



August 22, 2019

294-18

**VIA DELIEVERED**

Ms. Rebecca Lau  
Planner 1, Development Review

Department of City Building  
City of Burlington  
426 Brant Street  
Burlington, ON L7R 3Z6

Dear Ms. Lau,

**RE: 510-01/19 (24T-19001/B) & 520-04/19  
Zoning By-law Amendment and Draft Plan of Subdivision Submission  
143 Blue Water Place and 105 Avondale Court  
City of Burlington**

Following the July 9, 2019 Public Meeting and our July 16th, 2019 meeting with staff, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is pleased to submit the enclosed material in response to the department and agency comments received to date as well as the public comments.

The most notable changes to the revised Draft Plan of Subdivision and Concept Plan include:

- The introduction of the 4.0 metre wide over land flow route identified as Block 3 on the Draft Plan of Subdivision;
- The shift in the location of Street 'A' 0.5 metres to the west.

All other comments are outlined in the material prepared by Odan/Detech Group Inc. that is included with this submission package.

It is our position that the revisions contained in this submission adequately respond to the public concerns raised to date as well as those from the relevant departments and agencies.

In support of this revised submission, please find enclosed:

1. Fifteen (15) copies of the revised Concept Plan prepared by UrbanSolutions, dated August, 2019;
2. Thirty-five (35) copies of the revised Draft Plan of Subdivision prepared by UrbanSolutions, dated August 20, 2019;
3. Two (2) copies of the proposed Zoning By-law prepared by UrbanSolutions;
4. Nine (9) copies of the Functional Servicing and Stormwater Management Report prepared by The Odan/Detech Group Inc., dated August 2019;
5. Twelve (12) copies of Preliminary Grading Plan prepared by The Odan/Detech Group Inc., dated August 21, 2019;
6. Twelve (12) copies of Preliminary Servicing Plan prepared by The Odan/Detech Group Inc., dated August 21, 2019;
7. Twelve (12) copies of a Plan Profile of the proposed road prepared by The Odan/Detech Group Inc., dated August 21, 2019;
8. Three (3) copies of the revised Shadow Study prepared by Trolleybus Urban Development dated August 21, 2019;
9. Three (3) copies of the Ministry of Tourism, Culture and Sport clearance of the Stage Two Archaeological Assessment prepared by Archaeological Consultants & Contractors dated, November 30, 2018;

We acknowledge that revisions to the reference plan (easement clarification), height survey, tree preservation plan and the sea wall material from Baird & Associates is required. Please note, these will be submitted under separate cover.

We look forward to working with you and your staff in the review of this application. Please contact the undersigned should you have any questions or require additional information.

Regards,

**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Spencer McKay, CPT  
*Project Manager*

Cc. Councillor Stolte, City of Burlington (Cover Letter, Concept Plan and Draft Plan of Subdivision only)  
Mr. Selva Chelliah, Bloomfield Developments Inc.