MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

December 15, 2024

Plannning@burlington.ca

Elyse Moneray, Senior Planner
City of Burlington
Community Planning Department
426 Brant Street, Second Level
P.O. Box 5013
Burlington, Ontario
L7R 3Z6

Dear Ms. Moneray:

RE: 490-508 Walker's Line Zoning By-law Amendment
OUR FILE blank

On behalf of our clients 2381792 and 2385494 Ontario Limited (Haider Al Dabbagh) we are pleased to formally submit an application for Zoning By-law Amendment for the redevelopment of the lands known as 490,496 and 508 Walker's Line.

The subject lands are comprised of 3 parcels of land each containing a single detached dwelling and accessory structures resulting in a total area of 0.404 hectares with a total lot width of 69.80m. the central lot 496 Walker's Line currently contains 2.5 storey designated cultural heritage resource (Walker House), which will be incorporated into this proposed development and retained. The lands are surrounded by low density residential land uses to the west and a town house development to the south with a mix of commercial uses to the east on the opposite side of Walker's Line.

Proposal:

the applicant proposes to redevelop the subject lands with 16 townhouses and retain the "Walker House" in situ with four town house units proposed to the north and south and an additional 8 townhouse units to the rear of these units (west). The proposed zoning by-law amendment is required to facilitate this development and includes the following proposed Residential Medium Density (RM2) zone with site specific regulations for on-site performance measures:

i) Front Yard: 7.0 m
ii) Side Yard: 2.7 m
iii) Yard abutting R1, R2, R3 Zone:
    a) Northwest 3.1 m

b) South 17.4m

iv) Maximum Density: 42 units per net hectare

v) Amenity Area (total) 1,108.44 sm

vi) Privacy Area ranges
   a) 5.57sm-5.92 sm/ townhouse unit
   b) 11.51sm for heritage house

vii) Landscape Buffer abutting R1, R2, R3 Zone:
   a) Southwest 0.0m
   b) 5.57m

viii) Building Height: 3.5 Storeys (13m)

ix) Visitor parking 0.23 spaces per unit (total 4 spaces)

The proposed development intends to incorporate the heritage house as a central and focal point of the project. The new development has been designed to be compatible with the surrounding land uses with consideration to the pedestrian scale through the use of appropriate massing along the streetscape. The proposed front yard is in line with the established front yard and protects the views to and from the heritage house along Walker's Line. The site is proposed at an appropriate density that can help support existing transit routes in the area. The height of the new Townhouses is 3.5 storeys, which is consistent with medium density development and does not have any adverse shadow impacts on adjacent lands. The townhouse built-form provides an alternative to the single detached home, while maintaining low- medium density scale. The site is designed to provide a transition in height from the 3.5 storeys to the adjacent single detached 1 or 2 storey dwellings through a setback of 17.4 metres to the lands to the west.

A second pre-consultation meeting was held on October 20th,2023 with an earlier consultation held on August 17, 2022. The development has been modified to a scale and density that is consistent with existing development in the area with appropriate transition to the established neighbourhood to the west. Following circulation of the preliminary reports and supporting information the City and Regional staff provided comments on the application prior to submission. A detailed response matrix has been included in the submission package which addresses the comments raised. It is important to note that some comments raised during the preliminary circulation were detailed and related to a future site plan submission. As discussed, and agreed upon with staff, these comments will be addressed at the detailed site plan approval stage, rather than the Zoning by-law Amendment stage.

The following application fees are required and included with this submission:

- $24,540.00 Major rezoning base fee
- $8,075.00 Major variable fee for residential development 0-25 units @$475.00/unit
- Halton review fee $1123.65
- Total fees- $33,738.65

In support of this application, we are pleased to enclose the following supporting materials:

- A copy of the signed and commissioned Zoning By-law Amendment application form;

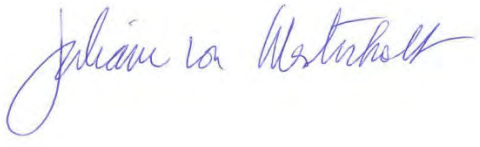
- A Planning Justification Report, prepared by MHBC Planning, dated December 2024;
- Draft Zoning By-law Amendment prepared by MHBC and appended to PJR;
- An Urban Design Brief, prepared by MHBC Planning;
- A PDF of a detailed comment response matrix;
- An Architectural package, including the Site Plan, elevations, and floor plan drawings, and shadow study and 3D model prepared by +VG Architecture;
- A topographical survey, prepared by Tham Surveying Limited;
- A Heritage Impact Assessment prepared by +VG Architects;
- An Arborist Report and TPP Plan prepared by Lakeshore tree services Inc.;
- A conceptual landscape plan prepared by MHBC Planning;
- Functional Servicing and Stormwater Management Report prepared by KWA consulting;
- Grading, Drainage and Servicing plans prepared by KWA consulting;
- Geotechnical Report prepared by Azure Group;
- Noise and Vibration Study Prepared by dBA Acoustical Consultants Inc.;
- Phase 1 Environmental Assessment Report prepared by Azure Group;
- Phase 2 Environmental Assessment Report prepared by Azure Group and RSC filing;
- Environmental Site Screening Checklist
- Waste Management Report prepared by Cinilittle;
- Letter of Reliance;
- Title Search and PIN report; and
- Original and revised Pre-Consultation records;

We trust that the above noted items are sufficient for your review and circulation of the application. We respectfully request confirmation of receipt of this application and issuance of notification of a complete application. Please contact the undersigned if you require any additional information. We look forward to working with you on this project.

Yours truly,

MHBC





Andrea Sinclair, MUDS, MCIP, RPP
Partner

Juliane von Westerholt, BES, MCIP, RPP
Associate

cc.
J. Da Silva