December 20, 2024

Submitted Digitally

Ms. Elyse Meneray, MCIP, RPP
Planner, Development Review
Development & Growth Management
City of Burlington
426 Brant Street
P.O. Box 5013
Burlington, Ontario
L7R 3Z6

Dear Ms. Meneray:

Re: Application to Amend City of Burlington Zoning By-Law 2020
Michael Joel Kam
105 Avondale Court
Lot 24, Judge's Plan 1233
City of Burlington
Our File No.: 2022/04

On behalf of the owner, Michael Joel Kam, we are pleased to enclose an application to amend the City's Comprehensive Zoning By-law 2020 ("Application"). The purpose of the Application is to rezone the subject property located at 105 Avondale Court to facilitate the construction of a new, larger single-detached dwelling. The existing single-detached dwelling on the property will be demolished.

The Application specifically seeks to return the zoning of the subject property to the previous R1.2 (Low Density Residential) Zone with site-specific zone provisions including recognition of the existing lot width at the Avondale Court frontage and an increase in building height to facilitate the proposed dwelling.

In support of our Application, we submit digital copies of the following:

1. Property Information for 105 Avondale Court including parcel register, deed and easements;
2. Signed Preconsultation Form dated December 6, 2024;
3. Signed Application Form for Zoning By-law Amendment dated December 12, 2024;
4. Pre-Application Meeting Minutes prepared by Wellings Planning Consultants Inc. dated November 28, 2024;
5. Topographical Survey prepared by Ashenhurst Nouwens Limited dated June 10, 2011;

513 Locust Street, Unit B - Burlington, ON L7S 1V3
T 905 681 1769 www.wellingsplanning.ca

6. Site Plan prepared by Veyron Inc. dated December 20, 2024;
7. Elevations prepared by Veyron Inc. dated December 20, 2024;
8. Planning Justification Report prepared by Wellings Planning Consultants Inc. dated December 20, 2024;
9. Arborist Report prepared by Ron Koudys Landscape Architects Inc. dated December 17, 2024;
10. Tree Preservation Plan, Landscape Plan and Landscape Details prepared by Ron Koudys Landscape Architects Inc. dated December 19, 2024;
11. Height Survey prepared by A.T. McLaren Limited dated October 16, 2024;
12. Functional Servicing and Stormwater Management Report prepared by KWA Site Development Consulting Inc. dated December 2024;
13. Engineering Drawings including Site Grading Plan, Site Servicing Plan, Existing Drainage Plan and Proposed Drainage Plan prepared by KWA Site Development Consulting Inc. dated December 19, 2024;
14. Preliminary Hydrology and Hydraulics Report prepared by Water's Edge Environmental Solutions Team dated December 17, 2024;
15. Geotechnical Assessment and Engineering Review of Slope Stability prepared by Englobe Corp. dated October 31, 2024;
16. Natural Hazards Assessment prepared by Shoreplan Engineering Limited dated July 13, 2022; and,
17. Conservation Halton Permit No. 8813 Package dated March 5, 2024.

Upon receipt of payment instructions, we will have our client pay the required City fee of $25,015.00.

If you require anything further to circulate the Application, please advise.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.

Glenn Wellings, MCIP, RPP

Copy: Bill Wallace, Supervisor, Development Review – Development & Growth Management
Client