Mariana Da Silva
Planner, Development Review
Community Planning
426 Brant Street, Burlington,
ON, L7R 3Z6

DESIGN PLAN SERVICES
TOWN PLANNING CONSULTANTS

Friday November 29th, 2024
DPS File: 1942

RE: 4103 Palladium Way, City of Burlington
Official Plan Amendment &
Zoning By-law Amendment Applications
Submission Cover Letter
2669006 Ontario Inc. (Better Life Living)

On behalf of our client, we are pleased to submit herewith, applications for an Official Plan and Zoning By-law Amendments. The purpose of the application is to permit a two (2) storey addition to the previously approved six (6) storeys Retirement Home Building on the Subject Property, municipally known as 4103 Palladium Way, City of Burlington. These applications, if approved, would result in an increase of 32 retirement home units for a total of 147 retirement home units.

Extensive discussions and consultation have occurred with the City, Region and Conservation Halton staff in the preparation of this proposal and supporting materials leading up to this submission. We are happy to continue that dialogue in an open and professional manner to ensure that the proposal results in a positive contribution to the City of Burlington and the Region of Halton.

In support of these applications, we have enclosed the following information/materials according to the Development Application Pre-Consultation Form dated April 3rd, 2024:

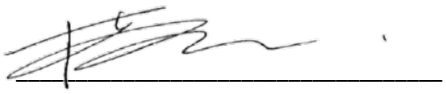
- Complete Application Form (OPA & ZBA);
- City Application Fees;
- Planning Justification Report (Addendum), prepared by Design Plan Services Inc., dated November 29th, 2024;
- Survey, prepared by J.D Barnes, dated February 15th, 2024;
- PIN Report;

- D-6 Land Use Compatibility Assessment (Addendum), prepared by EXP Services Inc., dated November 21st, 2024;
- Architectural Plans, prepared by Sam Esposto Architect Inc., dated November 29th, 2024;
    - A100 – Site Plan
    - A202 – Ground Floor Plan
    - A203 – Second Floor Plan
    - A401 – Exterior Elevations
    - A402 – Exterior Elevations
- Sun Shadow Study, prepared by Esposto Architects, dated November 27th, 2024;
- Pedestrian Wind Comfort Assessment, prepared by RWDI Air Inc., dated November 26th, 2024;
- Functional Servicing Report, prepared by EXP Services Inc., dated November 29th, 2024;
    - Site Grading Plan
    - Site Servicing Plan
- Water and Wastewater Usage Report, prepared by EXP Services Inc., dated November 29th, 2024;
- Noise and Vibration Impact Study (Addendum), prepared by Thornton Tomasetti, dated November 12th, 2024;
- Transportation Impact Study, prepared by GHD Ltd., dated November 27th, 2024;
    - Transportation Demand Management Plan and Implementation Strategy
    - Parking Justification Report
- Phase One Environmental Assessment, prepared by EXP Services Inc., dated November 29th, 2021;
- Sustainable Building and Development Guidelines Checklist;
- Environmental Site Screening Checklist;
- Draft Official Plan Amendment, prepared by Design Plan Services Inc.; and
- Draft Zoning By-law Amendment, prepared by Design Plan Services Inc.

We would appreciate acknowledgement of receipt of this package and confirmation that the application has been deemed to be complete upon submission of all the supporting reports and material. Please note, the application fee will be delivered by the property owner.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,



Steven Qi, MA Planning, MCIP, RPP, PMP ®
Associate
steven@designplan.ca

DESIGN PLAN SERVICES INC.

Encl.

SQ/rt

cc. Kim Harrison-McMillan, Director of Planning & Development, Better Life Development