

June 21st 2019,

RE: 1085 Clearview Ave & 1082, 1086 & 1090 St. Matthews Ave. Application to amend the Official Plan designation and Zoning By-law to permit a 6 storey residential apartment building with 160 units (approx 0.62ha)

File No.: 505-01/19 & 520-02/19

Further to receipt of the comments outlined in the Town of Burlington's Internal Comments, dated May 25th 2019, we herewith enclose our response. As such, we have structured our response to each of the comments.

Detailed comments and responses are as follows:

Re: TI-1 - Tree Inventory, Protection, and Removals Plan and Arborist Report

1. Show the proposed development from the latest site plan, grading and utility information on the Tree Inventory, Protection, and Removals Plan.

The proposed development from the latest site plan, grading and utility information has now been provided on the Tree Inventory, Protection, and Removals Plan

2. Note the ownership of the trees (e.g. city, private property, neighbour's tree)

Ownership now noted.

3. Show the minimum tree protection zone in addition to tree protection fencing on the plan, in accordance with the City of Burlington's Tree Protection and Preservation Specification SS12A.

The extent Tree protection Zone is represented by the varying sizes of tree symbol and is now noted in the legend.

4. All city trees are proposed to be removed (25 total). Consider whether it is possible (and desirable) to save additional trees along the Masonry Court right-of way (Trees 12, 15, 18, 22, 28).

Trees have been reviewed and appropriate specimens are now to be retained.

5. Consider whether trees close to the property lines in fair to good condition can be saved (Trees 1, 4, 5, 6, 7, 33, 34, 45, 46, 47, 49, 54).

Trees have been reviewed and appropriate specimens are now to be retained.

6. Saving existing trees on site, particularly along shared property lines is strongly encouraged.

Trees have been reviewed and appropriate specimens are now to be retained.

Re: Landscape Concept

1. Update the Landscape Concept per the latest Site Plan, and show grading and utility information.

Grading and utility information now include.

2. Show location of surface bike parking.

Now shown.

3. Show how the proposed landscape strips can accommodate mature plantings, fencing and required grading (e.g. swale) and utility locations. The reduced setbacks don't seem sufficient to provide landscape areas which can create a visual buffer between properties and improve compatibility between uses.

Plantings have been increased and soil volumes varified.

4. Show soil volumes provided for proposed tree plantings.

See Soil Volume plan.

5. Landscaping on the subject site should be provided along Masonry Court to screen the residential patios and contribute to an enhanced pedestrian realm.

Landscape has been enhanced to address screening and pedestrian realm.

6. The main entrance to the building from Masonry Court should receive an enhanced landscape treatment.

Enhanced landscape treatment at the main entrance to the building from Masonry Court has been added.

7. Double board solid wood fence and enhanced landscaping (dense coniferous and deciduous trees and shrubs) are required along the east, south and west property lines to mitigate headlight trespass from parking stalls and provide privacy for residents using the outdoor amenity area, patios and balconies.

Double board solid wood fence, dense coniferous and deciduous trees and shrubs have now been provided along property lines.



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