

## Owner/ Occupant

### Pre-Application Consultation Virtual Meeting

On behalf of our client **2381792 Ontario Limited**, MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) are hosting a pre-application community meeting to discuss the proposed redevelopment of the properties located at 490, 496 and 508 Walkers Line. The three properties that are being considered for redevelopment are shown on the map below.

## How to participate

**The Virtual Pre-Application  
Community Meeting will take place:**

**May 9th  
7:00 to 8:30 pm**

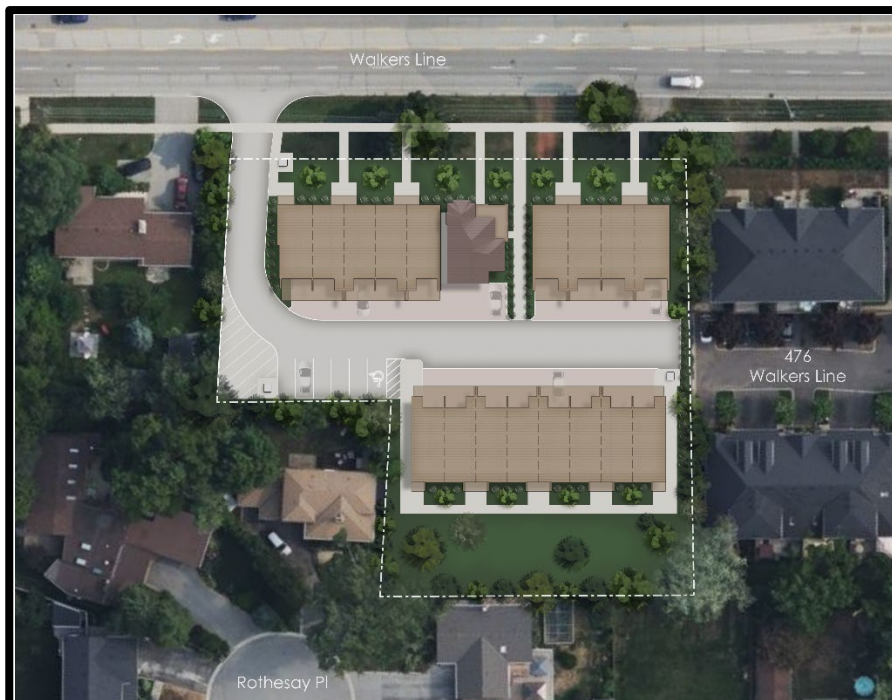
**Participate On-Line via Zoom:**

<https://us02web.zoom.us/j/81053575139?pwd=Vno3ZzJuOXZyRTRxMnd3MmWlZnjl1dz09>

**Webinar ID: 810 5357 5139**

**Passcode: 489954**

**Participate by Telephone: 647-374-4685**



**Site Location Map:** 490, 496 and 508 Walker’s Line Burlington.

## **The Proposed Redevelopment**

The proposed concept for the redevelopment of the Subject Lands currently includes the retention of the heritage property at 496 Walkers Line as a single detached residential dwelling together with a total of 17 three storey townhouse units. The heritage house will be flanked with four townhouse units to the south and five units to the north with frontage along Walkers Line. In addition, a second row comprised of eight townhouses will be located internal to the site and in behind the existing homes with frontage onto an internal drive aisle.

The subject lands will accessed from Walkers Line, and the proposed development includes six visitor parking spaces. Each townhouse unit will have two parking spaces (including a garage space). In addition, a large common landscaped amenity space of approximately 500 sq. m has been provided along the western property line between the proposed townhouse units and existing homes on Rothesay Place.

## **The Process**

The community meeting will provide an opportunity for the project team to present an overview of the current proposal and gather input from the community before submitting any formal development applications. The meeting will also provide an opportunity for the project team to respond to questions regarding the proposal and the process. Ward 4 Councilor Stolte, as well as the Mayor may be in attendance to hear your input. No decisions are being made at this meeting.

## **The Format**

The meeting will be held using a Zoom webinar format. During the meeting, the MHBC consulting team will provide an overview of the development application review process and explain how the public may participate as the development process advances. There will be an opportunity for questions and input of comments at the end of the presentation.

## **For Regular Updates on this Proposal Visit:**

[www.burlington.ca/490walkers](http://www.burlington.ca/490walkers)

Additional comments, questions, and feedback can be directed to [abroomer@mhbcplan.com](mailto:abroomer@mhbcplan.com)



**Conceptual Rendering** of 490,496 and 508 Walkers Line Proposal, viewed from the east, looking west along Walkers Line.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	2024.01.15	ISSUE FOR PERMIT
2	2024.01.20	REVISED PERMIT REQUIREMENTS
3	2024.02.05	REVISED PERMIT REQUIREMENTS
4	2024.02.15	REVISED PERMIT REQUIREMENTS
5	2024.03.01	REVISED PERMIT REQUIREMENTS
6	2024.03.10	REVISED PERMIT REQUIREMENTS
7	2024.03.20	REVISED PERMIT REQUIREMENTS
8	2024.04.01	REVISED PERMIT REQUIREMENTS
9	2024.04.10	REVISED PERMIT REQUIREMENTS
10	2024.04.20	REVISED PERMIT REQUIREMENTS
11	2024.05.01	REVISED PERMIT REQUIREMENTS
12	2024.05.10	REVISED PERMIT REQUIREMENTS
13	2024.05.20	REVISED PERMIT REQUIREMENTS
14	2024.06.01	REVISED PERMIT REQUIREMENTS
15	2024.06.10	REVISED PERMIT REQUIREMENTS
16	2024.06.20	REVISED PERMIT REQUIREMENTS
17	2024.07.01	REVISED PERMIT REQUIREMENTS
18	2024.07.10	REVISED PERMIT REQUIREMENTS
19	2024.07.20	REVISED PERMIT REQUIREMENTS
20	2024.08.01	REVISED PERMIT REQUIREMENTS
21	2024.08.10	REVISED PERMIT REQUIREMENTS
22	2024.08.20	REVISED PERMIT REQUIREMENTS
23	2024.09.01	REVISED PERMIT REQUIREMENTS
24	2024.09.10	REVISED PERMIT REQUIREMENTS
25	2024.09.20	REVISED PERMIT REQUIREMENTS
26	2024.10.01	REVISED PERMIT REQUIREMENTS
27	2024.10.10	REVISED PERMIT REQUIREMENTS
28	2024.10.20	REVISED PERMIT REQUIREMENTS
29	2024.11.01	REVISED PERMIT REQUIREMENTS
30	2024.11.10	REVISED PERMIT REQUIREMENTS
31	2024.11.20	REVISED PERMIT REQUIREMENTS
32	2024.12.01	REVISED PERMIT REQUIREMENTS
33	2024.12.10	REVISED PERMIT REQUIREMENTS
34	2024.12.20	REVISED PERMIT REQUIREMENTS
35	2025.01.01	REVISED PERMIT REQUIREMENTS
36	2025.01.10	REVISED PERMIT REQUIREMENTS
37	2025.01.20	REVISED PERMIT REQUIREMENTS
38	2025.02.01	REVISED PERMIT REQUIREMENTS
39	2025.02.10	REVISED PERMIT REQUIREMENTS
40	2025.02.20	REVISED PERMIT REQUIREMENTS
41	2025.03.01	REVISED PERMIT REQUIREMENTS
42	2025.03.10	REVISED PERMIT REQUIREMENTS
43	2025.03.20	REVISED PERMIT REQUIREMENTS
44	2025.04.01	REVISED PERMIT REQUIREMENTS
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55	2025.07.20	REVISED PERMIT REQUIREMENTS
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66	2025.11.10	REVISED PERMIT REQUIREMENTS
67	2025.11.20	REVISED PERMIT REQUIREMENTS
68	2025.12.01	REVISED PERMIT REQUIREMENTS
69	2025.12.10	REVISED PERMIT REQUIREMENTS
70	2025.12.20	REVISED PERMIT REQUIREMENTS

**NOTES:**

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

**KEY PLAN**

**CURB:**  
INDICATES CURB LOCATION  
INDICATES CURB LOCATION

**PROJECT:**  
INDICATES PROJECT LOCATION  
INDICATES PROJECT LOCATION

**SITE STATISTICS**

TYPE	QUANTITY	REMARKS
TOTAL AREA	10,000 SQ. FT.	
CONCRETE	5,000 SQ. FT.	
ASPHALT	2,000 SQ. FT.	
PAVED	7,000 SQ. FT.	
LANDSCAPED	3,000 SQ. FT.	
PARKING SPACES	15	
VEHICLE SPACES	10	
BICYCLE SPACES	5	
WHEELCHAIR SIGN	1	
VISITOR PARKING	2	
ELEVATION MARK	1	
BUILDING SECTION MARK	1	

**CONSTRUCTION SCHEDULE**

NO.	DESCRIPTION	START DATE	END DATE
1	FOUNDATION	2024.08.01	2024.08.31
2	FRAMEWORK	2024.09.01	2024.09.30
3	ROOFING	2024.10.01	2024.10.31
4	MECHANICAL	2024.11.01	2024.11.30
5	ELECTRICAL	2024.12.01	2024.12.31
6	PLUMBING	2025.01.01	2025.01.31
7	FINISHES	2025.02.01	2025.02.28
8	LANDSCAPING	2025.03.01	2025.03.31
9	FINAL INSPECTION	2025.04.01	2025.04.30
10	COMPLETION	2025.05.01	2025.05.31

**V+G ARCHITECTS**  
REVINTIN GROUP LTD.

**AL.I**

**SITE PLAN**

Site plan