BOUSFIELDS INC.

Project No. 17323

October 22, 2021

Thomas Douglas
Development and Design
Community Planning
City of Burlington
426 Brant Street, PO Box 5013
Burlington, ON, L7R 3Z6

Via e-mail: thomas.douglas@burlington.ca

Dear Mr. Douglas:

Re: Applications for Local Official Plan and Zoning By-law Amendment
Burlington 2020 Lakeshore Inc., 2020 Lakeshore Road, Burlington

On behalf of our client Burlington 2020 Lakeshore Inc., we are pleased to submit the enclosed applications for amendments to the City of Burlington's Official Plan and Zoning By-Law 2020 ("the applications"). The applications are required to facilitate a proposed redevelopment of the property municipally addressed as 2020 Lakeshore Road ("subject site").

The redevelopment proposes to intensify the subject site for a new landmark, high-rise, mixed-use commercial/residential development in a 2-tower format atop a 5 to 6-storey podium. The resulting buildings will be of exceptional urban design and will include the provision of 557 new residential dwelling units overall, distributed within 2 towers. A 35-storey tower on the southwest portion of the site ("west tower") with 317 new residential units, and a 30-storey tower on the northeast portion of the site ("east tower") with 240 new residential units and 122 new hotel suites within. The 557 new residential dwelling units would be comprised of 23 studio units (4%), 212 one-bedroom units (38%), 166 one-bedroom + den units (30%), 138 two-bedroom units (25%), and 18 three-bedroom units (3%).

Both towers will rise from the top of a mixed-use podium that ranges in height from 5 to 6 storeys. The podium will contain a variety of uses and functions including lobby and entrance features, elevator shafts, storage, new offices, and commercial business (e.g., retails stores and restaurants), among other things. The podium will also include a 4-storey breezeway, which when viewed from John Street, will act as a maintained view of Lake Ontario.

Overall the development proposes a total Gross Floor Area ("GFA") of 59,172 square metres, resulting in a Floor Area Ratio ("FAR") of 7.76:1, and a density of 730.4 units per hectare. The total GFA would be comprised of 4,445 square metres

of new commercial space (8%), 4,348 square metres of new office space (7%), 7,231 square metres of new hotel space (12%), 42,078 square metres of new residential space (71%), and 1,070 square metres of indoor amenity space (2 %).

On April 28, 2021, our team met with the City, the Region, and other agencies for a pre-application consultation ("PAC") meeting. Following the PAC meeting, City staff issued a formal record of PAC, which is enclosed for your easy reference. Within Section 11 of the record of PAC, the staff included a variety of reports, studies, and plans required for a complete submission (i.e. Items 6.1 to 6.22). In support of this submission, we are pleased to enclose the following along with the completed OPA and ZBA application form:

1. Planning and Urban Design Rationale Report
2. Conceptual Site Plan and Architectural Plans
3. Site Survey
4. Functional Servicing Report
5. Tree Preservation Plan
6. Tree Inventory & Preservation Plan Report
7. Landscape Concept Plan
8. Transportation, Parking & TDM Study (with Synchro Files)
9. Noise Impact Study (with Reliance Letter)
10. Shadow Study
11. Environmental Site Screening Checklist
12. Phase One Environmental Site Assessment
13. Phase Two Environmental Site Assessment / Record of Site Condition Report (Status Letter)
14. Height Survey of Adjacent Buildings
15. Quantitative Pedestrian Level Wind Study
16. Urban Design Advisory Panel Meeting Minutes
17. Hydrogeological Dewatering Assessment
18. Grading & Servicing Plans
19. Geotechnical Investigation
20. Draft Zoning By-law
21. Draft Official Plan Amendment
22. 3D Model of Proposed Buildings
23. Construction Management & Mobility Plan
24. Pre-Application Public Consultation Meeting Minutes
25. PIN Report
26. Waste Management Plan
27. Fiscal Impact Study
28. Housing Impact Statement
29. Draft Reference Plan

With respect to the requested Park Concept Plan, this was discussed in a meeting with Ron Peachy, Kyle Plas, and Thomas Douglas. The purpose for the Park Concept Plan request was to identify what, if any, connections would occur

between the subject site and Spencer Smith Park and to identify opportunities for a public washroom in the development at the site's park frontage and preferably at the site's western boundary.

In this regard, the architectural and landscape plans illustrate where potential park connections can and are proposed to occur, which is in two locations through the subject site and proposed development. Overall, the proposed trail and park connections would be an improvement to the connections between Lakeshore Road and the waterfront through the subject site, since there are not currently any connections across the property that exist today. A breezeway will connect directly from Lakeshore Road through the podium of the proposed building via a privately-owned publicly accessible space to the Waterfront Trail and Spencer Smith Park.

With respect to the Development Phasing Plan that was identified, this project will not be phased, and is therefore, not applicable.

An Angular Plane Study was identified as a requirement. In this regard, Policy 5.5.9.2(j) of the City's Official Plan states that, "applications for increased building heights for mid- to high-rise buildings in the Wellington Square Mixed-Use Precinct may be required to provide an angular plane study, identifying visual, sun shadowing and wind impacts, and demonstrating how such impacts can be mitigated to acceptable levels".

In this regard, NEUF Architects have been retained to prepare a Shadow Impact Study in order to demonstrate how visual and sun shadowing impacts have been mitigated to acceptable levels. A detailed exploration of these visual and shadow impacts is provided in Section 5.5 of our Planning and Urban Design Rationale Report. In addition, angular plane studies, in our opinion are intended to demonstrate compatibility in height and related transitions between mid- to high-rise buildings and neighbouring low-rise residential neighbourhoods. As per Schedule E – Downtown Mixed-Use Centre Land Use Plan, the nearest established neighbourhood precincts are the St. Luke's Neighbourhood Precinct, and the Emerald Neighbourhood Precinct, which at their closest points, are both far enough away that an angular plane study is not applicable given that these neighbourhoods areas are well beyond a 45-degree angular plane from the subject site.

It is our opinion that the proposed development will appropriately intensify an underutilized site, improve the streetscape along Lakeshore Road and provide new mixed-use development that would fit harmoniously with the existing and planned built form context and will be compatible with the height and massing of existing and approved development in the Downtown.

We thank the City for their time and effort in the early stages of consultation for this property, and I trust that the enclosed makes for a complete application. In this, regard, we kindly request that you review the enclosed and proceed to deem the application complete.

Please feel free to contact me should you have any questions.

Yours very truly,
Bousfields Inc.



David Falletta, RPP, MCIP

DF/es

Enclosures

Cc. *Mr. Darko Vranich, Vrancor Group*
Mr. Gunther Bluesz, Vrancor Group
Mr. Peter Horn, Horn Design & Consulting Inc.
Mr. David Bronskill, Goodmans LLP