



BOUSFIELDS INC.

August 19, 2019

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: Resubmission of Applications for Official Plan and Zoning By-law
Amendments
1157-1171 North Shore Boulevard East
Spruce Partners Inc. and Amico Properties Inc.**

We are the planning consultants for ***Spruce Partners Inc. and Amico Properties Inc.***, the Applicants for the above-noted site. On behalf of our clients, we are pleased to submit the following materials in response to comments received on the Official Plan and Zoning By-law Amendment applications in order to facilitate the redevelopment of the subject site with a seniors living campus.

As outlined in the attached Addendum to Planning and Urban Design Rationale, a number of changes have been made to the proposal to address comments received from the City, Region and the community. In general, the revised proposal includes, amongst others, a significant reduction to the overall massing of the seniors living campus, a reduction in the number of suites, increased setbacks to the rear, a decrease in the metric height of the tower, improvements to the overall articulation of the building, and enhanced landscaping details.

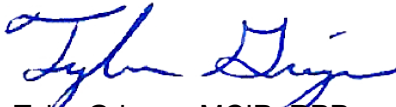
In support of the resubmission, please find enclosed the following materials:

- Eight (8) copies of the Addendum to Planning & Urban Design Rationale report dated August 2019, prepared by Bousfields Inc.;
- Fifteen (15) copies of the Architectural Plans dated August 14, 2019, 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 dated August 15, 2019, prepared by Odan-Detech Consulting Engineers;

- Twelve (12) copies of the Grading, Drainage & Servicing Plans dated August 15, 2019, prepared by Odan-Detech Consulting Engineers;
- Seven (7) copies of the Transportation Impact and Parking Study Addendum dated August 15, 2019, prepared by IBI Group;
- Seven (7) copies of the Environmental Noise Feasibility Study dated August 13, 2019, prepared by Novus Environmental;
- Six (6) copies of the Environmental Air Quality Assessment dated August 13, 2019, prepared by Novus Environmental;
- Three (3) copies of the Pedestrian Wind Assessment dated August 13, 2019, prepared by Novus Environmental;
- Nine (9) copies of the Tree Inventory and Protection Plan dated August 14, 2019, prepared by Baker Turner Inc.;
- Nine (9) copies of the Concept Landscape Plan dated August 14, 2019, prepared by Baker Turner Inc.;
- One (1) USB 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.



Tyler Grinyer, MCIP, RPP