

Reccomendation Report

Application to amend the Official Plan and the Zoning By-law for 35 Plains Road E

Applicant: Ruth Victor & Assoc.

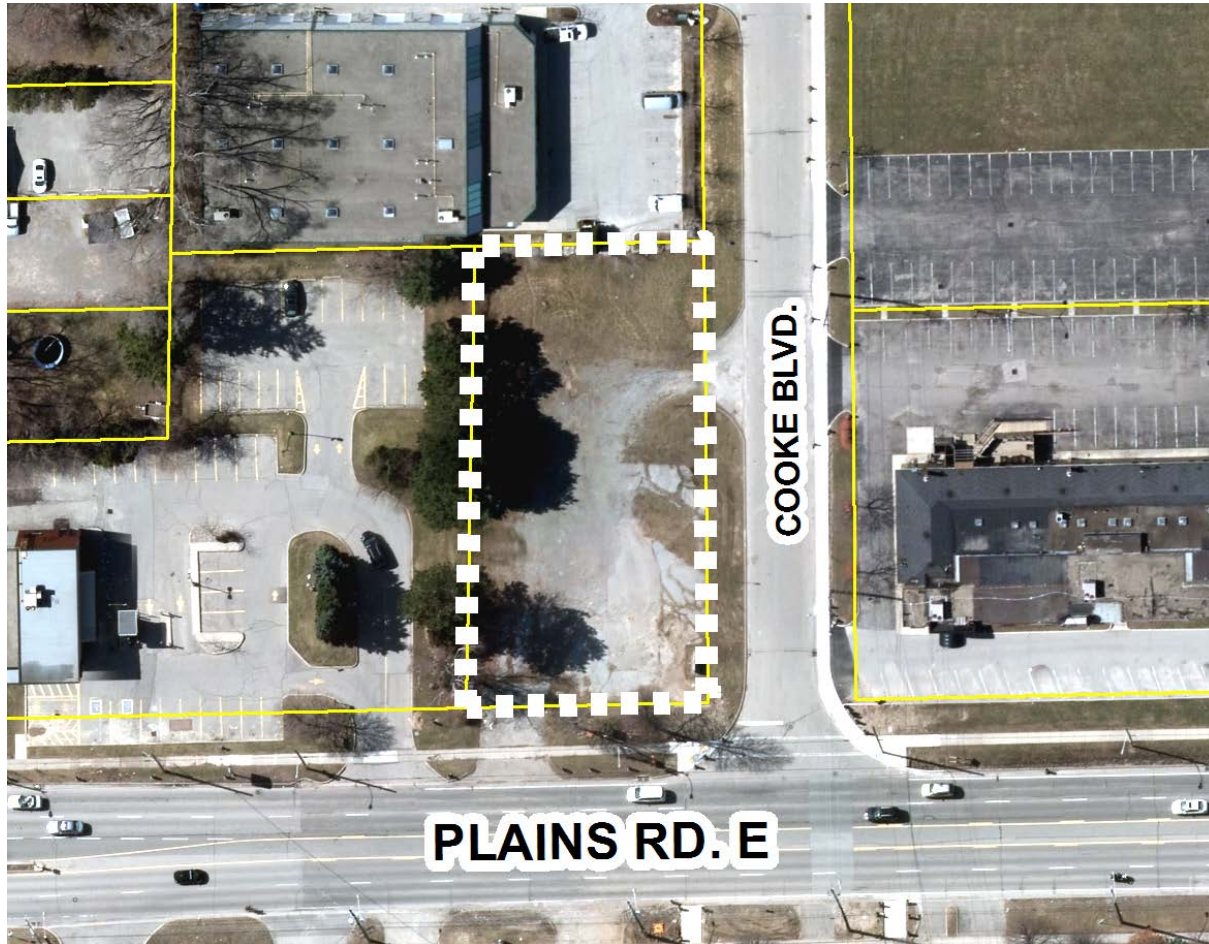
Files: 505-03/16 and 520-04/16

Planning and Development Committee

September 26, 2017



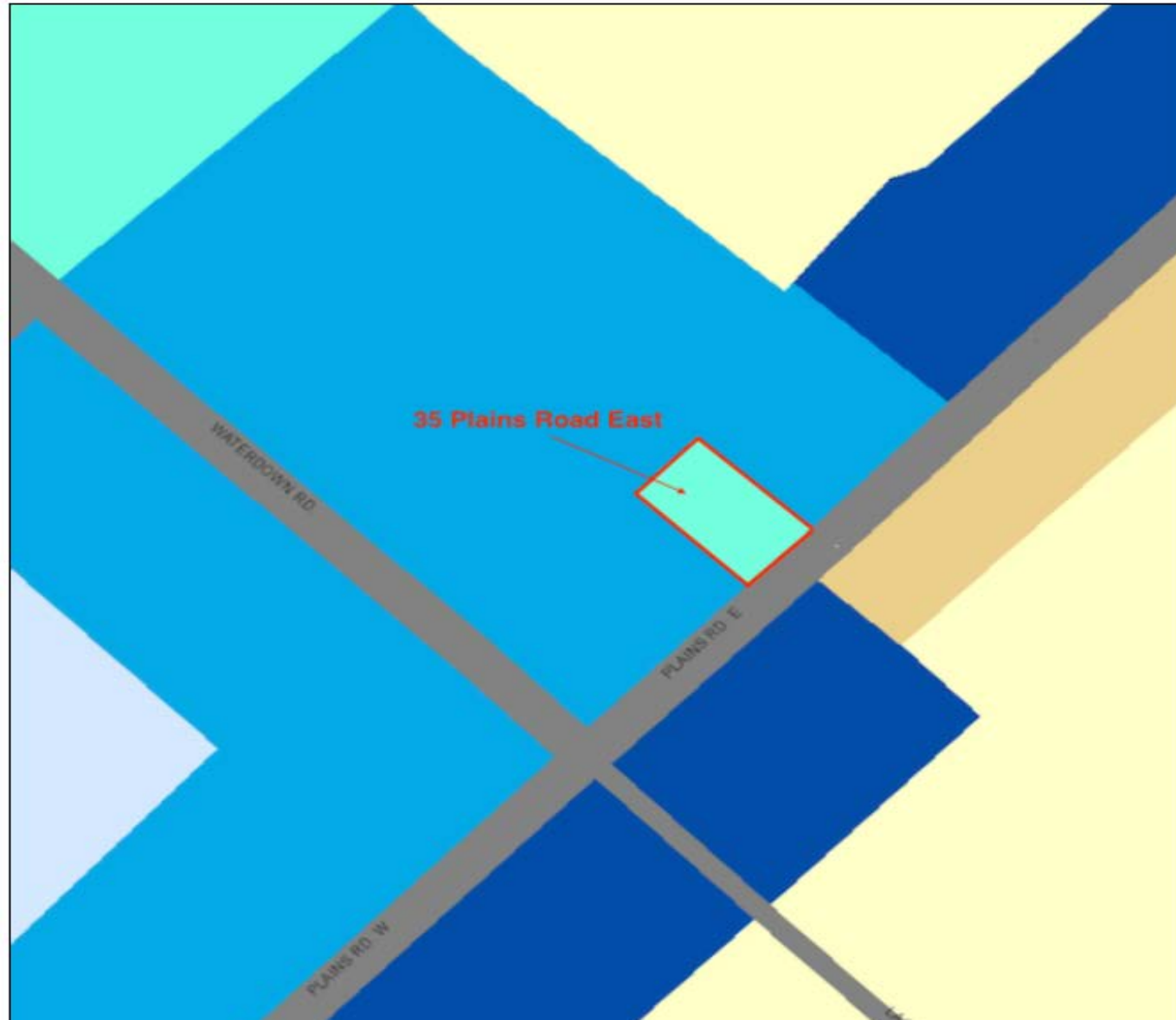
Overview of Development Site



**Lot area: 0.20 ha
(0.5 acres)**

**Site Frontage: 27.7
m and 57.5m
(along Plains Rd. E
and Cooke Blvd.
respectively)**

Burlington Official Plan



- Community Commercial
- MUC - Employment
- MUC - Commercial
- MUC - General
- General Employment
- Employment Commercial
- Regional Commercial
- Business Corridor
- Parkway Belt Plan Area
- Deferral
- Environmentally Sensitive Area
- Greenlands
- Land Use Designation to be Determined
- Major Parks and Open Space
- Mixed Use Centre
- Neighbourhood Commercial
- Referral
- Residential - High Density
- Residential - Low Density



Burlington Official Plan

- The subject property is designated “Mixed Use Corridor - Commercial” Residential Areas” on Schedule B – Comprehensive Land Use Plan
- This designation is intended to provide for the retail needs for residents and businesses and allows for a range of retail, service commercial and personal service uses.
- This designation also allows the development of medium and high density residential uses (to a maximum of 6 storeys)



Burlington Official Plan

- This site also has a site specific provision under the designation. This policy does two things:
 - 1) This policy prohibits residential land uses and supermarket/grocery store uses on the subject site
 - 2) This provision restricts the maximum floor area of individual retail uses to 3,000 square metres

Zoning By-law 2020



**Zoning: Mixed Use
Corridor – Commercial
Corridor Zone with Site
Specific Exception 175
(MXC-175)**

**The Site specific restricts
supermarket/grocery
store uses and
residential uses.**



Zoning By-law 2020

- The subject property is currently zoned Mixed Use Corridor – Commercial Corridor Zone (MXC-175).
- MXC-175 allows for the development of a variety of retail, commercial, institutional and typically residential uses
- The Exception 175 applies to the subject property and has the effect of prohibiting a supermarket/grocery store and all residential uses on the property.
- It also has the effect of restricting the floor area of a retail use to a maximum of 3,000 m².

Development Proposal

The applicant has proposed a 72 unit residential building that is 9 storeys in height.



Development Proposal





Underground Parking

- The applicant has provided 1 parking space per 1 bedroom units, 1.25 parking spaces per 2 bedroom units, 1.5 parking space per 3 bedroom units, in a two storey underground parking garage
- Along with 14 parking spaces for visitor (including 2 accessible parking spaces) and 8 spaces for retail/commercial uses above grade and two parking spaces for future car share use.
- the applicant has also proposed the addition of lay-by parking along Cooke Boulevard to aid in circulation to the commercial units. There are seven (7) lay-by parking areas located adjacent to Plains Road East and Cooke Boulevard.



Mobility Hub

- **This site is part of the Council endorsed Aldershot Mobility Hub**
- **In general, Mobility Hubs will be mixed-use neighbourhoods that are environmentally friendly, infrastructure-efficient, walkable, bikeable and transit-oriented. It is intended that the Aldershot Mobility Hub will become a concentrated point for a mix of uses such as transit, employment, housing, recreation and shopping creating a new neighbourhood and community with diverse yet compatible land uses.**
- **The subject site is in close proximity to various facilities such as schools and parks.**

Mobility Hub

•In summary, the subject site has an increased capacity to handle the expected increase in use and to develop into a mixed use building that is compatible with the adjacent employment zones, the commercial uses of the Mixed Use corridor and the public service facilities in close proximity to the subject site.



Statutory Public Meeting

- **Staff provided an Information Report outlining the nature of the application to amend the Official Plan and Zoning By-law.**
- **The Planning Consultant for the proponent also gave a presentation and responded to questions of the Committee.**
- **There were also two delegations from members of the public. The general issues from these two delegations included:**
 - **The amount of retail/commercial was insignificant**
 - **The argument for intensification was unconvincing**
 - **Loss of prime commercial land**



Public Consultation

- **The application was subject to the standard circulation requirements and a public notice and request for comments were circulated in May 2016 to all owners/tenants within 120 metres of the subject property. Notice signs were also posted on the property**
- **On June 22, 2016 a neighbourhood meeting was held at the St. Matthew's-on-Plains church and was attended by approximately 20 members of the public and the Ward Councillor**
- **All technical studies and supporting materials were posted on the City's website at www.burlington.ca/35Plains**
- **Staff received 5 emails and 1 letter from members of the public regarding the proposed development during the preparation of the Staff Report (PB-35-17)**
- **Since that time, there have been two emails seeking clarification with the rezoning proposal**

Recommendation

- Staff recommends approval for a proposed OPA/ZBA amendments for the 35 Plains Road E application
- Staff recommend amending the current restrictions on residential and supermarket/grocery store uses on the subject site as well as the restriction on the size of individual retail uses
- Staff recommend amending the site specific Exception MXC-175 to allow for residential uses on the property.
- The applicant execute a Residential Development Agreement hold discussions with staff to secure community benefits in accordance with Section 37 of the Planning Act.

Thank you

Contact: Mark Hefferton, Planner II
T: (905) 335-7600 ext. 7860
E: Mark.Hefferton@burlington.ca

Visit the project webpage:
www.burlington.ca/35Plains