BOUSFIELDS INC.

Project No. 21337

December 22, 2025

Benjamin Kissner,
Senior Planner, Community Planning
City of Burlington
426 Brant Street
Burlington, Ontario L7R 3Z6

Dear Mr. Kissner,

Re: Applications for Official Plan and Zoning By-law Amendments
1056-1060 Brant Street, Burlington

We are the planning consultants for **2735842 Ontario Inc., 2060188 Ontario Inc., 2735841 Ontario Inc., and 2059977 Ontario Inc.** (collectively, "the owner") with regards to 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 on the west side of Brant Street, generally north of Plains Road and south of the Queen Elizabeth Way. The site is designated as Mixed Use Corridor – General in the Official Plan and is currently vacant. The site is located in a built form context with a variety of uses and existing and planned building scales, with the Mixed Use Corridor - General designation extending to properties in all four directions from the site and including existing uses such as low-rise commercial, apartment, and residential uses.

The proposed development would involve the construction of an 11-storey (plus mechanical penthouse) residential building with 93 residential units. A total of 68 parking spaces are proposed in an underground parking structure, as well as 51 bicycle parking spaces. A total Gross Floor Area of 7,182 square metres is proposed.

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

1. A completed application form for Official Plan and Zoning By-law Amendment applications on the subject site;
2. The Planning and Urban Design Rationale, including Comments and responses to the Burlington Urban Design Panel, Public Consultation Strategy, Housing Analysis, Urban Design Brief and Response to Comments Received at a Community Meeting, prepared by Bousfields dated December 2025;
3. The Boundary and Topographic Survey, prepared by MMP Land Surveyors and Mappers dated June 16, 2023;
4. The Architectural Plans, including the Conceptual Site Plan Layout, and Waste Management Plan prepared by WZMH Architects dated December 17, 2025;
5. The Shadow Study, prepared by Bousfields dated April 2025;
6. The Wind Impact Study, prepared by Gradient Wind dated October 1, 2025;
7. The Arborist Report, prepared by Kuntz Forestry Consulting dated October 22, 2025;
8. The Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting dated May 12, 2025;
9. The Landscape Plan, prepared by PMA Landscape Architects dated December 19, 2025;
10. The Functional Servicing and Stormwater Management Report, prepared by Counterpoint Land Development dated December 1 2025;
11. The Site Grading Plan, prepared by Counterpoint Land Development dated December 22, 2025;
12. The Site Servicing Plan, prepared by Counterpoint Land Development dated December 22, 2025;
13. The Transportation Impact Study, including the Parking Justification Report, prepared by LEA Consulting dated October 2025;
14. The Phase 1 Environmental Site Assessment, prepared by EXP dated April 7, 2025;
15. The Phase 2 Environmental Site Assessment, prepared by EXP dated April 3, 2025;
16. The Noise Feasibility Study, prepared by HGC Acoustics dated December 11, 2025;
17. The Geotechnical Report, prepared by EXP dated March 18, 2025;
18. The Hydrogeological Report, prepared by EXP dated March 13, 2025;
19. The Sustainable Building and Development Guidelines Checklist, prepared by Bousfields dated December 5, 2025;
20. The Environmental Site Screening Questionnaire (signed and commissioned);

21. The draft Official Plan Amendment, prepared by Bousfields;
22. The draft Zoning By-law Amendment, prepared by Bousfields;
23. The Air Quality Assessment prepared by RWDI dated October 14, 2025;
24. City-issued minutes of the Burlington Urban Design Panel;
25. Road Widening documents, including surveyors sketch confirming the centreline of the road prepared by MMP Surveyors and Mappers dated December 11, 2025;
26. Comment Response Matrix, dated December 22, 2025; and
27. A copy of the Pre-application Consultation Minutes and submission checklist;

We note that while the Pre-application Consultation Minutes identify the requirement for a Construction and Mobility Management Plan and Tenant Relocation and Assistance Plan, these documents have been confirmed with staff as no longer required and as such have not been provided.

Please note that that the required application fee, which has been confirmed with City Staff to be in the amount of $158,082.50, has been provided to the City through the form of an electronic funds transfer. Similarly, the Region of Halton application fee of $10,969.18 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