

October 26, 2017

Melissa Morgan  
Planning & Building Department  
City of Burlington  
426 Brant Street, Burlington  
L7R 3Z6

Dear Ms. Morgan:

**RE: 92 PLAINS ROAD EAST, CITY OF BURLINGTON RESUBMISSION MATERIAL AND  
ADDENDUM TO PLANNING JUSTIFICATION REPORT**  
**Files: 505-02/16 & 520-03/16**  
OUR FILE: 15220A

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On behalf of our client Chelten Developments Inc., we are submitting this package of materials requested by Lauren Vraets in her email correspondence dated October 20, 2017 concerning the Official Plan Amendment and Zoning By-law Amendment to permit a six-storey mixed use building on the lands municipally addressed as 92 Plains Road East in the City of Burlington ("subject lands").

The following materials are enclosed to allow for the initiation of the circulation process with commenting agencies.

- Twelve (12) copies of the Shadow Study prepared by Cynthia Zahoruk Architect, dated October 26 2017;
- Four (4) copies of the Geotechnical Investigation prepared by Terraprobe; and
- A CD including the digital files of the above.

We trust the provision of these materials in addition to the package provided on October 6, 2017 will allow you to circulate resubmission materials for comments.

We will provide further clarifications and addendums as requested by Lauren Vraets. The following is an update regarding each of the requested clarifications.

- A new Phase I & II Environmental Site Assessments is currently being prepared and will be forthcoming;
- The Region's Environmental Site Screening Questionnaire will be forthcoming;
- A letter explaining the waste management to be provided on-site will be forthcoming;
- An addendum to the Planning Justification Report reviewing the Housing Intensification objectives and policies of the City's Official Plan (Part III, Sections 2.5.1 and 2.5.2) in relation to the proposal is provided below.

As an addendum to the Updated Planning Justification Report submitted on October 6, 2017, this letter has been prepared to provide analysis regarding the housing intensification objectives of the City of Burlington Official Plan (“Official Plan”) in support of the proposed development at 92 Plains Road East in the City of Burlington.

Part III Section 2.5.1 states the policy objectives of the Official Plan are the following:

- a) *To encourage residential intensification as a means of increasing the amount of available housing stock including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, urban design and community features of the neighbourhood.*
- b) *To encourage the re-development of under-utilized residential lands where appropriate at the periphery of existing residential neighbourhoods for non-ground-oriented housing purposes.*

The proposed development meets the Housing Intensification objectives through the re-development of under-utilized residential lands to provide 50 residential units. The proposed development has 6 storeys and is compatible with the emerging character of Plains Road. It is noted that the subject lands has direct frontage onto Plains Road East, which is identified as an “Urban Growth Corridor” in the 2008 Intensification Study. The subject lands are also located at the periphery of existing residential neighbourhoods. Further, the improved urban design and mixed-use nature of the proposal are demonstrated in detail in the Updated Planning Justification Report. In sum, the proposed development meets to Official Plan policy objectives regarding housing intensification.

Section 2.5.2a) of the Official Plan further notes the planning considerations for intensification at the periphery of existing residential neighbourhoods in support of Policy 2.5.1b). The evaluation of the proposal in accordance to these criteria is provided in the table below.

- a) *The following criteria shall be considered when evaluating proposals for housing intensification within established neighbourhoods:*

<b>Criteria</b>	<b>Planning Evaluations</b>
<i>(i) adequate municipal services to accommodate the increased demands are provided, including such services as water, wastewater and storm sewers, school accommodation and parkland;</i>	The proposed development intends to connect to the existing municipal water and sewer services along Plains Road East, and will not require the establishment of new, unplanned municipal services.
<i>(ii) off-street parking is adequate;</i>	As noted in the Traffic Impact Statement and Parking Assessment Update prepared by WSP on October 6, 2017, the proposed off-street parking will meet the needs of residents, employees and visitors to the development.
<i>(iii) the capacity of the municipal transportation system can accommodate any increased traffic flows, and the orientation of ingress and egress and potential increased traffic volumes to multi-purpose, minor and major arterial roads and collector streets rather than local residential streets;</i>	As noted in the Traffic Impact Statement and Parking Assessment Update prepared by WSP on October 6, 2017, the traffic generated by the proposal can be accommodated by the existing municipal transportation system.
<i>(iv) the proposal is in proximity to existing or future transit facilities;</i>	The subject lands are located within a 500 m radius of the Aldershot GO Station. Further, the

Criteria	Planning Evaluations
	subject lands are located immediately adjacent to Plains Road East and are serviced by route 101 and 1x of Burlington Transit, which run east/west along Plains Road.
<i>(v) compatibility is achieved with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity area so that a transition between existing and proposed buildings is provided;</i>	The proposal has incorporated a building design and site orientation that respects the adjacent single detached residential uses by providing adequate setbacks, and privacy measures to ensure lighting and privacy impacts are kept to a minimum, and so the building can integrate seamlessly with the surrounding area.
<i>(vi) effects on existing vegetation are minimized, and appropriate compensation is provided for significant loss of vegetation, if necessary to assist in maintaining neighbourhood character;</i>	Trees will be retained onsite wherever possible. New planting are proposed at the side and rear yards to provide a transition to existing low density residential properties.
<i>(vii) significant sun-shadowing for extended periods on adjacent properties, particularly outdoor amenity areas, is at an acceptable level;</i>	The shadow study submitted for this proposal demonstrates that the proposed building has minimal shadow impact on the adjacent residential dwellings.
<i>(viii) accessibility exists to community services and other neighbourhood conveniences such as community centres, neighbourhood shopping centres and health care;</i>	The proposed development will be connected to community services and neighbourhood conveniences such as community centres, neighbourhood shopping centres and health care, which are accessible to the site through public transit services and the road network.
<i>(ix) capability exists to provide adequate buffering and other measures to minimize any identified impacts;</i>	Screening in the side and rear yards are proposed to provide a transition to existing low density residential properties. Further, the proposed massing has been designed to minimized shadow impact on adjacent buildings.
<i>(x) where intensification potential exists on more than one adjacent property, any re-development proposals on an individual property shall demonstrate that future re-development on adjacent properties will not be compromised, and this may require the submission of a tertiary plan, where appropriate;</i>	N/A - the intensification potential on adjacent lands are limited due to small parcel size.
<i>(xi) natural and cultural heritage features and areas of natural hazard are protected;</i>	N/A
<i>(xii) where applicable, there is consideration of the policies of Part II, Subsection 2.11.3, g) and m); and</i>	N/A
<i>(xiii) proposals for non-ground oriented housing intensification shall be permitted only at the periphery of existing residential neighbourhoods on properties abutting, and</i>	The subject lands are located at the periphery of the low-rise residential area. Further, the subject lands have direct access to Plains Road East, which is designated a "Multi-Purpose Arterial" by

Criteria	Planning Evaluations
<p><i>having direct vehicular access to, major arterial, minor arterial or multi-purpose arterial roads and only provided that the built form, scale and profile of development is well integrated with the existing neighbourhood so that a transition between existing and proposed residential buildings is provided.</i></p>	<p>Schedule J of the Official Plan and an urban growth corridor as outlined by the City's Intensification Study.</p> <p>The proposal respects the emerging character on Plains Road and transitions to low-rise residential areas through its site layout and design. It achieves this by offering adequate setbacks, screening, and a building design that reduces shadow impacts.</p>

The remaining policies in Section 2.5.2 are not directly applicable to the proposal.

Please advise if you have any questions or require further clarification.

Yours truly,

**MHBC**



Helen Huang, MScPI, MCIP, RPP  
Planner and Urban Designer

cc. Clients  
Project Team