

# Millington & Associates

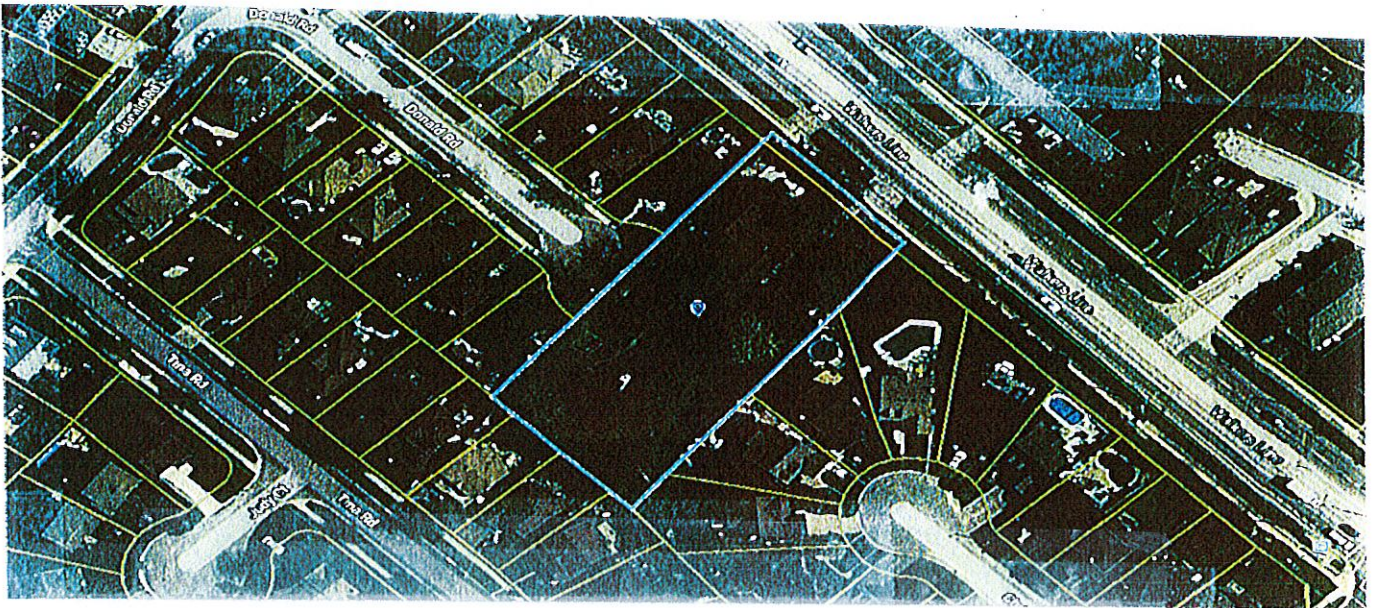


PLANNING & DEVELOPMENT CONSULTANTS

3380 South Service Road, Burlington, Ontario, L7N 3J5 Office: (905) 639-3892 Fax: (905) 333-9544

To Owner/Occupant  
Pre-application Consultation Virtual Meeting

Millington & Associates is hosting the virtual pre-application meeting to discuss a proposal on behalf of Allen Madden the new owner. The intention is to apply to the City of Burlington for a rezoning of the subject property known as 2154 Walkers Line. The owners are looking to rezone the lands from single family to allow for condominiums. No application has been submitted to the City of Burlington at this time and the City has not made any decision on this proposal.



The Virtual Pre-Application Community Meeting will take place:

**Monday March 29, 2021**  
**7:00 pm - 9:00 pm**

**Participate On-Line via Zoom:**  
<https://zoom.us/j/95724134808>

**Webinar ID: 957 2413 4808**  
(internet connection required – Zoom User Guide available at [www.burlington.ca/2154walkers](http://www.burlington.ca/2154walkers))

**Participate by Telephone:**  
**1-647-374-4685** (audio only)

City staff will provide an overview of the development application review process

## Developers Overview

The present lands are zoned R3.2 to allow single family homes. The intent is that these proposed homes under the present zoning would be oriented towards Donald Road which would be the location for ingress and egress.

[millingt@allstream.net](mailto:millingt@allstream.net)

My client's proposal as mentioned above is to rezone these lands to an RM2 zone (medium density) to allow for nine (9) condominium's broken into three (3) buildings with access directly out to Walkers Line.

Our first action taken on these lands was to retain a professional arborist to visit the site prior my clients purchase to ascertain the financial viability of the site. The City of Burlington has recently approved a tree bylaw which can restrict or prevent the removal of trees. We noted on our walk around that the site contained many mature trees. My client retained the arborist to see how or if this mature vegetation could be preserved. The initial walk around based on the single family zoning showed that all of the trees facing Donald Road would be impacted due to allowing access to this existing road. The arborist also pointed out that many of the boundary trees would be lost due to fact that the R 3.2 zoning requires single family homes to be located 1.8 metres from the abutting property line of the existing homes.

The owner's agents will give an overview of their proposal and City staff will provide an overview of the development application review process and how the public can be involved. There will also be a question and answer component about the various aspects of the proposal and the planning process. Councillor Bentivegna and Mayor Meed Ward will be in attendance to listen to the discussions. This consultation meeting is the first step in a comprehensive review of the rezoning process. The purpose of this meeting is for the client to address area resident's questions and concerns to make sure that the community feedback is addressed prior to any submission of any development proposal.

My client's proposal is to develop the property with these nine (9) condominium units this would then allow flexibility to:

- Allow access to Walkers Line only by way of a condominium road.
- Provide a greater sideyard of approximately 7 metres in the area where the units abut the single family homes to the west. (house's facing Tina Road).
- Rearyard setbacks (houses facing Donald Road) of approximately 7 metres this would allow us to retain most of the mature trees.
- Setbacks (landscaping strips) along the southerly property line (houses facing Chrisdon Court) of approximately 7 metres. This setback will also allow us to preserve most if not all the mature trees.
- The trees that are to be removed will be compensated for by replanting, as required under the new tree bylaw.
- The condominiums will be two storeys in height and with being able to preserve most of the mature vegetation it will preserve the abutting land owner's privacy.
- Additional landscaping will be provided to supplement the existing trees.
- Solid board fencing will be installed where necessary for security and privacy.
- Low impact lighting will be installed so as not to impact neighbouring homes.

After the application has been submitted to the City, notice will be sent to residents within 120 metres of the site and details of the application will be publicly available at [Burlington.ca/developmentprojects](http://Burlington.ca/developmentprojects). At that stage residents can provide comments and questions to City staff.



## 2154 WALKERS LINE - TOWNS

3 BEDROOM OPTION

BURLINGTON, ON

KNYMH INC.  
1006 SKYVIEW DRIVE • SUITE 101  
BURLINGTON, ONTARIO • L7P 0V1  
905.639.6595  
[www.knymh.com](http://www.knymh.com)

