MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

May 4, 2023

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

Dear: William Wallace

RE: ZONING BY-LAW AMENDMENT APPLICATION
1450 KINGROAD, CITY OF BURLINGTON
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').

A site plan application (MM-01-22) has been submitted for this property. The intent of the site plan application is to facilitate the construction and commissioning of a new stormwater management (SWM) facility, the decommissioning of the existing City of Burlington SWM facility located in the south-east corner of the site to meet the conditions set out in the land exchange agreement between the City of Burlington and Astra Capital Properties Incorporated. This agreement was signed by the City of Burlington October 9, 2019. The site plan application (MM-01-22) was submitted to the City on February 22, 2022. A full sent of site plan submission comments was provided by the City November 2, 2022.

In response to Staff comments on the site plan application, a rezoning application is required to accommodate the Land Exchange Agreement and allow for the existing Open Space 2 (O2) zone and Business Corridor 2 (BC2) zone to switch. A pre-consultation meeting was held May 4, 2022 for this application. An extension of the pre-consultation was granted by the City extending the expiry to May 4th, 2023. A Public Information Meeting was held July 13th, 2022.

On behalf of our client, in support of this application, please find enclosed the following:

Drawings:	Doc #:	Rev. # & Date:		Consultant:
Site Layout Plan	SP1	2	2023-05-02	WSP E&I Canada Limited
Landscape Plan	L-1	3	2023-05-02	Adesso Design Inc.
SWM Facility Landscape Plan	L-1	3	2023-05-02	Adesso Design Inc.
Details	L-3	3	2023-05-02	Adesso Design Inc.
Tree Protection Plan	01	1	2022-05-06	GeoProcess Research Associates
Tree Protection Details	02	1	2022-05-06	GeoProcess Research Associates
Tree Inventory Table - 2	03	1	2022-05-06	GeoProcess Research Associates
Tree Protection Details	04	1	2022-05-06	GeoProcess Research Associates

Setback Limit Plan	DWG 1	2	2023-05-02	WSP E&I Canada Limited
Utilities Plan	DWG 2	2	2023-05-02	WSP E&I Canada Limited
Existing Conditions Overall Drainage Plan	DWG 3	2	2023-05-02	WSP E&I Canada Limited
Existing Conditions Site Drainage Plan	DWG 4	2	2023-05-02	WSP E&I Canada Limited
Proposed Interim Conditions Site Drainage Plan	DWG 5	2	2023-05-02	WSP E&I Canada Limited
Construction & Mobility Management Plan	DWG 6	2	2023-05-02	WSP E&I Canada Limited
Interim Conditions Removals Plan	DWG 7	2	2023-05-02	WSP E&I Canada Limited
Interim SWMF Grading Plan	DWG 8	2	2023-05-02	WSP E&I Canada Limited
Interim SWMF Servicing Plan	DWG 9	2	2023-05-02	WSP E&I Canada Limited
Decommissioned Conditions Drainage Area Plan	DWG 10	2	2023-05-02	WSP E&I Canada Limited
Decommissioned Conditions Construction & Mobility Management Plan	DWG 11	2	2023-05-02	WSP E&I Canada Limited
Decommissioned Conditions Removals Plan	DWG 12	2	2023-05-02	WSP E&I Canada Limited
Decommissioned SWMF Grading Plan	DWG 13	2	2023-05-02	WSP E&I Canada Limited
Decommissioned SWMF Servicing Plan	DWG 14	2	2023-05-02	WSP E&I Canada Limited
Survey – Registered Plan 20M-745	-----	---	2017-12-21	MacKay MacKay & Peters Limited
Reference Plan 20R-22311	-----	---	2022-11-21	MacKay, MacKay & Peters Limited
Reports and Studies:				
Arborist Report	-----	---	2022-05-06	GeoProcess Research Associates
Storm Water Management & Functional Servicing Report	----	---	2022-05-02	WSP E&I Canada Limited
Planning Justification Report	-----	---	2023-05-02	MHBC Planning, Urban Design & Landscape Architecture
Environmental Impact Assessment	-----	---	2023-05-04	GeoProcess Research Associates
Geotechnical Report & Slope Stability Assessment	-----	---	2022-01-24	WSP E&I Canada Limited
Hydrogeological Addendum	-----	---	2023-05-02	WSP E&I Canada Limited
Vibration Assessment	-----	---	2023-03-10	OZA Inspections Ltd.
Phase One Environmental Site Assessment	-----	---	2023-05	WSP E&I Canada Limited
Topsoil Fertility Report	-----	---	2023-04-27	WSP E&I Canada Limited
Documents:				
PIN Report (including any agreements on Title) (Tied to Land Exchange Agreement)	-----	---	--------	----------
Environmental Site Screening Checklist	-----	---	2022-12-16	----------
Draft Zoning By-law Amendment	-----	---	2023-05-02	----------
Pre-Consultation Checklist -Update	-----	---	2023-02-17	----------
Application Form	-----	---	--------	----------

The applicable municipal planning application fee of $45,350.00 will be paid under separate cover per direction provided by City Staff. The applicable Region of Halton fee of $1,220.89 will be paid under separate cover per direction provided by Region Staff.

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

Tamara Tannis, MCP, MCIP, RPP
Associate

cc. Ken Szekely, Astra Capital Properties Inc.