WND ASSOCIATES

PLANNING AND URBAN DESIGN

25 November 2021

City of Burlington
Community Planning Department
426 Brant Street, Second Level
P.O. Box 5013
Burlington, Ontario
L7R 3Z6

Attention: **Thomas Douglas, Senior Planner**

Dear Mr. Douglas

RE: **Applications for Official Plan Amendment & Zoning By-law Amendment**
1120 Cooke Boulevard (Stationwest Phase 2)
City of Burlington
WND File No. 17.519

WND Associates has been retained by Adi Developments (Masonry) Inc. (the "owner") to assist in the application approval process for the mixed-use redevelopment of the site known municipally as 1120 Cooke Boulevard (the "subject site") in the City of Burlington. The proposal consists of the redevelopment of vacant brownfield lands to provide three residential towers with ground-level retail/commercial space (the "proposed development") in the planned Aldershot GO *Major Transit Station Area* as delineated in the adopted Halton Regional Official Plan Amendment 48 ("ROPA 48"). The proposal represents Phase 2 of the Stationwest development.

A Pre-consultation meeting was held on August 26, 2020 and a Development Application Pre-Consultation Form was provided which included a list of required reports, studies and plans to support a complete application to amend the City of Burlington's in-force Official Plan (December 2019 Consolidation) and Zoning By-law 2020. A subsequent Pre-consultation meeting was held on June 25, 2021 and a revised Development Application Pre-Consultation Form was provided which included a revised list of requested supporting materials based on the non-statutory policies of new City of Burlington Official Plan. The enclosed supporting materials intend to fulfill the development application requirements outlined in the in-force Official Plan.

Additional pre-application consultation occurred including at a Virtual Public Meeting on October 5, 2020 and at the Burlington Urban Design Advisory Panel (BUD) on December 2, 2020. As an outcome of these meetings, the proposed development was refined to its current three-tower configuration with at-grade retail/commercial uses.

The Subject Site

The subject site is located at the northeast corner of Masonry Court and Waterdown Road in the City of Burlington. Cooke Boulevard borders the east side of the subject site. The site is nearly square-shaped with an area of 0.95 hectares (2.36 acres) and frontages of approximately 91 metres (299 feet) on Masonry Court, 100 metres (328 feet) on Waterdown Road, and 91 metres (299 feet) on Cooke Boulevard.

A temporary one-storey sales and presentation centre is located within the southwest portion of the subject site associated with Phase 1 of the Stationwest project.

The subject site is located within the study area of the Aldershot *Major Transit Station Area* (MTSA) Area-Specific Planning Project which is comprised of an area roughly 800 metres around the Aldershot GO Station. The MTSA area is defined by the Halton Regional Official Plan Amendment 48 (ROPA 48) which includes the subject site and is being refined by the City of Burlington through its ongoing Major Transit Station Areas Planning Projects to include future area-specific Official Plan policies and zoning by-law regulations.

The Proposed Development

The proposed development consists of three residential towers (Building A, B and C) with at-grade retail uses within Building B. Building A is located within the northwest quadrant of the subject site and consists of a 36-storey tower including a four (4) storey podium. Building B and C are located within the southeast and southwest portions of the site, respectively, and share a three (3) storey podium. Building B is 26 storeys in height and Building C is 36 storeys. Five levels of underground parking occupy the entire site and are shared by all three buildings.

In total, 1,139 residential units are proposed within the three buildings consisting of one-bedroom, two-bedroom and three-bedroom unit sizes with a total residential GFA of 73,855.94 square metres. Ground-related retail in Building B consists of 231.22 square metres of GFA at the northwest corner of Masonry Court and the extended Cooke Boulevard. The total GFA of the proposed development is 74,087.16 resulting in a site density of 7.8 FSI.

Supporting Documents

In support of the Official Plan and Zoning By-law Amendment applications for the proposed development, please find the enclosed documents:

1. Covering Letter, prepared by WND Associates, dated November 25, 2021;
2. Application form for OPA & ZBA applications;
3. Draft Official Plan Amendment, prepared by WND Associates
4. Draft Zoning By-law, prepared by WND Associates
5. Planning Justification Report, prepared by WND Associates, dated November 2021
6. Topographical Survey, prepared by R. Avis Surveying Inc., dated June 28, 2021
7. Architectural Plans, prepared by Core Architects, dated October 7, 2021, including:

a. A001-A105 Title, Statistics & Zoning, Context Plan, Phasing Diagram, Site Plan, Survey
b. A200-A203 Underground Parking Plans (P1-P5)
c. A204-A209 Floor Plans
d. A210-A211 Mechanical Penthouse, Roof Plans
e. A410-A412 Building Elevations and Sections
f. A600-A602 Building Perspectives

8. Functional Servicing & Stormwater Management Report, prepared by MTE Consultants Inc., dated November 19, 2021
9. Civil Engineering Plans, prepared by MTE Consultants Inc., including:
    a. C1.1 – C1.3 Construction Management & Erosion/Sediment Control Plan (Phase 1-3), dated October 15, 2021
    b. C2.1 Site Grading Plan, dated November 22, 2021
    c. C2.2 Site Servicing Plan, dated November 22, 2021
    d. C2.3-C2.6 Notes Plan, Details Plan, Cross Sections Plan 1-2, dated November 22, 2021
10. Arborist Report, prepared by Adesso Design Inc., dated November 17, 2021 including:
11. Landscape Plans, prepared by Adesso Design Inc., dated November 3, 2021, including:
    a. L-1 Tree Preservation Plan
    b. L-01 Landscape Master Plan
    c. L-02 Rooftop Amenity Plan – 4th Floor (Building B & C)
    d. L-03 Rooftop Amenity Plan – 5th Floor (Building A)
12. Environmental Noise Study, prepared by SLR Consulting (Canada) Ltd., dated November 18, 2021
13. Environmental Vibration Review Letter, prepared by SLR Consulting (Canada) Ltd., dated November 17, 2021
14. Shadow Study, prepared by Core Architects, dated October 7, 2021
15. Environmental Site – Screening Questionnaire, signed June 24, 2021
16. Updated Phase One Environmental Site Assessment letter, prepared by Landtek Ltd., dated April 30, 2021
17. Phase Two Environmental Site Assessment, prepared by Landtek Ltd., dated June 24, 2016
18. Record of Site Condition, filed to Environmental Site Registry on June 23, 2016
19. Pedestrian Wind Study, prepared by SLR Consulting, dated November 17, 2021
20. D-6 Land Use Compatibility – Air Quality Assessment, prepared by EXP Services Inc., dated November 17, 2021
21. Urban Design Brief, prepared by Acronym Urban Design and Planning, dated November 18, 2021
22. Geotechnical Investigation, prepared by Landtek Ltd., dated April 15, 2021
23. 3D Model of Buildings (.skp), dated June 29, 2021
24. Reference Plan, prepared by R. Avis Surveying Inc., dated April 19, 2021
25. Waste Management Planning Review, prepared by Dillon Consulting Ltd., dated November 18, 2021
26. Shoring & Excavation Plan, prepared by RWH Engineering Inc., dated June 29, 2021, including:
    a. SH1-SH2 Notes, Key Plan
    b. SH3 – SH6 Wall Plans
    c. SH7 – SH10 Sections

d. SH11 Details

27. Traffic Impact Study, prepared by BA Group, dated November 2021
28. Fiscal Impact Study, prepared by Altus Group, dated November 16, 2021
29. Burlington Urban Design Advisory Panel (BUD) Minutes, dated November 17, 2020
30. Burlington Urban Design Advisory Panel (BUD) Comment Responses, dated December 2, 2020
31. Virtual Community Meeting Memorandum, dated October 5, 2020
32. Pre-Consultation Comment Matrix, dated November 24, 2021

We trust that the above-noted information is sufficient to allow for your review and circulation, based on the submission requirements as detailed in the in-effect City of Burlington Official Plan, Office Consolidation December 2019, and to issue a Notice of Complete Application.

Should you have any questions or require further information, please do not hesitate to contact the undersigned or Mike Bennett of our office.

Yours very truly,

WND associates
planning + urban design



Andrew Ferancik, MCIP, RPP
Principal