MTE Consultants
1016 Sutton Dr., Unit A, Burlington, ON L7L 6B8

March 22, 2022

MTE File No.: 46037-100

Ms. Annette Simpson, B.A., C. Tech.
Senior Engineering Technologist Capital Works
Development and Infrastructure Division
City of Burlington
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

Dear Ms. Annette Simpson:

RE: Zoning by-law Amendment Comments– 2294 & 2300 Queensway Drive

We have received comments via email dated March 18, 2022 with regards to the development at 2294 & 2300 Queensway Drive in the City of Burlington. We have reviewed your comments and further discussed the comments with city staff to deem an acceptable approach to address the comments. We offer the following responses:

1. Unit 11 is adjacent to a snow storage area. The 0.2 m setback may be required to mitigate drainage from this area. A letter from MTE, justifying that the 0.2 m will not be required for snow storage drainage mitigation, will be needed to confirm there will be no negative effects to the foundation or the wall of Unit 11 if the setback is to be reduced to 0 m.

Response: *A 0.2m setback will not be required for snow storage drainage mitigation as there is positive drainage away from the building to ensure the foundation of Unit 11 will not be impacted due to the snow storage area. The construction of the wall of Unit 11 will include waterproofing and a proper concrete finish to ensure no water damage or exterior damage will result from the snow storage area.*

2. All backyards were assed to be 24% impervious in the FSR. If an increased patio area is desired, a letter from MTE will be needed regarding Figure 2.2 in FSR, justifying how the proposed change aligns with the FSR that has already been reviewed by staff.

Response: *As shown in the FSR, Catchment 203 in Figure 2.2 was assed to be 24%. Catchment 203 includes rear yards of Units 1-16 and additional landscaped area that drains south of the property. The rear yards of Units 1-16 were assumed to be 80% impervious to be conservative. Therefore, the increased patio area is already accounted for in the SWM design and will not impact the SWM calculations shown in the FSR. To incorporate additional infiltration measures, the City has recommended that any extension to patio area to be with permeable pavers. This will be noted on the grading plan.*

We trust the above response to be satisfactory in addressing your comments and we thank you for your continued cooperation in processing this application. Please contact the undersigned should you have any questions.

Yours Truly,

MTE Consultants Inc.



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