June 3, 2022

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

Attention: Thomas Douglas, Planner
Kyle Plas, Coordinator, Development Review

Dear Mr. Thomas Douglas

Re: Official Plan Amendment Application and Re-Zoning Application – 1989 Appleby Line, Burlington

We are pleased to submit plans and supporting studies in support of an Official Plan Amendment and Re-zoning application.

The subject site is located on the South east corner of Appleby Line, and Upper Middle Road, and is known municipally as 1989 Appleby Line. The site is rectangular in shape, with a total area of approximately 0.6 hectares. It has a frontage of approximately 69 metres (226 feet) along Appleby Line with a depth of approximately 90 meters (305 feet) running parallel with Upper Middle Road. The subject site is currently tenanted by an Esso Gas Station and Car Wash.

In support of the application, please find enclosed herewith the following submission materials, as requested in your email and Pre-Consultation package and checklist dated March 1st, 2022 – which will comprise a complete Official Plan Amendment and Re-Zoning application.

- Architectural drawings/plans (Context Plan, Conceptual Site Plan Layout, Underground Garage Plans, Floor Plans, Roof Plan, Elevations, Sections, context plan, concept site plan, 3-D Model of proposed buildings, Height Survey of adjacent buildings, and Angular Plane Study) prepared by RAW Architects, dated May 31, 2022;
- Boundary and Topographical Survey, prepared by Avis Surveying Inc., dated September 28, 2021;

- Draft Reference Plan, prepared by R.Avis Surveying dated September 28, 2021
- Landscape Plans, prepared by Adesso Design Inc., dated May 31, 2022;
- Arborist Report (Tree Inventory and Preservation Plan Report), prepared by Jackson Arboriculture Inc., dated June 1, 2022;
- Tree Preservation Plan, prepared by Adesso Design Inc., dated May 31, 2022;
- Planning Justification Report including Land use compatibility study, Retail and Service Commercial Needs Assessment, and response to comments received at April 4th Community Meeting (held in advance of this formal Development Application for Official Plan Amendment and Zoning By-Law Amendment , prepared by MHBC, Planning Urban Design and Landscape Architecture (MHBC), dated May 31, 2022;
- Housing Impact Statement, prepared by MHBC, dated May 31, 2022;
- Burlington Urban Design Advisory Panel Comments;
- Sun Shadow Study, prepared by RAW Design dated May 31, 2022;
- Draft Official Plan Amendment and Draft Zoning By-Law Amendment, prepared by MHBC;
- Urban Design Brief prepared by MHBC dated May 31, 2022
- Noise Feasibility and Vibration Study, prepared by Valcoustics Canada Ltd. dated May 31, 2022;
- Sustainable Building and Development Guidelines Checklist, prepared by RAW Architects, dated May 31, 2022;
- Transportation Impact Study, containing parking Justification study, loading study, traffic operations assessment, Transportation Demand Management Plan and Implementation Strategies, prepared by Paradigm Transportation Solutions Limited, dated May 31, 2022;
- Stormwater Management Report, Water and Waste Water Functional Servicing/Drainage Report, Storm Services Plan and Grading Plan prepared by Llewelyn and Associates, dated May 31, 2022;
- Geotechnical Report, prepared by Grounded Engineering dated May 27, 2022;
- Hydrogeological Report/Water Budget and Hydrology Study, prepared by Palmer Environmental dated May 30, 2022;
- Phase One Environmental prepared by Palmer Environmental dated May 27, 2022;
- Phase Two Environmental Site Assessment, prepared by Palmer Environmental dated, May 27, 2022;
- Environmental Site Screening Checklist prepared by Palmer Environmental Executed June 1, 2022;
- Quantitative Wind Impact Study, prepared by SLR Consulting, dated May 31, 2022;
- Construction & Mobility Management Plan;
- Waste Management Plan prepared by RAW Architects
- Planning Application Checklist;
- PIN Report
- Schedule – outlining Fees for Official Plan Amendment and Zoning By-Law Amendment Mixed Use, and a cheque prepared in the amount of $348,135.28 for these fees; and

We understand that the development proposal enclosed herein complies with the policies of the City's new Council-adopted and Region-approved Official Plan ("New OP") which is currently under appeal and not in force. The New OP allows building heights of up to 20 storeys and increases in density through Minor Variance or Zoning By-law Amendment applications for this property. Therefore, should the New OP come into force, an Official Plan Amendment will no longer be required to facilitate the enclosed development proposal. In the event that the New OP comes into force during the processing of the enclosed applications, we request that the Official Plan Amendment fees be refunded as such amendment will no longer be required.

We trust that the foregoing is satisfactory. However, if you have any questions or require additional information, please do not hesitate to contact me at 416.323.6896.



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