



SMARTCENTRES BURLINGTON (APPLEBY)

NORTH-EAST CORNER OF DUNDAS STREET AND APPLEBY LINE

SEPTEMBER 9, 2025



SMARTCENTRES[®]
REAL ESTATE INVESTMENT TRUST



ABOUT US

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SMARTCENTRES AT A GLANCE

35.6M

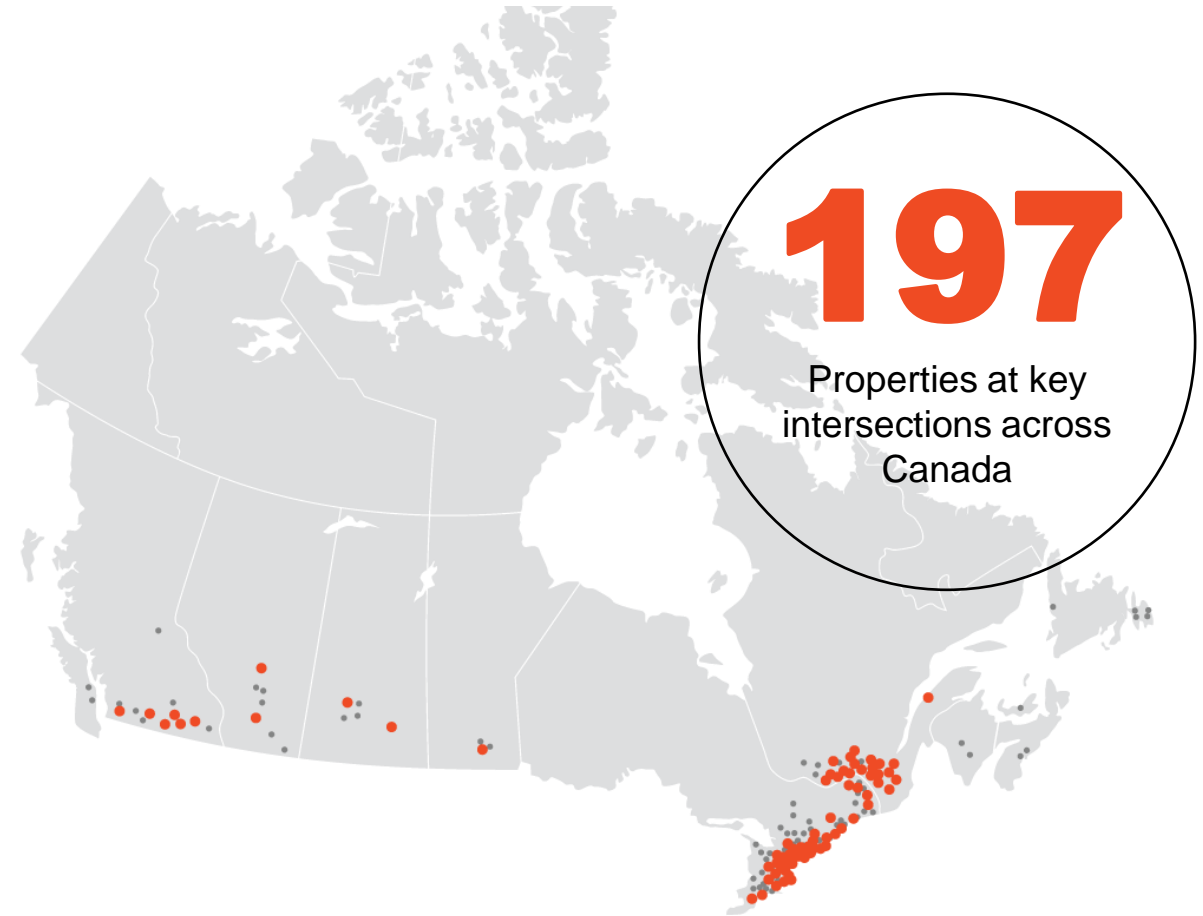
SQ. FT.
of income-producing properties

Over 90% of the Canadian population lives within 10km of a SmartCentres shopping centre.

Types of Shopping Centres:

- Anchored by food and general merchandise
- National value-oriented tenants
- Great mix of tenants

We have a strong history of working together in your city. Our Burlington properties feature **approx. 380,000 square feet** of commercial space across 32 acres of land, representing an investment in Burlington valued at **approximately \$110M**. Combined, they employ **over 750 people** and generate nearly **\$1.9M in property taxes** annually.



SmartCentres was founded over 30 years ago, because we believed that Canadians deserved convenient access to affordable retail.

BURLINGTON

SMARTCENTRES BURLINGTON N & BURLINGTON APPLEBY





PROPOSAL

SUBJECT SITE & BUILDING





Subject Building – Former Toys 'R' Us



LA Fitness Gym



Food stores, hair salon, and dental office



Bank of Montreal



Shoppers Drug Mart



Golf Town & Tim Hortons

PROPOSAL



**Re-tenant vacancy
with a grocery
store/supermarket.**



**No new buildings
proposed.**

Permitting the additional uses represents good land use planning and should be approved for the following reasons:



Consistent with the policies of the Provincial Planning Statement (2024), conform to the land use policies of the Region of Halton Official Plan (1995), City of Burlington Official Plan (1997), and City of Burlington Official Plan (2020), once amended.



The planned commercial function of the existing site will not only be retained, but also strengthened, by including the additional uses.



Proposal will allow the adaptive re-use of an existing building, which addresses the Sustainable Building and Development Guidelines (December 2021) and its promotion of sustainable design within the City of Burlington.



There is a market opportunity for grocery store/supermarket uses in this area and on this site as demonstrated by the Market Impact Assessment professionally prepared by Tate Research.



Proposal will provide for a diversity of food and personal service options within an established retail and amenity hub that is also in proximity to residential uses, further supporting building complete communities in this area of Burlington.

BURLINGTON

CONSULTATION

Notices were distributed in mid-April by the City of Burlington for the virtual Community Meeting held on May 15th.

At the applicant's request, the circulation limit for notice distribution was extended to a two hundred fifty (250) metre circumference around the Subject Site.

Six hundred fifty-eight (658) notices were mailed to addresses for land owners and tenants.

In addition to Councillor Bentivegna and City Planning Staff (Mr. Wallace and Ms. West), one (1) participant attended the virtual Community Meeting. No questions were asked. One call was received by GSP from a landowner prior to the meeting.



THANK YOU.

