BOUSFIELDS INC.

Project No. 23157

September 12, 2025

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

Dear Ms. West,

***Re: Applications for Official Plan and Zoning By-law Amendments***
***2076 Old Lakeshore Road, Burlington***

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We are the planning consultants for **1959025 Ontario Inc.**, 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 three 1-2 storey hotel buildings (the "Marquis Lakeside Inn") and a surface parking lot with direct frontage onto Lake Ontario to the south. The property is surrounded by approved and existing mid to high-rise residential buildings to the north, west, and northeast, and fronts onto Old Lakeshore Road to the north as well as the terminus of the waterfront trail to the west.

The proposed development would involve the demolition of the hotel buildings on the site and its redevelopment with a 23-storey (plus mezzanine and mechanical penthouse) mixed-use building with 50 residential units and 154 hotel suites. A total of 82 parking spaces are proposed in a 4-level underground parking structure, as well as 35 bicycle parking spaces. A total Gross Floor Area of 13,914 square metres is proposed, including 6,725 square metres of hotel floor area and 4,330 square metres of residential floor area.

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

1. The Planning and Urban Design Rationale, including responses to comments received at a community meeting and Burlington Urban Design Panel comments, prepared by Bousfields dated September 2025;
2. The boundary and topographic survey, prepared by AJ Clarke Surveyors dated July 26, 2024;
3. The 3D model of the proposed building, prepared by NUEF Architects;
4. The Architectural Plans, including the conceptual site plan layout, renderings and angular plane study, prepared by NEUF Architects dated August 29, 2025;
5. The Shadow Study, prepared by NEUF Architects dated August 29, 2025;
6. The Pedestrian Wind Study, prepared by RWDI dated September 5, 2025;
7. The Arborist Report, prepared by Gray Matter Forestry Consulting dated August 11, 2025;
8. The Tree Inventory and Preservation Plan, prepared by Gray Matter Forestry Consulting dated August 11, 2025;
9. The Landscape Plan, prepared by Adesso Design dated September 5, 2025;
10. The Functional Servicing and Stormwater Management Report, including the Site Grading, Erosion Control, and Site Servicing Plans, prepared by S. Llewellyn & Associates Consulting Engineers dated September 2025;
11. The Transportation Impact Study, prepared by Paradigm Transportation Solutions dated September 2025;
12. The Phase 1 Environmental Site Assessment, prepared by Grounded Engineering dated May 22, 2020
13. The Phase 2 Environmental Site Assessment, prepared by Soil-Mat Engineers dated November 30, 2023;
14. Letter of Reliance, prepared by Soil-Mat Engineers dated July 16, 2025;
15. Record of Site Condition dated April 17, 2024;
16. The Noise and Vibration Feasibility Study, prepared by Thornton Tomasetti dated September 8, 2025
17. The Waste Management Plan, prepared by GHD dated September 5, 2025;
18. The Hydrogeological Study, prepared by Terra-Dynamics dated September 2, 2025;
19. The Sustainable Building and Development Guidelines Checklist, prepared by Bousfields and dated September 11, 2025;
20. The Environmental Site Screening Questionnaire (signed and commissioned);
21. The Urban Design Brief, prepared by Bousfields dated September 2025;
22. The draft Official Plan Amendment, prepared by Bousfields;

23. The draft Zoning By-law Amendment, prepared by Bousfields;
24. The Housing Impact Statement, prepared by KPEC Planning and Economics dated September 9, 2025;
25. Shoreline Hazards Review, prepared by Shoreplan dated February 20, 2023;
26. Heritage Impact Assessment, prepared by ERA Architects dated September 5, 2025;
27. Building Height Survey, prepared by AJ Clarke and Associates dated June 27, 2025;
28. Burlington Urban Design Panel minutes provided by the City of Burlington;
29. An email from City of Burlington staff confirming that a Construction Management Plan will not be required;
30. The required Synchro Files for the Transportation Impact Assessment, prepared by LEA Consulting;
31. A copy of the Pre-application Consultation Form; and
32. 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 $147,430.50, has been provided to the City through the form of a cheque delivered to the City's planning counter. Similarly, the Region of Halton application fee of $10,969.18 has been provided through cheque delivered to the Region's office.

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