BOUSFIELDS INC.

Project No. 2330

December 23, 2024

Elyse Meneray, MCIP, RPP
Planner, Development Review
Development & Growth Management
City of Burlington
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Dear Ms. Meneray,

Re: Applications for Official Plan and Zoning By-law Amendments
2072 Lakeshore Road, Burlington

We are the planning consultants for **Acamar Dwelling Corp.**, the owner of 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 in Downtown Burlington, specifically within the Old Lakeshore Road Mixed-Use Precinct, and is currently occupied by a 2 storey commercial building and surface parking lot. The property is surrounded by approved and existing mid to high-rise residential buildings to the north, east, and west, and fronts onto Lakeshore Road, Pearl Street, and Old Lakeshore Road.

The proposed development would involve the demolition of the existing 2-storey commercial building on the site and its redevelopment with a 20-storey (plus mechanical penthouse) mixed-use building with 165 residential units and retail on the ground floor. A total of 162 parking spaces are proposed in a 7-level underground parking structure, as well as 101 bicycle parking spaces. A total Gross Floor Area of 16,936.72 square metres is proposed, including 582.43 square metres of retail space on the first and second levels of the building.

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

1. The Planning and Urban Design Rationale, including the height survey of adjacent buildings, housing impact statement, response to comments received at a community meeting, and Burlington Urban Design Panel comments, prepared by Bousfields dated December 2024;
2. The boundary and topographic survey, prepared by Krcmar Surveyors dated January 16, 2023;
3. The 3D model of the proposed building, prepared by Graziani + Corazza Architects dated December 19, 2024;
4. Renderings, prepared by Graziani + Corazza Architects dated December 12, 2024;
5. The Angular Plane Study, prepared by Graziani + Corazza Architects dated December 19, 2024;
6. The Shadow Study, prepared by Bousfields dated December 2024;
7. The Wind Impact Study, prepared by RWDI dated June 3, 2024;
8. The Wind Impact Study Revision Letter, prepared by RWDI dated December 20, 2024;
9. The Arborist Report and Tree Inventory and Preservation Plan, prepared by Ferris + Associates dated May 1, 2024;
10. The Landscape Plan, prepared by Ferris + Associates dated December 13, 2024;
11. The Functional Servicing and Stormwater Management Report, prepared by S. Llewellyn & Associates dated December 2024;
12. The Site Grading, Erosion Control, and Site Servicing Plans, prepared by S. Llewellyn & Associates dated December 19, 2024;
13. The Transportation Impact Study, prepared by LEA Consulting dated December 2024;
14. The Phase 1 Environmental Site Assessment, prepared by Grounded Engineering dated December 19, 2024;
15. The Phase 2 Environmental Site Assessment, prepared by Grounded Engineering dated December 12, 2024;
16. The Environmental Noise Assessment, prepared by Valcoustics Canada dated December 20, 2024;
17. The Waste Management Plan, prepared by GHD dated December 19, 2024;
18. The Architectural Plans, including the Conceptual Site Plan Layout, prepared by Graziani + Corazza Architects dated December 19, 2024;
19. The Geotechnical Report, prepared by Grounded Engineering dated December 19, 2024;
20. The Hydrogeological Report, prepared by Grounded Engineering dated December 19, 2024;

21. The Sustainable Building and Development Guidelines Checklist, prepared by Acamar Dwelling Corporation;
22. The Environmental Site Screening Questionnaire (signed and commissioned);
23. The Urban Design Brief, prepared by Bousfields dated December 2024;
24. The draft Official Plan Amendment, prepared by Bousfields;
25. The draft Zoning By-law Amendment, prepared by Bousfields;
26. The Letter of Reliance, prepared by Grounded Engineering dated December 20, 2024;
27. An email from City of Burlington staff confirming that a Land Use Compatibility Study will not be required;
28. The required Synchro Files for the Transportation Impact Assessment, prepared by LEA Consulting;
29. A copy of the Pre-application Consultation Minutes and submission checklist; and
30. A completed Official Plan Amendment and Zoning By-law Amendment application form (signed and commissioned).

Please note that that the applicable application fee, which has been confirmed with City Staff to be in the amount of $169,914.32, has been provided to the City through the form of an electronic funds transfer. Similarly, the Region of Halton application fee of $10,649.78 has been provided through electronic funds transfer.

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