BOUSFIELDS INC.

Project No. 2281

March 15, 2022

Kyle Plas, MCIP, RPP
Coordinator of Development Review
Community Planning Department
City of Burlington
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Dear Mr. Plas:

Re: Applications for Official Plan and Zoning By-law Amendments
1396 Guelph Line, Burlington

We are the planning consultants for **2867372 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 proposed redevelopment for this site includes one 11-storey residential apartment building that consists of 236 residential units and 236 vehicle parking spaces.

It is our understanding that the City of Burlington intends to settle outstanding city-wide appeals on it's new Official Plan in the coming months, bringing the plan into full force and effect across the City with the exception of remaining site-specific appeals. As the new Official Plan is not able to be amended for 2 years and designates the subject site as "Infrastructure and Transportation Corridors", a much more restrictive designation than the existing "Residential – Medium Density" designation, we are submitting this application in advance of the required Community pre-application consultation meeting and Burlington Urban Design Panel meetings. We have every intent to complete these requirements as soon as possible. The community meeting is scheduled for March 23, 2022, and we intend to submit our application to the Burlington Urban Design panel imminently.

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

- One (1) digital copy of the Official Plan Amendment and Zoning By-law Amendment Application form (signed and commissioned);

- One (1) digital copy of the Planning and Urban Design Rationale, including the Height Map and Urban Design Brief, prepared by Bousfields dated March 2022;
- One (1) digital copy of the Draft Official Plan and Zoning By-law Amendment, prepared by Bousfields;
- One (1) digital copy of the Architectural Drawings (including Conceptual Site Plan Layout, Elevations, Renderings), prepared by Zedd Architecture dated March 8, 2022;
- One (1) digital copy of the Functional Servicing Report including Storm Water Management, prepared by S. Llewellyn & Associates Ltd. dated March 2022;
- One (1) digital copy of the Grading, Drainage & Servicing Plans (Drawings C101, C102, and C103) , prepared by S. Llewellyn & Associates dated March 10, 2022;
- One (1) digital copy of the Tree Protection Plan, prepared by Kuntz Forestry Consulting Inc. dated February 25, 2022;
- One (1) digital copy of the Tree Inventory and Preservation Plan Report by Kuntz Forestry Consulting Inc. dated March 1, 2022;
- One (1) digital copy of the Landscape Concept Plan (Drawing L-01), prepared by Adesso Design Inc., dated March 10, 2022;
- One (1) digital copy of the Traffic Impact Study, Parking Justification Study, Transportation Demand Management Plan, and Synchro files, prepared by C.F. Crozier & Associates dated March 2022;
- One (1) digital copy of the Environmental Noise Impact Study, prepared by dBA Acoustical Consultants dated March 2022 and letter of reliance dated March 8, 2022;
- One (1) digital copy of the Land Use Compatibility and Air Quality Assessment and D-Series Guidelines Review prepared by Ortech Consulting, dated March 11, 2022 (with the D-series Guideline Review prepared by dBA Acoustical Consultants dated March 8, 2022);
- One (1) digital copy of the Housing Impact Statement, prepared by Urban Metrics, dated March 8, 2022;
- One (1) digital copy of the Shadow Analysis, prepared by Zedd Architecture dated March 8, 2022;
- One (1) digital copy of the Pedestrian Wind Assessment, prepared by SLR Consulting dated March 7, 2022;
- One (1) digital copy of the Phase One and Phase Two Environmental Site Assessments prepared by Pinchin dated March 11, 2022 and letter of reliance dated March 11, 2022;
- One (1) digital copy of the Environmental Site-Screening Questionnaire dated February 22, 2022 (signed and commissioned);

- One (1) digital copy of the Waste Management Plan prepared by Zedd Architecture dated March 8, 2022;
- One (1) digital copy of the Geotechnical Report, prepared by Fisher Engineering dated March 11, 2022;
- One (1) digital copy of the Hydrogeological Investigation, prepared by Fisher Engineering dated March 11, 2022;
- One (1) digital copy of the Construction Management Plan and Report, prepared by owner (Infinity Development) dated March 10, 2022;
- 3D Building Perspectives, prepared by Zedd Architecture, dated March 4, 2022;
- One (1) digital copy of the Pre-Application Consultation Meeting Minutes;
- One (1) digital copy of the Topographical and Boundary Survey, provided by Ashenhurst Nouwens & Associates Inc. dated December 20, 2021;
- One (1) digital copy of the completed Sustainability Checklist, prepared by the owner (Infinity Development), dated February 25, 2022;
- Title Search, PIN Reports, and copies of agreements on title for 1396 Guelph Line;
- The fee in the amount of $137,863.00, made payable to the City of Burlington, will be paid by the owner under separate cover;
- The fee in the amount of $9,941.83, made payable to the Region of Halton, will be paid separately by the owner under separate cover;

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 at cvanderveen@bousfields.ca.

Yours very truly,
Bousfields Inc.



Cale Vanderveen