BOUSFIELDS INC.

Project No. 23121

February 20, 2026

Jaclyn Schneider & Thomas Douglas
Development Planning
Community Planning, City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Dear Thomas and Jaclyn,

Re: Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – Phase 1 Lands - Formal Submission
5164-5900 Upper Middle Road and 5201 Mainway, Burlington

Introduction

We are the planning consultants for Alinea Land Corporation, the Owner of the lands located at 5164, 5366, 5470 and 5900 Upper Middle Road and 5201 Mainway in the City of Burlington (referred to as "**Bronte Creek Meadows**"). On behalf of our clients, we are pleased to submit the enclosed formal submission for Official Plan Amendment ("OPA") Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ("DPOS") for the "Phase 1" lands within the Bronte Creek Meadows area.

Bronte Creek Meadows is a vacant and undeveloped parcel of land located at the north-west corner of Mainway and Burloak Drive in the City of Burlington and is bounded by Upper Middle Road to the north and Sheldon Creek to the west. It is located at the eastern boundary of the City of Burlington, immediately adjacent to the Town of Oakville, and is approximately 123.7 hectares in area. The Phase 1 lands are located on the western portion of the Bronte Creek Meadows area and are approximately 49.75 hectares in size.

The enclosed materials have been provided to address the required studies as laid out in Official Plan Amendment 4, and in response to comments received from a technical submission of materials submitted on October 3, 2025.

Background

Following the Minister's approval of Regional Official Plan Amendment no. 49, and subsequently maintained through Bill 162, *Get It Done Act*, *2024*, which removed the Regional Employment Area overlay from Bronte Creek Meadows, the City of Burlington prepared an Area Specific Plan ("ASP") that includes policies for the development of a new community within the Bronte Creek Meadows lands. The Area Specific Plan for

Bronte Creek Meadows was approved by City Council on May 20, 2025, and enacted as an amendment to the City of Burlington Official Plan (2020) as Official Plan Amendment no. 4 ("OPA 4") via by-law 031-2025.

OPA 4 lays out a process for the next steps moving forward in order to obtain all necessary approvals to develop the lands. Notably, OPA 4 established the need to prepare a Master Environmental Servicing Plan / Scoped Subwatershed Study, Area Specific Plan and Land Use and Built Form Strategy for the Bronte Creek Area. In this regard, a technical submission was submitted to the City on October 3, 2026, in order to address these requirements and in accordance with Provincial, Regional and municipal policies. The current submission addressed comments received from the technical submission as well as the submission requirements for a fulsome OPA, ZBA and DPOS submission as agreed upon through discussion with City staff.

Proposal

Phase 1 applies to the Meadows Neighbourhood District, Mainway Institutional District, and a small component of the Burloak Commons District for the purposes of stormwater management. The proposal will support the redevelopment of the Phase 1 lands within Bronte Creek Meadows as a complete community that prioritizes a sustainable, liveable design that blends a variety of residential, retail, institutional, employment, and healthcare uses, as identified by the OPA 4 District Plan. Overall, Phase 1 is envisioned to provide a variety of residential dwellings, which will add to the housing options within the City of Burlington, and will support the creation of jobs, with a variety of community supporting uses for future residents and employees.

Phase 1 contains 254 lots and blocks including parks and open space blocks, employment blocks, natural heritage and stormwater management blocks, and a new public road network. In total, Phase 1 will provide approximately 597 new residential units in a mix of single-detached, townhouse and medium-density mixed use residences.

Submission Materials

In support of the formal submission, please find enclosed the following materials in digital format, provided via email link. Fees have been delivered in person to City Hall.

Site-Wide Documents
1. Master Environmental Servicing Plan prepared by MTE Consultants February 2026;

2. Subwatershed Study prepared by MTE Consultants dated February 2026, inclusive of the following:

    - Natural Channel Design Report;
    - Meander Belt Assessment;
    - Hydrological modeling/analysis;
    - Hydraulic modeling/analysis;
    - Geotechnical slope stability analysis;
    - Hydrogeological assessment
    - Wetland water balance Assessment;
3. Area Servicing Plan prepared by MTE Consultants dated February 2026;
4. Land Use and Built Form Strategy, inclusive of Phasing Plan, prepared by NAK Design Strategies, dated February 2026;
5. Draft Official Plan Amendment prepared by Bousfields Inc.;

Phase 1 Documents

1. Draft Zoning By-law Amendment prepared by Bousfields Inc.(2 documents);
2. Draft Plan of Subdivision, prepared by Bousfields Inc., dated February 10, 2026;
3. Planning Rationale, prepared by Bousfields Inc., dated February 2026;
4. Housing Impact Study prepared by KPEC Planning & Economic Consulting, dated February 18, 2026;
5. Noise Feasibility Assessment and Addendum Letter prepared by Valcoustics dated June 2025, and February 2026 (3 documents);
6. Land Use Compatibility Study, inclusive of Air Quality Impact Assessment, prepared by RWDI Consulting Engineers and Scientists, dated February 13, 2026;
7. Phase One and Two Environmental Site Assessment prepared by Cambium Inc., dated December 2024 (2 documents);
8. Fluvial Geomorphological Assessment prepared by Watersedge Environmental Solutions, dated February 12, 2026;
9. Environmental Impact Assessment prepared by Colucent Environmental dated February 2026;
10. Existing Conditions Report prepared by Terrastory Environmental Consulting Inc, dated February 5 2026 (4 documents);
11. Arborist Report with TIPP prepared by Terrastory Environmental Consulting Inc, dated June, 2025;
12. Tree Inventory and Preservation Plan and Edge Management Report, inclusive of Tree Canopy Statement and Forest and Forest Edge Management Plan, prepared by Kuntz Forestry Consulting Inc., dated February 12, 2026 (2 documents);

13. Transportation and Mobility Impact Study, inclusive of Conceptual Transit Routes Plan and Active Transportation Network Plan including Conceptual Trails Plan, prepared by Paradigm Transportation Solutions Limited, dated February 2026 (2 copies);
14. Public Consultation Strategy & Public Consultation Summary prepared by Bousfields Inc., dated February 2026 (2 documents);
15. Stage 1 and 2 Archaeological Assessment prepared by ASI, dated August 2025 (2 documents);
16. Topographic Survey prepared by MMP, dated June 16, 2023;
17. Fiscal Impact Study prepared by KPEC Planning & Economic Consulting dated February 18, 2026;
18. Functional Servicing Report prepared by MTE Consultants dated February 2026;
19. Stormwater Management Report, inclusive of Grading and Drainage Plan, prepared by MTE Consultants February 2026;
20. Water Distribution Report, completed by MTE Consultants, dated February, 2026;
21. Tertiary Plan, inclusive of: Urban Design Briefs, Conceptual Massing Plan, Landscape Concept Plan, Park Concept Plan, Streetscape Plan, prepared by NAK Design Strategies, dated February, 2026;
22. Sustainability Review, completed by Bousfields Inc, dated February 2026;
23. DPOS and OPA/ZBA Application Forms (2 documents);
24. Comment Matrix; and,
25. Scan of Application Fees in the amount of $333,091.25 (City fees), and $23,480.55 (Regional fees).

Not Provided

1. Angular Plane Study
2. Qualitative Wind Analysis
3. Height Survey

Not provided due to no tall buildings being proposed in Phase 1.

We trust this submission will be satisfactory to your needs and look forward to collaborating with you through the application process. Should you have any questions or comments regarding the submission, please do not hesitate to contact the undersigned, Sara Gregory (sgregory@bousfields.ca) or Brynne O'Neill (boneill@bousfields.ca) of our office.

Your truly,
Bousfields Inc.



Sara Gregory, Associate
MCIP, RPP



David Falletta, Partner
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