January 20, 2025

To: Community Planning
Alicia West
Planner, Development Review
City of Burlington

Project: 35 Plains Road East, Burlington ON
Project No: 21024
Re: OPA/ZBA Application Submission

KFA is the planning and architectural consultant representing 2816544 Ontario Inc., the owner of the property located at 35 Plains Road East in the City of Burlington (herein referred to as the 'subject property'). The enclosed materials have been prepared in support of our combined application for an Official Plan Amendment and Zoning By-law Amendment, pursuant to the requirements received from Burlington and Halton Region Staff following the Pre-Consultation Meeting on August 9, 2023.

The subject property is located on the northwest corner of Plains Road East and Cooke Boulevard, approximately 600 metres south of the Aldershot GO station, in Burlington's west end. It is rectilinear in shape and has a gross area of approximately 1,992.0 square metres (0.49 acres) with approximately 32.7 metres of frontage on Plains Road East. The property is currently vacant.

The Subject property is legally described as:

PART OF LOT 6, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH), CITY OF BURLINGTON, REGIONAL MUNICIPALITY OF HALTON.

The owner of the subject property is proposing to redevelop the site with a mixed-use development comprised of a 12-storey mixed-use building. 161 residential units are proposed along with approximately 453.0 square metres of commercial floor area at grade, with two levels of below grade parking consisting of 110 parking spaces. An additional 6 commercial / visitor parking spaces are provided at-grade towards the rear of the site for a total of 116 parking spaces. 101 bicycle parking spaces are also proposed, with 20 short-term and 2 commercial long-term spaces being located at-grade, with the remainder located within bicycle locker rooms on the P1 level.

The below list includes the materials that have been included in this submission package in accordance with the OPA/ZBA Application requirements provided by City and Regional Staff, and constitute a complete application as described in Section 34(10) of the *Planning Act*.

Drawings, Reports and Documents: (Digital files)

- OPA/ZBA Application Form;
- Development Application Pre-Consultation Form;
- Topographical Survey prepared by R-PE Surveying Ltd.;
- Architectural Drawing Set prepared by KFA Architects + Planners Inc.;
- Waste Management Plan prepared by KFA Architects + Planners Inc.;
- 3D Model of the proposal prepared by KFA Architects + Planners Inc.;
- Shadow Study prepared by KFA Architects + Planners Inc.;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- FSR/SWM Report prepared by Schaeffer's Consulting Engineers;
- Civil Drawing Set prepared by Schaeffer's Consulting Engineers;
- Arborist Report prepared by Adesso Design Inc.;
- Tree Protection Plan prepared by Adesso Design Inc.;
- Landscape Drawing Set prepared by Adesso Design Inc.;
- Noise Study prepared by HGC Engineering;
- Noise Study Addendum Letter prepared by HGC Engineering;
- Phase One ESA prepared by Toronto Inspection Ltd.;
- Phase One ESA Update prepared by Toronto Inspection Ltd.;
- Transportation Impact Study prepared by Nextrans Consulting Engineers;
- Wind Study prepared by Gradient Wind;
- Urban Design Brief prepared by KFA Architects + Planners Inc.;
- Planning Justification Report Prepared by KFA Architects + Planners Inc.;
- Sustainable Building and Development Guidelines Checklist;
- BUD Meeting Comments;
- Pre-consultation Community Meeting Minutes;
- Structural Engineer's Letter;
- Previous RSC and related ESA materials (requested by Region for their records);
- Halton Region Drive Through Agreement; and,
- Environmental Site Screening Questionnaire

Please note that it was confirmed through email correspondence with Smeeta Adiga of the Burlington Transportation Services Department on May 2nd, 2024 that the Construction Mobility Management Plan listed in the Pre-Consultation Meeting requirements would not be required until the Site Plan Approval stage.

Please do not hesitate to contact me with any questions or comments.

Yours truly,



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