MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

June 14, 2024

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

Dear: Mr. Kissner:

RE: ZONING BY-LAW AMENDMENT APPLICATION
1450 KINGROAD, CITY OF BURLINGTON
CITY FILE: 520/04-23
MHBC FILE: 1743D

On behalf of our client, Astra Capital Properties Inc. (the 'Owner'), we are pleased to submit the enclosed Zoning By-law Amendment Application for the lands municipally addressed as 1450 King Road in the City of Burlington (the 'Subject Lands').On behalf of our client, in support of this application, please find enclosed the following:

Drawings:	Doc #:	Rev # & Date:		Consultant:
Site Layout Plan	SP1	3	2024-05-28	WSP E&I Canada Limited
Buffer Planting Plan	L-1	5	2024-05-30	Adesso Design Inc.
SWM Facility Landscape Plan	L-1	5	2024-05-30	Adesso Design Inc.
Details	L-3	5	2024-05-30	Adesso Design Inc.
Setback Limit Plan	DWG 1	3	2024-05-28	WSP E&I Canada Limited
Utilities Plan	DWG 2	3	2024-05-28	WSP E&I Canada Limited
Existing Conditions Overall Drainage Plan	DWG 3	3	2024-05-28	WSP E&I Canada Limited
Existing Conditions Site Drainage Plan	DWG 4	3	2024-05-28	WSP E&I Canada Limited
Interim Conditions Site Drainage Plan	DWG 5	3	2024-05-28	WSP E&I Canada Limited
Interim Condition Construction & Mobility Management Plan	DWG 6	4	2024-05-28	WSP E&I Canada Limited
Interim Conditions Removals Plan	DWG 7	4	2024-05-28	WSP E&I Canada Limited
Interim Conditions SWMF Grading Plan	DWG 8	5	2024-05-28	WSP E&I Canada Limited
Interim Conditions SWMF Servicing Plan	DWG 9	5	2024-05-28	WSP E&I Canada Limited
Decommissioned Conditions Drainage Area Plan	DWG 10	3	2024-05-28	WSP E&I Canada Limited

Decommissioned Conditions Construction & Mobility Management Plan	DWG 11	4	2024-05-28	WSP E&I Canada Limited
Decommissioned Conditions Removals Plan	DWG 12	3	2024-05-28	WSP E&I Canada Limited
Decommissioned SWMF Grading Plan	DWG 13	4	2024-05-28	WSP E&I Canada Limited
Decommissioned SWMF Servicing Plan	DWG 14	4	2024-05-28	WSP E&I Canada Limited
Tree Protection Plan	01	1	2024-05-29	GeoProcess Research Associates
Reports:				
Arborist Report	-----	---	2024-05-29	GeoProcess Research Associates
Tree Inventory Table	-----	---	2024-05-29	GeoProcess Research Associates
Environmental Impact Assessment	-----	---	2024-05-31	GeoProcess Research Associates
Reliance Letter – Geotechnical/Hydrogeological	-----	---	2024-06-03	WSP E&I Canada Limited
Reliance Letter – Phase One and Two ESA	-----	---	2024-06-14	WSP E&I Canada Limited
Phase One Environmental Site Assessment	-----	---	2023-05-01	WSP E&I Canada Limited
Phase Two Environmental Site Assessment	-----	---	2024-06-13	WSP E&I Canada Limited
Documents:				
Response Matrix	-----	---	2024-06-14	----------
Cost Estimate - Landscape	-----	---	2024-05-30	Adesso Design Inc.
Email – Burlington Hydro Regarding Encroachment	-----	---	2024-04-22	----------

The comments provided by the City of Burlington have been resolved through the resubmission items. Within the resubmission materials, a response matrix has been provided which clearly responds to each comment provided by the City of Burlington and how it has been remedied.

An application for minor site plan approval (Application No. MM-01-22) for the proposed stormwater pond has been resubmitted to the City to be reviewed concurrently with this rezoning application.

We trust that the enclosed documents are sufficient for your review and circulation. Should you require any additional information, please do not hesitate to contact us.

Sincerely,
MHBC

Oz Kemal, BES, MCIP, RPP
Partner

Jillian Sparrow, HBA
Intermediate Planner

cc. Ken Szekely, Astra Capital Properties Inc.