

92 Plains Road East

Burlington, ON

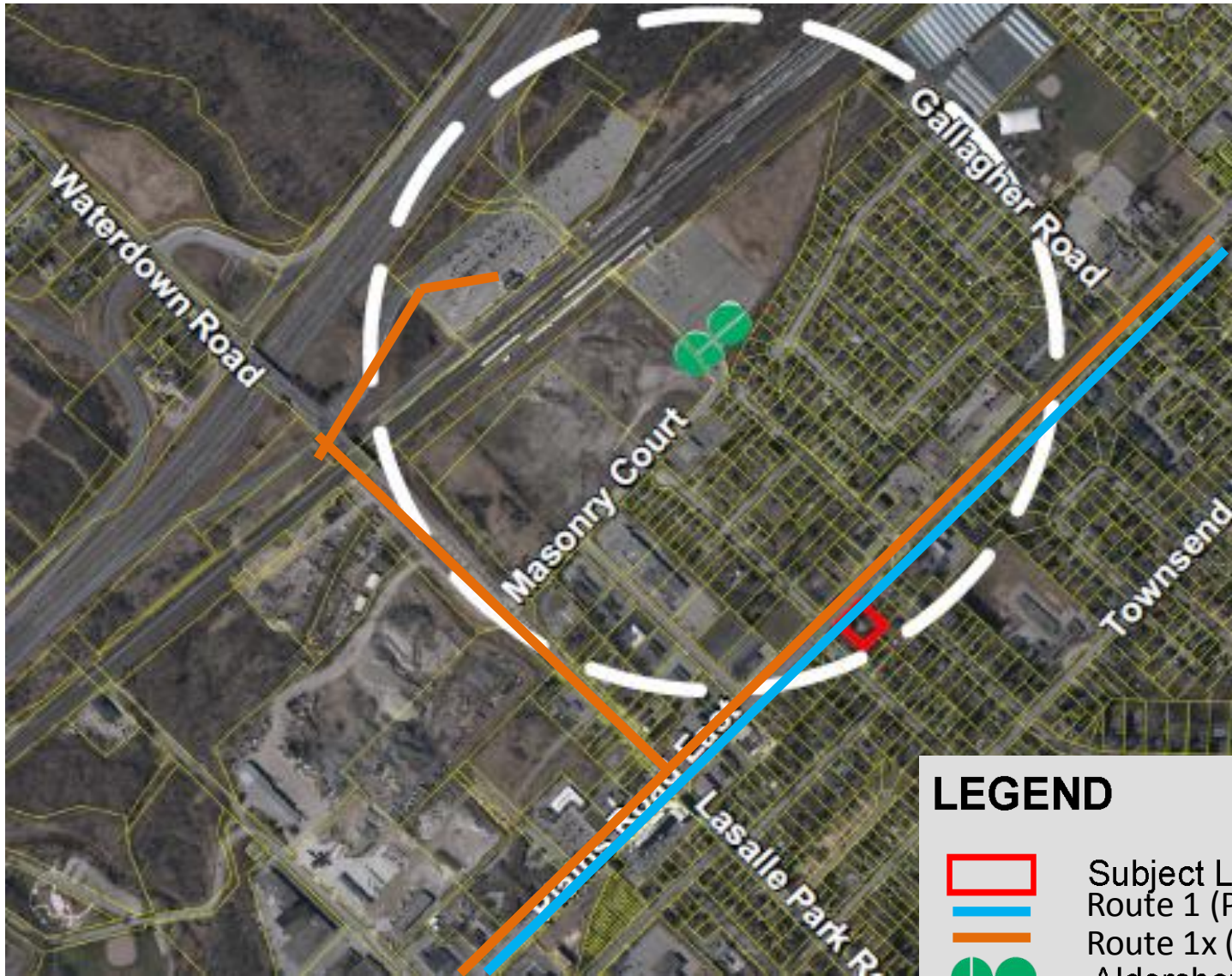
December 7, 2017 Public Meeting







Presentation Outline

- 1. Introduction**
- 2. What We Heard**
- 3. Changes to the Proposal**

Site Context



LEGEND

-  Subject Lands
-  Route 1 (Plains Road)
-  Route 1x (Plains Road)
-  Aldershot GO Station

Surrounding Area

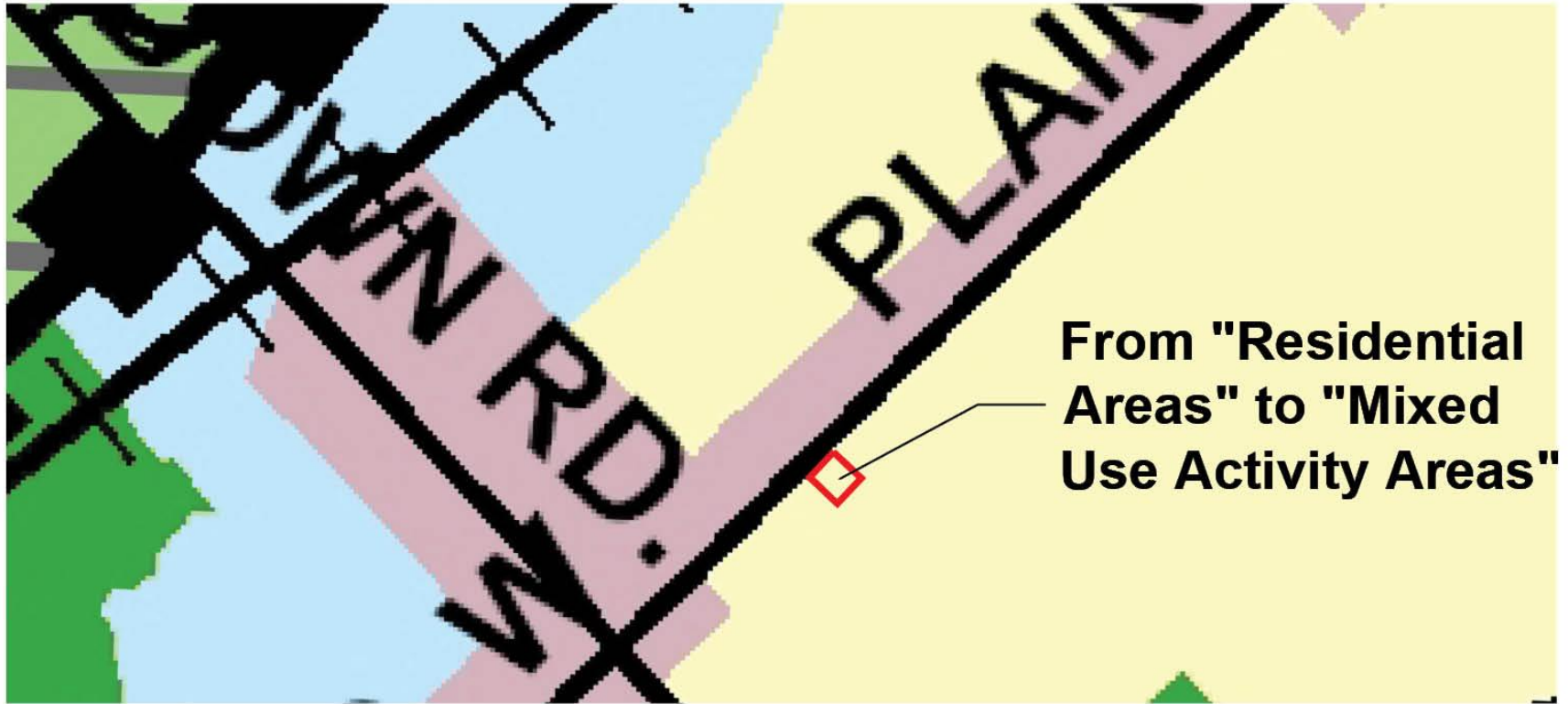
(Plains Road East – Street-views)



92 Plains Road East
(street-views)

Amendment to City of Burlington Official Plan (2015)

Schedule A - Settlement Pattern



LEGEND



Subject Lands



Residential Areas



Employment Lanes



Major Retail Areas



Mixed Use Activity Areas



Natural Features / Open Space

Amendment to City of Burlington Official Plan (2015)

Schedule B - Settlement Pattern

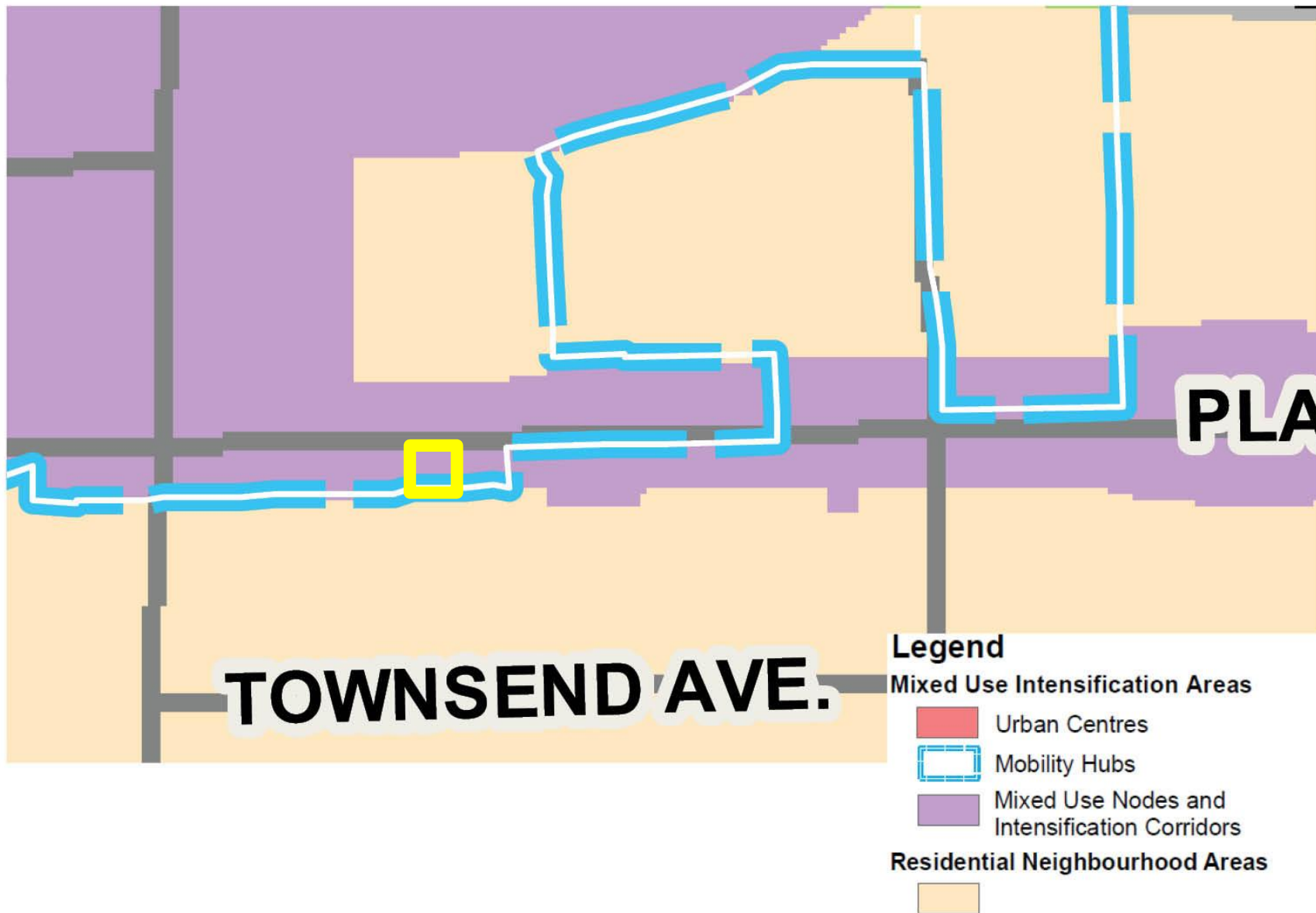


LEGEND

	Subject Lands		MUC - Employment		Business Corridor
	Residential - Low Density		MUC - Commercial		Community Commercial
	Residential - Medium Density		MUC - General		Major Parks and Open Space
	Residential - High Density		General Employment		

Proposed City of Burlington Official Plan (2017)

Schedule B Urban Structure



Proposed City of Burlington Official Plan (2017)

Schedule B-1 Growth Framework



Legend

Growth Areas

-  Primary Growth Area
-  Secondary Growth Area
-  Employment Growth Area
-  Established Neighbourhood Area

Mobility Hubs





Proposed City of Burlington Official Plan (2017)



Schedule C Land Use - Urban Area



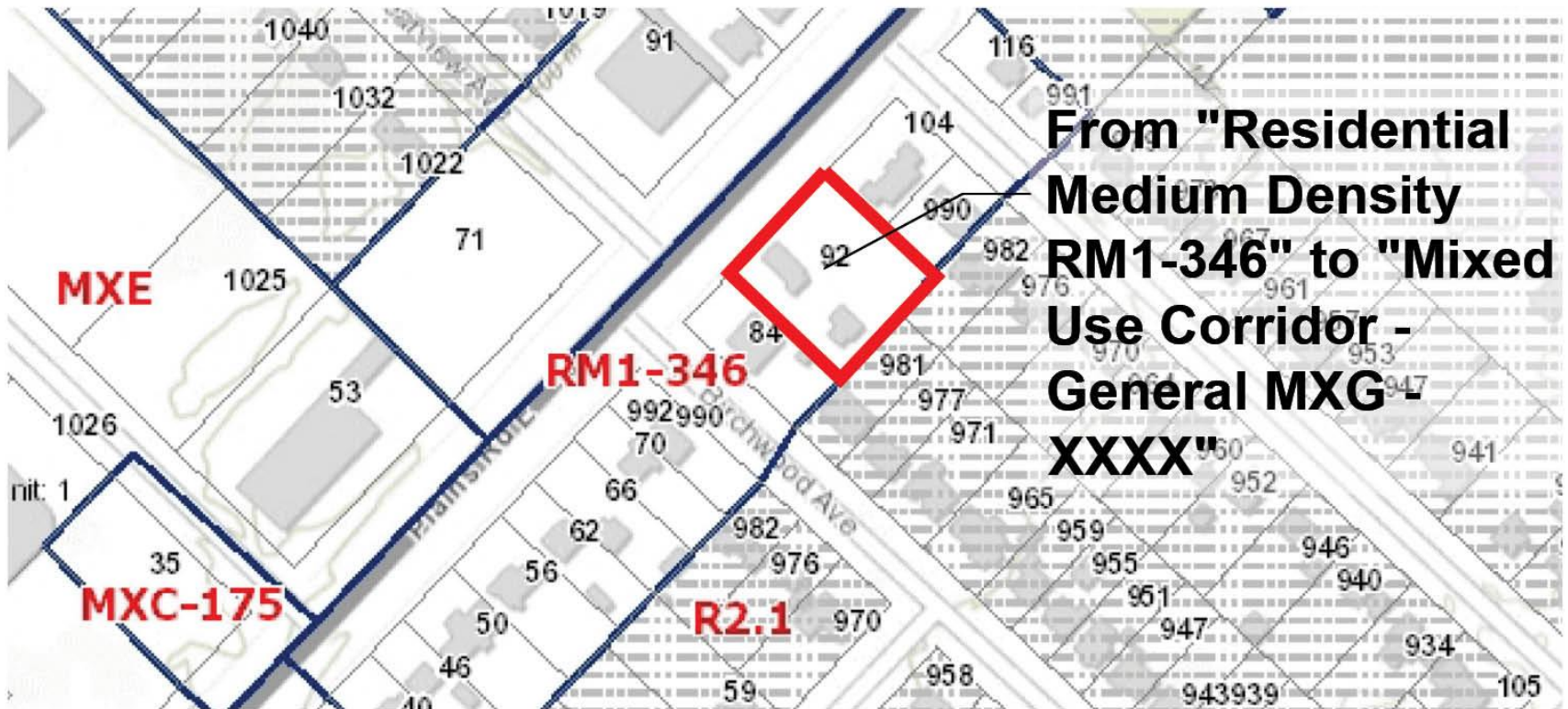
Mixed Use Nodes and Intensification Corridors

-  Urban Corridor
-  Urban Corridor - Employment Lands


RESIDENTIAL NEIGHBOURHOOD AREAS

-  Residential - Low Density
-  Residential - Medium Density

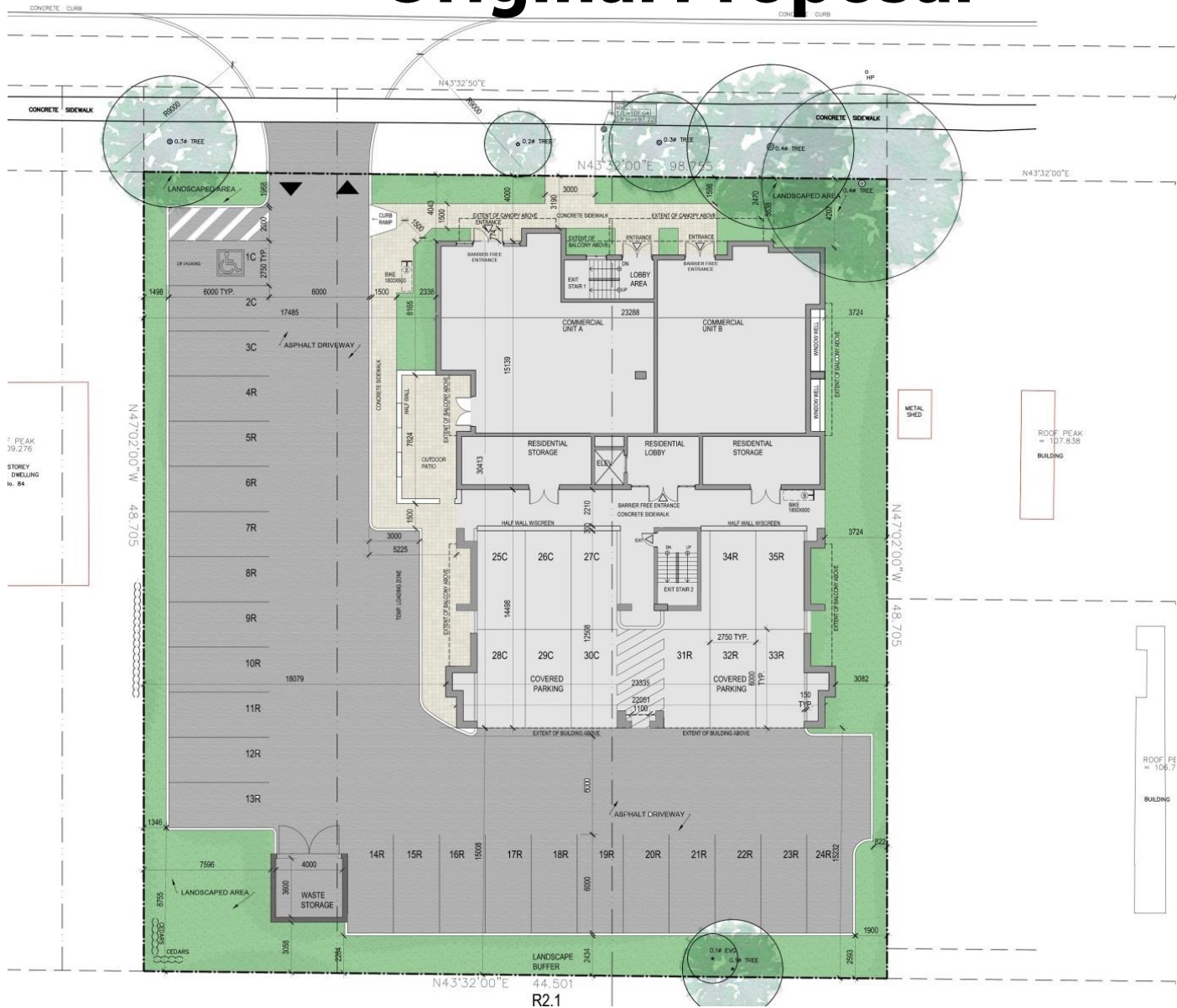
Proposed Zoning By-law Amendment



LEGEND

 Subject Lands

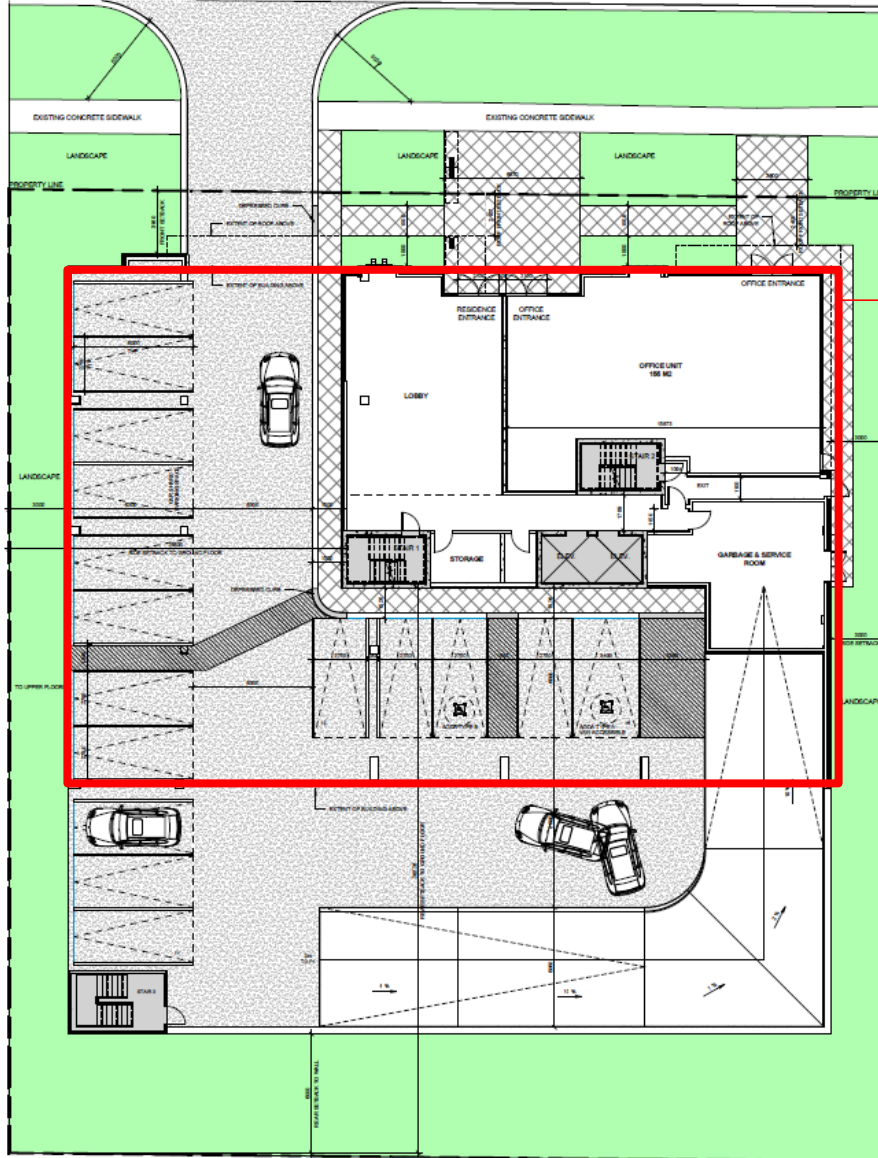
Original Proposal



What Has Changed

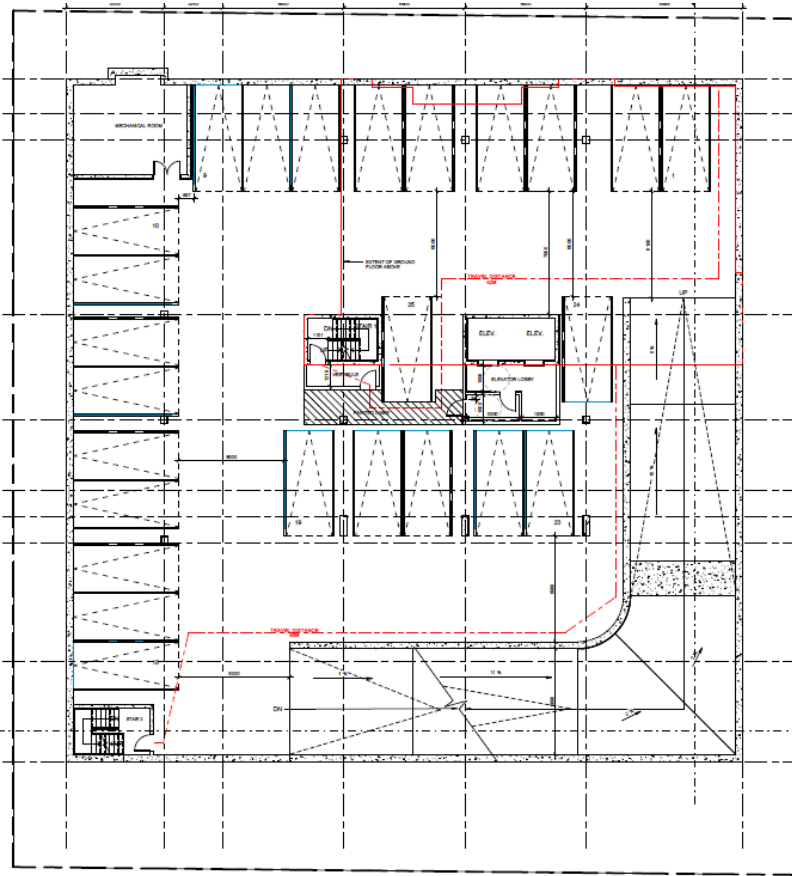
- Underground parking and reduced surface parking
- Additional screening through plantings and fencing
- Increased to 6 storeys from 4 storeys to permit the underground parking
- Alignment with the direction of the Proposed City of Burlington Official Plan (2017)

Revised Site Plan

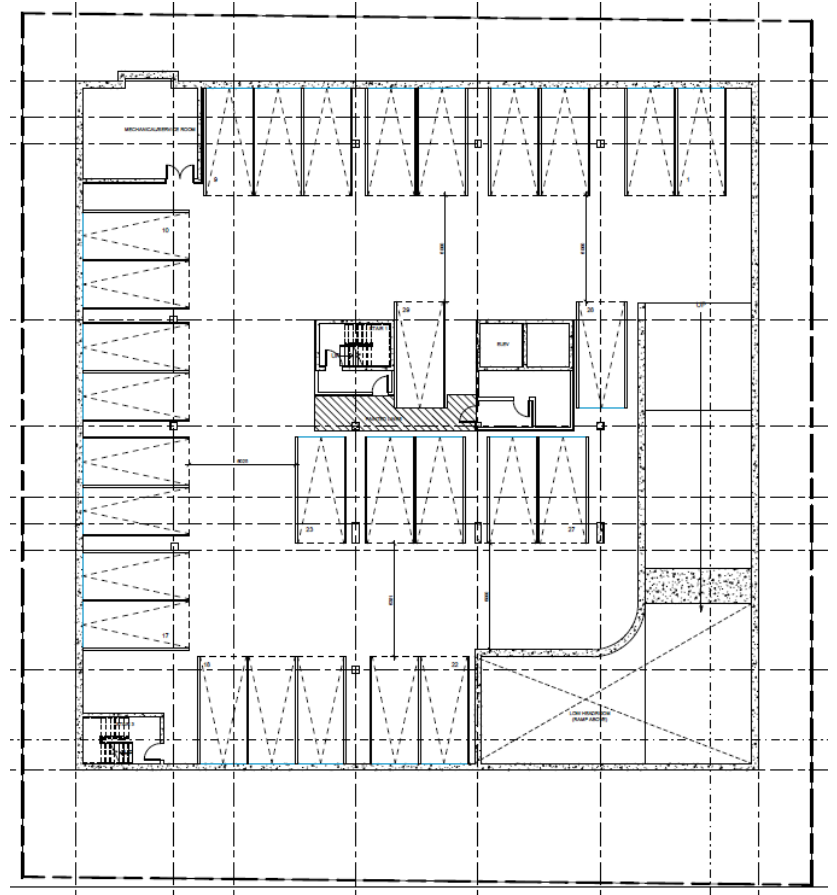


Extent of upper floors

Underground Parking



P1

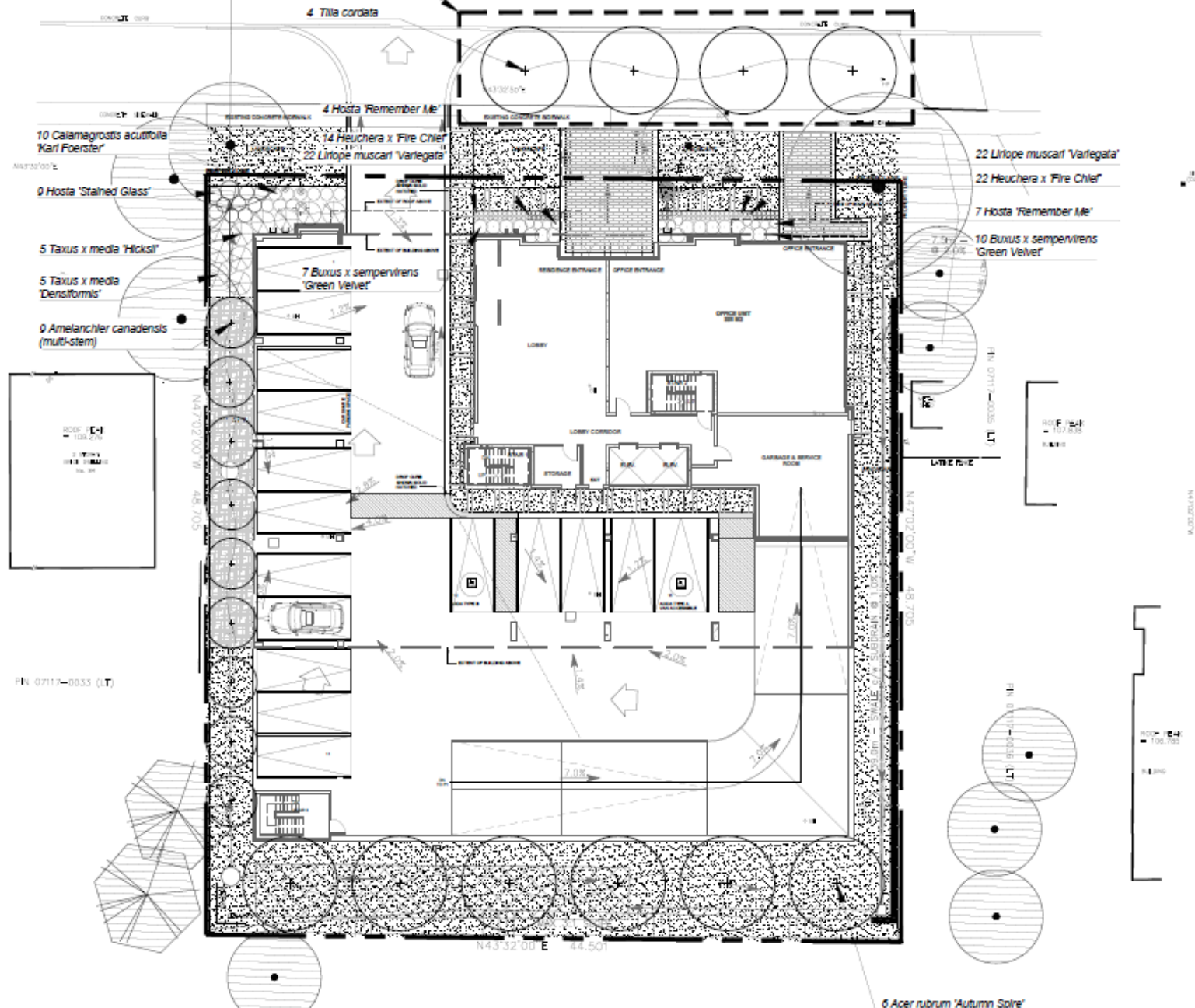


P2

PLAINS ROAD WEST

5
L4
TREE PLANTING WITH MUNICIPAL BOULEVARD (CONTINUOUS TREE PIT)

Hosta 'Remember Me'



PK 0712-8833 (LT)

6 *Acer rubrum 'Autumn Spire'*

Elevations



North Elevation - Along Plains Road East



East Elevation



South Elevation – Rear yard

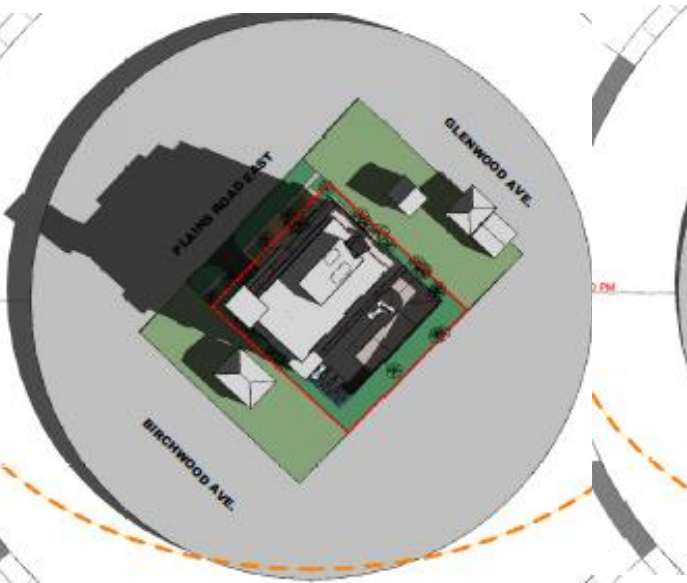


West Elevation

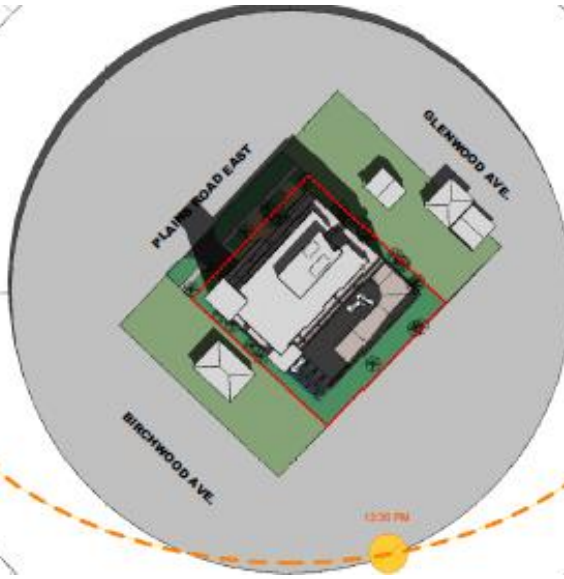
Shadow Study

March 21

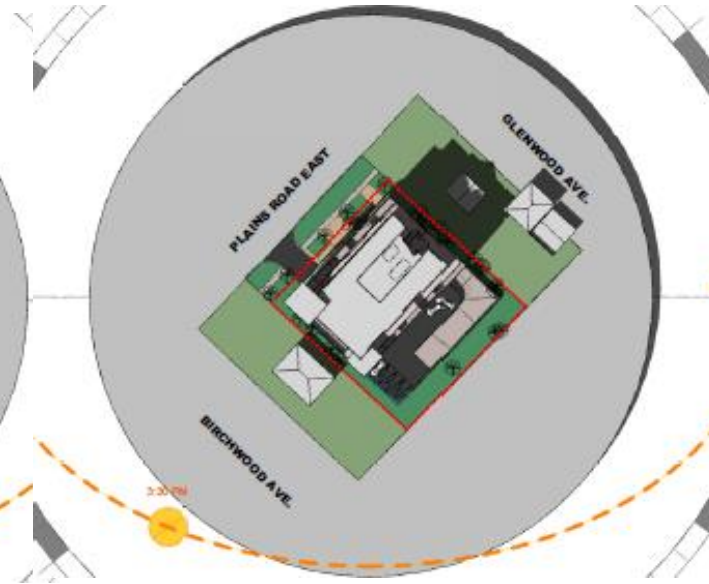
9:30 am



12:30 pm



3:30 pm



Rendering from Northwest



Rendering from Southwest



Rendering from Northeast

