MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

September 12, 2024

Alicia West
Community Planning
City of Burlington
426 Brant Street, PO Box 5013
Burlington, Ontario L7R 3Z6

Dear Ms. West:

RE: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT APPLICATION SUBMISSION
5051 HARVESTER ROAD, CITY OF BURLINGTON
OUR FILE: 16257AU

On behalf of our client, 875 Appleby Line Storage GP Corporation (hereinafter referred to as the "Owner"), we are pleased to submit the required materials for Official Plan Amendment and Zoning By-law Amendment applications on the lands municipally addressed as 5051 Harvester Road in the City of Burlington (hereinafter referred to as the "Subject Lands").

In support of the review, please find enclosed the following:

1. One digital copy of the OPA/ZBA Application Form;
2. One digital copy of the Pre-Consultation Form;
3. One digital copy of the Planning and Urban Design Rationale, prepared by MHBC Planning;
4. One digital copy of the Draft Official Plan Amendment, prepared by MHBC Planning;
5. One digital copy of the Draft Zoning By-law Amendment, prepared by MHBC Planning;
6. One digital copy of the Urban Design Brief, prepared by MHBC Planning;
7. One digital copy of the Plan of Survey;
8. One digital copy of the Severance Reference Plan;
9. One digital copy of the Architectural Plans, prepared by Global Architect;
10. One digital copy of the 3D Massing Model;
11. One digital copy of the Landscape Plans, prepared by MHBC Planning;
12. One digital copy of the Tree Preservation Plans, prepared by MHBC Planning;
13. One digital copy of the Arborist Report, prepared by MHBC Planning;
14. One digital copy of the Functional Servicing and Stormwater Management Report, prepared by Crozier;
15. One digital copy of the Civil Plans, prepared by Crozier;
16. One digital copy of the Transportation Impact Study, prepared by CGH;
17. One digital copy of the Phase One ESA, prepared by Fisher;

18. One digital copy of the Phase Two ESA, prepared by Fisher;
19. One digital copy of the Sustainable Building and Development Guidelines Checklist;

Physical copies of the cheques representing payment of the City and Region OPA and ZBA application fees will be sent under separate cover to the respective municipality.

PROPOSAL HISTORY

In March 2023, a pre-consultation meeting was held with City staff to discuss the proposed development. Further, a Public Information Meeting for the proposed development was held virtually on April 25, 2023. Landowners and residents within 120 metres of the Subject Lands received notification of this meeting. Due to the industrial nature of the surrounding area, only one participant attended, who asked general questions regarding the proposal and did not identify any concerns or issues with the Proposal.

A second informal pre-application submission was made to the City in November 2023 showing updated / revised plans, wherein comments remained largely the same from the initial pre-consultation.

In addition, the Owner is looking to sever the Development Lands from the Severed Lands. A consent application was accepted by the City in January 2024 and was later deferred by the applicant. As discussed with City staff regarding the consent, staff want the OPA / ZBA applications largely dealt with and approved by Council prior to the granting of provisional consent.

THE PROPOSAL

The proposed development consists of an 5-storey non-residential mixed use building with a total gross floor area of 30,962 sq. m. (333,275 ft.) consisting of 21,710 sq. m. of self-storage space, 1,159 sq. m. of ancillary retail space and 5,195 sq. m. of office space. The proposed development will provide pedestrian and vehicular access from South Service Road and Appleby Line. The proposed development will provide a total of 9 surface parking spaces and 157 below grade parking areas. The existing restaurant uses will remain on the southern portion of the Subject Lands, subject to a future consent application. The development will accommodate approximately 280 jobs once completed.

Should you have questions or require any additional information, please do not hesitate to contact us.

Yours truly,

MHBC

David A. McKay, MSc, MLAI, MCIP, RPP
Vice President & Partner

Maire Stea, BES
Intermediate Planner