



SHAPING GREAT COMMUNITIES

December 18, 2017

File: 17149

City of Burlington
Planning and Building Department
426 Brant Street, P.O. Box 5013
Burlington, ON, L7R 3Z6

Dear Ms. Rosalind Minaji:

**RE: Official Plan Amendment & Zoning By-law Amendment Application
1335-1355 Plains Road East, Burlington**

GSP Group represents the owners of the lands located at 1335-1355 Plains Road East in Burlington. The purpose of this application is to facilitate the redevelopment of the Site into 9 traditional block townhouse units along the northern half of the site, 17 back-to-back townhouse units on the southern half of the property, and 12 back-to-back townhouse units on the eastern side of the property, for a total of 38 units, including 81 parking spaces.

To facilitate this redevelopment, we are submitting an application for an Official Plan Amendment and Zoning By-law Amendment, in support of which, the following items are being submitted:

- Eight (8) copies of the completed application form, including one (1) with original signatures;
- Cheque in the amount of \$55,975.50 made payable to the City of Burlington;
- Cheque in the amount of \$9,005.00 made payable to the Region of Halton;
- Eight (8) copies of the Planning Justification Report, including a draft Official Plan Amendment and draft Zoning By-law Amendment;
- Fifteen (15) copies of each of the following:
 - Concept Plan;
 - (A001) Site Plan;
 - (A001a) Community Context;
 - (A201) Back to Back / Townhouse Elevation & Floorplan;

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- Site Survey;
- Nine (9) copies of the Functional Servicing Report (including Stormwater, Water, & Wasterwater), and including Grading, Drainage, and Servicing Plans.
- Nine (9) copies of the Vegetation Management Plan (including Tree Inventory and Protection Plan);
- Seven (7) copies of the Traffic/Transportation and Parking Impact Brief (Traffic Brief and Parking Justification Study);
- Seven (7) copies of the Noise Feasibility and Vibration Study;
- Three (3) copies of the Shadow Study (Shadow Analysis);
- Five (5) copies of the Environmental Site Screening Checklist;
- Five (5) copies of the Phase I Environmental Site Assessment;
- Two (2) copies of the Height Survey of Adjacent Buildings;
- Five (5) copies of the Urban Design Brief, which also includes the Shadow Analysis;
- Twelve (12) copies of the Grading, Drainage & Servicing Plans (included within the 9 copies of the Functional Servicing Report + 3 loose);
- Four (4) copies of the Geotechnical Investigation (Geotechnical Report); and
- One (1) USB key containing PDF versions of all technical reports and the OPA/ZBA Application, as well as the drawings in AutoCAD file format.

Should you have any questions, or require any additional information, please contact Brenda Khes at 905-572-7477 or by email at bkhes@gspgroup.ca.

Yours truly,
GSP Group Inc.



Brenda Khes, MCIP, RPP
Associate – Senior Planner

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