

Statutory Public Meeting

Applications to amend the Official Plan & Zoning Bylaw

Applicant: Aldershot Properties Inc.

Addresses: 35 Plains Road E.

Date: November 8, 2016

Property under Application



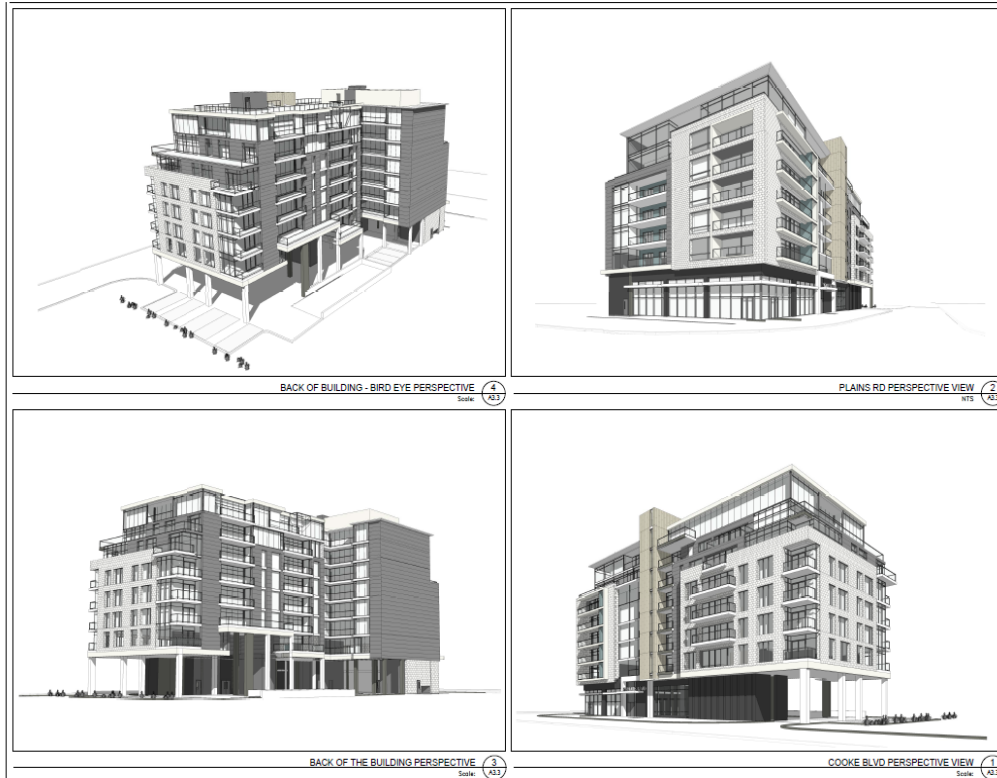
Burlington Official Plan & Zoning Bylaw



Existing Land Use
Designation: Mixed Use
Corridor - Commercial

Existing zoning: Mixed Use
Corridor – Commercial
Corridor Zone (MXC-175).

Development Proposal



The proposed development consists of an 8-storey mixed use building, comprised of at-grade retail and service commercial uses, and residential uses above.



Public Consultation

- **A neighbourhood information meeting was held June 22, 2016.**
- **Public comments are attached as Appendix III to report PB-73-16**
- **General Themes:**
 - The building exceeds the 6 storey height limit along Plains Road.
 - Avoid encroaching in on MXE uses with Residential uses, employment uses in this area should be preserved and protected.
 - Commercial space provided is too small to service neighbourhood.
 - Concerns about increased traffic and on-street parking on Cooke Blvd.



Next Steps

- **applicant requested to provide updates to parking and servicing study.**
- **staff to complete technical analysis and evaluation of application in light of applicable policy framework**
- **a staff report with recommendations on the applications is anticipated in Spring/Fall 2017.**

| Regulation | MXC | Proposed |
|---|---|---|
| Yard Abutting Plains Road west of QEW | Min 3m; Max 23m | 2.75m to ground floor 2m to 3 rd floor to 7 th floor |
| Yard Abutting any other Road | Min 3m; Max 4.5m | 1.5m |
| Max Density in Res Building | | 400 units per hectare |
| Max FAR | 1.5:1 | 3.94:1 |
| Maximum Floor Area Per Retail Use or Service Commercial Use | 5600m ² 3000m ² site specific regulation | 278 m ² (3000 sq.ft) |
| Landscape Area Abutting a Street | 3m | 2.25 abutting Plains 1.35 abutting Cooke |
| Height | 2 storey min to 6 storey max | 8 storeys |
| Amenity Area | 20m ² – 1 bdrm unit 35m ² – 2 bdrm unit | 19m ² /unit |
| Parking | 1.25 spaces /1 bdrm unit = 38 spaces 1.5 spaces /2 bdrm unit = 75 spaces Total Residential: 113 spaces 0.35 spaces – per unit visitor parking = 28 spaces Commercial 4/100m ² = 11 spaces Visitor and commercial parking may be combined. Required: 130 spaces | 74 spaces for residential = 0.92 spaces/unit 17 spaces for commercial/visitor Provided: 91 spaces |