BOUSFIELDS INC.

Project No. 21338

May 1, 2026

Mariana Da Silva,
Planner, Community Planning
City of Burlington
426 Brant Street, Burlington, Ontario L7R 3Z6

Dear Ms. Da Silva,

Re: Applications for Official Plan and Zoning By-law Amendments
1376-1382 Plains Road East, Burlington

We are the planning consultants for **2731115 Ontario Inc., F. K Deals on Wheels Inc., 2731119 Ontario Inc., and Manor Care Homes Inc.** (collectively, "the owner") with regards to the above noted property (the "subject site" or "site"). On behalf of our client we are pleased to submit the enclosed materials in support of applications for an Official Plan Amendment and a Zoning By-law Amendment to facilitate the redevelopment of the subject site (the "Applications").

The subject site is located on the south side of Plains Road East, generally west of Brant Street and north of the CN Rail corridor. The site is designated as *Mixed Use Corridor – Commercial Corridor* in the Official Plan and is currently occupied by two 2-storey house-form commercial buildings operating with retail stores and a used automotive dealer. The site is located in the Burlington GO Major Transit Station Area, an area envisioned to see significant growth and evolution of built forms in the coming years as it transitions to the become the highest density area and primary urban centre for the City of Burlington.

We note that a site-specific appeal of Official Plan Amendment 2, the implementing Official Plan framework for the Burlington GO Major Transit Station Area, is active on the subject site. The intent of the applications is to respond to the proposed planning framework set out in Official Plan Amendment 2 as a part of the ongoing appeal process.

Additionally, we note that a consent application to consolidate the parcels on the subject site and sever the southern portion of the lands from the CN rail corridor to the south has been conditionally approved by the Committee of Adjustment (file 545-02-B-007/2024). Our client is coordinating the clearance of approval

conditions to finalize the consent application in tandem with the subject Applications.

The proposed development would involve the construction of a 25-storey (plus mechanical penthouse) mixed use building with 283 residential units and commercial uses at grade. A total of 56 parking spaces are proposed in an underground parking structure, as well as 159 bicycle parking spaces. A total Gross Floor Area of 19,549 square metres is proposed.

In support of the Applications, please find enclosed the following materials:

1. A completed application form for Official Plan and Zoning By-law Amendment applications on the subject site;
2. The Planning and Urban Design Rationale, including Comments and responses to the Burlington Urban Design Panel, Public Consultation Strategy, Housing Impact Statement, Urban Design Brief and Response to Comments Received at a Community Meeting, prepared by Bousfields dated April 2026;
3. The Boundary and Topographic Survey, prepared by J.D. Barnes dated January 22, 2025;
4. The Land Use Compatibility Assessment, prepared by EXP dated March 10, 2026;
5. The Rail Safety Report, prepared by Entuitive dated March 17, 2026
6. The Architectural Plans, including the Conceptual Site Plan Layout and Waste Management Plan prepared by WZMH Architects dated February 20, 2026;
7. The Shadow Study, prepared by Bousfields dated May 2026;
8. The Wind Impact Study, prepared by Gradient Wind dated April 6, 2026;
9. The Arborist Report, prepared by Kuntz Forestry Consulting dated January 26, 2026;
10. The Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting dated January 26, 2026;
11. The Landscape Plan, prepared by PMA Landscape Architects dated February 18, 2026;
12. The Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & associates Consulting Engineers dated February 2026;
13. The Hydrogeological Investigation, prepared by EXP dated January 28, 2026;
14. The Noise and Vibration Study, prepared by HGC Consulting dated Paril 10, 2026;

15. The Transportation Impact Study, including Transportation Demand Management Plan and Implementation Strategy, prepared by LEA Consulting dated April 15, 2026;
16. The Transportation Impact Study Appendix, prepared by LEA Consulting dated April 15, 2026;
17. The Grading Plan, Site Servicing Plan, Storm Drainage Area Plan, prepared by S. Llewellyn and Associates Consulting Engineers dated January 8, 2026;
18. The Phase 1 Environmental Site Assessment, prepared by EXP dated July 25, 2023;
19. The Phase 2 Environmental Site Assessment, prepared by EXP dated August 17, 2023;
20. The Qualified Persons Letter confirming validity of the Environmental Site Assessments, prepared by EXP dated January 29, 2026;
21. The Sustainable Building and Development Guidelines Checklist, prepared by Bousfields dated April 30, 2026;
22. A signed Environmental Site Screening Checklist, dated March 26, 2026;
23. The Draft Zoning By-law Amendment, prepared by Bousfields dated April 8, 2026;
24. The Draft Official Plan Amendment, prepared by Bousfields dated April 8, 2026;
25. A copy of the Pre-application Consultation Minutes and submission checklist; and
26. A copy of the Burlington Urban Design Panel Minutes, prepared by the City of Burlington and dated March 26, 2026.

Please note that that the required application fees for both the City of Burlington and Region of Halton will be provided to the City through the form of an electronic funds transfer once confirmed.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact the undersigned or Cale Vanderveen of my office at cvanderveen@bousfields.ca.

Yours very truly,
Bousfields Inc.



David Falletta, MCIP RPP
Partner