



A. J. Clarke and Associates Ltd.

SURVEYORS • PLANNERS • ENGINEERS

File No. 198002

November 20th, 2019

The City of Burlington
Burlington Planning & Building Department
426 Brant Street, 2nd Floor
Burlington, Ontario
L7R 3Z6

Attn: Mrs. Rosalind Minaji, MCIP, RPP
Coordinator of Development Review

Re: 2294 & 2300 Queensway Drive – Application for the Zoning By-law and Official Plan Amendment

Dear Madam,

Further to the Pre-consultation Meeting held on January 9th, 2019, the initial submission made on September 18th, 2019, the letter received on September 26th, 2019 from City Staff, and our recent meeting with the Applicants, City Staff and the Mayor; please find the attached resubmitted materials in support of the above noted applications on the subject lands.

1. A cheque in the amount of \$55,663.50 made payable to the City of Burlington, covering the Zoning By-law and Official Plan Amendment and Draft Plan of Subdivision Applications.
2. A cheque in the amount of \$19,564.84 made payable to Halton Region, covering the Zoning By-law and Official Plan Amendment and Draft Plan of Subdivision Applications.
3. A copy of the Development Application Pre-consultation Form, with signatures.
4. Eight (8) copies of the completed application form (including 1 with original signatures).
5. Eight (8) copies of a Planning Justification Report with Public Consultation Strategy and Draft By-law; prepared by A.J. Clarke and Associates Ltd.
6. Fifteen (15) copies of a Draft Plan of Subdivision; prepared by A.J. Clarke and Associates Ltd.
7. Fifteen (15) copies of Conceptual Site Plan, Floor Plans, and Elevations; prepared by ICON Architects Inc.
8. Nine (9) copies of a Functional Servicing and Stormwater Management Report, including a Water and Wastewater Analysis and; prepared by MTE Consultants Inc.
9. Nine (9) copies of a Vegetation Inventory and Protection Plan, and a Landscape Concept Plan; prepared by Adesso Design Inc.



10. Seven (7) copies of a Transportation Impact Study and Transportation Demand Management Report, and associated SYNCHRO files (digital format); prepared by Paradigm Transportation Solutions Limited
11. Seven (7) copies of an Environmental Noise Assessment and Addendum Letter; prepared by dBA Acoustical Consultants Inc.
12. Five (5) copies of a completed and signed Environmental Site Screening Checklist.
13. Five (5) copies of a Phase I Environmental Site Assessment; prepared by MTE Consultants Inc.
14. Five (5) copies of a Phase II Environmental Site Assessment; prepared by MTE Consultants Inc.
15. Two (2) copies of a Letter of Reliance; prepared by MTE Consultants Inc.
16. Two (2) copies of the appropriate land assembly documents, including a letter signed by the owner.
17. Two (2) copies of a Building Height Survey; prepared by A.J. Clarke and Associates Ltd.
18. Twelve (12) copies of Grading, Drainage and Servicing Plans; prepared by MTE Consultants Inc.
19. Four (4) copies of a Geotechnical Investigation; prepared by MTE Consultants Inc.
20. Three (3) copies of a Waste Management Report and Comment Response Letter; prepared by Cini Little International Inc.
21. Four (4) copies of an Air Quality Assessment and Update Letter; prepared by MTE Consultants Inc.
22. Five (5) copies of Pre-submission Neighbourhood Meeting Minutes; prepared by A.J. Clarke and Associates Ltd.
23. One (1) flash drive containing all of the above mentioned materials in PDF format.

A number of the materials that were initially submitted on September 26th, 2019 have been revised/updated in order to address the comments received by City Staff through their September 26th, 2019 letter. For ease of review, a brief explanation has been provided identifying each of the revised materials and their corresponding Staff comment(s) from the September 26th, 2019 Staff letter.

- A Noise Impact Study Addendum Letter, prepared by DbA Acoustical Consultants Inc, dated October 3rd, 2019, is submitted to address Item 2.
- A revised Functional Servicing and Stormwater Management Report, Engineering Drawings, and Comment Response Letter, prepared by MTE Consultants Inc., dated November 19th, 2019, are submitted to address Item 3 and 4.



- The SYNCHRO files used in the Transportation Impact Study prepared by Paradigm Transportation Solutions Ltd., are submitted to address Item 5.
- A Comment Response Letter to Staff's comments on the Solid Waste Management Report, prepared by Cini Little International Inc., dated October 8th, 2019, is submitted to address Item 6.
- An Update Letter to the Air Quality Assessment, prepared by MTE Consultants Inc., dated October 3rd, 2019, is submitted to address Item 7.
- All digital files have been provided on a flash drive as opposed to a CD/DVD to address Item 8.

Further to the above materials, the following additional information and clarification is provided in response to Staff comments in the September 26th, 2019 Letter.

7.5m Setback

With respect to the 7.5m setback requested as Item 1 on the September 26th, 2019 letter received from City Staff and further to our recent meeting with City Staff and the Mayor; it was agreed that City Staff would accept the submitted application as it is currently proposed, and that any setback requirements would be discussed further throughout the review process.

Number and Location of Transformers

A number of Staff comments have pertained to the number and location of hydro transformers required to service the proposed development, including access to maintain same. The number and location of transformers shown is conceptual at this point, and cannot be accurately determined until Burlington Hydro is circulated on the application, and a detailed utility plan is completed. This is typically done during the detailed design of the site at the Site Plan Control stage of the development. Please note that the submitted Conceptual Landscape Plan does show a privacy fence and cedar hedge between the proposed transformers and property line. Once the number and location of transformers is ultimately determined, in coordination with Burlington Hydro, the Site Plan can be revised to ensure the appropriate buffering is maintained.

Planning Justification Report

The concurrently submitted Planning Justification Report is as was originally submitted. It is noted that the proposed visitor parking supply has been reduced by 1 parking space in order to accommodate the required storage building for solid waste, as recommended by the submitted Waste Management Plan. This reduction in visitor parking results in a visitor parking rate of 0.32 visitor spaces per unit (or 2.32 occupant and visitor spaces per unit). This ratio still exceeds the recommended ratios within the *Burlington City-Wide*



Parking Standards Review, July 21, 2017. Accordingly an update to the Planning Justification Report to reflect the revised visitor parking rate is not warranted.

I trust that this revised submission is sufficient to have the subject Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision Applications deemed complete under the *Planning Act* and for Staff to commence processing same. Please do not hesitate to reach out should you have any questions or require any further information in this regard.

Sincerely,

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd.
Encl.

Copy: Waggy Inc. – Attn: Tasha Mazza