



BOUSFIELDS INC.

Project No. 17323

February 6, 2024

Ontario Land Tribunal
Attn: Azeem Patel, Case Coordinator
655 Bay Street, Suite 1500
Toronto, ON M5G 1E5

Dear Azeem Patel,

**Re: *Applications for Official Plan and Zoning By-law Amendment - Resubmission
2020 Lakeshore Road, Burlington (OLT File No. OLT-22-003866)***

Bousfields Inc. is the planning consultants for Burlington 2020 Lakeshore Inc. (the "Owner") with respect to their lands located at 2020 Lakeshore Road in Burlington (the "Site" or "Subject Site"). On behalf of the Owner, we are pleased to submit the enclosed materials in support of a revised submission before the Ontario Land Tribunal ("OLT") for Official Plan and Zoning By-law Amendment Applications for the Subject Site.

Background

On October 22, 2021, Bousfields Inc. submitted applications to amend the Official Plan and Zoning By-law to permit the redevelopment of the Subject Site with a high-rise, mixed-use development consisting of two towers with heights of 30 and 35 storeys, atop a 5- to 6-storey podium ("the Applications"). The Applications were deemed incomplete on November 23, 2021. Additional materials were provided to the City on December 17, 2021, and the Applications were deemed complete as of this date.

On April 12, 2022, a Recommendation Report was considered by the City's Community Planning, Regulation & Mobility Committee. The report recommended refusal of the Applications, and City Council adopted these recommendations. On April 27, 2022, the Applicant filed an appeal to the OLT with regards to City Council's decision. The OLT has scheduled a 15-day hearing scheduled to commence on April 29, 2024.

Current Proposal

Since the summer of 2023, the Owner has held various Without Prejudice discussions with the other Parties to discuss revisions to the proposal.

In addition, the Owner has compared the revised plans to the Waterfront Hotel Planning Study, a study required pursuant to Policy 5.5.9.2(1) of the in-force Burlington Official Plan (1997) and Section 12.1.4(2) of the City of Burlington's New Official Plan (2020). The Owner had initially provided the City with funds to initiate this study, which began in early

2017, and participated in a series of workshops and public meetings to determine a preferred concept for the Subject Site. The City paused work on this study, and only resumed works in late 2021. The City's retained consultant completed the Waterfront Hotel Planning Study and the final report (dated March 23, 2022), which included a recommended preferred concept, was presented to the Community Planning, Regulation and Mobility Committee and Council in April 2022. City Council voted to receive the planning study for informational purposes at its meeting on April 12, 2022. The Owner has made efforts to incorporate key recommendations from the study with respect to the location and articulation of the building and the public realm.

Based on the foregoing, revisions have been made to the architectural plans, including:

- Parkland dedication is now proposed, at the northwest corner (250 m²), the southerly edge adjacent to Spencer Smith Park (415 m²), and the southeast corner (55 m²), whereas previously no parkland dedication was contemplated;
- The height of the podium of both towers has been reduced from 5-6 storeys (19.2 metres) to 3-4 storeys (12.55 metres);
- The East Tower massing has been revised to incorporate a 10-storey base building element, including the podium, which transitions through stepping on Levels 11, 12 and 13 to the tower;
- The West Tower has shifted further east, resulting in an increase of the minimum distance between the tower and the west lot line from 10.0 metres to 17.6 metres;
- The East Tower has shifted further south by approximately 12.5 metres;
- As a result of this shifting, the two towers are separated by a distance of 35.4 metres;
- The hotel component has been relocated to floors 4-8 within the East Tower;
- The office area in the West Tower has decreased from 4,348 m² to 1,488 m², with the balance now occupied by residential units;
- The skybridge between the two towers has been removed;
- The linear space between the two towers has been redesigned to provide a mid-block connection with no atrium space above, and has been revised to include more patio space for commercial tenants;
- The underground parking level has been modified so that there is no stratification below the parkland to be conveyed;
- Parking access and loading for the East Tower has been re-oriented to the south so there is no longer a left turn onto Elizabeth Street; and
- The ground floors of each tower have been reconfigured, with updates including consolidation of the back-of-house uses and the reorientation of the lobby areas.

There have been no changes to the building height. As a result of the changes, the total gross floor area has decreased from 54,928 m² to 49,203m², resulting in a reduction in density from 7.20 FAR to 6.45 FAR. Based on the reorganization of the building, the

number of dwelling units has increased from 579 units to 594 units. A full update of the relevant statistics is included in Table 1 below.

Table 1 – Statistical Comparison

	Original Proposal (October 2021)	Revised Proposal (February 2024)
Site Area (including excluding road widening, erosion allowance and parkland dedication)	7,626.21 m ² (0.7626 ha)	7,626.21 m ² (0.7626 ha)
Site Area (excluding road widening, erosion allowance and parkland dedication)	7,200.09 m ² (0.7001 ha)	6,480.0 m ² (0.6480 ha)
Gross Floor Area		
Residential	38,671 m ²	37,766 m ²
Indoor Amenity	1,070 m ²	1,218 m ²
Non-Residential	15,187 m ²	10,219 m ²
Total	54,928 m ²	49,203 m ²
Density	7.20 FAR	6.45 FAR
Building Height		
Podium Base Element	5-6 storeys (18.95 m)	3-4 storeys (12.55 m)
Towers (incl. base)	East Tower: 30 storeys (100.5 m incl. mech.) West Tower: 35 storeys (115.2 m incl. mech.)	East Tower: 30 storeys (100.5 m incl. mech.) West Tower: 35 storeys (115.2 m incl. mech.)
Residential Units		
Studios	25 (4%)	34(6%)
1-Bedroom	224 (39%)	253 (43%)
1-Bedroom + Den	170 (29%)	149 (25%)
2- Bedroom	142 (25%)	119 (20%)
2-Bedroom + Den	--	20 (3%)
3-Bedroom	18 (3%)	19 (3%)
Total	579 (100%)	594 units (100%)
Amenity Space		
Indoor	1,070 m ²	1,218 m ²
Outdoor	11,243 m ²	10,662 m ²
Total	12,313 m ²	11,880 m ²
Car Parking Spaces		
Total	589	575
Bicycle Parking Spaces		
Residential Short-term	--	30

Residential Long-term	--	297
Commercial Short-term	--	6
Commercial Long-term	--	5
Total	165	338
Loading Spaces	1 Type "G" loading space	1 Type "G" loading space

Note: the gross floor area included in the October 2021 submission was recalculated in order to comply with the permitted deductions set out in the City of Burlington Zoning By-law No. 2020. The GFA numbers included in this chart are reflective of the correct calculations.

Submission Materials

The following materials are enclosed to reflect the changes noted above:

1. Revised Architectural Set prepared by NEUF Architects, dated February 6, 2024;
2. Shadow Study prepared by NEUF Architects dated February 1, 2024.

Additional addenda to the technical reports filed with the original submission may also be circulated at a later date, as required.

We trust the foregoing is satisfactory for your purposes. Should you have any questions or require further clarification, please do not hesitate to contact the undersigned.

Yours truly,
Bousfields Inc.



David Falletta, MCIP, RPP

cc. David Bronskill, Goodmans LLP
 Matthew Lakatos-Hayward, Goodmans LLP
 Blake Hurley, City of Burlington
 Chris Barnett, Osler, Hoskin & Harcourt LLP
 Evan Barz, Osler Hoskin & Harcourt LLP
 Brittany Maione, Halton Region
 Ira Kagan, Kagan Shastri De Melo Winer Park LLP
 Sarah Kagan, Kagan Shastri De Melo Winer Park LLP
 Kristie Stitt, Kagan Shastri De Melo Winer Park LLP