BOUSFIELDS INC.

Project No. 2388

March 2, 2026

Benjamin Kissner
Development Planning
Community Planning, City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Dear Benjamin,

Re: Official Plan Amendment and Zoning By-law Amendment
1200 King Road

Introduction

We are the planning consultants for Alinea Land Corporation, the Owner of the lands located at 1200 King Road. On behalf of our clients, we are pleased to submit the enclosed formal submission for Official Plan Amendment ("OPA") Zoning By-law Amendment ("ZBA") for the subject site.

1200 King Road is a vacant and undeveloped parcel of land located on the west side of King Road, south of Highway 403 in the City of Burlington. It is bounded by the CN Rail corridor to the south, and Alayne Bryk Way and the Aldershot GO station to the west. It is located at the western end of the City of Burlington, within the village of Aldershot. The subject site is 49.1 hectares in size.

The enclosed materials have been provided to address the required studies as provided to the consultant team by the City of Burlington.

Background

The subject site has a lengthy history of applications and appeals dating back to the late 1990's, most of which were surrounding the topic of the designation of the site for Employment uses. An application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision was filed in 2015, which was appealed to the Ontario. Land Tribunal. Following the Minister's approval of Regional Official Plan Amendment no. 49 (ROPA 49), and subsequently maintained through Bill 162, *Get It Done Act*, *2024*, which removed the Regional Employment Area overlay from 1200 King Road, it was determined a new application should be submitted to the City under the current policy framework.

Proposal

The proposal is for a new, mixed-use development that will establish a complete community in the City of Burlington's urban area. The proposal integrates existing natural heritage features with a mix of residential, commercial, office, institutional, event/entertainment and community uses, supported by parks and open space uses and new public roads, within a compact urban environment that emphasizes and supports walkability, cycling connections and convenient transit usage. High-quality architecture and urban design is anticipated, with particular attention to the public realm across the entire site.

The proposal consists of 26 blocks, including four (4) mixed-use development blocks, six (6) residential blocks, one (1) entertainment district block, three (3) educational campus blocks, one (1) park blocks, four (4) open space / natural heritage blocks, one (1) future development block, and a new network of collector, arterial and local roads.

Submission Materials

In support of the formal submission, please find enclosed the following materials in digital format, provided via email link. Fees in the amount of #329,470.00 (City) and $11,243.41 (Region) have been delivered in person to City Hall and the Region.

	Submission Item	Consultant
1	OPA/ZBA Application Form	--
2	Draft Official Plan Amendment	Bousfields Inc.
3	Draft Zoning By-law Amendment a. Text (word document) b. Schedule (pdf)	Bousfields Inc.
4	Draft Plan of Subdivision, dated February 13, 2026	Bousfields Inc.
5	Planning Rationale, dated March 2026	Bousfields Inc.
6	Urban Design Brief, dated February 2026	NAK Design Strategies
7	Housing Impact Statement, dated February 26, 2026	KPEC Planning & Economic Consulting
8	Fiscal Impact Study, dated February 26, 2026	KPEC Planning & Economic Consulting
9	Environmental Impact Assessment, dated February 2026	Natural Resource Solutions Inc. (with input from Colucent)

10	Hydrogeological Assessment, dated February 26, 2026	Terra-Dynamics Inc.
11	Wetland Water Balance, dated February 26, 2026	Terra-Dynamics Inc.
12	Slope Stability Assessment, dated February 25, 2026	DS Consultants Ltd.
13	Fluvial Geomorphology Assessment, dated February 26, 2026 a. Inclusive of channel design (pdf & cad)	GEO morphix
14	Architectural Plans & Conceptual Site Layout, dated February 27, 2026 a. Part 1 b. Part 2	Giannone Petricone Associates
15	Shadow Studies, dated February 27, 2026	Giannone Petricone Associates
16	Surveys a. Plan of Survey, dated May 8, 2023 b. Plan of Survey w feature limits, dated September 22, 2025	MMP Limited
17	Land Use Compatibility Study, dated February 27, 2026	RWDI
18	Transportation Related Air Pollutants Study, dated February 25, 2026	RWDI
19	Pedestrian Wind Comfort Assessment, dated February 25, 2026	RWDI
20	Transportation Impact Study, dated March, 2026	TYLin Group
21	Enhanced Functional Servicing and Stormwater Management Report, dated February, 2026 a. Enhanced Functional Servicing and Stormwater Management Report with Appendices b. Enhanced Functional Servicing and Stormwater Management Report without Appendices c. Civil Drawings	Urbantech

	d. Models	
22	Preliminary Geotechnical Investigation, dated February 18, 2026	DS Consultants
23	Phase 1 Environmental Site Assessment, dated May 6, 2024	Cambium Inc.
24	Phase 2 Environmental Site Assessment, dated May 13, 2024	Cambium Inc.
25	Archaeological Report (12 attachments): a. Stage 1-2 Archeological Assessment, dated November 4, 2014 b. Stage 2 Archaeological Assessment: Original Report, dated December 13 2022 c. Stage 2 Archaeological Assessment: Supplementary Documentation on Indigenous Engagement, dated December 13, 2022 d. Stage 2 Archaeological Assessment: Supplementary Documentation, dated December 13, 2022 e. Ministry Clearance of 25.b.c.d. (above), dated June 27, 2023 f. Stage 3 Archaeological Assessment of Falcon Creek I (AhGx-714) and II (AhGx-715), dated May 12, 2022 g. Ministry Clearance of 25.f (above), dated August 25, 2023 h. Stage 4 Mitigation of Development Impacts of Falcon Creek I (AhGx-714), dated February 24, 2024 i. Stage 4 Mitigation of Development Impacts of Falcon Creek I (AhGx-714: supplementary documentation, dated July 25, 2024 j. Ministry Clearance of 25.h.i (above)., dated December 5, 2024. k. Stage 4 Archaeological Mitigation of Falcon Creek II (AhGx-715): Original Report, dated March 8, 2024 l. Ministry Clearance of 25.k, dated March 17, 2025	 Archaeological Assessment Ltd ASI ASI ASI -- ASI -- Detritus Consulting Ltd. Detritus Consulting Ltd. -- ASI --
26.	Environmental Noise Feasibility Study, dated February 26,2026	Valcoustics Ltd.
27.	PIN Reports	--

	a. PIN 07115-0003 b. PIN 07115-0028	

We trust this submission will be satisfactory to your needs and look forward to collaborating with you through the application process. Should you have any questions or comments regarding the submission, please do not hesitate to contact the undersigned, Caitlin Allan (callan@bousfields.ca) or Brynne O'Neill (boneill@bousfields.ca) of our office.

Yours truly,
Bousfields Inc.

Caitlin Allan, Partner
MCIP, RPP

David Falletta, Partner
MCIP, RPP