



BOUSFIELDS INC.

November 9, 2018

Project No. 17152

Rosalind Minaji, Coordinator – Development Review
Planning – Community Design and Development Review
Burlington City Hall
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Dear Ms. Minaji:

**Re: Applications for Official Plan and Zoning By-law Amendments
1157-1171 North Shore Boulevard East (the “subject site”)
Spruce Partners Inc. and Amico Properties Inc. (the “applicants”)**

We are the planning consultants for ***Spruce Partners Inc. and Amico Properties Inc.***, the Applicants for the above-noted site (the “subject site”). On behalf of our clients, 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”) with an architecturally distinctive seniors living campus, consisting of a 17-storey tower and two mid-rise buildings of 11- and 12-storeys framing North Shore Boulevard East, and transitioning down in height to 2-storeys at the north of the subject site.

The proposal is for a total of 475 suites that will provide a ‘continuum of seniors care’ including independent living suites, assisted living suites, and memory care suites, all of which will be rental in tenure and in proximity to Burlington’s node of health care services including Joseph Brant Hospital, McMaster Halton Family Health Centre and the Chartwell Brant Centre Long Term Care Residence. In addition, the proposal will also create up to 260 new jobs, providing up to 180 staff on the Site at any given time.

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

- Eight (8) copies of the OPA and Rezoning Application form (including 1 with original signatures), prepared by Bousfields;
- Two (2) copies of the Land Assembly Documents;
- One (1) copy of the Development Application Pre-consultation Form, completed by City of Burlington Planning Staff;

- Four (4) copies of the Burlington Urban Design Panel Meeting Minutes, dated July 17, 2018 and provided by BUD;
- One cheque in the amount of \$205,277.50 made payable to the City of Burlington;
- One cheque in the amount of \$9,184.72, made payable to the Region of Halton;
- Eight (8) copies of the Planning Justification Report, prepared by Bousfields Inc.;
- Five (5) copies of the Urban Design Brief, prepared by Bousfields Inc.;
- Two (2) copies of the Draft Zoning By-law Amendment, prepared by Bousfields Inc.;
- Two (2) copies of the Draft Official Plan Amendment, prepared by Bousfields Inc.;
- Fifteen (15) copies of the Architectural Plans including shadow study, prepared by Montgomery Sisam Architects;
- One (1) digital copy of the 3D Model of the Proposal, prepared by Montgomery Sisam Architects;
- Nine (9) copies of the Functional Servicing and Storm Water Management Report, prepared by Odan-Detech Consulting Engineers;
- Twelve (12) copies of the Grading, Drainage & Servicing Plans, prepared by Odan-Detech Consulting Engineers;
- Seven (7) copies of the Transportation Impact and Parking Study, prepared by IBI Group;
- Seven (7) copies of the Environmental Noise Feasibility Study and addendum letter, prepared by Novus Environmental;
- Six (6) copies of the Environmental Air Quality Assessment, prepared by Novus Environmental;
- Three (3) copies of the Pedestrian Wind Assessment, prepared by Novus Environmental;
- Four (4) copies of the Geotechnical Investigation, prepared by Pinchin;
- Nine (9) copies of the Tree Inventory and Protection Plan, prepared by Baker Turner Inc.;
- Fifteen (15) copies of the Concept Landscape Plan, prepared by Baker Turner Inc.;
- Five (5) copies of the Environmental Site Screening Checklist, prepared by Spruce Partners Inc.;
- Five (5) copies of the Phase One Environmental Site Assessment, prepared by Pinchin;
- Five (5) copies of the Phase Two Environmental Site Assessment, prepared by Pinchin;



- Fifteen (15) copies of the Height Survey of Adjacent Buildings, prepared by MacKay, MacKay & Peters Limited;
- Two USB's containing all files in digital format;

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 our office at 416-947-9744.

Yours very truly,
Bousfields Inc.

A handwritten signature in blue ink, appearing to read "Tyler Grinyer", is written above the printed name.

Tyler Grinyer, MCIP, RPP