



**WESTON
CONSULTING**

planning + urban design

Planning and Building Department
426 Brant Street
Burlington ON
L7R 3Z6

March 24, 2017
File 7926-1

Attn: Rosalind Minaji, Co-ordinator Development Review

Dear Madam,

**RE: Submission of Draft Zoning By-law Amendment Application
5219 Upper Middle Road, 204 & 205 Georgina Court, Block 262 & Block 263 Plan
20M- 824
City of Burlington**

Weston Consulting is the planning consultant for Bloomfield Developments Inc, the owner of the lands located at 5219 Upper Middle Road, 204 Georgina Court, 205 Georgina Court, Block 262 and Block 263 Plan 20M-824 in the City of Burlington (herein referred to as the “subject lands”). We have been retained to provide planning assistance and coordinate the submission of development applications for the subject property to permit the construction of 22 residential dwellings including eight (8) semi-detached freehold units and fourteen (14) condominium townhouse units. The proposed development will provide two parking spaces per dwelling unit (one driveway, one garage) and five (5) surface visitor parking spaces for the condominium component. At this time, we are pleased to submit an application for a Zoning By-law Amendment to permit the proposed development.

The City of Burlington Official Plan designates the subject lands as *Residential - Medium Density*, which permit a broad range of residential dwelling types and have at a maximum density of 50 units per net hectare. Medium Density Residential areas permit detached and semi-detached dwellings, street townhouses and stacked townhouses in addition to other forms of ground-oriented housing provided that these housing forms are compatible. The City of Burlington Zoning By-law 2020 zones the subject lands as *D – Development Zone* and *RM3-138 – Medium Density Residential*. Residential uses permitted in the *D* zone are limited to one single detached dwelling. The *RM3* zone permits semi-detached dwellings and townhomes. As such, a Zoning By-law Amendment is being requested to provide rezoning for the lands to *RO2 (Residential Orchard 2 Zone) – exception zone*.

A pre-application consultation meeting was held on December 7, 2016 to confirm the required supporting material. Enclosed for your review:

- Eight (8) copies and one (1) original of the Zoning By-law Amendment application;

- Two (2) cheques in the amounts of \$33,155, \$950, and \$4,300, payable to the City of Burlington and Region of Halton, respectively;
- Five (5) copies of the Environmental Site Screening Checklist;
- One (1) copy of the Pre-consultation Agreement;
- Eight (8) copies of the Planning Justification Report, including Solid Waste Management Plan, prepared by Weston Consulting dated March 2017; Five (5) copies of the Urban Design Compatibility Analysis prepared by Weston Consulting dated March, 2017;
- Two (2) copies of the Draft Zoning By-law Plan Amendment with Schedule prepared by Weston Consulting dated March, 2017;
- Fifteen (15) copies of the Conceptual Site Plan Layout prepared by Weston Consulting dated March 14, 2017;
- Nine (9) copies of the Functional Servicing and Stormwater Management Report prepared by Odan Detech dated March 15, 2017;
- Twelve (12) copies of the Grading, Drainage and Servicing Plans prepared by Odan Detech dated May 2017;
- Nine (9) copies of the Tree Inventory and Preservation Plan Study prepared by Geometric Studio Inc. dated March 17, 2017;
- Seven (7) copies of the Traffic/Transportation Impact Brief prepared by Nextrans Consulting dated March 23, 2017;
- Seven (7) copies of the Noise Feasibility Study prepared by Rubidium Environmental dated March 13, 2017;
- Six (6) copies of the Air Quality Compatibility Assessment prepared by Rubidium Environmental dated March 13, 2017;
- Two (2) copies of the Building Height Survey and Certificate prepared by J.D. Barnes dated March 7, 2017; and
- 1 CD of Digital Drawing Documents of the above Reports and Drawings.

We trust that the above is in order. Please contact the undersigned below at ext. 266 or Jonathan Sasso at ext. 258 if you have any questions.

Yours truly,

Weston Consulting

Per:



Martin Quarcoopome, BES, MCIP, RPP
Associate

c. Mark N. Emery, Weston Consulting
Selva Chelliah, Bloomfield Developments