



Department of City Building

Planning Overview for 92 Plains Road East

Property Information:

Location:

The subject property is located on the south side of Plains Road East between Birchwood Avenue and Glenwood Avenue. The property has an area of 0.21 hectares (0.52 acres) and a frontage of 44.5 metres on Plains Road East. The site is currently developed with a detached dwelling that is proposed to be demolished. Surrounding land uses include detached dwellings to the east, south and west and mixed use buildings on the north side of Plains Road.

Burlington Official Plan:

The property is designated "Residential – Medium Density" in the Official Plan which permits ground or non-ground oriented housing units with a density ranging from 26 to 50 units per net hectare. The lands are also subject to a site-specific policy under Part III, section 2.2.3 h) of the Official Plan as follows:

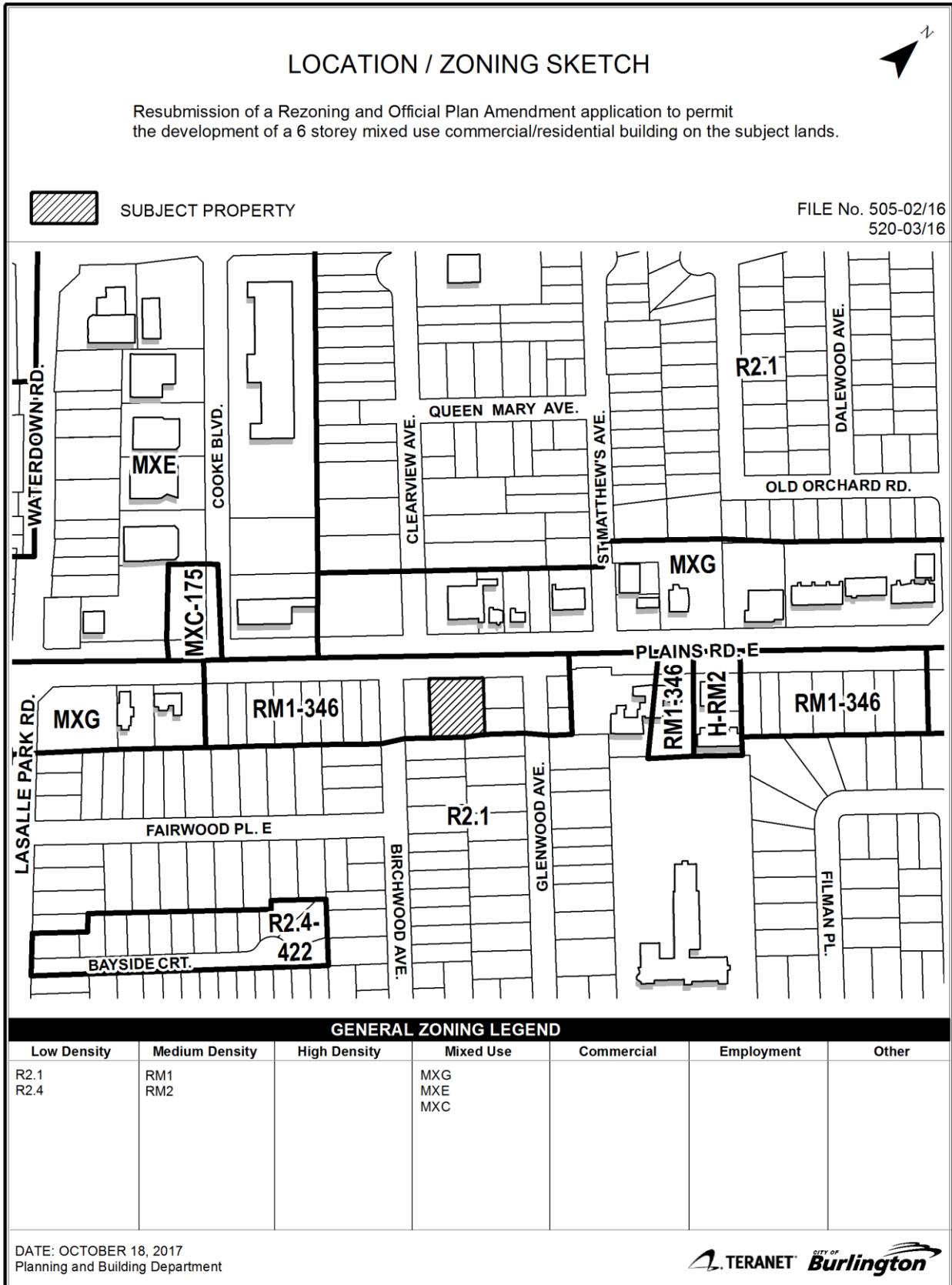
Notwithstanding the policies of Part III, Subsection 2.2.2 d of this Plan, the lands designated "Residential Medium Density" on the south side of Plains Road, between Cooke Boulevard and Filmandale Road, shall be subject to site-specific zoning regulations designed to protect the existing character of this portion of Plains Road and provide compatibility with the abutting neighbourhood to the south. Any exterior alteration or addition to the property shall maintain the residential appearance and character of the property.

Zoning By-law 2020:

The property is zoned RM1-346. This is a medium density residential zone that permits detached, semi-detached, duplex and triplex building forms. Office uses are also permitted in a detached dwelling. Exception number 346 contains site specific regulations that implement the Official Plan policy above. These include:

- Townhouses are prohibited;
- 50% of the front yard and 25% of the rear and street side yards shall be maintained as landscape area;
- Garages shall not project from the front elevation; and
- Front yard setback shall be 12m.

Location:



Proposed Settlement:

Description:

The settlement proposal is for a six storey (with 7th floor rooftop amenity) mixed-use building consisting of one office unit on the ground floor and 49 residential units above. It should be noted that the proposed building also has rooftop amenity area, which, by Zoning By-law definition, would be considered an additional storey, despite having no living area. The proposed building will front onto and have both pedestrian and vehicular access from Plains Road East. The ground floor is proposed to have one office unit having a floor area of approximately 157 m². The proposed density for the development is 233 units per hectare, and the proposed Floor Area Ratio (FAR) is 2.3:1. 16 surface parking spaces are proposed as well as two levels of underground parking which would include 55 parking spaces for a total of 71 spaces.

The settlement proposal includes terracing above the fourth storey. On the east and west sides, the setback increases from 3 metres for the first four storeys to 6 metres for the fifth and sixth. At the rear, the use of terracing increases the setback from 18.4 metres at the fourth storey to 21.4 metres for the fifth and sixth storeys.

Landscape buffers are proposed to help mitigate impacts of development on adjacent properties. The applicant is proposing landscape buffers on the east, west and south sides of the subject lands, abutting the residential zones.

Two levels of underground parking are proposed. The setbacks to the limits of the underground parking will be in keeping with the limits of the proposed landscape buffers. One exhaust vent is proposed on each side of the subject lands. The setbacks to the proposed exhaust vents will be 1.8 metres on the east and west sides, 1.9 metres on the north side and 4.8 metres on the south side.

The site is accessed from Plains Road East, and the ramp to underground parking would be located south of the proposed building. The ground floor of the building will have a smaller footprint, with the remainder of the floors cantilevered above, providing space for 16 surface parking spaces.

Site-specific amendments to the Official Plan and Zoning By-law are required in order to permit the settlement proposal. An Official Plan Amendment is required to re-designate the property to Mixed Use Corridor - General to permit the proposed six-storey building containing office and residential uses. The Mixed Use Corridor – General designation permits the proposed use and built form; however a site specific policy would be required to permit the proposed density of 233 units per hectare.

A modified Mixed Use Corridor (MXG) zone with site-specific regulations will be required to permit the settlement proposal.

Proposed Settlement – Planning Review:

Height

The proposed settlement is for a Mixed Use Corridor Official Plan designation that allows for a height of up to six storeys. The area surrounding this property is characterized by a range and mix of uses. A six storey (with 7th floor rooftop amenity) mixed-use building serves as a transition from the residential zone on the south side of Plains Road East to the existing Mixed-Use Corridor on the north side of Plains Road East. The settlement proposal is compatible with the surrounding area and is supported by Provincial Policy and the City's intensification policies.

Density

The proposed settlement is for a Mixed Use Corridor Official Plan designation that permits a maximum density of 185 units per hectare, and will therefore require a site specific policy to permit a density of 233 units per hectare. The proposal has been evaluated in accordance with the Intensification Criteria in the City's Official Plan and it has been determined that the increased density can be supported on the subject lands. The proposed density is appropriate for the area and is supported by Provincial Policy and the Official Plan objectives for the "Mixed Use Corridor – General" designation.

Rear Yard Setback

The settlement proposal has a rear yard setback of 18.4 metres which meets the minimum required setback of 18 metres from an R1, R2 or R3 zone within the proposed MXG zone. The setback is supported by Provincial Policy, as well as Official Plan Intensification policies relating to compatibility with surrounding areas.

Terracing

The settlement proposal includes terracing above the fourth storey. Increasing setbacks through the use of terracing as the building gets taller reduces the negative impacts sometimes caused by building height. By terracing the upper floors of the building, the potential for overlook will be reduced. The incorporation of terracing is in keeping with the City's Official Plan policies relating to land use compatibility.

Landscaping

The settlement proposal provides landscape buffers ranging from 3 metres along Plains Road, and on the east and west sides of the proposed building, to 6 metres at the rear of the property. Changes have been made to the settlement proposal including the relocation of a pedestrian walkway along the east boundary to be further from the property line to increase the landscape buffer. The inclusion of significant landscape buffers is in keeping with the City's Official Plan policies relating to compatibility.

Privacy

The revised submission addresses privacy impacts by eliminating balconies on the east side of the building and limiting them on the west side of the building. Rooftop amenity area is proposed; however it will be set back from the sides of the building in order to

prevent overlook into adjacent properties. These changes are in keeping with the Intensification policies of the City's Official Plan.

Conclusion:

The proposed Settlement has been reviewed in accordance with the applicable policy framework. Further, the applicant has provided changes to the plans, as described above, to address technical and public comments received throughout the Official Plan Amendment and Zoning By-law Amendment processes.