

92 Plains Road East



Conceptual Rendering

Presentation Outline

- 1. Site Context**
- 2. Surrounding Area**
- 3. Proposal Renderings and Site Plan**
- 4. Shadow Study**
- 5. Official Plan Amendment**
- 6. Zoning By-Law Amendment**

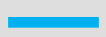
Site Context



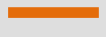
LEGEND



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)

Surrounding Area



26 Plains Road East (180m
west of the site)
(6-Storey 66 unit Residential)
Zoned: MXG (Mixed-Use
General)



85 Plains Road East
Zoned: RM (Medium-Density
Residential)

Surrounding Area



91 Plains Road East
Zoned: MXG (Mixed-Use
General)
(north side of Plains Road,
immediately north of the site)



142 Plains Road East
Zoned: RM (Medium-Density
Residential)
(Townhouse development 183m
east of the site)

The Proposal – Site Plan & Landscape Concept



The Proposal – 3D Rendering



Conceptual Rendering – Facing South

The Proposal – 3D Rendering



Conceptual Rendering – Facing South-East

The Proposal – 3D Rendering

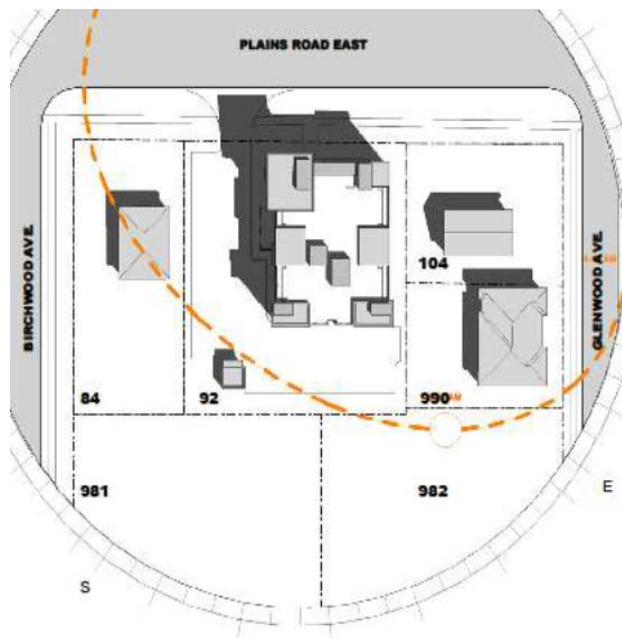


Conceptual Rendering – Facing North-East

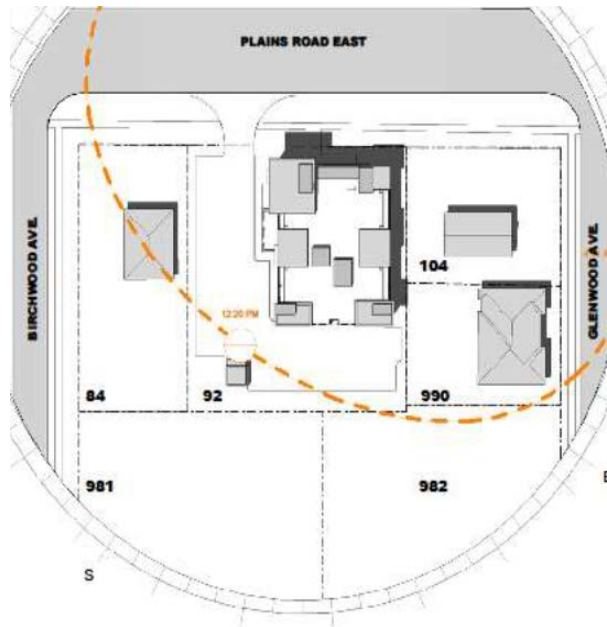
Shadow Study

June 21st

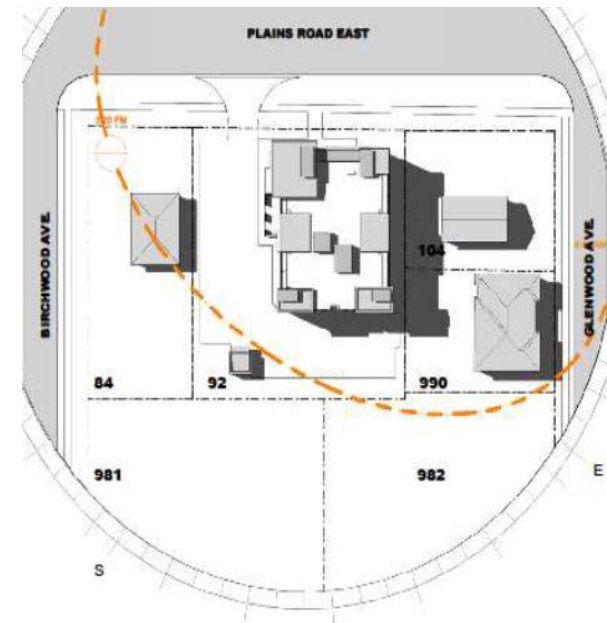
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12:20 pm



3:20 pm



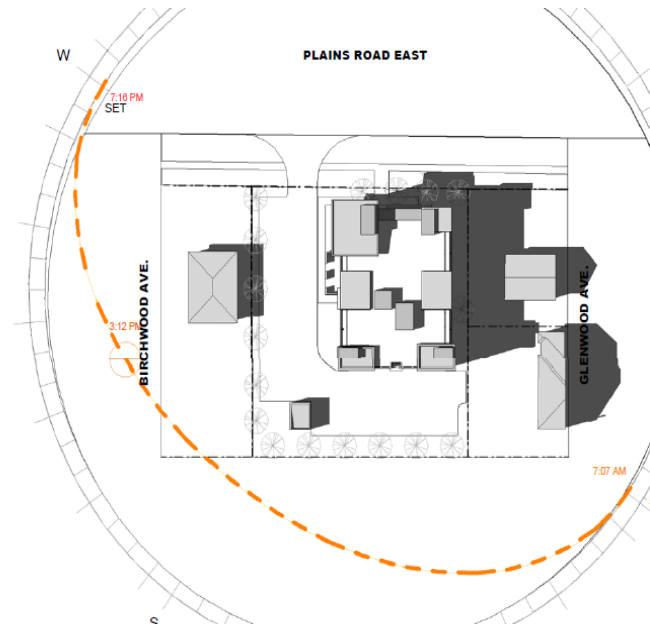
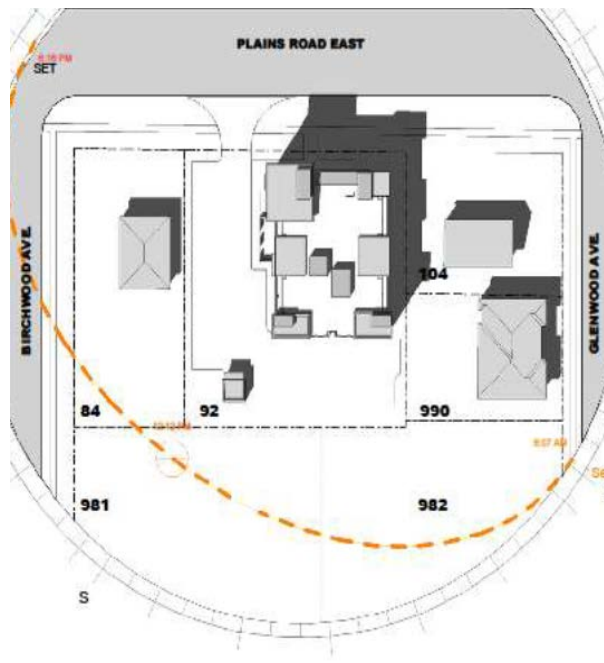
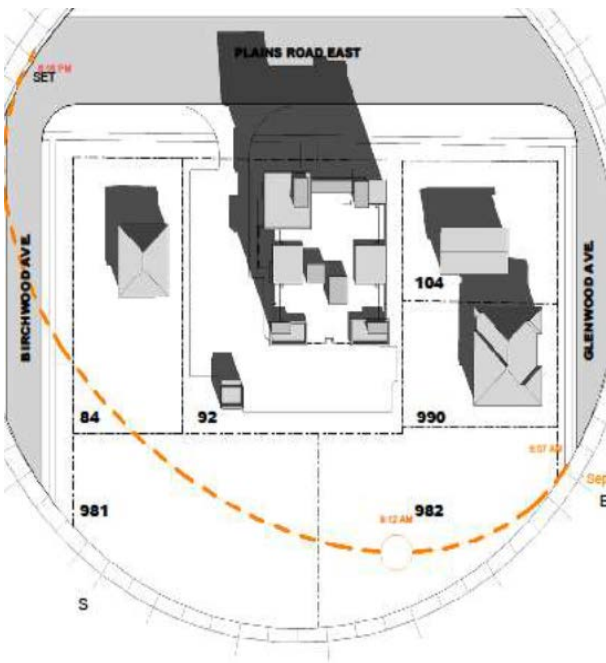
Shadow Study

September 21st

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





Official Plan Amendment

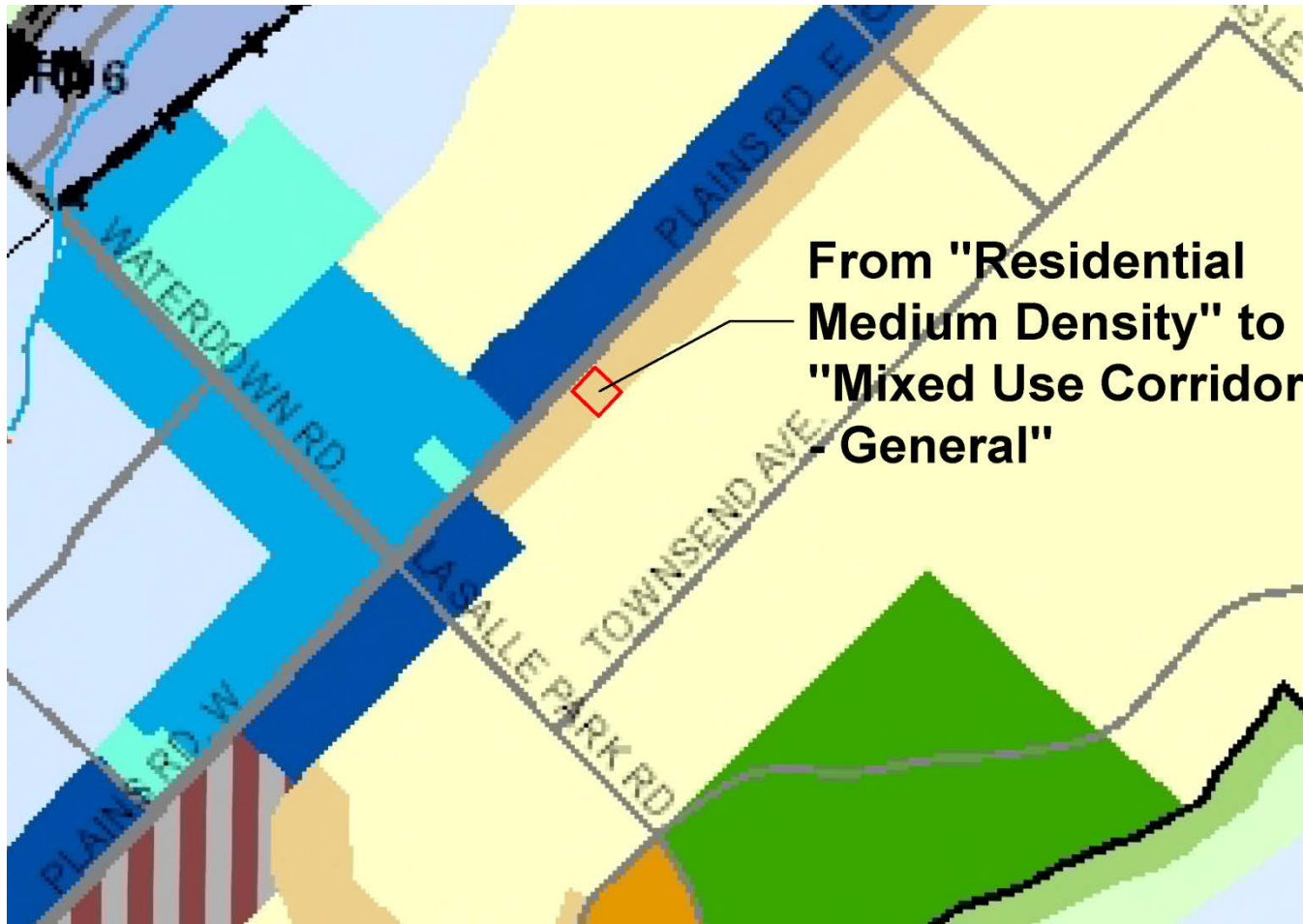


From "Residential Areas" to "Mixed Use Activity Areas"

LEGEND

- | | |
|---|---|
|  Subject Lands |  Major Retail Areas |
|  Residential Areas |  Mixed Use Activity Areas |
|  Employment Lanes |  Natural Features / Open Space |

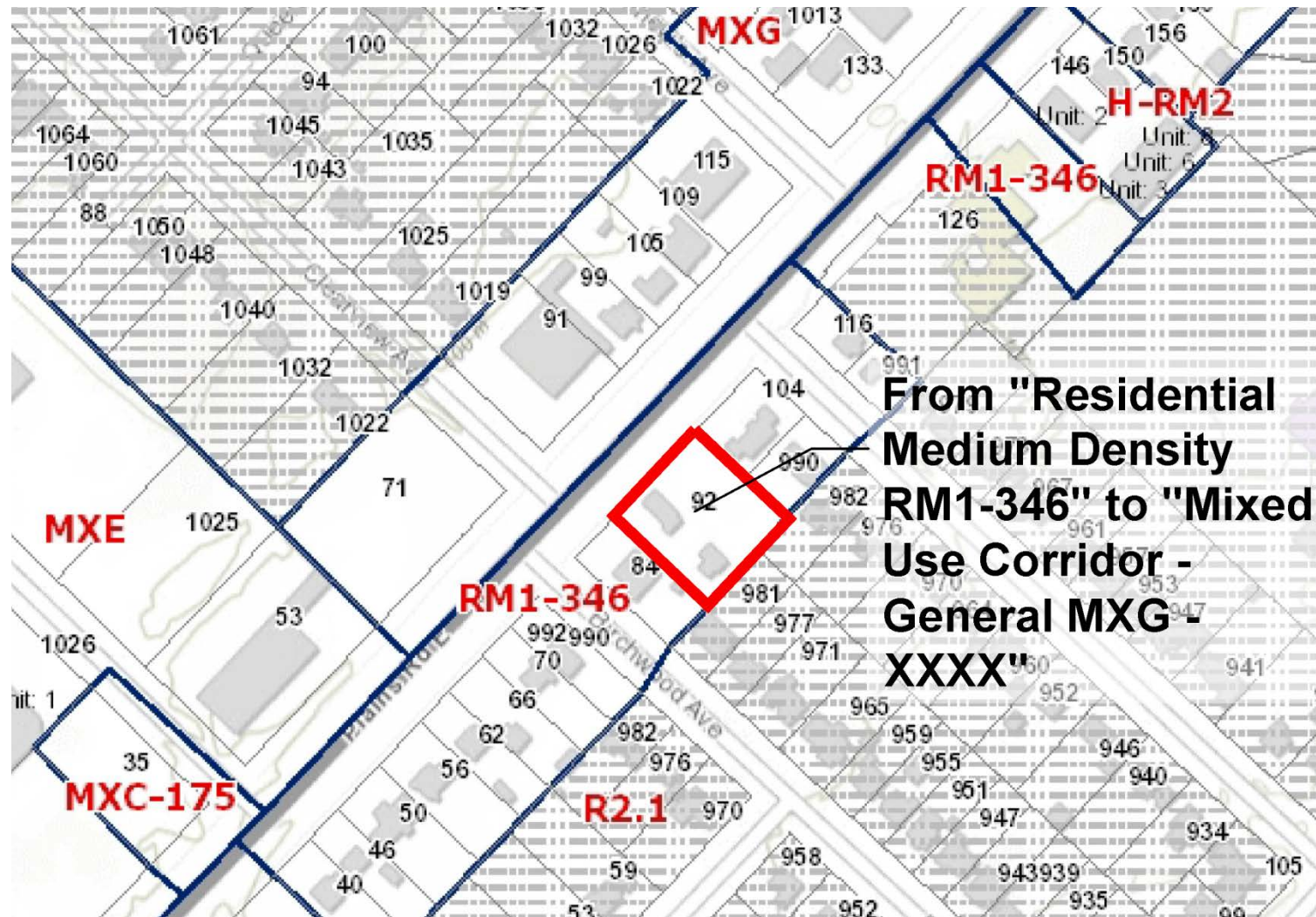
Official Plan Amendment



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		

Zoning By-Law Amendment



Site Specific Zoning By-law

- Requesting a rezoning from Residential Medium Density (RM-346) to Mixed Use Corridor – General with the site specific provisions:
- Yard abutting a residential zone 3 m;
- Parking Rate:
 - 1 space per dwelling unit for residential spaces;
 - 0.12 spaces per dwelling unit for visitors;
 - 3.5 spaces per 100 sq m of office space;
- Landscaped Buffer abutting a residential zone:
 - 0.5 m (east)
 - 1 m (west)
 - 1.5 m (south)
- Landscaped Area abutting a street: 1.5 m

QUESTIONS?



THANK YOU