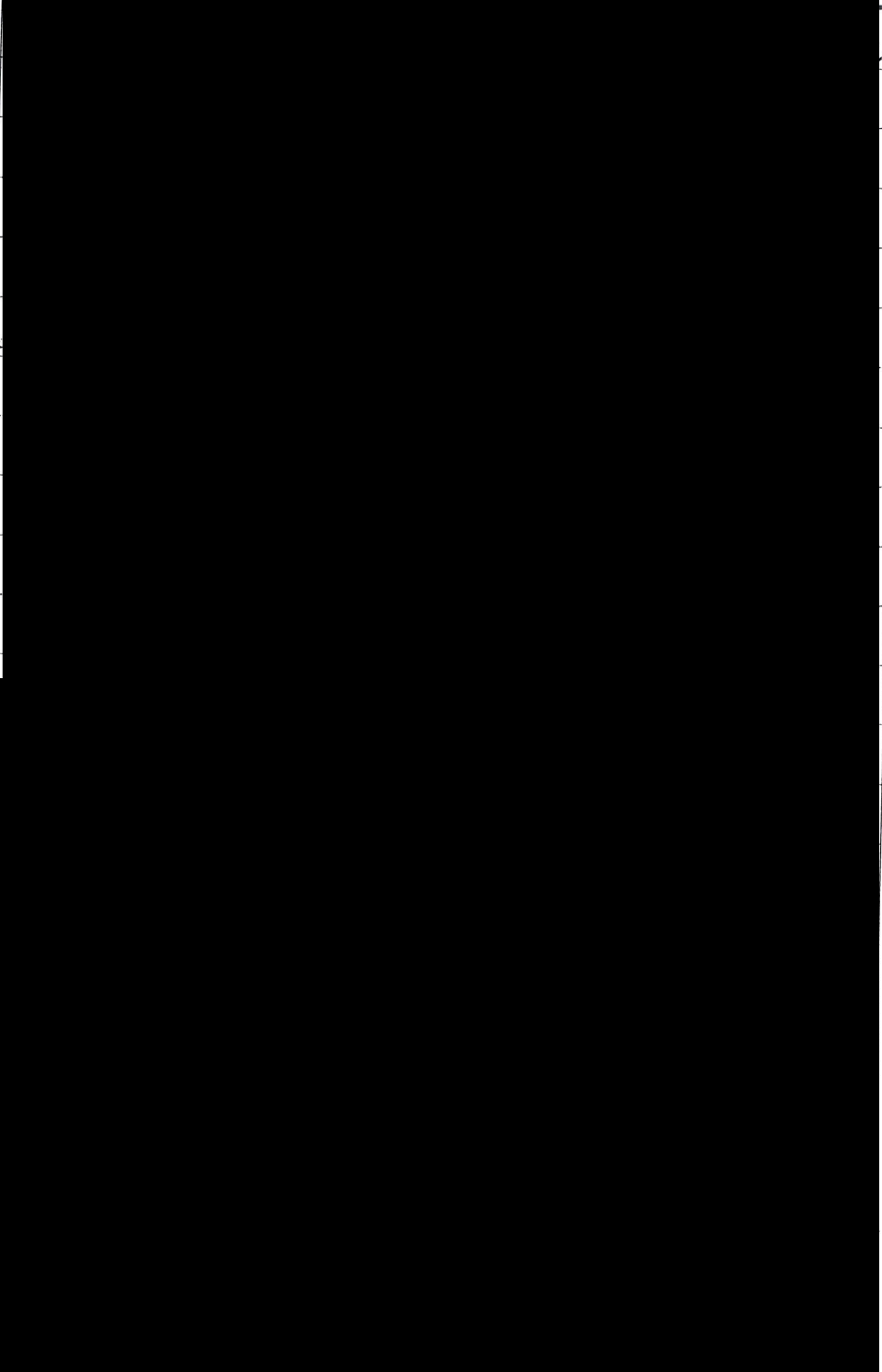
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NAME	ADDRESS	PHONE / eMail
Pat ylters		
RON BLAD		
ELSIE BLAD		
Marie-Dore Kozette		
GREG CHAPMAN		
Dale Daiken		
Chris Lewis		
NICHOLAS		
Don Pedley		
Don Pedley		
Sandy Pedley		
Clayton Obediah		
Jo Boucher		
Melanie Stefan		
Ilona Harvie		
Don Hardie		
MaryAnn Bell		
Warren Bell		
Mike Dalton		
Guy Conway		
BRENDA CONWAY		
Jim Havers		
James Paul		

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NAME	ADDRESS	PHONE / eMail
Patricia Pilon		
MIKE AUSTIN		
Marilyn John		
Alan		
Mark Norn		
BRAD MARTENS		
MIKE PREISS		
MIKE AIRD		
Nelson Duggard		
Ray Duggard		
Robert Duggard		
Taysha Sinclair		
Sarah McCole		
Julie Willigenburg		
Matthew Terzo		
Kyle Fox		
Michelle Hart		
Cathy Gurney		
Brandon Kinrade		
Dorothy Kerner		
Tom Good		
BILL GLOBENSKY		

D.C.A.

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NAME	ADDRESS	PHONE / eMail
Helen Torelli		
Paige Mykytowich		
Susan Sutz		
L. L. Herrman		
Marcos Borda-daguen		
Diane Wallace		
Mike Kaufman		
Debbie Gould		
Paula Rittter		
ROBERT SPRYET		
Lisa Allen		
Marion Allan		
Bernard M. B.		
Jim Tank		
John Tank		
John Tank		
Margaret Berg		
Amber Gatter-Nichols		
Ed. Sultz		
Rob Beckel		
Sylvia Van Berkel		
KEVIN SMITH		

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NAME	ADDRESS	PHONE / eMail
Katharine Pucher		
KIRK CHAPMAN		
JENNIFER HANS		
KEITH MARKLE		
Barbara Markle		
WALTER NOVIKOW		
JAN NOVIKOW		
NATASHA NOVIKOW		
CHRIS NOVIKOW		
Ryan Rudarsky		
Charlene Roschart		
Deborah Doolittle		
Simone Clark		
PETER CLARK		
ROMAN HENZL		
Vicki March		
Chris Matthews		
Lisa Schneider		
David Massicott		
Ken Leitch		
WILE GURNAY		
Dyanne Jakowetz		
Leta Zondag		

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NAME	ADDRESS	PHONE / eMail
John Pluin		
Anja Pluin		
Brian Zondy		
Fran Salata		
Ryan + Megan Craft		
BARRY BANKS		
PAT BANKS		
Judy + Bob Sheppard		
Angela + Chris Green		
SUSAN BAKA		
Frank Baka		
Sally Baka		
Barbara Brown		
LIS ASH		
Kathleen Kunkel		
Amenda Dobson		
Dave BAXTER-T		
Hemill Myroff		
John Paul		
Maureen Paul		
Gerta Dorensen		
Chris Dorensen		
Paul De Keens		
Cyril Morrissey		
Ronald Clifford Corl		

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NAME	ADDRESS	PHONE / eMail
RICHARD BRENT		
LARRY & JOAN FAIRBAIRN		
Robyn van Engen		
MARILYN MANNING		
Harry & Lillian		
Gail & Mike Robinet		
ARLENE & ALAN WINTER		
Chelsey + Matthew Hepp		
DAVID & BETTY PATEMA		
Angela & Matt James		
Jim & Janet Brown		
Rickie & McKayla Straul		
Donna Cromwell		
Donna Cromwell		
Nancy & Allan Day		
Ashley Hill		
Rick Brown		
Angela Paton		
TRISTAN CARTER		
Richard Kennedy		
Kenice Moore		
Don Furtner		
Ann + Mike Breault		

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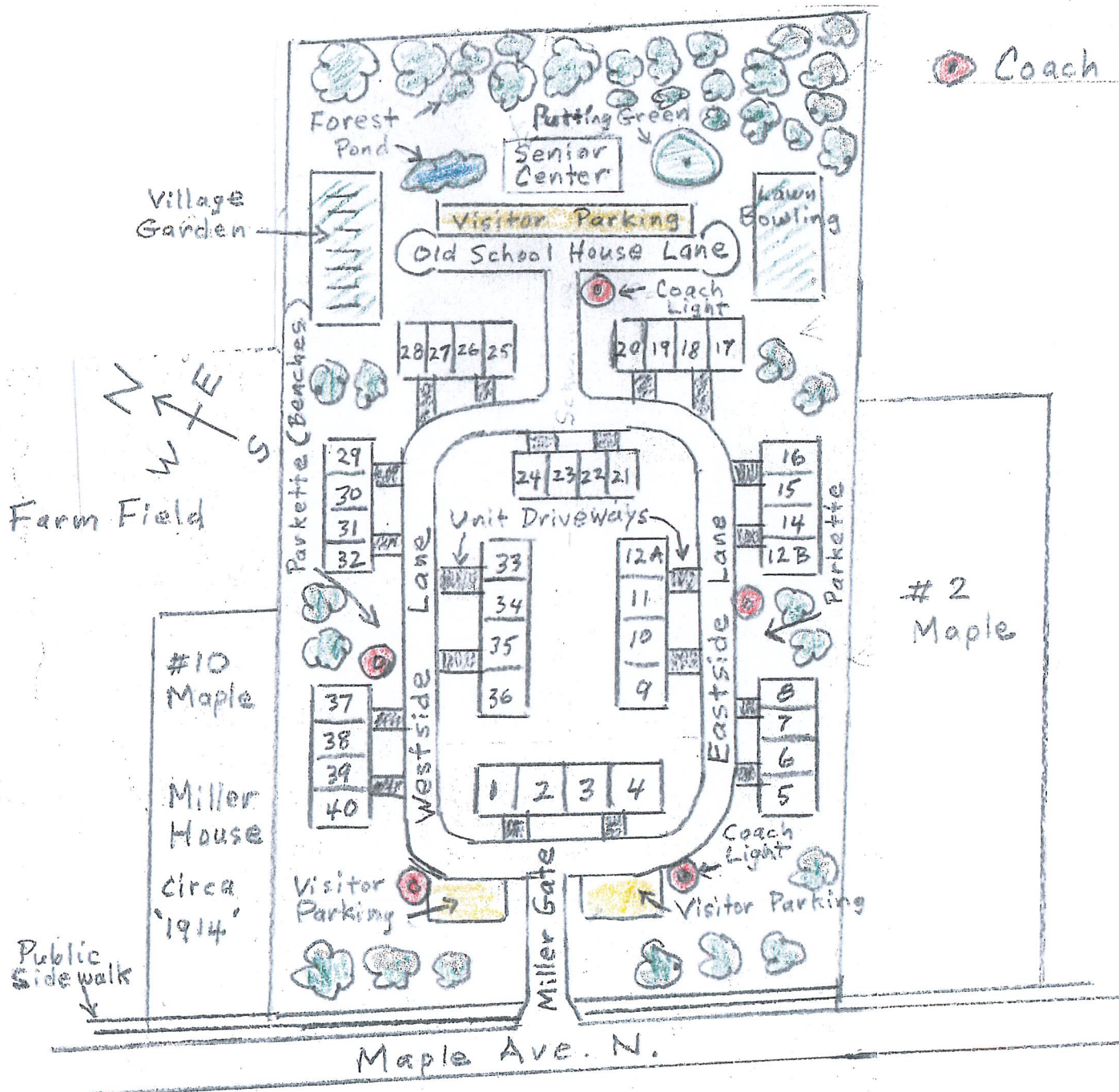
NAME	ADDRESS	PHONE / eMail
Darlene Austin		
Bethany Austin		
Harold & Carol Hinkle		
Brent Dawes		
Catherine Dawes		
Madison Dawes		
Joan Hepp		
Lori Rudy		
Rick Horvath		
Kelli Edwards		
Rae Robichaud		
Lindy Smith		
Bill & Karen Harrison		
Sarah Bell		
Detek Gatwate		
Adam Smith		
Teresa Charters		
Lucas Charters		
Brigitte Soenen		
Steve Burnoughs		
John & Theodora de Boer		
Merion Beal		
Shane Reynant		
Cathy Winter		
Reynold Winte		

"Miller Meadow Village" #6 Maple Ave. N.

A community for seniors within Burford.

Holy Trinity
Cemetery

Coach Light

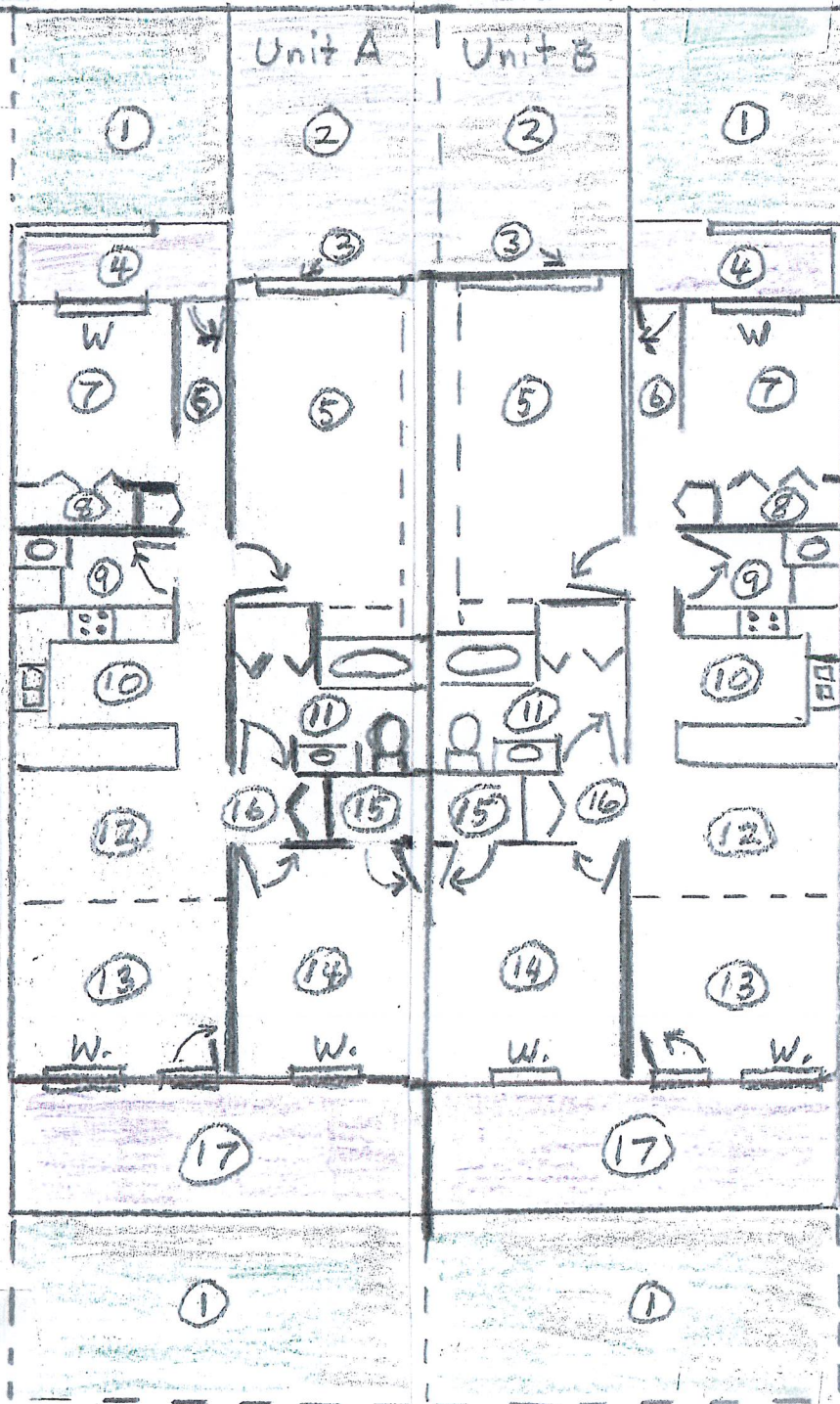


Miller Meadow Village

* Rental units for seniors

Possible unit floor plan

Access Road



Legend

W - window

door and direction it opens

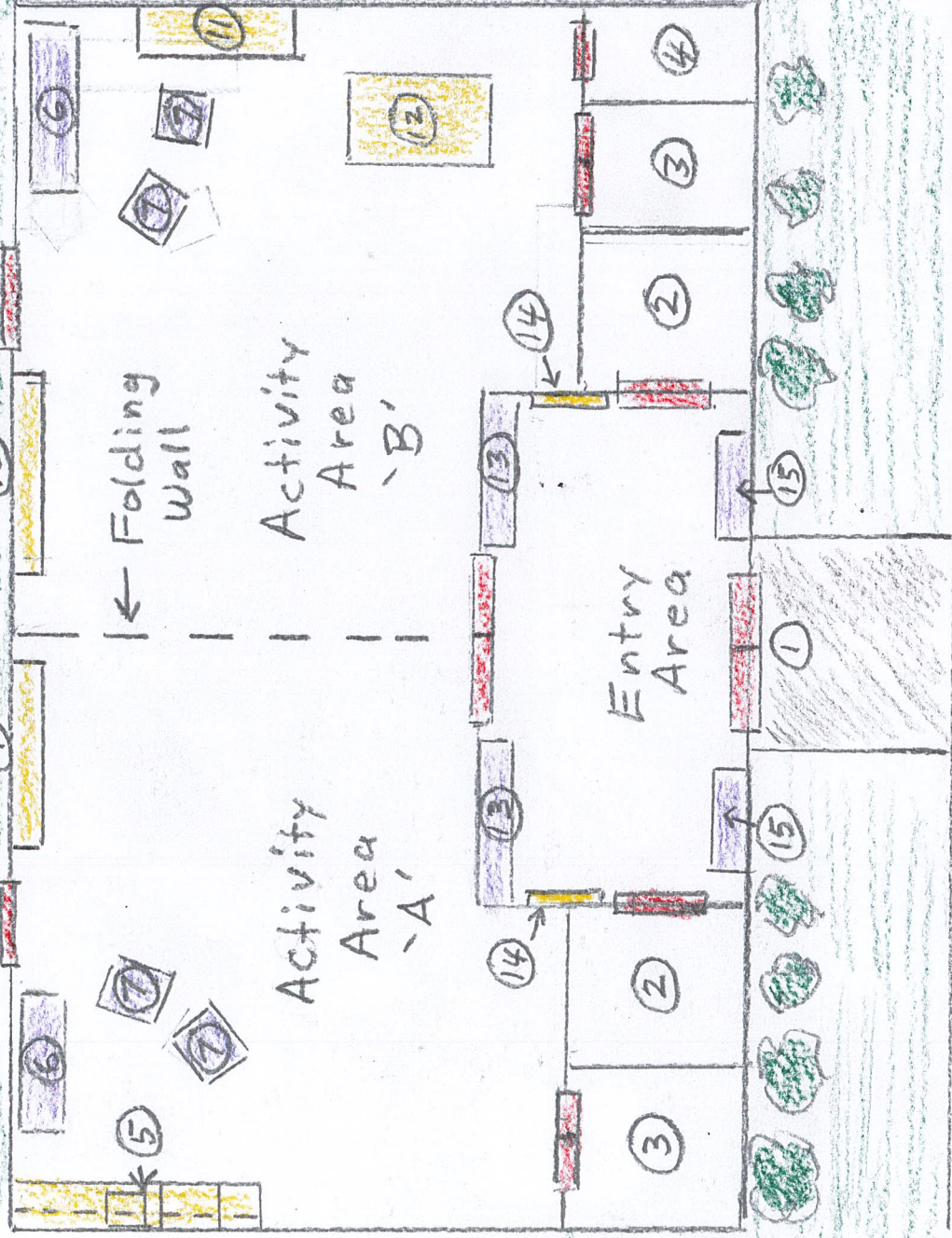
- ① lawn
- ② driveway
- ③ garage door
- ④ front porch with railing (no step up)
- ⑤ garage with storage shelving and garbage storage bin. Weekly pick-up at end of driveway.
- ⑥ entry hall
- ⑦ den/2nd bedroom
- ⑧ closet
- ⑨ laundry room stacked washer-dryer with laundry sink.
- ⑩ kitchen
- ⑪ Bathroom: shower, bathtub, toilet, sink (Wide door - wheelchair access).
- ⑫ dining area
- ⑬ livingroom area
- ⑭ bedroom with walk-in closet
- ⑮ walk-in closet
- ⑯ linen closet
- ⑰ patio (no steps) accessed from livingroom by backdoor.

* These units are designed for the needs of seniors.
No steps and wide doorways for wheelchair access.

Miller Meadow Village

Seniors' Center

* The center could be used as one large room or divided with the folding wall to allow two activities to occur without disturbing one another.



Legend

- ① Double Door Entry
- ② Wheelchair Access Washroom
- ③ Stacking Chair and Folding Table
- ④ Mechanical Room (Furnace etc.)
- ⑤ Kitchenette (Fridge - Stove etc)
- ⑥ Soft Chair
- ⑦ Soft Chair
- ⑧ Emergency Exit Door
- ⑨ Craft and Board Game Storage
- ⑩ Self-serve donated library
- ⑪ Shuffle board
- ⑫ Small pool table (Can cover for ping pong)
- ⑬ Coat Racks
- ⑭ Bulletin Boards for Center News
- ⑮ Bench

Some Suggested Center Activities

- * Exercise Group
- * Interest Groups
- Cards
- Crafts
- Guest Speaker etc.

Visitor Parking

* The center is an amenity for the residents but could be open to other seniors for a nominal annual fee.