

Date: February 2, 2024

**Subject: Invitation to Upcoming Neighbourhood Pre-Application
Consultation Meeting to Discuss a Proposed Development at 759
Maple Avenue, Burlington**

Arcadis Professional Services
(Canada) Inc.
360 James Street North
Suite 200
Hamilton, Ontario M4V 2Y7
Canada
Phone: 416 596 1930
www.arcadis.com

Dear Owner or Resident,

On behalf of our client, Structured Creations Inc., and the property Owner, Mr. Grant Burlie, Arcadis is pleased to invite you to a Neighbourhood Pre-Application Consultation Meeting to discuss a proposed development for the property at 759 Maple Avenue, Burlington. Please refer to the attached aerial image for the location of this property. No planning applications have been formally submitted yet, and no decisions have been made by the City. A Pre-Consultation Submission was made to the City for the proposed development, and through this process the application submission requirements have been identified by City staff. The hosting of this meeting is one of the required items.

This consultation meeting will be led by the developer and will provide the opportunity to:

1. Hear from the developer and the consulting team about the details of the potential development;
2. Hear from the planning consultant and City Staff on the planning application process and future opportunities for public input and engagement;
3. Hear from the Ward Councillor and/or mayor regarding Council's role in the planning process;
4. Ask questions and provide comments;
5. Get information on how to be involved when formal applications are submitted in the future.

Details of the Meeting

Date: Wednesday, February 28th, 2024

Time: 6:30 – 7:30 pm

Format: Virtual (Zoom Meeting – City platform)

Meeting Link: <https://us06web.zoom.us/j/86885935169>

Webinar ID: 868 8593 5169

How to Join the Meeting and Who to Contact?

This Notice has been mailed to all property owners within a 120-metre radius of the property for the potential development. The Virtual Meeting will be held on the City's Zoom platform, which can be accessed by following the link below:

<https://us06web.zoom.us/j/86885935169>

Mike Crough RPP MCIP

Arcadis

February 2, 2024

Please note that you can join the meeting using the Zoom app, using the link through a web browser, or through regular phone dial-in at the following phone number +1 587 328 1099 (Canada).

There is no need to RSVP via email or phone to the undersigned. However, advance notice of attendance will assist in tracking names and total number of attendees. If you are unsure of how to join, would like guidance on using the Zoom application, and/or would like to discuss anything about the potential development or the meeting, please contact the developer's Planning Consultant, Mike Crough of Arcadis, directly at:

Mr. Mike Crough, MCIP, RPP
Principal – Planning - Arcadis

Email: mike.crough@arcadis.com

Phone: 905-317-5246 (M) or 905-546-1010 ext. 63114 (LL)

Draft Agenda:

- Welcome and Introductions (5 mins, Developer)
- Overview of the Planning Process (5 mins, City Staff)
- Overview of Potential Development (10 mins, Developer)
- Question / Answer and Commenting Period (35 mins, All)
- Wrap-up and Next Steps (5 mins, Developer)

Details of the Proposed Development

The proposed development consists of four (4) townhouse units with two-bedroom layouts. Access to the site will be provided from Maple Avenue, onto a private road which services all four units. Each unit will include two (2) parking spaces (one garage space and one driveway space), with an additional two (2) spaces provided as visitor parking onsite. The dwelling units are proposed to be three (3) storeys in height, with the potential for loft space to be added within the roof line of each unit. The design for each unit includes three (3) private amenity areas, including the proposed rear yard privacy areas, a raised rear deck, and a raised front deck (over the front porch). These spaces are augmented by individual front porches, and individual internal basement recreation room.

Please see attached pages for concept plans.

A pre-application webpage has been set up in dedication to the proposed development which can be found on www.burlington.ca/759maple. **NOTE: This webpage will be updated throughout the development process.**

Yours Truly,

Arcadis



Mike Crough MCIP RPP

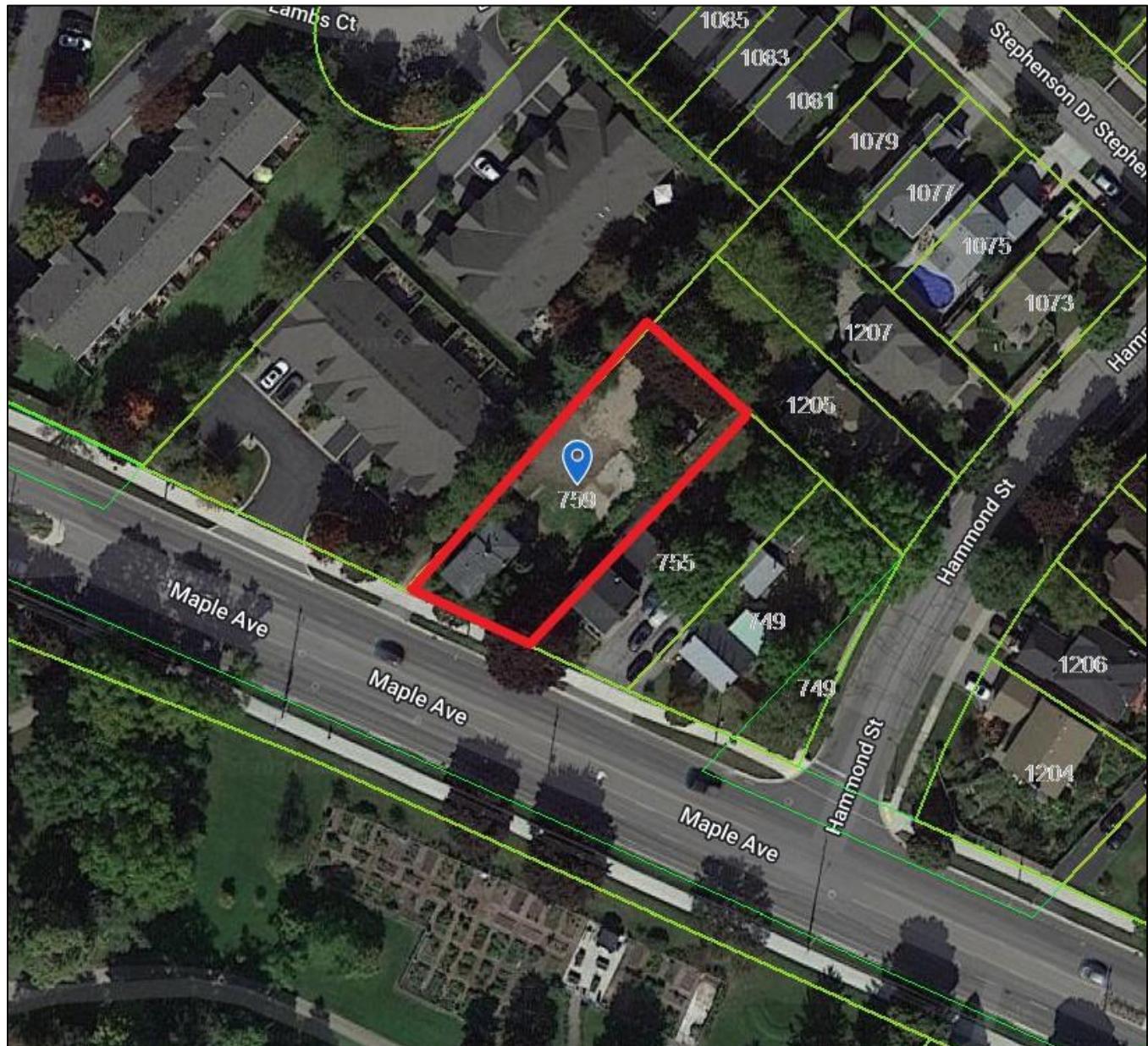
Principal – Planning

cc. Mayor Meed Ward, via email

Councillor Kearns, via email

William Wallace, Supervisor – Development Review, City of Burlington, via email

Aerial Image of Subject Property



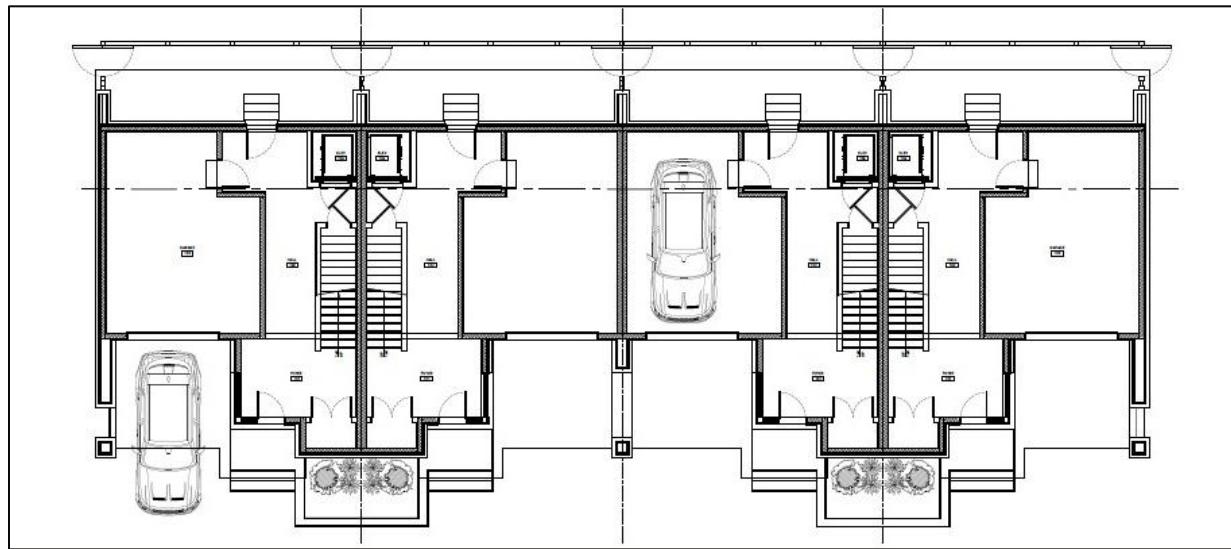
Source: Geowarehouse

Mike Crough RPP MCIP

Arcadis

February 2, 2024

Proposed Main Floor Plan



Proposed Elevations – North and South

