MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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December 1, 2023

Elyse Meneray, MCIP RPP
Community Planning Department
City of Burlington
426 Brant Street, Burlington L7R 3Z6

Dear Ms. Meneray:

RE: 1026 COOKE BOULEVARD, CITY OF BURLINGTON
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT APPLICATIONS
OUR FILE: 22173A

On behalf of our client, Halton Standard Condominium Corporation No. 416, we are pleased to submit the following submission materials for Official Plan Amendment and Zoning By-law Amendment applications to permit a 29-storey mixed use development on the lands municipally addressed as 1026 Cooke Boulevard (hereinafter the "subject lands").

A pre-consultation meeting was held regarding the proposed development on May 31, 2023. Furthermore, a pre-application consultation meeting for the proposal was held on October 11, 2023, and a Burlington Urban Design Advisory Panel meeting for the proposal was held on October 19, 2023.

In support of this submission, please find enclosed the following:

- Digital copy of wire payment receipt for $200,381.57 to the City of Burlington for Official Plan Amendment and Zoning By-law Amendment applications;
- Digital copy of certified cheque for $10,380.55 to the Region of Halton for Official Plan Amendment and Zoning By-law Amendment applications;
- Digital copy of the OPA ZBA Application form;
- Digital copy of the Survey prepared by A.T. McLaren Limited;
- Digital copy of the Environmental Site Screening Checklist;
- Digital copy of the Burlington Urban Design Advisory Panel meeting minutes;
- Digital copy of the Architectural Plans prepared by Turner-Fleischer Architects Inc.;
- Digital copy of the 3-D Computer Model prepared by Turner-Fleischer Architects Inc.;
- Digital copy of the Shadow Study prepared by Turner-Fleischer Architects Inc.;
- Digital copy of the Height Study of Adjacent Buildings prepared by Turner-Fleischer Architects Inc.;
- Digital copy of the Planning and Urban Design Rationale prepared by MHBC Planning;
- Digital copy of the Draft Official Plan Amendment prepared by MHBC Planning;

- Digital copy of the Draft Zoning By-law Amendment prepared by MHBC Planning;
- Digital copy of the Urban Design Brief prepared by MHBC Planning;
- Digital copy of the Housing Impact Statement prepared by MHBC Planning;
- Digital copy of the Waste Management Report prepared by MHBC Planning;
- Digital copy of the Landscape Plans prepared by MHBC Planning;
- Digital copy of the Soil Volume Plans prepared by MHBC Planning;
- Digital copy of the Arborist Report prepared by MHBC Planning;
- Digital copy of the Tree Inventory Plan prepared by MHBC Planning;
- Digital copy of the Transportation Impact Study prepared by C.F. Crozier and Associates;
- Digital copy of the Phase One Environmental Site Assessment prepared by B.I.G Consulting Inc.;
- Digital copy of the Phase Two Environmental Site Assessment prepared by B.I.G Consulting Inc.;
- Digital copy of the Preliminary Geotechnical Report prepared by B.I.G Consulting Inc.;
- Digital copy of the Preliminary Hydrogeological Investigation prepared by B.I.G Consulting Inc.;
- Digital copy of the Letter of Reliance, prepared by B.I.G Consulting Inc.;
- Digital copy of the Land Use Compatibility/Mitigation Study (Air Quality and Noise) prepared by RWDI;
- Digital copy of the Noise and Vibration Impact Study prepared by RWDI;
- Digital copy of the Pedestrian Level Wind Study prepared by RWDI;
- Digital copy of the Functional Servicing Report and Stormwater Management Report prepared by Odan/Detech Group Inc.;
- Digital copy of the Civil Plans prepared by Odan/Detech Group Inc.;
- Digital copy of the Construction and Mobility Management Guidelines prepared by Lanhack Consulting Inc.; and
- Digital copy of the Sustainable Building and Development Guidelines Checklist.

THE PROPOSAL

The Owner is seeking to redevelop the Subject Lands with a high-rise residential tower at a height of 29-storeys, with a 5-storey podium fronting Cooke Boulevard. The building is designed to frame the street with the incoming developments that have similar uses and density to the south and east. A total GFA of 23,608 sq. m. is proposed, including 370 sq. m. of retail at grade within the ground floor.

Overall, the development includes a total of 335 residential units. The residential units are as follows:

- 167 one-bedroom units (50%);
- 134 two-bedroom units (40%); and
- 34 three-bedroom units (10%);

Vehicle access is proposed off of Cooke Boulevard via one consolidated entrance to the east with a 6 m paved driveway, connecting the drop-off/pick-up area, loading/service area, and further to the underground parking ramp. The proposal also provides access to bike lockers and the garbage room, which is connected to the loading area. The primary pedestrian access is provided from Cooke Boulevard to the residential lobby with a barrier-free design for users of all ages and abilities.

A total of 80 visitor parking spaces will be provided, with 238 residential parking spaces for a site total of 318 parking spaces. Parking will be provided in 4 levels of underground parking with access from the parking ramp located at the rear of the building.

The proposed development incorporates both indoor and outdoor amenity areas. Outdoor amenity area is provided on the 1st, 2nd, and 6th floors in outdoor terrace areas, including outdoor seating and landscaping. Private balconies are proposed for the majority of units. Indoor amenity space is provided on the 1st, 2nd, and 6th levels. A total of 5,918 sq. m. of amenity space is provided for future residents, with 1,175 sq. m. of indoor amenity space and 4,474 sq. m. of outdoor amenity space.

If you have any questions, please do not hesitate to contact us.

Yours truly,

MHBC

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner

Maire Stea, BES
Intermediate Planner

cc. Client
Project team