December 11, 2024

490, 496 & 508 Walker Line, Burlington

Zoning By-law Amendment Pre-Consultation Development Engineering Comments

COMMENT	RESPONSE	ADDRESSED BY
Urban Forestry & Landscape Comments		
Please be advised that the Urban Forestry and Landscaping review of this application is considered preliminary at this time. Urban Forestry and Landscaping may provide additional comments, raise additional concerns, or request additional information upon receiving the outstanding or revised information, and upon further comprehensive review of its contents.	Noted. We anticipate landscape review as part of the future site plan process.	MHBC
A Landscape Plan will be required showing the general layout and intent of what is proposed for landscaped areas, including landscape buffer planting (and widths), outdoor amenity areas, fence location (e.g., decorative and perimeter privacy fence and types with heights), bicycle parking, snow storage areas, and pedestrian circulation. The plan must be to scale with the scale indicated. See the Pre-Submission Checklist for requirements.	A conceptual landscape plan is provided as part of the zoning submission. It is intended to show the primary areas where landscaping will be incorporated. A full landscape package will be provided as part of a future site plan submission as discussed with City staff. The future landscape plan will incorporate the elements noted in this comment.	MHBC
The Landscape Plan must show and dimension pedestrian walkways and connections to the city sidewalk (1500mm minimum width, 1800mm recommended). Consider the width of	A conceptual landscape plan is provided as part of the zoning submission. It is intended to show the primary areas where landscaping will	MHBC

the pedestrian walkways minus the doors that open out to ensure pedestrians do not need to walk on vehicular driveways.	be incorporated. A full landscape package will be provided as part of a future site plan submission. The future landscape plan will incorporate the elements noted in this comment.	
The property of 496 Walker's Line is a Heritage property. Please ensure the Landscape Plan shows all regulated limits to the satisfaction of the City of Burlington's Heritage Department. Additionally, please ensure all active easements are outlined and labeled on the Landscape Plan.	It is unclear what is meant by regulatory limits as it relates to the heritage property. The existing heritage building will remain, but the HIA supports redevelopment of the surrounding property. Any active easements will be illustrated on future site and landscape plans and all future applications will be reviewed by the City's heritage department.	MHBC
The Landscape Plan must show the proposed layout and use of any outdoor amenity areas. This includes showing all wind mitigation and safety measures such as buffer planting, screens and fencing, trellises or awnings for outdoor rooftop amenity areas.	A full landscape package will be provided as part of a future site plan submission. Given the low-density form of development a wind study was not a requirement. No rooftop amenity areas are proposed. A detailed landscape plan will be included as part of a future site plan application as discussed with City staff.	MHBC
The Landscape Plan must show the location of air vents/shafts and coordinate with landscape concept	Noted. This will be addressed at site plan.	MHBC

(i.e., do not locate vents in walkways and coordinate with proposed planting locations).		
The Landscape Plan must show proposed tree plantings that follow the ESA's guide Planting Under or Around Powerlines & Electrical Equipment: trees and/or shrubs with a max. mature height and spread of 4.5m in the Low Zone (to 4.5m from the power lines), trees with a max. mature height and spread of 7.6m in the Medium Zone (7.6m from the power line), and trees of any size beyond 7.6m from the power line. See the ESA Guidelines for Planting Under or Around Powerlines & Electrical Equipment.	Noted. This will be addressed at site plan.	MHBC
Where trees are proposed, ensure the minimum required soil volumes are provided and documented on the Landscape Plans using good quality soil. The minimum requirements are as follows: 30m3 of soil per tree in a single tree pit, 20m3 per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth and be tailored to stock size used. Smaller rooting volume (minimum 15-20m3) may be proposed for smaller trees.	Noted. This will be addressed at site plan.	MHBC
Where trees, shrubs and herbaceous material is proposed, ensure material is suitable for the existing and proposed conditions to ensure success (i.e., salt tolerant, and suitable for existing and	Noted. This will be addressed at site plan.	MHBC

proposed soil and other environmental conditions).		
Where required, landscape buffers should provide separation and be designed to partially obstruct the views to adjacent properties along shared property lines. The landscape buffers should consist of a dense landscape screen including a combination of evergreen trees, deciduous trees, and understory shrubs. Or alternatively, a combination of solid screen fencing with evergreen and deciduous trees and understory shrubs. Ensure there is sufficient space for proposed landscape buffers and fencing where swales/grading and servicing are proposed adjacent to property lines.	Noted. This will be addressed at site plan.	MHBC
Screen parking spaces from road frontages using buffer planting.	The limited parking is setback a significant distance from the surrounding public street and will be partially screened by the buildings. The parking spaces will be screened from surrounding residential properties through landscaping and/or fencing.	MHBC
Locate the barrier free parking spaces closest to the main entrances and not crossing vehicular traffic.	Each unit has its own parking spaces. Barrier free surface parking is located in an area that is within close proximity to all units.	MHBC
An Arborist Report, Tree Inventory and Protection Plan is required to document all existing trees greater than 10cm DBH on site and on adjacent properties within 6m of the	The tree inventory spreadsheet has a legend at the bottom of the sheet that explains all of the abbreviations. Regarding the	Arborist

property lines as well all trees of any size on city property. Ensure your Tree Inventory Table is provided as an Excel file. Define all abbreviations and technical terms used in these documents, including "R.Z." and "Category" in the Tree Inventory Table. Please see the City of Burlington: Pre-Submission Checklist for further requirements.	category column the legend at the bottom of the sheet also explains what each number means associated with the category column.	
Tree protection hoarding should be shown as per the City of Burlington's Tree Protection and Preservation Specification SS12A. Include a copy of the specification on the Tree Inventory and Protection Plan that includes all notes (1-8) from the specification. The specification can be found using this link: https://www.burlington.ca/en/homeproperty-andenvironment/resources/Forestry/Tree-Protection/City-of-Burlington-StandardSpecificationfor-Tree-Protection-and-Preservation.pdf Ensure the tree impact and protection recommendations are coordinated with and incorporate other construction disciplines. Potential conflicts with the drainage, grading, and servicing plans exist with trees 1S, 2S, 3S, 4S, 5S, 6E, 7E, 3W, and 25. Verify if other shared/neighbour trees may also be impacted.	Tree hoarding is proposed for the proposed work currently. In regard to the impact and potential impacts to surrounding neighbouring trees the specific construction details are not determining on the methods of construction to determine the exact injury or impact this construction may have. Until the methods of construction have been finalized there is not enough knowledge to determine the severity	Arborist
The proposed development shows considerable work within the minimum tree protection zone and critical root zone of several shared/neighbour	Tree 3W is no longer being impacted as the plans have been revised to ensure work is outside of the trees tree	Arborist

trees. As proposed, a pre-construction tree root investigation report will be required to support this application, documenting exploratory root excavation of all affected trees in the public right-of-way, the eastern boundary, and in the corner of tree 3W to confirm root impacts and proposal for permit requirements identified.	protection zone. At this time there is not enough information to know the specific method for some of the work proposed (storm water management pipe). Once the plan is approved and there are more information and specific construction methods there will be the proper arboriculture methods taken i.e. preconstruction root exploration, or remedial efforts done post disturbance or injury.	
This report will also need to comment on the degree of canopy clearing/raising required to facilitate construction and the final height of townhomes. Any and all mitigative measures as a result of the findings will need to be incorporated into the arborist report and tree protection plan.	The proposed site plan and package are outside of all the tree canopies the trees within and surrounding the site should not require any clearing or raising of the canopies as this was taken into consideration to ensure minimal impact to trees that have been proposed to be preserved.	Arborist
Consider alternative design concepts that will result in fewer trees being proposed for removal. In the case that alternatives to the design are not possible, please provide detailed justification for the removal of every individual tree. The City of Burlington does not support the removal of trees due to condition alone. Similarly, work shall be modified to avoid working	The plan has been revised multiple time to consider and change certain aspects of the project in order to ensure minimal removals as possible in order to facilitate this proposed site plan. The arborist report provides detail to the specific reason and why the proposed trees are for removal at this time.	Arborist

inside the minimum tree protection zone of all trees.		
The City's Public Tree By-law 68-2013 is applicable to the proposed development. A tree permit is required for all work around city trees, including the payment of the Tree Permit fee and securities for trees to be retained.	Noted.	Arborist
Removal of public trees will require replacement plantings that are to be proposed shown on City property. Where there is no room for replacement trees, cash-in-lieu of replacement will be required. Specific compensation and replacement quantities will be identified at the site plan stage.	The landscape plan will reflect planting requirements reflected from the removals of existing trees.	Arborist
The removal of private trees shall be considered as a last resort as any existing private tree should be prioritized for preservation. Trees that are to be removed will require a plan for replacement. Private trees that are 15cm in DBH will be counted toward replacement requirements using the City's aggregate caliper method. Tree replacements will be based on the following sizes: a minimum of 50mm caliper for deciduous species and a minimum of 1.2m in height for coniferous species. Proposals for private tree replacements shall be shown on the subject property. Where there is no room for replacement trees, cash-in-lieu of replacement will be required. Specific compensation and replacement quantities will be identified at the site plan stage.	Noted and will be reflected as apart of the landscape plan.	MHBC/Arborist

Removal of trees on neighbouring properties, or that are located on a shared property line (boundary trees) will require consent from the adjoining and/or adjacent owner(s).	This will be obtained prior to site plan submission and the site plan, arborist report and tree protection is finalized and all of the preconstruction tree requirements have been satisfied.	
Where impacts are proposed (i.e., encroachment/injury) to neighboring and/or boundary trees the adjoining and/or adjacent owner(s) shall be consulted and made aware of the proposed development and potential impacts to their trees and/or boundary trees and the applicant shall submit a document in writing from adjoining and/or adjacent owner(s) that there are no concerns with the proposal for those trees, or the applicant's qualified tree professional (as defined in Pre-Submission Checklist) shall address the potential impacts to the neighbor's trees and/or boundary trees and provide an attestation in the Arborist Report that the impacts proposed will not be a detriment to the trees, and they will remain in healthy condition. Information in the report shall also include the preservation methods, including pruning and fertilizing, that can be implemented by the owner to ensure the health of trees on neighboring properties.	This has been noted and the arborist report has recommendations for any trees that are to be injured and should have remedial preservation methods taken.	MHBC
Private trees that are regulated and require removal or injury to facilitate project works may require a private tree permit depending on the timing of removal and/or injury relative to	Noted.	MHBC

planning application(s). Note that in the case private trees are proposed for removal prior to site plan approval, the City's Private Tree By-law 40-2022 (https://www.burlington.ca/en/by-laws-and-animal-services/resources/By-laws/By-law-Search/2022-By-laws/040-2022-By-law.pdf) would apply. Please consult with the City at all stages of your project (i.e., demolition) to ensure compliance. Additional documentation may be required.		
All trees proposed to be retained and their corresponding tree protection hoarding (vertical and/or horizontal) shall be illustrated on all Civil drawings and on the Construction Management and Mobility Plans.	Tree protection hoarding is shown on the Tree Protection Plan T1 and should be properly shown on the other plans submitted.	MHBC
Please provide a comment matrix that identifies the above comments and how they were addressed with the site plan submission.	Noted. The site plan application will include an updated matrix demonstrating how these comments have been addressed.	MHBC
Pre-Submission Checklist – Landscape Plan Requirements		
Contains legible drawings on 24 X 36.		
Drawn to a metric scale of 1:100, 1:200, 1:250 or 1:300, and include a scale bar.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Drawing stamped and signed by a qualified member of the Ontario Association of Landscape Architects	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies the location and general design intent of the proposed plantings and amenity areas.	Noted This will be addressed at site plan as discussed with City Staff.	MHBC

Shows location and dimensions of pedestrian walkways and crossings. Include dimensions from open doors if doors open out onto walkways.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies minimum required soil volumes, and location of any structural soil cell installation areas to achieve minimum soil volumes (30m3 of soil per tree in a single tree pit, 15m3 per tree in a shared planting environment. Excavation for each planting environment should be 0.75m to 1.2m depth and should not exceed 1.5m depth)	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies the location, type, and height of proposed fencing.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies snow storage and bicycle parking areas.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies the location of air vents/shafts.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies property lines, easements, regulated areas, impermeable surfaces (including curbs, roads, driveways, sidewalks, etc.), buildings and entrances, landscaped beds, lawns or other permeable surface areas, other information as needed.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC
Identifies the location of all underground, at grade and overhead utilities with the connection to the	Noted.	MHBC

proposed or existing building (if applicable).	This will be addressed at site plan as discussed with City Staff.	
Identifies the location of any stormwater management infrastructure, including swales, sub-drains, catch basins, pipes, and other quality and quantity controls as required.	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC /KWA
Is coordinated with the Site Plan, Grading and Servicing drawings, Planning Justification Report, Noise Study, Wind Study, and shows any recommended mitigation measures (i.e., buffer planting, screening, fencing) conceptually on the Landscape Concept Plans	Noted. This will be addressed at site plan as discussed with City Staff.	MHBC /KWA
Pre-Submission Checklist – Urban Forestry Documentation Requirements		
The Arborist Report is to be prepared by a qualified tree professional (i.e., Arborist certified by the International Society of Arboriculture (ISA), including ISA number; qualified by Ministry of Training, Colleges and Universities (MTCU) or Ontario Training and Apprentice Board (OTAB); registered professional Forester in Ontario, etc.). Documents prepared by non-qualified professionals will not be accepted.	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
The address of the subject site.	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
The author, contact information, and relevant qualifications (e.g., ISA, RPF)	Arborist report to be updated according to these comments	Arborist

	with a note on how each of these comments have been addressed	
The date(s) that the assessment was conducted, methodology and limitations; ensure assessments were completed within the last year (365 days)	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
An overview of the proposed work and explain what arboricultural work is to be undertaken for each tree(s) (e.g., tree to be injured, tree to be destroyed (removed), tree to be preserved and protected)	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Where applicable, a description of the trees to be removed including the specific reason(s) (e.g., new sanitary service) per tree. Alternate layouts and construction measures should be considered and discussed to ensure all proposed removals are necessary and justified (i.e., there are no alternatives)	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Where applicable, a description of the trees to be injured where construction activities will be in the minimum tree protection zone and the mitigation measures to be implemented to minimize impacts (e.g., exploratory air-spade and root prune)	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Where applicable, a description of the trees to be fully protected and the methods to be implemented to ensure no impacts.	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Please ensure that all multi-stem trees are shown as one consolidated caliper	Arborist report to be updated according to these comments with a note on how each of	Arborist

in the chart using the sum of squares method below: **Method 1** – Measure the DBH of each trunk. The DBH for the tree is found by taking the square root of the sum of all squared stem DBHs rounding to the nearest whole number. Example: You have three stems that all measure 5", 6" and 8" so the DBH would be $\sqrt{(5^2+6^2+8^2)} = \sqrt{(25+36+64)} = \sqrt{(125)}=11$". It should be noted in the comments that it is a multi-stem tree.	these comments have been addressed	
A proposal for the replanting or replacing of trees that are to be removed. Cash-in-lieu compensation requirements should be referenced in the report if applicable. Please ensure that the numerical costs are not included as City staff will make that determination.	Noted	Arborist
Confirmation that the Tree Protection Zones established and maintained around any trees on the property and all mitigative measures prescribed are in accordance with the City's relevant policies, procedures, and specifications (SS12A)	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Where applicable the minimum frequency of site inspections by a qualified tree professional during proposed works	Noted	Arborist
Recommendations for post-construction care and/or monitoring (as required) for regulated trees and proposed replacement trees.	Arborist report to be updated according to these comments with a note on how each of these comments have been addressed	Arborist
Please indicate if a subsequent hazard tree management report may be applicable to the subject site.	Noted. This will be addressed at site plan.	Arborist
Where applicable a consent letter for the removal of boundary tree(s) (those located along the shared property line) or a neighbour tree(s) to be attached to the report document.	Noted. This will be addressed at site plan.	MHBC
Where applicable a consent letter for the injury to a boundary and/or	Noted. This will be addressed at site plan.	MHBC

neighbour tree(s) to be attached to the report document or an attestation.		
Where applicable any additional relevant information (e.g., legal survey, TRAQ form, preconstruction exploratory review etc.) to be attached to the report document.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Abbreviations should be defined, and industry standard terminology used.	Noted	Arborist
Tree Inventory Table Requirements		
The address of the subject site.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Tree Identifier No. as indicated on the Tree Protection Plan.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
The common and botanical name of tree species.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Diameter at Breast Height (DBH) for each individual tree identified on the Tree Protection Plan. For multi-stemmed trees, each stem diameter is to be provided in addition to the DBH using the sum of square formula. **Method 1** – Measure the DBH of each trunk. The DBH for the tree is found by taking the square root of the sum of all squared stem DBHs rounding to the nearest whole number. Example: You have three stems that all measure 5", 6" and 8" so the DBH would be $\sqrt{(5^2+6^2+8^2)} = \sqrt{(25+36+64)} = \sqrt{(125)} = 11"$. It should be noted in the comments that it is a multi-stem tree.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Provide the health and structural condition rating for each tree as a percentage (%) or as a description, i.e., E: excellent= 90%, G: good= 80%, FG: fair/good= 70%, F: fair=	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist

60%, FP: fair/poor= 50%, P: poor= 35%, VP: very poor= 20%.		
Please identify any tree related commentary such as evidence of pests and diseases or structural issues (e.g., EAB).	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
The minimum tree protection zone, and critical root zone and associated impacts as a percentage based on the City's standard specification SS12A, refer to link page 6: Tree Protection and Preservation Specification SS12A	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Tree ownership (i.e., private, public, boundary, neighbour) and corresponding address. Where multiple types of public property are identified, please further clarify the public property (e.g., public row, public parkland, public creek corridor or creek block) so it is clear. City staff may require verification by legal survey.	Noted. Arborist report to be updated according to these comments with a note on how each of these comments have been addressed.	Arborist
Please identify the proposed recommendation for each tree, i.e., preserve, injury (encroachment), destruction (removal).	Noted.	Arborist
Please include the critical root zone (CRZ) as identified in the City's specification document.	Noted	Arborist
Please include percentage of impact in MTPZ and that of the CRZ	Noted	Arborist
General notes on the subject tree and mitigative measures (e.g., hydro-vac)	Noted	Arborist
Please provide a table in an excel format to be included with the report.	Noted	Arborist
Tree Protection Plan Requirements:		
Contains legible drawings on 24 X 36.	Noted. Arborist report to be updated according to these	

	comments with a note on how each of these comments have been addressed.	
Drawn to a metric scale of 1:100, 1:200, 1:250 or 1:300, and include a scale bar.	Noted	Arborist
Illustrates the proposed development (including property lines, easements, regulated areas, paved areas, buildings and entrances, landscaped areas, regulated limits, etc.) and is coordinated with the Site Plan and civil drawings (i.e., grading, servicing etc.).	Noted	Arborist
A label and location of all existing tree(s) over 10cm diameter at breast height (DBH) measured at 1.4m above the ground) on site and within 6m of the property lines, and trees of any size on city property. Trunk for each tree to be scaled to size.	Noted	Arborist
Legend that defines symbols, lines and/or colours used on the plan. The elements included in the legend should match shown on the plan. Do not include other elements that are not applicable.	Noted	Arborist
Label and dimension minimum tree protection zones (circles) and critical root zones (circles) in accordance with City's Tree Protection and Preservation Specification SS12A	Noted	Arborist
Label and dimension protective tree hoarding (fencing) and root protection (as required) in accordance with the City's Tree Protection and Preservation Specification SS12A	Noted	Arborist

Label all mitigative work around trees as necessary (i.e., air-spade and root pruning etc.)		
Location and labelling of all associated construction activities, including but not limited to: • Construction access route (with width measurements) • Construction material storage area(s) • Excavation area including limits of over-dig • Trenching and/or boring locations (with depths and width measurements) • All proposed servicing and utilities on both public and private property • Fill placement from excavation, or material being brought to the lot • • Grade and surface changes	Noted	Arborist
Transportation Planning		
Deemed Right-of-Way Width – No Additional Lands Required		
Walkers Line is under the authority of the City of Burlington. The deemed right-of-way width of Walkers Line between New Street and Dundas Street is 35 metres per the Zoning By-Law (per section 2.27.1). The existing right-of-way adjacent to the subject site is approximately 36 metres. No additional lands are required.	Noted.	MHBC
Daylight Triangles - No Additional Lands Required		
As per the Official Plan 6.2.2(2) d), driveway connections to urban streets and rural roads under the City's	Noted.	MHBC

jurisdiction do not require land dedication for daylight triangles.		
Visibility Triangles		
The proposed driveway accesses to Walkers Line should be designed to conform to the visibility triangle specifications laid out in the Zoning By-Law Part 1 Section 2.12.1 to ensure that the proposed frontage and street trees do not interfere with the visibility triangles. The visibility triangles shall be illustrated and identified on site plans and be fully contained on private property and the subject site.	Noted. A revised site plan concept including the driveway visibility triangle is included in the zoning submission. The site plan illustrates the visibility triangle. See site plan A1.1	+VG to show driveway visibility triangle.
Parking Supply		
The subject land-use shall meet the parking supply requirements of the Zoning By-Law Table 1.2.6: Off-Street Parking Standards:	Noted. The site plan concept illustrates that the minimum parking requirements have been met. See Site plan data on A1.1	MHBC
Detached Dwelling: 2 space per unit (one of which may be provided in an attached or detached garage) and 0.5 space per unit for visitor parking (located within the common element condominium block which contains the condominium roadway) i. 1 unit = 2 occupant spaces and 0.5 visitor space required	2 Occupant parking spaces/ unit and 0.5 Visitor space / unit have been provided See Site plan A1.1	
Townhouse Dwelling: 2 occupant spaces per unit, 0.25 visitor spaces per unit i. 17 units = 34 occupant spaces and 5 visitor spaces required	Total unit count has been reduced to 16 townhouse units, each has 2 parking spaces (one inside garage and one under partially covered parking (Tandem). 16x 0.25=4 visitor parking provided	

	See site plan and Site plan data A1.1	
Zoning staff will confirm the automobile parking requirements for the specific land-use.	Noted.	
A Parking Justification Report (PJR) is required if the Applicant pursues a reduced parking rate.	n/a as the application complies	
The subject land-use shall meet the Designated Accessible Parking Space requires of the Zoning By-law Table 1.2.7.: 5 to 50 spaces: 1 designated accessible parking space i. 43 parking spaces = 1 accessible space	Total parking 39 spaces including one BF parking space. See A1.1	MHBC
Transportation Planning understand 1 accessible parking space is required and 1 accessible parking space has been proposed.	The plan complies with the BF requirements.	MHBC
The Accessibility Specialist will provide comments on accessible parking space size, supply, and signage.	Noted.	MHBC
<u>Bicycle Parking Supply</u>		
The bicycle parking supply shall meet the requirements recommended by the July 2017 Burlington City-Wide Parking Standards Review: Residential: 0.5 long term bicycle parking spaces per unit and 0.05 short term bicycle parking spaces per unit i. 18 units = 9 long term bicycle parking spaces and 1 short term bicycle parking space	Long term bicycle parking will be provided within private garages associated with each unit. 17 units =8.5 (9) Long term bicycle parking required (16 provided inside private garages) 17 units = 0.85 (1) Short term Bicycle parking Short term outdoor bicycle parking will be provided and illustrated on the detailed site plan to be submitted as part	MHBC

	of a future site plan application. No relief is requested from bicycle parking requirements.	
Transportation Planning understand 9 long term bicycle parking spaces and 1 short term bicycle parking space are required; however, 17 long term bicycle parking spaces (within private garages) and 0 short term bicycle spaces have been proposed.	Correct. Long term bicycle parking will exceed the minimum requirement as each unit has a private garage.	MHBC
Zoning staff will confirm the bicycle parking requirements for the specific land-use.	Noted.	MHBC
Transportation Impact Study		
ITE Land Use Code 220 – Multifamily Housing (Low-Rise) was used to determine trip generation for the Townhomes. i. The proposed development is expected to generate 7 vehicle trips (2 inbound, 5 outbound) during the AM peak hour and 9 trips (5 inbound, 4 outbound) during the PM peak hour		Traffic Consultant
ITE Land Use Code 210 – Single-Family Detached Dwelling was used to determine trip generation for the Detached Home. i. The proposed development is expected to generate 1 vehicle trip (1 inbound) during the AM peak hour and 1 trip (outbound) during the PM peak hour.		Traffic Consultant
A Transportation Impact Study (TIS), also known as a Mobility Impact		Traffic Consultant

Assessment (MIA) is not required for this application. i. Trip generation volumes are less than 100 vph during the peak hours.		
Parks		
With respect to the above application, Parks comments/conditions remain unchanged from those provided September 14, 2023: With respect to the above Pre-Con, Parks wished to collect cash in lieu of parkland, with CILP charged at the rate in effect at the time of building permit issuance. Kristen L. in Realty Services will be able to provide further details with respect to the amount and calculations.	Noted. We will confirm cash-in-lieu requirement through the site plan process.	
Public Works		
Growth Management		
The subject lands are designated Urban Area (Map 1) per the Region's Official Plan (ROP), 2009 as amended by Regional Official Plan Amendment (ROPA) 48 and 49, and located within the Built Boundary.	Noted.	MHBC
Per Section 76 of the ROP, the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant policies of the ROP.	Noted.	MHBC

Section 84 states that it is a goal for housing to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.	This development proposes 16 Townhouse units and the retention of one single detached heritage house which offers a range of low density housing options.	MHBC
Additional housing policies in the ROP speak to making efficient use of serviced lands to increase the supply of housing and encouraging Local Municipalities and the development industry to be innovative in housing designs.	Noted. The proposal results in a more efficient use of the land and increasing housing supply.	MHBC
Section 89 (3) of the Regional Official Plan requires approvals for all new development within the Urban Area be on the basis of connection to the Region's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.	These lands will be serviced with municipal services.	MHBC
Site Contamination		
Section 147(17) of the Regional Official Plan (ROP) requires the applicant of a development proposal to determine whether there is any potential contamination on the site they wish to develop, and if there is, to undertake the steps necessary to bring the site to a condition suitable for its intended use. The applicant is required to follow the processes outlined in O.REG 153/04 in the preparation of all Environmental Site Assessment (ESA) reports and supporting documentation. As such, ESA reports must be no older than 18 months old and completed in	ESA Reports have been completed and are included as part of the Zoning By-law submission.	

accordance with part VII and VIII and Schedule D and E of the regulation.		
The Phase One ESA report indicates that there are Areas of Potential Environmental Concern (APECs) within the subject lands and that a Ph 2 ESA is recommended.	The Phase 2 ESA report has been completed.	Justin / ESA Consultant
As such, a Ph 2 ESA, completed to O.Reg. 153/04 standards. If recommended by the Ph 2 ESA, a Ministry of the Environment, Conservation and Parks (MOECP) acknowledged Record of Site Condition (RSC) or MOECP approved Risk Assessment, to demonstrate the lands are suitable for the intended use, will also be required.	The Phase 2 ESA report and RSC has been completed and is included in the submission package.	Justin / ESA Consultant
The author of all environmental reports must extend third party reliance to Halton Region that meet's Halton Region's Reliance Letter template, indicating that liability insurance coverage is no less than $2,000,000. Regional staff recommend providing the applicant with a copy of the template up front.	Noted.	Justin / ESA Consultant
Should site contamination matters remain outstanding at the time of formal submission/review, Regional staff recommend a Holding Symbol and implementing provision be added to the approval of the zoning to ensure that site contamination matters are appropriately addressed.	Noted.	Justin / ESA Consultant
It is noted that the Phase One ESA report is labelled as "draft". This draft report did not include drawings and figures, conceptual site model (CSM),	A finalized report is included in the submission package.	Justin / ESA Consultant

aerial and site photographs and other appendices. A "finalized" version is required to be submitted.		
The Draft Phase One ESA indicated 5 APECs on site with contaminants of potential concern including PAHs, metals, VOCs, PHCs and BTEX. As such, Regional staff recommend a Phase Two ESA be completed and submitted to investigate the APECs. Any further works recommended by the QP will also be required for submission (e.g., Record of Site Condition, Risk Assessment, etc.). The ESA must be completed to O.Reg. 153/04 standards.	A finalized report is included in the submission package.	Justin / ESA Consultant
A Letter of Reliance that meets Halton Region's Reliance Letter template, indicating that liability insurance coverage is no less than $2,000,000, should accompany all ESAs.	Letter of Reliance has been included in the submission package.	Justin / ESA Consultant
Development Engineering Comments		
General		
All plans to use the same base layer.	All plans utilize the same base layer.	KWA
Identify existing and/or proposed property lines on all plans.	All property lines are shown and either labeled or noted within the legend on the plan.	KWA +VG
Identify existing and/or proposed municipal easements on all plans. For existing municipal easements, provide copies of registered instruments/agreements.	Noted. This will be addressed at site plan.	KWA
All private utilities must be constructed within the subject property limits.	Noted. This will be addressed at site plan.	KWA

City Plan and Profile drawings may be downloaded from the Open Data Portal.	Noted. This will be addressed at site plan.	KWA
Right of Way		
Please be advised that any future land conveyances are to be free and clear of contamination and will not be accepted with a Certificate of Property Use. As such, for sites with contamination concerns environmental investigations should clearly delineate between lands to be conveyed and those to be retained.	Noted. We understand no future conveyances are required.	KWA
Please be advised that a Municipal Consent Permit is required for any works on public lands, including but not limited to daylighting, temporary staging, grading, servicing, construction, or disturbance of vegetation. Fees for a Municipal Consent Permit shall be in accordance with the City's Rates and Fees By-law, as amended.	Noted.	KWA
Please be advised that the City has a capital project tentatively scheduled for 2025 and 2027 the scope of which includes resurfacing Walker's Line between Lakeshore and Fairview scheduled for 2025, and in 2027 renewal of Centennial Trail.	Noted.	KWA
Functional Servicing & Stormwater Management Report		
All documents to be prepared in accordance with the Council approved Stormwater Management Design Guidelines (COB SWM), as amended.	Noted.	KWA
To be stamped and certified by a Professional Engineer.	All Plans have been stamped.	KWA

Should an external agency have differing requirements then the most stringent criteria shall apply.	Noted.	KWA
The City's Stormwater Engineer has provided the following criteria: **Quality Control** (COB SWM 6.1.4.1 and 6.1.4.2): - Enhanced 80.0% TSS removal achieved with a treatment train approach. An OGS will only be credited with 50.0% TSS removal. - OGS CA-ETV certified units only. - OGS to be sized to capture and treat a min. 90.0% of the runoff volume. - Rooftop areas may be considered clean if the flows are separated from non-roof areas as per COB SWM 3.6 and 6.1.4.1. **Quantity Control** (COB SWM 6.1.1.1): - Discharge to a storm sewer control either the 100-year post development or Regional Storm, whichever is greater to the 5-year pre-development. - A max. pre-development imperviousness of 36.0% (C = 0.50) for redevelopment is to be used for the pre-development calculations. **Water Budget** (COB SWM 3.5 and 6.1.3):	 FD-4HC has been sized in accordance (see section 6.3.3 of the FSR&SWM Report). FD-4HC has been sized in accordance (see section 6.3.3 of the FSR&SWM Report). Noted and treatment train calculations are completed in accordance as shown in Table 4 of Section 6.3.3 and additional calcs in Appendix C. - As per Discussion with development engineering on October 24th, control to the - regional storm event is not required for the subject site. Quantity control details are - provided in section 6.1.1 and 6.3.1.1.	KWA

- Strongly recommend the first 5mm of rainfall be retained and infiltrated or reused onsite.	Predevelopment runoff coefficient is revised to max 0.50.	KWA
Groundwater: - If there is a foundation drainage collection system, flows must be accommodated in the quantity control for the site, and discharge must meet the Storm Sewer Discharge Bylaw 59-2022 Table 1 criteria, as amended.	-Noted and the site design is in accordance as shown in Section 6.3.2.	KWA
External Flows: - Identify all external flows and safely accommodate them under the developed conditions to avoid upstream flooding or ponding.	-Groundwater is observed 3.3 to 4.4m below ground surface and is not anticipated to require sump pumps for foundation discharge. This assumption will be confirmed during detailed design.	KWA
Overland Flow Route (COB SWM 5.3.2 and 6.1.1.3): - Provide the emergency overland flow route on the plans and direct it towards Wlaker's Line. Include the neighbouring properties to ensure existing drainage patterns are being maintained.	External flows are delineated on the EDP and described in section 6.1.	KWA
	Overland flow route for the majority of site drains to Walkers Line. For the rear (southwest) portion, there is no feasible way to silt the site east and therefore it will spill to the southwest. Note that	

	external flows must be accommodated and therefore we must match existing elevations along the property boundaries accordingly.	
Provide full sized scalable, signed, and stamped plans for the following: - pre-development storm drainage area - post-development storm drainage area - grading - servicing - any additional applicable plans	-all plans have been provided and stamped.	
We encourage Low Impact Development Stormwater Management techniques, such as rainwater harvesting for irrigation, use of treatment train approach of quality control by using bio and infiltration swales, etc., currently we look to the CVC/TRCA LID guidelines and/or in the future MOECC guidelines.	-Bioswale and infiltration galleries are proposed on the subject site.	
Include a Letter of Reliance that allows the City to rely upon the documents. – Unable to find a Letter of Reliance	-Letter is included in the submission documents.	
Noise and Vibration Feasibility Study		
All documents to be prepared in accordance with the MECP's Environmental Noise Guideline Publication NPC-300, as amended. - Clearly denote which Section/Table from NPC-300 you are referencing in the Section/Table of your report.	Guidelines for acceptable levels of road traffic noise impacting residential developments are given in the MECP publication NPC-300, "Environmental Noise Guideline Stationary and Transportation Sources –	DBA Acoustical

For example: What Section/Table from NPC-300 are you referencing in Table 1 of your report to obtain 50 dBA at POW?	Approval and Planning", release date October 21, 2013 and are listed in Table 1 of the noise report.	
To be stamped and certified by a Professional Engineer.	Noted.	DBA
Should an external agency have differing requirements then the most stringent criteria shall apply.	Noted	
The study shall include but is not limited to the following:		DBA
a. Considered a Class 1 property. - Confirm on the report that the study was done considering the site a Class 1 property.	Class 1 designation only applies when analyzing stationary noise sources that impact the proposed development. In this case the area stationary noise sources do not have an impact on the proposed site. A Class 1 area "means an area with an acoustical environment typical of a major population centre, where the background sound level is dominated by the activities of people, usually road traffic, often referred to as "urban hum."	DBA
b. Identify offsite stationary noise sources that may require mitigation for existing and/or proposed development and provide the mitigation requirements. If offsite mitigation is required, then confirmation of a legal agreement between the	There are three commercial plazas within 110m of the proposed development and they have rooftop HVAC units. These units have acoustical shrouding and parapet walls. There are existing residential properties that are much closer (40m)	DBA

development and offsite sources is required. *Please be advised that adjacent property owners are not obligated to mitigate their onsite stationary noise sources, as it relates to stationary noise impacts on the subject development. The applicant is responsible for mitigating the exceedances within the limits of the subject development, which may require mitigation or a site redesign.* - Provide information on stationary noise sources. - Commercial properties need to be assessed. - Report mentions Walker's Line as being roughly 28m from proposed development, our GIS shows it directly adjacent to it.	to these plazas. These HVAC units will not have an acoustical impact, as noted in the original noise study, due to separation, distances, existing 2-3 storey residential buildings and a church. Please note that we would have expanded upon stationary noise sources surrounding the development if we had determined that they would have an acoustical impact on the proposed development. There is approximately 28m difference between the centre of Walker's Line and the closest façade to Walker's Line.	
c. Provide all model calculations for both onsite and offsite. - Some results on the Tables do not match the results on the Calc Sheets. Could be due to rounding or mislabeling of receptor.	There were a couple of minor numerical errors on Table 5A, 5B & 5C, however they are being updated under the comment below and new calculations will be listed under that comment.	DBA
d. Provide any onsite noise measurements.	Noted.	DBA
e. Use reflective surfaces for model calculations where applicable.	Noted.	DBA
f. Provide capacity volumes received from the City's Transportation Services	At the time of the report the City of Burlington traffic website was being updated	DBA

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<td>Department for roads using model calculations. Include the correspondence within the appendix.
- The report mentions that the values were provided verbally, we ask that you request them in writing and attach it to the report. (e-mail will suffice)</td>
<td>and Florin verbally supplied us with the information. Since then, the website has been updated and we have recalculated the traffic data and supplied the information below.
<table>
<tr><th colspan="4">TABLE 4 – Future Road Traffic Volumes (2034)</th></tr>
<tr><td rowspan="2">Walker's Line</td><td colspan="3">Forecasted AADT 27128 Vehicles</td></tr>
<tr><td>Cars</td><td>Medium Trucks</td><td>Heavy Trucks</td></tr>
<tr><td>Day</td><td>23438</td><td>488</td><td>488</td></tr>
<tr><td>Night</td><td>2604</td><td>54</td><td>54</td></tr>
<tr><td rowspan="2">New Street</td><td colspan="3">Forecasted AADT 33709 Vehicles</td></tr>
<tr><td>Cars</td><td>Medium Trucks</td><td>Heavy Trucks</td></tr>
<tr><td>Day</td><td>29124</td><td>607</td><td>607</td></tr>
<tr><td>Night</td><td>3236</td><td>67</td><td>67</td></tr>
</table>
<table>
<tr><th colspan="3">TABLE 5A – Predicted Future Traffic Noise (dBA) Free Field – Walker's Line</th></tr>
<tr><td>Location</td><td>07:00 – 23:00</td><td>23:00 – 07:00</td></tr>
<tr><td>R1 – East Facade</td><td>65 dBA (2.5m)</td><td>59 dBA (9m)</td></tr>
<tr><td>R2 – North Facade</td><td>61 dBA (2.5m)</td><td>55 dBA (9m)</td></tr>
<tr><td>R3 – East Façade Rear Block right</td><td>51 dBA (2.5m)</td><td>45 dBA (9m)</td></tr>
<tr><td>R4 – East Façade Rear Block middle</td><td>31 dBA (2.5m)</td><td>25 dBA (9m)</td></tr>
<tr><td>R5 – Outdoor Amenity Area</td><td>30 dBA (2.5m)</td><td>N/A</td></tr>
</table>
<table>
<tr><th colspan="3">TABLE 5B – Predicted Future Traffic Noise (dBA) Free Field – New Street</th></tr>
<tr><td>Location</td><td>07:00 – 23:00</td><td>23:00 – 07:00</td></tr>
<tr><td>R1 – East Facade</td><td>40 dBA (2.5m)</td><td>42 dBA (9m)</td></tr>
<tr><td>R2 – North Facade</td><td>40 dBA (2.5m)</td><td>42 dBA (9m)</td></tr>
<tr><td>R3 – East Façade Rear Block right</td><td>38 dBA (2.5m)</td><td>40 dBA (9m)</td></tr>
<tr><td>R4 – East Façade Rear Block middle</td><td>37 dBA (2.5m)</td><td>39 dBA (9m)</td></tr>
<tr><td>R5 – Outdoor Amenity Area</td><td>33 dBA (2.5m)</td><td>N/A</td></tr>
</table>
<table>
<tr><th colspan="3">TABLE 5C – Predicted Future Traffic Noise (dBA) Free Field COMBINED</th></tr>
<tr><td>Location</td><td>07:00 – 23:00</td><td>23:00 – 07:00</td></tr>
<tr><td>R1 – East Facade</td><td>65 dBA (2.5m)</td><td>59 dBA (9m)</td></tr>
<tr><td>R2 – North Facade</td><td>61 dBA (2.5m)</td><td>55 dBA (9m)</td></tr>
<tr><td>R3 – East Façade Rear Block right</td><td>52 dBA (2.5m)</td><td>46 dBA (9m)</td></tr>
<tr><td>R4 – East Façade Rear Block middle</td><td>38 dBA (2.5m)</td><td>39 dBA (9m)</td></tr>
<tr><td>R5 – Outdoor Amenity Area</td><td>35 dBA (2.5m)</td><td>N/A</td></tr>
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<td>g.</td>
<td>Provide any correspondence from external agencies to confirm traffic and/or train counts within the appendix.</td>
<td></td>
<td>DBA</td>
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<tr>
<td>h.</td>
<td>Provide all mitigating measure calculations including but not limited to window glazing, façade requirements, noise walls, etc.</td>
<td></td>
<td>DBA</td>
</tr>
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<td>i.</td>
<td>Provide a key plan identifying points of reception.
- Ensure that receptor name/ID match between Key Plan, Calc Sheet and Tables.</td>
<td>Receptor Points are shown in Figure 3, Traffic noise predictions are listed in Table 5A, 5B & 5C and Stamson Calculations are listed under Appendix "A".</td>
<td>DBA</td>
</tr>
<tr>
<td>j.</td>
<td>Provide a key plan identifying sources of noise for both</td>
<td>Section 3.2 paragraph one has been modified to remove</td>
<td>DBA</td>
</tr>
</table>

stationary and linear noise sources and include distances from subject property. - Report mentions Plains Road East. Please review and revise accordingly. - Key Plan does not clearly identify sources of noise.	Plans Road East and to list Walker's Line and New Street as the major road noise sources. This was a typo. **3.2 ROAD NOISE** Predicted road traffic noise levels were calculated for Walker's Line and New Street, the major road noise sources in the site area. The City of Burlington AADT traffic data was given verbally from Mr. Florin Patrau, Traffic Technologist, Transportation Services, City of Burlington. MECP computer program STAMSON version 5.04 was used to carry out prediction calculations (See Appendix "A" Attached). Traffic data is summarized in Table 4. Area Overview is included below listing the area stationary noise sources and the distance to the proposed site.	
k. NPC-300 exceedances for every floor and side of building for high-rise development sites.	noted	DBA
l. Predictable worst case noise impact(s) to be identified for all development sites.	noted	DBA
m. Points of reception required for every neighbouring property.	noted	DBA
n. Provide a table for the points of reception and include the allowable noise level under NPC-		DBA

300, estimated noise level, and the mitigated noise level.		
o. Provide warning clause recommendations where applicable.	Noted.	DBA
p. Provide a summary and drawing of any required mitigation measures.		DBA
Include a Letter of Reliance that allows the City to rely upon the documents.	The Letter of Reliance was included with the noise report and was dated April 30, 2024, an updated letter has been sent with the revised noise study.	DBA
Heritage Comments		
490 and 508 Walker's Line are not listed as non-designated properties on the City's Municipal Heritage Register or designated under the Ontario Heritage Act, and there are no heritage properties contiguous to the subject properties. The subject properties have not been assessed as a cultural heritage landscape, together or separately.	Noted.	
Heritage Impact Assessment Revisions		
Section 6.0, Impact of Development, needs to include analysis of all potential impacts noted in the Ontario Heritage Tool Kit – Heritage Resources in the Land Use Planning Process guide (see page 3 of InfoSheet #5). This analysis may take the form of a chart.	Analysis of all 7 potential impacts is added with discussions for: • Shadows • Isolation • Obstruction of views • Change in land use	+VG
Similarly, Section 7.0, Conservation & Mitigation Strategies, needs to include all potential mitigation measures the	All potential mitigation measures are included:	+VG

noted in the Ontario Heritage Tool Kit – Heritage Resources in the Land Use Planning Process guide (see page 4 of InfoSheet #5).	• Alternative development approaches • Isolating Walker House from adjacent development • Design that harmonizes mass, setback and materials • Limiting height and density • Compatible infill buildings • Buffer zones around the historic house	
The HIA does not include a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring the cultural heritage resource as the development or site alteration progresses (see page 3 of InfoSheet #5). This section is required in a revised HIA.	A schedule and reporting structure has been included in Section 8 Implementation and Monitoring with conservation strategies: • Documentation • Interim protection measures • Managing change • Protection of heritage attributes during construction • Monitoring/ maintenance	+VG
The HIA does not include a final section with a summary statement and conservation recommendations; this information appears to be in Section 7.0, Conservation & Mitigation Strategies. This section is required in a revised HIA.	A summary statement is provided as Section 9.0 with description of: • Significance/ heritage attributes, • The impact of the proposed development,	+VG

	• Recommendations for conservation/ • mitigative measures to minimize impact	
Staff Comments and Recommendation		
Heritage Planning staff require the following recommendations of the HIA report be implemented:		+VG
Protective measures included in the Construction Management Plan (required with the Site Plan Control application) to ensure that the building is protected at all times, including from any vibration impacts (see Section 7.0 of the HIA report for further details);	Protective measures are included in HIA Table 8.0 and in Appendix A.1. These will inform the Construction Management Plan.	+VG in consultation with DBA
Submission of a Conservation Plan with the Zoning By-law Amendment application, with a full condition assessment recommending conservation work, prioritized timelines and an annual monitoring/maintenance plan; and,	This will be submitted at the Site Plan approval stage if required, however this was not identified as part of the Pre-submission consultation requirements as part of a complete application for ZBA, which MHBC has discussed with City Planning staff.	
That a Heritage Permit application be submitted to repair the large and extensive gaps in mortar joints prior to the next freeze-thaw cycle of winter 2024, which will cause expansion of cracks in wood and masonry. Staff would note that future alterations to the heritage attributes identified in No. 53-2023 may also require the submission of Heritage Permit applications.	After more detailed investigation, the mortar and brick repairs are noted as short term repair. Some short term measures will be undertaken before winter such as the eavestrough work, porch pier monitoring, vegetation trimming or removal, and protection of the two gables as discussed with heritage planning.	
Appendix A Comments – Highlighted Preliminary Planning Comments		

Cultural heritage staff have advised that 496 Walker's Line was previously designated under the Ontario Heritage Act. In 2012, Council voted to repeal the designation status due to the financial burden on the property owner.	This information has been added to Section 1.0.	+VG
Section 8.4.1(b) of Burlington Official Plan 2020 states that a heritage impact statement shall be required prior to any approvals for proposed development where the City foresees potential adverse impacts on the cultural heritage attributes (including important vistas and streetscape) of a property designated pursuant to The Ontario Heritage Act, or on a property worthy of designation	A Heritage Impact Statement is included as Section 6.0 citing impacts of the proposed development both negative and positive.	
Cultural heritage staff are requiring a Heritage Impact Statement be included in the future submission.	A Heritage Impact Statement is included as Section 6.0 as noted above.	+VG
In addition to the HIA, Heritage Planning staff have reviewed the revised conceptual design and relevant submission materials provided by the applicant. The submission materials include elevation drawings and renderings indicating the proposed materials of the three-storey townhouse units, including red brick, cedar shingles, aluminum panels, glass guards, aluminum siding with wood grain and metal flashing. While staff appreciate the inclusion of materials such as new red brick and cedar shingles that are compatible with the designated heritage property, staff would recommend a colour scheme of	We appreciate the recommendation provided by Heritage Planning staff and will carefully review the staff recommendations regarding the proposed materials and color scheme. Where applicable, modifications will be considered to ensure compatibility with the heritage context. A material palette (in color) will be provided and incorporated into the detailed site plan to be submitted as part of a future site plan application.	+VG

muted earth tones (e.g., off white/cream, sandstone, brown, etc.) instead of light grey and dark charcoal in the townhouse units for increased compatible with the heritage building, especially due to the contrasts in height and roof style currently presented. Staff request that a material palette (in colour) be submitted.		
In addition, staff recommend that the front yard setback of the townhouse units be increased to allow the heritage building to retain its prominence on Walker's Line and/or for Level 3 to be stepped back, particularly as the townhouse units will be taller than the heritage building. Staff currently have concerns that the entryways to the townhouse units feature too prominently on Walker's Line, and that the entryway of the northernmost unit is inconsistent with the four others. Staff request two additional renderings be provided at each end of the townhouse units from the sidewalk on Walker's Line to better understand whether the public view of the heritage building will be negatively impacted (blocked from view). In addition, staff require confirmation of the proposed screening material(s) for the potential transformer in front of the northernmost townhouse unit.	The main wall of the townhouse units has already been stepped back from the front wall of the heritage building, which helps maintain the prominence of the heritage structure. Additionally, the design of the porch and canopy at the entryways of the townhouse units, which is reminiscent of the projected gable wall of the heritage house, has been modified by pushing the canopy further back from the gable wall of the heritage house, ensuring the townhouse units do not dominate the streetscape. Please refer to the Site Plan (Drawing A1.1), Elevation (Drawing 2/A3.2), Section (Drawing A4.1), and A5 series 3D renderings for further clarification. Regarding the concern about the inconsistency of the northernmost townhouse	+VG Design items

	unit's entrance, this has been addressed with a uniform pattern now. The entrances for all the units have been standardized, stepped back, and designed to reflect the heritage building's projected gable wall. Additional renderings from both ends of the townhouse units along Walker's Line are provided in Drawing A5.2 to better represent the prominence of the heritage house while maintaining the interrelation of the new town homes with the public view of the heritage building. Lastly, transformer has been relocated to be behind the heritage house and facing the parking garage spaces and the internal road of the site. See drawing A1.1	
Zoning Comments		
General		
OLS stamped and up-to-date survey required, including confirmation of Deemed Street Width.		Justin -
Existing lots should be consolidated into one (confirmation required).	Lot consolidation will be required prior to final site plan approval.	Justin -
Fully dimensioned Site Plan required including detailed Site Statistics.	A detailed site plan drawing A1.1 (two versions with turning radius illustration and without) , fully dimensioned , has been provided as part of	+VG

	the Zoning By-law submission. Site statistics are also illustrated on the site plan drawing A1.1 and A1.2	
Submit complete and fully dimensioned floor plans, roof plans, elevations and sections.	Fully dimensioned floor plans and roof plan of the heritage house as well as all townhouses, including their various types is provided. See drawings A2.0, A2.1, A2.2, A2.3. for Elevations (fully dimensioned and colored with material and finishes tags), and similarly for the building section, see drawings A3.1, A3.2, A3.3 and A4.1	+VG
Detailed grading plan required including fixed grade and confirmation of storey calculation.	Noted. A preliminary grading plan has been prepared. Detailed servicing plans will be included in a future site plan submission.	KWA
Are any changes proposed to the existing dwelling at 496 Walker's Line? What is the intended use, or uses? Detailed drawings required with all rooms/areas labelled.	No changes are proposed to the existing dwelling (with the exception of the HIA report recommendations which are mainly for preservation and relevant to the exterior of the heritage house) The intended use is currently Single detached Dwelling. See existing drawings of the heritage house to remain on drawing A2.0	+VG
Development is subject to Development Charges and Park Dedication fees.	Noted	MHBC

Zoning staff will review and comment on Draft Bylaw vetted by City Planner once complete.	Noted	MHBC
Minimum yards, landscaping, density, height, amenity/privacy area requirements appear non-compliant. Please see below for detailed comments/review and clarification of other items.	Zoning non-compliance is proposed to be addressed through site specific regulations as part of the zoning by-law amendment. A draft zoning by-law amendment is attached to the Planning Report.	+VG/ MHBC
Halton Region Comments		
Waste Management		
Region waste cannot service the development as currently proposed due to the following: 1. The current design indicates that a 12 m turning radius is provided whereas Regional waste requires a 13 m center line turning radius. 2. Regional waste cannot service the units within this complex as there is no turn around for waste collection vehicles. 3. The back up distance currently proposed for a collection vehicle is too long. Regional waste collection vehicles can only back up 18 m or the equivalent of two truck lengths. 4. Regional waste will not allow/support a communal collection pad(s) interior to the site given the proposed number of units. 5. Regional waste will not allow piles of waste curbside on Walkers Line given the proposed number of units.	The comments have been reviewed and the site has been adjusted to allow for waste removal by an independent company.	Justin/ Waste consultant

Regional staff would strongly encourage the applicant to consider re-designing the proposed development to meet the Region's Development Design Guidelines for Source Separation of Solid Waste in order to be eligible for on-site Regional waste collection (recycling, organics, and garbage).	Noted and waste management has been consulted and the details for waste removal will be finalized at the site plan approval stage as discussed with staff.	Justin/ Waste consultant
The Region would be pleased to further discuss Regional waste design requirements if it would be helpful to the applicant. Should the applicant have questions or require a meeting, please reach out to the Region to schedule a meeting.	Noted and waste management has been consulted and the details for waste removal will be finalized at the site plan approval stage as discussed with staff.	Justin/ Waste consultant
Should the proposed development ultimately be deemed ineligible for Regional waste collection, the following will be required to the satisfaction of the Region at the detailed design stage: - The owner/applicant is required to supply a letter of intent to the Region indicating that they will provide private waste collection for garbage, recycling and organics for the proposed development. - Confirmation is provided to the Region showing the following clause is inserted into the City of Burlington Site Plan Agreement: "That the proposed development, as designed, does not comply with Region of Halton Development Design Guidelines for Source Separation of Solid Waste and as such is not eligible for Regional Waste Collection. Private waste collection will be provided".	Noted and waste management has been consulted and the details for waste removal will be finalized at the site plan approval stage as discussed with staff.	Justin/ Waste consultant

- The Owner/Applicant must provide confirmation that all Agreements of Purchase and Sale and/or Lease, and any implementing Condominium Declaration (if applicable) shall include a warning clause as follows: "Purchasers/Leasees are advised that this development is not eligible for Region of Halton waste collection services. This development will be serviced by private waste collection of garbage, recycling and green cart services. - In the event that Purchase and Sale/Lease Agreements/Condo Declaration have already been signed, an amendment welcome package shall be provided and the change indicated.		
General Waste Management Comments		
A revised Waste Management Plan will be required to be submitted, demonstrating how waste will be managed, stored and collected in a manner that is safe, functional and accessible, to the satisfaction of Halton Region.	Noted and waste management has been consulted and the details for waste removal will be finalized at the site plan approval stage as discussed with staff.	Justin/ Waste consultant
The Waste Management Plan and associated representative scaled drawings should be designed per the Region's Development Design Guidelines for Source Separation of Solid Waste. Please provide information on the following: Number of residential units/ types of units. - The number of waste/recycling/organic receptables required.	Noted.	Justin/ Waste consultant

- Indicate where waste will be stored prior to collection day (including room dimensions and bin configuration if applicable). - Description of the flow of waste receptacles from the waste storage area to the outdoor waste collection loading area (or curbside along the private road, if applicable). - Show/label the turning radius available along the entire truck path (min. 13 m). - Please note Regional collection vehicles cannot back out onto a municipal road for waste collection. - The waste loading area must be a minimum 7.5m high (unobstructed) x 6m wide x 18m long to ensure waste collection vehicles have sufficient space and to ensure the minimum head-on approach requirement is met. - Design requirements should be reviewed at the Zoning By-law Amendment stage as site-specific provisions may be affected. - Please refer to the Region's Development Design Guidelines for Source Separation of Solid Waste and can be accessed online at: https://www.halton.ca/Repository/Development-Design-Guidelines-for-Source-Separation		

- Should the development be deemed eligible for Regional waste collection, a completed Drive Through Agreement will be required to be submitted and approved by the Region prior to the commencement of collection.		
Municipal Servicing		
<u>Existing Services:</u>		KWA
Watermain: A 300mm dia. watermain is located on Walkers Line adjacent to the property. Sanitary Sewer: A 250mm dia. sanitary sewer is located on Walkers Line adjacent to the property.	Noted.	KWA
<u>Servicing General:</u>		
Regional staff note that a Functional Servicing Report (FSR) was not included in the submitted documents for review. A site servicing drawing was included in the presubmission package, prepared by KWA Site Development Consulting Inc. and dated Mar. 28, 2024.	The preliminary FSR and SWM reports were forwarded after these comments were provided. An FSR and SWM report are included as part of the zone change submission.	KWA
The site servicing drawing indicates that the development will be serviced by connecting to the existing municipal sanitary sewer and watermain that is located on Walkers Line.	Correct.	KWA
A Functional Servicing Report (FSR) is required to be submitted with the application that demonstrates that the existing water system in the area can support the proposed development and that the existing downstream sewer system can accommodate the proposed development. The FSR should demonstrate the external services that will be required for both trunk and local watermains and trunk	Water demand and hydrant flow test calculations are provided and show there is adequate supply to service the subject site from a fire protection and domestic demand perspective.	KWA

and local sanitary sewers that will be required to be extended to service the development if required.		
Given an FSR was not included with the pre-submission package, the Region is unable to determine if the existing infrastructure can accommodate the proposed development. Due to this, we recommend that any proposed zoning amendment application for this development should not proceed until an FSR has been submitted to the Region. The applicant is encouraged to submit the FSR as part of a second submission to the Pre-Application process.	The preliminary FSR and SWM reports were forwarded after these comments were provided. An FSR and SWM report are included as part of the zone change submission. Updated comments were provided by Halton Region.	KWA
Should servicing matters remain outstanding at the time of formal application review, Regional Staff would recommend that a Holding Symbol and implementing provision be added to the approval of the zoning to ensure that Regional servicing matters are appropriately addressed in relation to the submission/approval of an FSR.		KWA
<u>Technical Comments (separate email):</u>		
The Functional Servicing Report (FSR), prepared by KWA Site Development Consulting Inc., dated March 2024 was reviewed.	Noted	KWA
The FSR indicates that the development will be serviced for sanitary sewer by connecting to the existing sanitary sewer that is located on Walkers Line. Analysis was provided in the FSR that demonstrates what the proposed flows from the development will be. No downstream analysis was provided in the FSR that shows that the existing downstream sanitary system can accommodate the	A downstream analysis has been prepared utilizing all available information for the sanitary sewer draining south on Walker's Line to Lakeshore Road. A detailed design sheet has been prepared in accordance with Halton Region standards, showing that the system has adequate	KWA

proposed flows from the development. The FSR should be revised to include the downstream sanitary sewer analysis.	capacity for the proposed development.	
The FSR indicates that the development will be serviced for water by connecting to the existing watermain that is located on Walkers Line. The FSR did provide analysis that determined what the proposed water demand would be for the development. Fire flow testing was also completed, and the results were included in the FSR. Analysis in the FSR using the fire flow test results demonstrated that the existing water system in the area can accommodate the proposed development.	Agreed and Noted.	KWA
The FSR should be revised to provide analysis of the downstream sanitary sewer system to determine if the downstream sewers can accommodate the proposed flows from this development. Once the FSR is revised and it is demonstrated in the revised FSR that the existing downstream sewer system can accommodate the proposed development, then the Region will have sufficient information to support the applicant from a servicing perspective.	A downstream analysis has been prepared utilizing all available information for the sanitary sewer draining south on Walker's Line to Lakeshore Road. A detailed design sheet has been prepared in accordance with Halton Region standards, showing that the system has adequate capacity for the proposed development.	KWA
Should servicing matters remain outstanding at the time of formal application review, Regional Staff would recommend that a Holding Symbol and implementing provision be added to the approval of the zoning to ensure that Regional servicing matters are appropriately addressed in relation to the submission/approval of a revised FSR.	Noted	

Planning Department Comments		
Planning staff provide the following comments on the above-noted applications, which are informed by staff's planning and zoning review of the submitted materials as well as the public and technical comments referenced above. Please note that comments are preliminary in nature and additional comments or concerns may be identified through the continued review of the applications including any subsequent resubmissions.	Noted	
New Official Plan (2020) Policies		
On Nov. 30, 2020, the City's new Official Plan (Burlington Official Plan, 2020) was approved by Halton Region. All parts of the Burlington Official Plan, 2020 that were not appealed came into effect the day after the end of the appeal period, Dec. 22, 2020. Until all broad appeals of the Burlington Official Plan, 2020 are resolved through the Ontario Land Tribunal (OLT) process, parts of the old Official Plan (Burlington Official Plan 1997, as amended) will be applicable. The current Zoning By-law will remain in effect until a new comprehensive	Noted	

Zoning By-law is enacted and comes into effect. Policies of the Burlington Official Plan, 2020 that are not in effect are relevant as an indication of City Council's vision, but are not determinative. The City is preparing an annotated "Burlington Official Plan, 2020 (Office Consolidation)" that reflects which policies are in effect and which are not, in accordance with all Decisions and Orders issued by the OLT under case no. OLT-22-002219 to date. When it is available, you will be able view this document by visiting the City's webpage for the Official Plan at Burlington.ca/newop. As the OLT process continues, the Burlington Official Plan, 2020 is subject to change. Readers of the Plan must satisfy themselves as to the legal status and applicability of the policies by reviewing all Orders and Decisions from the OLT. You can view these documents by visiting the OLT's webpage for case no. OLT-22-002219: "OP - New Official Plan – City of Burlington" at jus-olt-prod.powerappsportals.com/en/e-status/.		
Draft Planning Justification Report		
Staff have reviewed the submitted Draft Planning Justification Report and note that there are references to policies of the new Burlington Official Plan (2020) that are still under appeal. These policies include: Chapter 3, section 3.5 (Cultural Heritage Resources), policy 3.5.2 (5)	Noted	MHBC

Chapter 6, Section 6.2 (Multimodal Transportation), policies 6.2.3 (2) and 6.2.4 The PJR can have regard for the above noted policies, but the applicable policies of the current Burlington Official (1997) should be included in the analysis as well.	Noted the Planning Justification Report has been revised accordingly.	
Concept Plan		
1. Please confirm if the rear townhouse unit amenity areas will be screened. If they are intended to be screened, please provide the details and proposed height of the screening. 2. Please confirm if the proposed transformer at the front of the development will be screened. It is highly visible from Walkers Line and will require screening if it is to remain in the current location. 3. As the rear townhouses are taller than the existing heritage home, there are certain viewpoints that will be visible from the street. Is it possible to incorporate some of the design elements from the heritage building into the rear townhouse units? The dark grey materials may detract from the heritage home and not be compatible. 4. Staff note that the front northern end unit does not have the same triangle pitch over the front entrance and instead has a dark charcoal overhang. Is it possible to incorporate similar colours or a similar triangular pitch, so that the end unit matches the other units. 5. The architectural plans show an outdoor amenity area along the side of the northern front unit.	1. These amenity areas will be common amenity areas and will not be screened. Private amenity is provided in the form of balconies. See drawing A1.2 in part with drawing A1.1 2. As stated elsewhere in our response letter, the front side transformer has been relocated to the interior driveway, hidden from the street. Final transformer locations will be determined during site plan application and in coordination with electrical authorities 3. The townhomes have been designed to be visually distinct from the heritage house. Using the same elements or design would have a negative impact by blending with the heritage building's elevation outline and skyline, disrupting the visual distinction in the streetscape	+VG/MHBC +VG +VG +VG +VG

Please confirm what this area will be used for and the size of the amenity area. 6. Please provide the privacy area amount for each unit.	4. It has been modified and now has the same triangle pitch in a uniform format and pattern, reminiscent of the heritage house projected gable wall. Also the color has been modified to be light color. See Elevation drawings A3 series and 3D rendering A5 series 5. It will be landscape area. Landscape considered Amenity area in calculations. Privacy area for each unit has been identified on the site plan statistic table (A1.1) and illustrated on drawing A1.2 separately for each unit.	+VG
Halton Region Police Service		
No concerns with this proposal as it doesn't interfere with our line-of-sight radio system	Noted.	
Halton Catholic School Board		
In terms of school accommodation, if the residential development were to proceed today, elementary students generated from the development would be accommodated at St. Paul CES located at 530 Cumberland Avenue. Secondary students would be directed to Assumption CSS located at 3230 Woodward Avenue.	Noted.	
Should you proceed with a future application for a zoning by-law amendment, the following standard conditions will be placed in any subsequent agreements (e.g. Site Plan,	Noted.	

Condominium). The conditions are to be fulfilled prior to final approval:		
1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City's subsequent agreements, to be registered on title: a. Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area. b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.	Noted and will be included in a condominium plan.	
In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.	Noted.	
That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications	Noted.	

of the HCDSB and erect them prior to final approval.		
It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum approved unit count will be subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.	Noted.	
Bell Canada		
Upon receipt of this comment letter, the Owner / Applicant is to provide Bell Canada with servicing plans / Composite Utility Plan (CUP) at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.	Noted. This will be addressed through the future site plan process.	
The following paragraphs are to be included as a condition of approval for any Draft of Plan of Subdivision, Draft Plan of Condominium and/or Site Plan application(s): "The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and	Noted. This will be addressed through the future site plan process.	

valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost." The above-noted conditions will remain in effect until said conditions are officially cleared by Bell Canada as part of the formal approval process.		
Canada Post		
Canada Post requires that the owner/developer comply with the following conditions:	Noted. This will be addressed through the future site plan process.	
- The owner/developer agrees to include on all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community - Mailbox.	Noted. This will be addressed through the future site plan process.	
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale.	Noted. This will be addressed through the future site plan process.	
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans.	Noted. This will be addressed through the future site plan process.	
The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:	Noted. This will be addressed through the future site plan process and has been considered in the preliminary site plan concept.	

- An appropriately sized sidewalk section (concrete pad) to place the Community Mailboxes on.	This has been done on site plan.	
- Any required walkway across the boulevard.	This has been done on site plan.	
- Any required curb depressions for wheelchair access.	This has been done on site plan.	
- The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to the new homes as soon as they are occupied.	Noted.	
- The owner/developer further agrees to provide Canada Post at least 60 days' notice prior to the confirmed first occupancy date to allow for the community mailboxes to be ordered and installed at the prepared temporary location.	Noted.	
Enbridge		
Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.	Noted.	
Trans-Northern Pipelines Inc.		
We can confirm that TNPI has NO infrastructure in the mentioned areas.	Noted.	