WEBB
PLANNING CONSULTANTS

August 15, 2024

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

Attention: Kyle Plas, MCIP, RPP
Manager of Development & Design

Dear Mr. Plas,

Re: Application for Draft Plan of Subdivision & Draft Plan of Common Element Condo.
5209 Stonehaven Drive, City of Burlington Zoning Bylaw Amendment

WEBB Planning Consultants are retained by Basingstoke Enterprises, the owner of the subject lands and developer, as their authorized Agent for the purpose of securing the necessary municipal planning approval to facilitate the planned residential development of this property.

The lands at 5209 Stonehaven Drive were previously granted approval of Applications for Draft Plan of Subdivision and a Zoning By-law amendment to facilitate an infill project within an established neighbourhood. The Draft Plan provided for the minor extension of Bird Boulevard terminating in a cul-de-sac with 10 abutting lots for single detached dwellings, and creation of a Block to be developed with 8 street townhouses. The rezoning established consistent R03 Zoning across the lands with Site Specific Exceptions to implement the Draft Plan and proposed housing form.

The lands were subsequently acquired by Basingstoke Enterprises who proceeded to satisfy the Conditions of Approval to implement the development as proposed. Unfortunately, all Conditions of Approval could not be completed within the statutory time frame and the Draft Approval has lapsed.

Basingstoke are now proceeding to secure the necessary planning approvals that will enable the development to procced as initially proposed. The substantive modification is that the extension of Bird Boulevard will be established as a Common Element Condominium Road rather than a public street. This approach resolves a conflict raised by City Legal Staff with respect to the City's acceptance of previously existing encumbrances.

The form and scale of the proposed residential development is an exact replica of the previously approved development. Lot creation for the single detached dwellings will be facilitated by Registration of the Subdivision Plan. The extension of Bird Boulevard is now to established as a Common Element Condominium Road, the lots are now categorized as Parcels of Tied Land (POTL) and will be subject to a Condominium Agreement that addresses matters of ownership, maintenance and operation of the private (Condominium) street.

The proposed street townhouses are intended to be freehold units. The creation of the individual lots will be facilitated by an Application for Part-Lot-Control. The Application for PLC will be initiated upon Registration of the Subdivision Plan and establishment of Block 12 as a Block on a Registered Plan.

A comprehensive review of the redevelopment proposal has been completed through the pre-application consultation process. Following the review of the updated development proposal, the City has issued a Pre-Consultation Form which outlines the required Planning Approvals and the scope of the accompanying technical and design studies that are required to facilitate a 'complete application'.

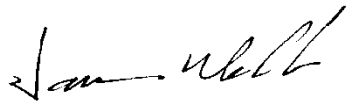
The following summarizes the full scope of materials that are being submitted to provide the City a complete submission for processing:

- Development Application Pre-Consultation Form;
- Completed Application for Draft Plan of Subdivision;
- Completed Application for Draft Plan of Common Element Condominium;
- City of Burlington Application Fee for Subdivision to Implement Common Element Condominium - $22,955.00;
- City of Burlington Fee for Common Element Condominium Review - $6,260.00;
- Region of Halton Application Review Fees – Draft Plan of Subdivision: $11,590.95, Draft Plan of Common Element Condominium: $492.96, combined fee $12,083.91;
- Draft Plan of Subdivision, prepared by A. T. McLaren;
- Sketch Plan illustrating Common Elements Condominium, prepared by A. T. McLaren;
- Planning Justification Report (Addendum), prepared by WEBB Planning Consultants;
- Tree Preservation Plan, Dwg. L1 – L2, prepared by ADESSO Design;
- Landscape Plan and Details, Dwg. L3 – L4, prepared by ADESSO Design;
- Approved Tree Permit, Issued April 26, 2023;
- Servicing Brief, prepared by S. Llewellyn & Associates (SLA);
- Stormwater Management Brief – See Appendix A to Servicing Brief;
- Civil Drawings – Site Servicing & Grading, Plan & Profile, Prepared by SLA;
- Noise Feasibility Study, prepared by Valcoustics Canada Ltd.;
- Geotechnical Report, prepared by Peto MacCallum Ltd.;
- Record of Site Condition, issued by MOECP January 9th, 2020.

We trust that the enclosed materials are complete and satisfactory to process the Applications for Draft Plan of Subdivision and Draft Plan of Common Element Condominium. Please contact our office immediately should you have any questions or require additional information following your initial screening of this submission.

Yours truly,

WEBB Planning Consultants Inc.



James Webb, MCIP, RPP

cc: Basingstoke Enterprises Ltd.