WND ASSOCIATES

PLANNING AND URBAN DESIGN

transmittal

Address:	Community Planning Department City of Burlington		
Attention:	**Thomas Douglas, Senior Planner**		
Copied:	Bill Wallace, Coordinator of Development Review		
Project:	1120 Cooke Boulevard	Project No.:	505-01/22 & 520-01/22 WND File 17.519
Date:	August 3, 2023		

The following materials have been provided to the City of Burlington in support of a second supplementary resubmission of the applications for Official Plan Amendment and Zoning By-law Amendment for the proposed mixed-use development of 1120 Cooke Boulevard:

Item

1. Architectural Plans, prepared by Core Architects, dated July 10, 2023
   - Circulated digitally on July 12, 2023

2. Draft Zoning By-law Amendment, prepared by WND Associates, dated August 2, 2023
   - Circulated digitally on August 2, 2023

3. Draft Official Plan Amendment, prepared by WND Associates, dated August 3, 2023
   - Circulated digitally on August 3, 2023

4. Planning Rationale Addendum, prepared by WND Associates, dated July 2023
   - Circulated digitally on August 2, 2023

5. AutoTurn Analysis, prepared by BA Group, dated May 19, 2023
   - Responds to City of Burlington Transportation Services Comments and illustrates turning paths for waste collection and service vehicles; supplemented by Loading Letter
   - Circulated digitally on June 21, 2023

6. D-6 Compatibility – Air Quality Letter, prepared by EXP Services Inc., dated June 20, 2023
   - Responds to City of Burlington Community Planning Department Staff letter, dated December 8, 2022
   - Circulated digitally on June 30, 2023
7. Environmental Noise Study Letter, prepared by SLR Consulting (Canada) Ltd., dated June 26, 2023
   - Responds to peer review, prepared by Jade Acoustics Inc., dated May 12, 2023
   - Circulated digitally on June 30, 2023

8. External Drainage Memorandum, prepared by MTE Consulting Inc., dated June 30, 2023
   - Includes Site Grading Plan (C2.1) and Cross Sections (C2.5 & C2.6)
   - Responds to City of Burlington engineering comments
   - Circulated digitally on June 30, 2023

9. Fiscal Impact Study, prepared by Altus Group Economic Consulting, dated July 27, 2023
   - Responds to peer review, prepared by Watson & Associates
   - Circulated digitally on August 2, 2023

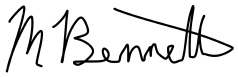
10. Loading Letter, prepared by Adi Development Group, dated June 16, 2023
    - Responds to City of Burlington Transportation Services Comments and indicates plan to mitigate conflicts in function of loading spaces; supplemented by AutoTurn Analysis
    - Circulated digitally on June 21, 2023

11. Pedestrian Wind Comfort – Wind Control Measures Recommendations, prepared by SLR, dated May 17, 2023
    - Responds to informal City Planning comments, dated May 3, 2023 and provides visual figures to demonstrated recommended wind control measures at grade and at amenity terraces.
    - Circulated digitally on May 18, 2023

12. Sanitary Drainage Update, prepared by MTE, dated June 30, 2023
    - Reviews downstream sanitary sewer connectivity based on forecasted population growth in the catchment area; provided in lieu of the City of Burlington's forthcoming Area Servicing Plan for the Aldershot GO MTSA.
    - Circulated digitally on July 21, 2023

13. Traffic Impact Study, prepared by BA Group, dated July 20, 2023
    - Updates the November 2021 TIS and responds to municipal and MTO comments
    - Circulated digitally on July 21, 2023

Yours very truly,



WND associates
planning + urban design