

November 30, 2020

City of Burlington
Capital works Department
Development and Infrastructure Group

**Attention: Ms. Rebecca Lu
Planner, Development Review**

**Re: 2294-2300 Queensway Drive
OPA, ZBLA & Draft Plan of Subdivision**

**FILE NO. 505-05/19, 520-10/19 & 510-02/19
Comment Response Letter**

Icon Architects acknowledge reception of the above-references rezoning application comment letter dated January 22, 2020. We have reviewed the City's letter and offer the following responses:

1.7- Architectural Comments

1. One residential unit has been removed from block one and 7.5 m set back from the property line has been addressed. There are no structure or required infrastructure within the setback. Please refer to DWG A001/01.
2. To be addressed by client.
3. French drain has been removed in revised design. Please refer to drawings addressed by MTE Consultant Inc.
4. Gate has been provided for the maintenance/ inspection of noise fence. Please refer to DWG A001/01.
5. Community mail box location has been indicated in revised drawings. Please refer to DWG A001/01.
6. MTO setback has been indicated in all drawings.
7. Revised as per requested. Please refer to DWG A001/01.
8. N/A. Proposed units are back to back townhouses.
9. Revised as per requested. Please refer to DWG A001/01.
10. Width of private lane at the property line has been revised to 7.60m. Please refer to DWG A001/01.
11. N/A. Garbage room has been eliminated.
12. New Fire Hydrant has been proposed between the blocks 1 and 2. Please refer to DWG A001/01.
13. Comments are addressed as per above.

14. To be addressed at Site Plan stage.

In addition to requested revisions, the site plan is enhanced by relocating the transformers to the north property line and raising the amenity area to be easily accessible from the site. Retaining wall at the south-west and east side of the amenity area is 600 mm away from the property line for the purpose of maintenance while the privacy fence at property line is eliminated in this area and is located above the proposed retaining wall.

Furthermore, a planter box with the gas meter alcove is proposed to accommodate gas meter for regular townhouses. Design provides an entrance feature for each unit and also hides gas meters from the view.