BOUSFIELDS INC.

Project No. 22239

December 23, 2024

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

Dear Ms. Meneray,

Re: Applications for Official Plan and Zoning By-law Amendments
2083 Old Lakeshore Road, Burlington

We are the planning consultants for **Old Lakeshore Development 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 a surface parking lot. The property is surrounded by approved and existing mid to high-rise residential buildings to the north, east, and west, and fronts onto both Lakeshore Road and Old Lakeshore Road.

The proposed development would involve the redevelopment of the subject site with a 27-storey (plus mechanical penthouse) mixed-use building with 196 residential units and retail on the ground floor. A total of 210 parking spaces are proposed in a 5-level underground parking structure, as well as 112 bicycle parking spaces. A total Gross Floor Area of 21,785.80 square metres is proposed, including 418.27 square metres of retail space on the first and second levels of the building.

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

- The completed Official Plan Amendment and Zoning By-law Amendment Application form (signed and commissioned);
- The Planning Rationale (including the Height Survey of Adjacent Buildings, Housing Impact Statement, Burlington Urban Design Panel Comments and Response to Comments Received at a Community Meeting), prepared by Bousfields dated December 2024;
- The Draft Official Plan Amendment, prepared by Bousfields;
- The Draft Zoning By-law Amendment, prepared by Bousfields;
- The Urban Design Brief, prepared by Bousfields dated December 2024;
- The Architectural Drawings (including Conceptual Site Plan Layout, Elevations, Renderings, 3D building perspectives and Waste Management Plan), prepared by Kirkor Architects Inc., dated December 20, 2022;
- The 3D Model of the proposed development, prepared by Kirkor Architects;
- The Functional Servicing Report including Storm Water Management, prepared by Lithos Group, dated December 2024;
- The Site Grading Plan, Site Servicing Plan, Public Utilities Plan, and Erosion Control Plan, prepared by Lithos Group dated December 20, 2024;
- The Tree Inventory and Preservation Plan, prepared by Kuntz Forestry Consulting Inc. dated December 19, 2024;
- The Arborist Report by Kuntz Forestry Consulting Inc. dated December 19, 2024;
- The Landscape Plan, prepared by Marton Smith Landscape Architects, dated December 18, 2024;
- The Traffic Impact Study, Parking Justification Study and Transportation Demand Management Plan, prepared by Paradigm Transportation Solutions dated December 2024;
- Synchro files associated with the Traffic Impact Study, prepared by Paradigm Transportation Solutions;
- The Noise Impact Study, prepared by RWDI dated December 6, 2024;
- The Shadow Analysis, prepared by Kirkor Architects dated October 18, 2024;
- The Pedestrian Wind Study, prepared by RWDI dated December 9, 2024;
- The Phase One Environmental Site Assessment prepared by EXP Services Inc. dated September 21, 2022;
- The Environmental Site-Screening Questionnaire dated December 20, 2024 (signed and commissioned);
- The Pre-Application Consultation Meeting Minutes;

- The Topographical and Boundary Survey, provided by KRCMR Surveyors dated February 16, 2022; and
- The completed Sustainability Checklist, prepared by the Bousfields, dated December 20, 2024.

The required application fee in the amount of $176,216.20, as confirmed by City Staff, will be made through Electronic Funds Transfer. This also applies to the required $10,649.78 Region of Halton application fee.

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