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September 21, 2022

Kyle Plas, Coordinator, Development Review
City of Burlington
426 Brant Street
Burlington, ON
Via email only: kyle.plas@burlington.ca

Dear Mr. Plas:

RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT SUBMISSION PACKAGE
1062 & 1074 COOKE BOULEVARD, BURLINGTON
OUR FILE: 20329B

On behalf of our client, Camarro Developments (the 'Owner'), the managing company of 1062 Cooke Boulevard (1062 Cooke Blvd Inc.) and 1074 Cooke Boulevard (1074 Cooke Blvd Inc.), we are pleased to submit the enclosed Official Plan Amendment and Zoning By-law Amendment Application for the lands municipally addressed as 1062 and 1074 Cooke Boulevard in the City of Burlington (hereinafter referred to as the "Subject Lands").

PROPOSAL

The proposal is to facilitate the redevelopment of the Subject Lands with two high-rise residential towers with heights of 30 storeys to the south and 32 storeys to the north, connected via a shared podium with a height of 6 storeys fronting Cooke Boulevard and Masonry Court and 3 storeys at the rear. The buildings have been designed to frame the street at the southwest intersection of Masonry Court and Cooke Boulevard. The development will be constructed in two phases with the 30 storey portion to the south representing phase one and the 32 storey portion to the north representing phase two. Overall, the development includes a total of 809 residential units and 2 retail units. A total gross floor area of 49,743 square metres is proposed with a FAR of 9.51. The gross floor area of the ground floor retail is 581 square metres.

SUBMISSION MATERIALS

On behalf of our client, in support of this application, please find enclosed the following:

- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application Form;
- One (1) copy of the Planning Justification Report, including Draft Official Plan Amendment, Zoning By-law Amendment, Pre-Consultation Meeting Minutes and Community Meeting Comments prepared by MHBC Planning;
- One (1) copy of the Housing Impact Statement, prepared by MHBC Planning;

- One (1) copy of the Architectural Drawing Set including the Site Plan, Elevations and Floor Plans, prepared by RAW;
- One (1) copy of the Shadow Study, prepared by RAW;
- One (1) copy of the 3-D Model of Proposed Buildings, prepared by RAW;
- One (1) copy of the Height Survey of Adjacent Buildings, prepared by RAW;
- One (1) copy of the Survey prepared by A.J. Clarke and Associated Ltd.;
- One (1) copy of the PIN Reports for both 1062 and 1074 Cooke Boulevard;
- One (1) copy of the Ownership documents including Articles of Incorporation for 1062 and 1074 Cooke Boulevard;
    - Note: ownership information provided to address Land Assembly documents request;
    - 2552481 Ontario Ltd. owns both properties and Camarro Developments Inc. is the managing company.
- One (1) copy of the Functional Servicing Report including the Stormwater Management Report and Area Servicing Plan considerations, prepared by Odan Detech;
- One (1) copy of the Grading and Servicing Plans, prepared by Odan Detech;
- One (1) copy of the Tree Inventory and Preservation Plan, prepared by MHBC Planning;
- One (1) copy of the Arborist Report, prepared by MHBC Planning;
- One (1) copy of the Landscape Concept Plans, prepared by MHBC Planning;
- One (1) copy of the Traffic Impact Study including the Transportation Demand Management Plan and Parking Justification, prepared by Crozier Engineering;
- One (1) copy of the Noise and Vibration Study, prepared by RWDI;
- One (1) copy of the Environmental Site Screening Checklist, prepared by MHBC Planning;
- One (1) copy of the Phase 1 Environmental Site Assessment, prepared by BIG Consulting;
- One (1) copy of the Phase 2 Environmental Site Assessment, prepared by BIG Consulting;
- One (1) copy of the Pedestrian Level Wind Study: Quantitative, prepared by RWDI;
- One (1) copy of the Land Use Compatibility Report including the Air Quality Assessment, prepared by RWDI;
- One (1) copy of the Hydrogeological Investigation, prepared by BIG Consulting;
- One (1) copy of the Urban Design Brief including the Urban Design Advisory Panel Meeting Minutes, prepared by MHBC Planning;
- One (1) copy of the Geotechnical Study, prepared by BIG Consulting;
- One (1) copy of the Construction and Mobility Management Plan, prepared by Lanhack Consultants Inc.;
- One (1) copy of the Sustainable Building and Development Guidelines Checklist, prepared by MHBC Planning; and,
- One (1) copy of the Waste Management Plan, prepared by RAW.

We trust that the enclosed documents are sufficient for your review and circulation. Should you require any additional information, please do not hesitate to contact us.

Sincerely,
MHBC





Dana Anderson, MA, FCIP, RPP
Partner

Melinda MacRory, M.Pl., MCIP, RPP
Associate