SHAPING GREAT COMMUNITIES

January 15, 2025 File No: 17153

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

Dear Ms. Alicia West:

Re: 1497, 1499, 1505 & 1511 Old Plains Road West
Official Plan Amendment and Zoning By-law Amendment Applications

GSP Group is pleased to submit, on behalf of 1511 Old Plains Road West Inc. an Official Plan Amendment and Zoning By-law Amendment application for the lands municipally known as 1497, 1499, 1505 and 1511 Old Plains Road West (the "Site") within the City of Burlington, to facilitate the redevelopment of the Site for residential uses.

In support of this submission, please find enclosed the following:

- Fully executed Official Plan Amendment and Zoning By-law Amendment Application form;
- Fully Executed Regional Environmental Site-Screening Questionnaire;
- A cheque in the amount of $151,512.50 payable to the City of Burlington for the application fee;
- A cheque in the amount of $10,969.18 payable to the Region of Halton for the application fee; and
- One (1) USB with digital copies of all information/reports/documents in PDF format.

The Proposed Development envisions a residential development in the form of 3-storey stacked townhouses, comprising a total of 75 units arranged within 10 blocks on the Site. Site access will be facilitated via a driveway to Old Plains Road West, with internal roads designed to ensure efficient vehicular circulation. Amenity areas include private terraces and shared outdoor space. Each unit in the proposed development features a private terrace of at least 10m^2. Additionally, two general outdoor amenity areas are planned: a 460m^2 space along Old Plains Road West and a 360m^2 space along Plains Road West. Parking for the development is provided at a rate of 1.15 spaces per unit with one (1)

72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9 519 569 8883
162 Locke Street South, Suite 200, Hamilton, ON L8P 4A9 905 572 7477
gspgroup.ca

designated space for each unit through the form of a garage space and 11 visitor spaces distributed throughout the Site. Large and substantial setbacks are incorporated into the Site's design to ensure compatibility between the proposed residential development and the existing transportation corridor.

On August 30th, 2023 a Pre-Consultation meeting was held to present a preliminary development concept. The concept has been revised to adjust the unit count (reduction from 84 to 75 total units), the parking rate (from 1.25 spaces/unit to 1.15 spaces/unit), and general orientation and positioning of the blocks on the Site. The following table identifies the materials included in the submission package:

	Reports, Studies, Plans
1.0	Fully Executed Official Plan Amendment and Zoning By-law Amendment Application
1.1	Fully Executed Regional Environmental Site-Screening Questionnaire
2.0	Planning Justification Report prepared by GSP Group Inc., dated January 2025
3.0	Architectural Drawing Package prepared by Graziani + Corazza Architects Inc., dated January 6, 2025: • **A101** – Statistics • **A102** – Site Plan Phase 1 • **A103** – Site Plan Phase 2 • **A301 - A310** – Floor Plans • **A311** – Waste Management Report • **A401 - A410** – Elevations • **A501** – Typical Building Section • **A701 & A702** – Site Renderings
4.0	Urban Design Brief prepared by Whitehouse Urban Design Inc., dated January 2025
5.0	Civil Engineering Drawing Package prepared by C.F. Crozier & Associates Inc., dated December 19, 2024:

	Reports, Studies, Plans
	• **C101** – Removals, Erosion & Sediment Control Plan • **C102** – Site Servicing Plan • **C103-1A** – Site Grading Plan Phase 1 • **C103-U** – Ultimate Site Grading Plan • **C104** – Typical Road Sections
6.0	Functional Servicing & Stormwater Management Report prepared by C.F. Crozier & Associates Inc., dated December 2024
6.1	Functional Servicing & Stormwater Management Report Reliance Letter prepared by C.F. Crozier & Associates Inc., dated December 19, 2024
7.0	Phase 1 Environmental Site Assessment prepared by Landtek Ltd., dated April 2023
7.1	Phase 1 ESA Reliance Letter prepared by Landtek Ltd., dated December 13, 2024
8.0	Stage 1 Archaeological Assessment prepared by This Land Archaeology Inc., dated January 8, 2018
8.1	Stage 2 Archaeological Assessment prepared by This Land Archaeology Inc., dated May 7, 2018
9.0	Sustainable Building and Development Checklist Report prepared by Whitehouse Urban Design Inc., dated January 15, 2025
10.0	Landscape Architectural Drawing Package prepared by Whitehouse Urban Design Inc., dated January 15, 2025: • **L1** – Preliminary Landscape Plan Phase 1 • **L2** – Preliminary Landscape Plan Overall • **L3 & L4** – Tree Removal Permit Application and Protection Plan (Arboris Report captured on plan)

	Reports, Studies, Plans
11.0	Transportation Impact Study and Parking Justification Study prepared by C.F. Crozier & Associates Inc., dated December 2024
12.0	Land Use D-6 Compatibility/Mitigation Study Letter prepared by RWDI Inc., dated December 20, 2024
13.0	Noise Feasibility Study prepared by HGC Noise Vibration Acoustics, dated January 8, 2025
14.0	Topographic Survey prepared by A.T. McLaren, dated October 6, 2016
14.1	Topographic Survey prepared by A.T. McLaren, dated May 24, 2023
15.0	Parcel Register – 07191-0206 (LT)
15.1	Parcel Register – 07191-0218 (LT)

Please note that the following items have been alternatively addressed or excluded from this submission for the reasons outlined below:

- **Community Meeting:** Refer to the Public Consultation Strategy detailed in Section 3.3 of the Planning Justification Report prepared by GSP Group Inc.
- **Phase Two Environmental Site Assessment (ESA):** Based on the findings of the Phase One ESA, no further work is required, therefore, a Phase Two ESA is not required.
- **Ministry Zoning Order – Parkway Belt West Plan (PBW):** No development is proposed within the designated land until the governance of the PBW no longer applies.

We trust that the enclosed is sufficient to process the enclosed applications. Should you have any other questions, or require any additional information, please contact Sarah Knoll at 289-778-1430 or by email at sknoll@gspgroup.ca.

Yours truly,

GSP Group



Sarah Knoll, BES, MCIP, RPP
Vice President / Senior Planner

cc: 1511 Old Plains Road West Inc.