

Statutory Public Meeting

Application to amend the Official Plan and Zoning Bylaw

Applicant: 71 Burlington Plains Inc. (Vrancor Group)

Addresses: 53-71 Plains Road East (Ward 1)

Date: June 11, 2018

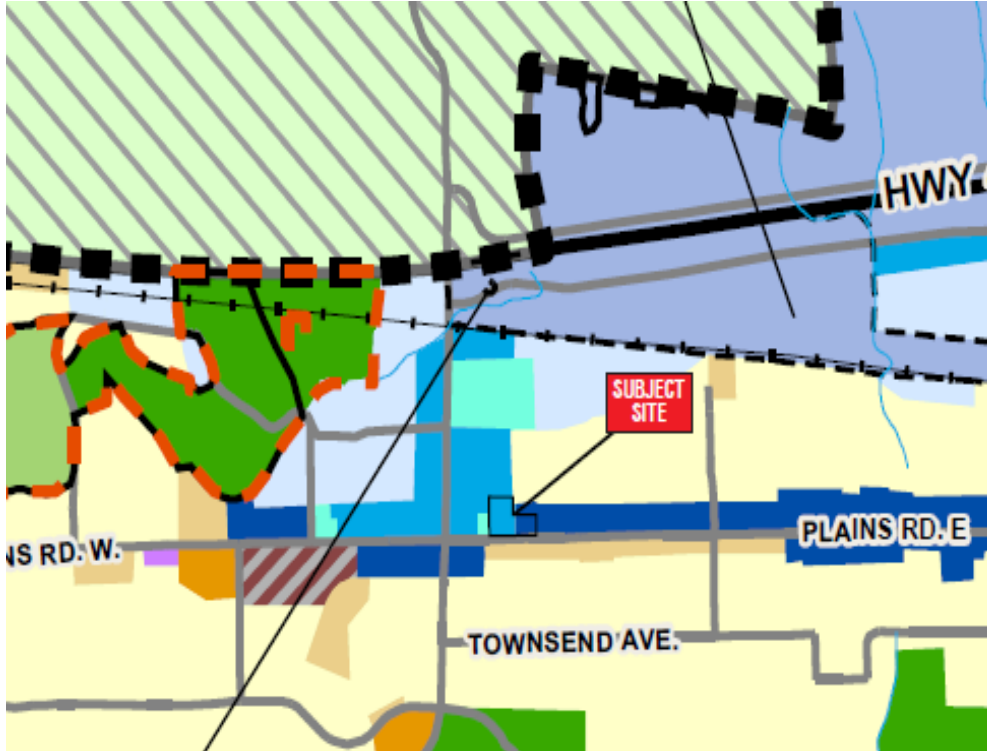
Development Site

Site and Surrounding Area:

- Bound by Cooke Boulevard, Plains Road East and Clearview Avenue
- Adjacent properties include industrial type uses on Cooke Blvd , single detached dwellings and mixed uses on Plains Road East and single detached dwellings on Clearview Ave



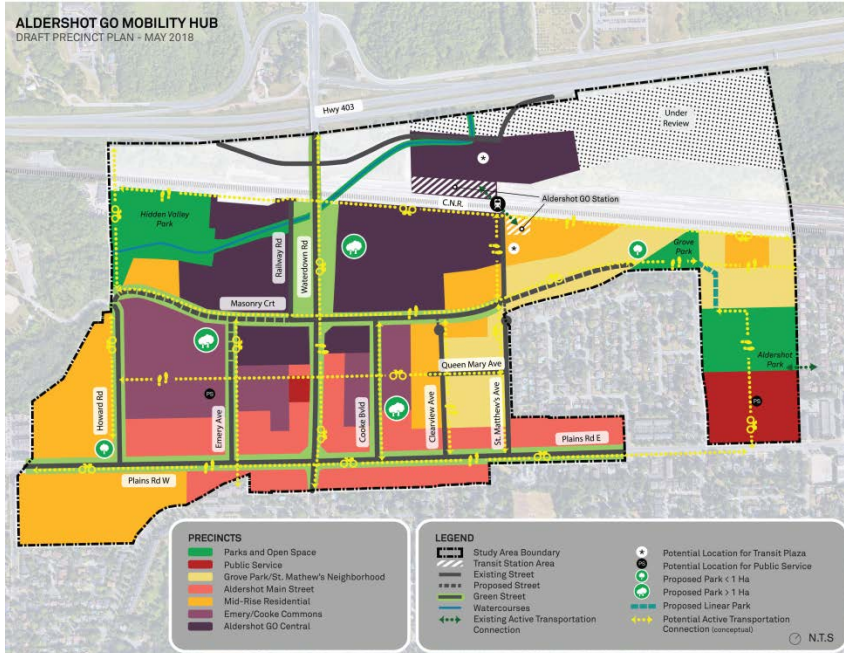
Official Plan Designation



- Designated 'Mixed Use Corridor - General' and 'Mixed Use – Employment'
- Official Plan amendment is proposing to:
 - redesignate a portion the subject site to Mixed Use – General to permit residential uses
 - permit site specific amendments for the subject site to increase height and density

Aldershot Mobility Hub

- The City is creating an Area Specific Plan (secondary plan) to guide future growth in the Aldershot GO Mobility Hub.
- Staff is currently receiving feedback on the Plan.
- Draft Plan: Aldershot Main Street Precinct (6-11 Storeys) & Public Park



Zoning By-law

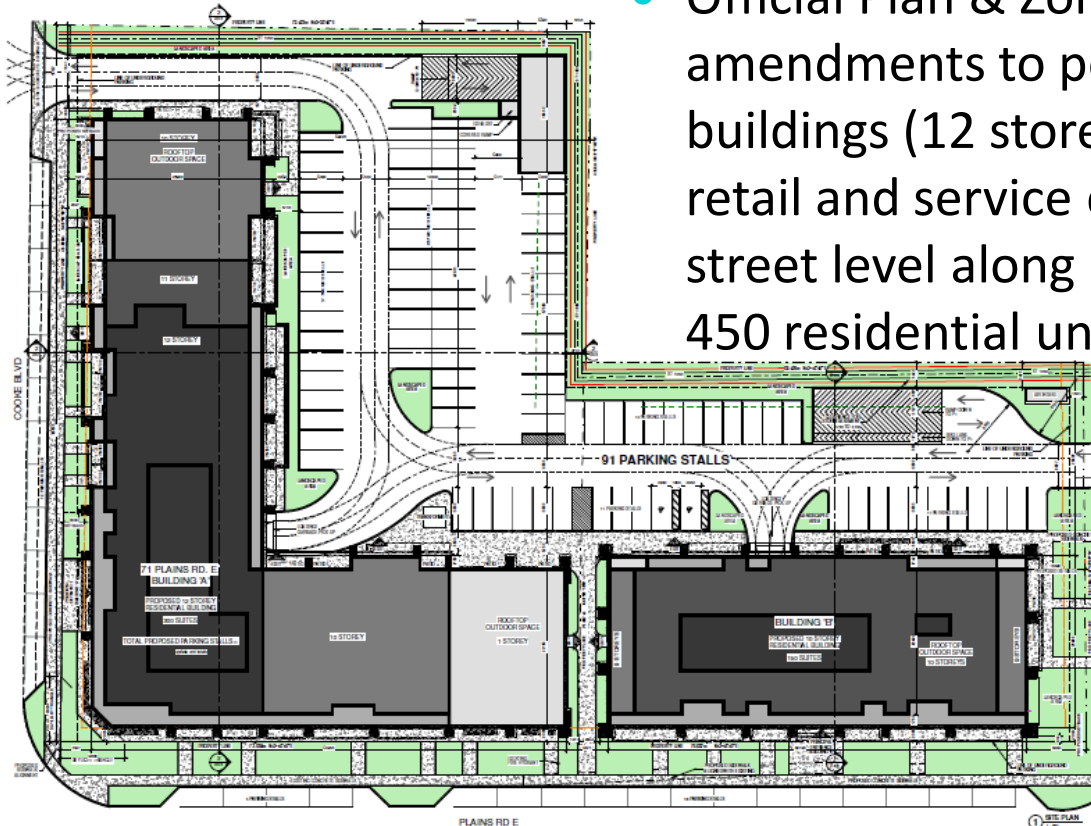
- ‘Mixed Use General (MXG)’ and Mixed Use Employment (MXE)
- Application is proposing to rezone the lands to Mixed Use General with site specific exceptions to accommodate the proposed development:
 - Reduce minimum setbacks
 - Increase density
 - Increase height
 - Reduce landscape buffer
 - Reduce number of parking spaces
 - Reduce minimum amenity area



Planning Application

Proposal:

- Official Plan & Zoning By-law amendments to permit 2 mixed-use buildings (12 storey and 10 storey) with retail and service commercial uses at street level along Plains Road East and 450 residential units



Public Consultation

- **A neighbourhood meeting to present the proposal meeting was held March 20, 2018 .**
- **3 comment sheets, 2 letters and 15 emails have been received. Public comments are attached as Appendix D to report PB-54-18**
- **General Themes:**
 - Parking and Traffic
 - Lack of Sufficient Retail (grocery store)
 - Concern regarding contamination on site
 - Compatibility/Height

Technical Review

- **Technical Review Commenced February 2018.**

- **Outstanding technical issues identified:**
 - **Updates required to the site grading and servicing reports and drawings.**

 - **Addition of Public Open Space required.**

 - **Design:**
 - **Massing of the buildings**
 - **Site access**
 - **More effective integration of residential uses along Cooke Blvd. and along the rear of the buildings**
 - **More effective commercial frontage along Plains Road**
 - **Transition to residential uses to the north**

For more information:

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Visit the City's website:

www.burlington.ca/SolidGold