

January 10, 2022

Councillor Kevin Galbraith, Chair
Council Members
Community Planning, Regulations and Mobility Committee
City of Burlington
426 Brant Street, Burlington, ON L7R 3Z6

jo-anne.rudy@burlington.ca

Dear Chair Galbraith and Members of Council:

RE: Agenda Item 5.2: Major Transit Station Area (MTSA) Area-Specific Recommended Preferred Precinct Plans (PL-02-22)
OUR FILE: 16147C

Wal-Mart Canada Corp. ("Walmart") is the landowner of 2065 Fairview Street in the City of Burlington. The lands are within what is now, through Region Official Plan Amendment No. 48 Urban Structure, the City's Urban Growth Centre and priority MTSA. MHBC, as representative of Walmart, is taking this opportunity to restate Walmart's main concerns regarding the Preferred Precinct Plans being brought forward to Committee and Council for interim endorsement.

Walmart has previously identified concerns with the Preliminary Precinct Plan through the City's MTSA planning process, not only in a November 5, 2021 in a letter sent to the City's Manager of Policy and Community, but through its appeals of the City of Burlington's new Official Plan and OPA 119. In the letter and appeals, concerns were raised with respect to:

- Parks & Open Space and Public Service Facilities
 - siting of preferred locations
- New Roads
 - bisecting existing building and property
- Permitted uses
 - existing use as non-conforming use

To date, the concerns raised by Walmart have not been addressed.

Yours Truly,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

cc. Roslyn Houser, Goodmans
Walmart Canada Corp.