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January 18, 2020

Mark Bales, MCIP, RPP
Carriage Gate Homes
421 Brant Street, Suite 201
Burlington, Ontario
L7R 2G3

Dear Mr. Bales:

**RE: CARRIAGE GATE HOMES
2107 OLD LAKESHORE ROAD AND 2119 LAKESHORE ROAD, BURLINGTON
RESPONSE TO COMPLETE APPLICATION MATTER
OUR FILE: 18140D**

Further to your request related to the City's letter dated January 9, 2020, noting the additional requirements for a complete application, we do not believe there are any further changes required to our report or the proposed amendments at this time. However, we have provided a revised draft Official Plan Amendment as it appears the City is requiring the 2 metre widening along Lakeshore Road prior to the review of the submission and supporting information which is not provided. The draft Zoning By-law Amendment is also attached and already addresses a zero yard setback to Lakeshore Road and a provision to permit the encroachment of the below grade parking beyond the lot line should the conveyance of the 2 metre widening be required so we do not believe any further changes are required.

In relation to the request to revise the plans, it is our understanding that the requirement for a road widening as set out in the Official Plan is always subject to review and justification through the development application process.

Section 3.2.2 of the Official Plan states:

"Road widenings c) Existing roads shall be widened equally on both sides of the road, where feasible. It may be necessary for more than half of the widening to occur on one side of the road due to topography, existing or proposed development, utilities and other constraints. Road widenings may not be required for the full widths identified in Table 2 - Road Allowance Widths.

Extent of widening d) Upon receipt of a development application, the City will confirm whether a road widening is required as per the Official Plan and whether property for the widening has already been dedicated to the City."

The municipality may take the widening to the maximum as set out in the Plan where feasible and deemed required. Our report relies upon the findings by Paradigm in Section 6.3 of their report which states that there are no current or projected capacity deficiencies along Lakeshore Road adjacent to the subject property to warrant the widening. We are also of the understanding that the Core Development to the west did not require this widening. It is unclear why the review and consideration of the widening would not be part of further review and discussion through the application process and why such a requirement would be a requirement of a complete application. We are not aware of this ever being required prior to the process commencing. As noted, however, we have provided a revised Official Plan Amendment as attached that provides for a notwithstanding policy in relation to Part II, Policy 3.3.2 (c) as well as Part VII, Table 2 – Road Allowances that provides for the maximum right-of-way for Lakeshore Road at 30 metres. Again, we reiterate that it is not clear why an amendment would be required as these policies establish the maximum that could be provided not the minimum.

We have also reviewed the additional comments in the City's letter related to the Functional Servicing Report and detailed stormwater design, the Transportation Impact Study, the Geotechnical Investigation and the Construction and Mobility Management Plan, and do not see any additional amendments or changes required to our report or the proposed amendments at this time. Again, these all appear to be matters that should be addressed through the review and response to comments.

Please let us know if there is anything else required at this time.

Sincerely,
MHBC



Dana Anderson, MA, RPP, MCIP
Partner