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DELIVERED VIA SFTP

DATE May 22, 2025

TO: Ms. Alicia West
Planner, Development Review
426 Brant St
Burlington, Ontario
L7R 3Z6

RE: Official Plan Amendment and Zoning By-law Amendment
3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line, Burlington

Dear Ms. West

On behalf of Calloway REIT (Burlington Appleby) Inc., we are pleased to submit the enclosed Official Plan and Zoning By-law Amendment application. The Property, municipally known as 3011, 3019, 3023, 3027, 3035, 3047, 3051 Appleby Line is located at the northeast corner of Appleby Line and Dundas Street and is approximately 14.8 acres in size. The property consists of seven (7) buildings with a variety of commercial uses serving the community, such as a bank, fitness centre, restaurants, pharmacy, dental office and hair salon.

Our application seeks to expand the list of permitted uses to include Supermarket / Grocery Store and Department Store uses. The intent of the proposal is to allow these uses to be introduced into vacancies within existing buildings on the site and does not propose the construction of any new buildings. A Pre-Consultation Meeting with the City of Burlington was conducted on December 18, 2024, and a Pre-Application Neighborhood Meeting was conducted on May 15, 2025 to gather input from local residents and businesses.

We believe that these additional uses will provide for greater diversity of food and service options available to serve the community within an established retail and amenity hub, and in proximity to notable residential growth. The proposal will support the City of Burlington by adapting an existing and underutilized retail site, strengthening the existing commercial function of the site and the area, and broadening the food and service options available for the community.

Submission Description

We are pleased to submit the materials outlined in Appendix “A” as part of our Application. We look forward to continuing to work collaboratively with the City in the processing of this application. Should you have any questions or require additional copies of the items, please feel free to contact me at 905-326-6400 ext 7746 or at hioannou@smartcentres.com.

Respectfully Submitted,

Harrison Ioannou, Senior Development Manager

Calloway REIT (Burlington Appleby) Inc.

cc: William Wallace – City of Burlington
Allan Scully – SmartCentres
Rachel McGee – SmartCentres
Sarah Knoll – GSP Group

Appendix "A"
Development Application Submission Materials

Reports, Studies, Plans

- ***Pre-Consultation Form,*** *dated December 18, 2024*
- ***Complete Application Form,*** *prepared by SmartCentres*
- ***R-Plan Surveys (20R-18393, 20R-18038, 20R-18499, 20R-18775)***
- ***Site Plan****, prepared by Petroff Architects, dated July 2, 2020*
- ***Planning Justification Report****, prepared by GSP, dated May 2025*
- ***Draft Zoning By-Law Amendment and Draft Official Plan Amendment****, submitted within the Planning Justification Report, prepared by GSP, dated May 2025*
- ***Sustainable Building and Development Guidelines Checklist,*** *submitted within the Planning Justification Report, prepared by GSP, dated May 2025*
- ***Pre-Application Community Meeting Minutes and Responses,*** *submitted within the Planning Justification Report, prepared by GSP, dated May 2025*
- ***Letter of Use,*** *prepared by GSP, dated May 12, 2025*
- ***Functional Servicing and Stormwater Management Brief****, prepared by Odan-Detech Consulting Engineers, dated May 2025*
- ***Water and Wastewater Servicing Study****, submitted within the FSR, prepared by Odan-Detech Consulting Engineers, dated May 2025*
- ***As-Built Site Grading Plan and Engineering Plans****, submitted within the FSR, prepared by Odan-Detech Consulting Engineers, dated May 2025*
- ***Maintenance Records and Confirmation of Inspection of Storm System,*** *submitted within the FSR, prepared by Odan-Detech Consulting Engineers, dated May 2025*
- ***Traffic Letter****, prepared by BA Group, dated May 21, 2025*
- ***Scoped Market Impact Assessment,*** *prepared by Tate Economic Research, dated May 2025*
- ***Environmental Site Screening Checklist,*** *prepared by SmartCentres, dated May 22, 2025*
- ***Record of Site Condition 65317,*** *dated January 15, 2010*
- ***Record of Site Condition 69148,*** *dated January 15, 2010*
- ***Scanned Copy of Application Fee Cheques to City of Burlington and Region of Halton***

Note: at the time of the Pre-Consultation Meeting, certain sensitive uses were contemplated to be included in the proposal which would have triggered additional requirements (Daycare and Hotel). These uses have been excluded from the proposal and therefore the associated reports not required. The additional uses proposed in this application are Supermarket / Grocery Store and Department Store uses.