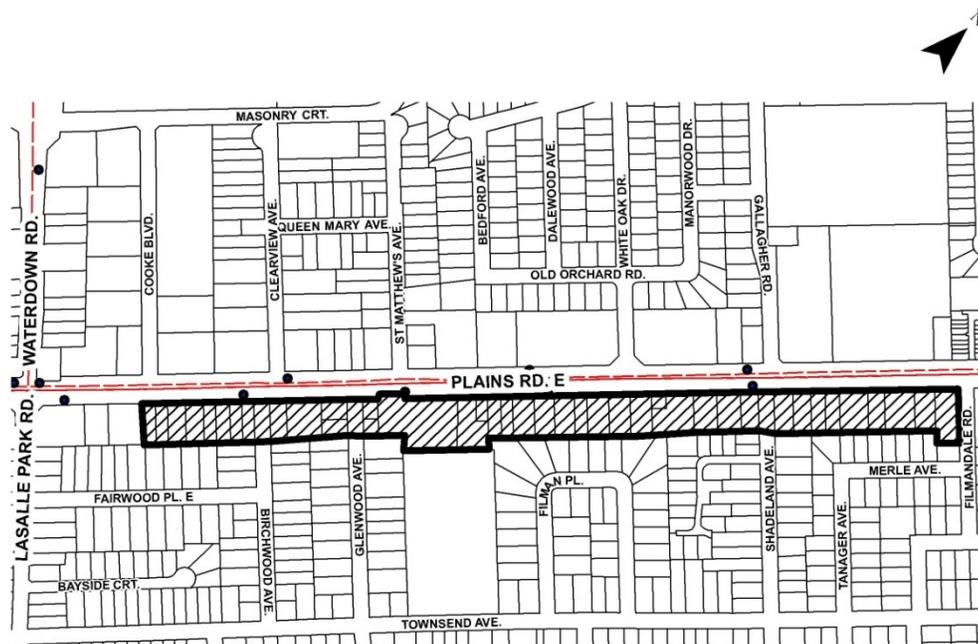
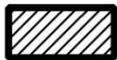


Summary Report of Community Consultation Meeting held on March 24th, 2015 regarding potential change to land use on the south side of Plains Rd. East



--- Bus Routes ● Bus Stops



AREA UNDER REVIEW



Planning and Building Department
Development and Infrastructure Division

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Meeting Overview

The City of Burlington held a public meeting on March 24, 2015 at St. Matthew on the Plains Church, 126 Plains Road East, to talk about the future of the Residential Medium Density lands on the south side of Plains Road East between Cooke Boulevard and Filmandale Road, as part of the City's 5-year Official Plan Review. The purpose of the meeting was to provide an update about the Official Plan Review, review existing land use permissions applicable to the area and consult with the community on whether to change or maintain the land use vision.

The meeting was attended by 53 people according to the sign-up sheets, but a head count indicated 94 participants were present. Handouts included an information sheet and a comment form. Detailed maps of the area were also available.

City staff included Bruce Krushelnicki, Director of the Planning and Building Department; Ward 5 Councillor Rick Craven; Andrea Smith, Manager of Policy and Research; Rosalind Minaji, Coordinator of Development Review; Hugo Rincon, Planner- Policy and Research; Jody Wellings, Special Business Area Coordinator and Chun Nam Law, Planning Data Management Technician.

Bruce Krushelnicki welcomed the participants and provided opening remarks stating that no decisions have been made to redesignate these lands at this time. Mr. Krushelnicki was followed by Councillor Rick Craven, who also made some opening remarks. Andrea Smith provided an overview of the Official Plan policies, Zoning By-law regulations and Urban Design Guidelines that apply to the area under review.

After the presentation, participants had the opportunity to provide their comments and questions. Bruce Krushelnicki facilitated the session with the support of staff members.

Verbal Feedback

The following notes provide a summary of the individual verbal comments and questions that were presented by attendees at the community meeting. They are organized by themes.

Neighbourhood Character

- The Plains Road corridor looks slightly nicer as new buildings are introduced, but there is less to do after 6pm.
- This is one of the nicest parts of Plains Road.
- Interest to know what the City is doing to address distasteful areas of Plains Road.
- Aldershot is unique to the rest of Burlington. We don't want to see Plains Road look like other cities in the way they deal with heights and densities.
- Interest to know the heritage status of the Gables (south side of Plains Road) and the Gallagher (north side of Plains Road) homes?

- We live in a great city. Strip plazas and motels need to go.
- Love what the chiropractor has done [in a specific property]. Love the trees.
- Would like to maintain the low-rise/low-density type of development and focus attention to development to the east and maintaining this area.
- How much of the Plains Road frontage is this? [The stretch is about 1 km].

Form of development

- There are already new developments with townhouses on Plains Road. There is concern about prohibiting townhouses on this stretch.
- Wouldn't townhouses be better to achieve the Aldershot vision?
- Nobody wants to live next to a 5 to 6 storey building.
- Concern was expressed regarding changing the designation to permit high density.
- No one will pick a house with an adjacent monster building.
- I would not like to see a 6-storey building across from me.
- What is happening on 30 – 50 Plains Road East?
- Concern about new apartments overlooking my house and underground parking impacting the roots of large trees.
- What is the long-term designation along the north side of Plains Road? Can we increase height there, but freeze it on the south side?
- Is this all or nothing or could we cherry pick and rezone parts of the corridor only? And what are the timelines for redevelopment?
- Want to be careful not to see a bait and switch where residents are shown something and then it's changed.
- To staff's question to show support or interested in less than 6 storeys, approx. 30 people stand up.
- To staff's question to show support or interested in 3 storeys, some people stand up.

Financial impact

- How would we protect our property values if this change happens?
- Concerned that property taxes could go up if the area is rezoned.
- Does the city have control over how buildings are being kept?

Commercial and residential uses

- You want pedestrians and vibrant communities; however commercial uses are too small and commercial space is not flexible.
- Concerned that the ground floor retail shuts down at night, and that the area needs uses to add vibrancy, but not in its current form.
- Retail space needs to be designed taking into consideration venting and transport truck access to serve commercial uses.

- We may be only 5 years into a long-term vision but we have some problems today: There are no places to shop, no grocery store, or other type of stores that are needed.
- Retail is good. Take exception to the need for larger grocery store.

Transportation and Parking

- Need to stop treating Plains Road as a parkway.
- There is more traffic congestion in the area.
- We need walkable spaces to solve the transportation disaster.
- Should have parking in the right lanes. It would slow down the traffic.
- Could North Service Road be widened to take some traffic away from Plains Road?
- Most people do not like layby parking.

Green Areas and Amenities

- There are fewer trees
- Where can you have a park or a straight commercial development?
- Would like to see the relationship –e.g. what is the park dedication on a typical development?

Written Feedback

Between March 24th and April 30th, staff received 10 emails, 11 neighbourhood meeting comment sheets, 1 signed petition and 1 phone call. The following notes includes a summary of the written and emailed public comments that were submitted by members of the public by mail or electronic mail by April 30th, 2015. They are organized by themes.

Neighbourhood Character

- The unique aspects of Aldershot include the small town, low-density character brought by small business and not high rise developments.
- The single family residential properties that front the southern part of Plains Road at Shadeland Ave. create a visual gateway that is presented at a human scale and that also acts as a buffer for the low density residential neighbourhoods in South Aldershot.
- Intensification will be deleterious to the character of Aldershot. From a desirable family-oriented neighbourhood to urbanized community with no connection to the area other than proximity to transit and a commuter lifestyle.
- Changes are being suggested for Aldershot which will significantly alter its sense of place. Change is an important part of urban life. However, it is important that change enhances the value of the area but not diminishes it.
- Plains Road is not pedestrian and bicycle friendly; it should be a welcoming area, a place people would enjoy stopping by to enjoy the landscape.
- The Aldershot vision will be in conflict with high density development.

- If these protections were desirable, warranted, and defensible in the present Official Plan, then what has changed that makes such protections not so in the present?
- Not all the properties are equal.
- Plains Road needs more people and higher density. It deserves a well-considered master plan that not only sets reasonable standards for the architectural style, size and placement of buildings, but also brings more people. The village model seeks to preserve a small town environment that long ago ceased to exist.
- Why were the special protections [for the subject area] put in place in the first place?

Form of development

- Concerns with potential rezoning from its current height restriction to allow additional height (diverse positions were expressed: a maximum based on existing regulation; no more than 2 storeys; no more than 3 storeys; concerns with permitting 4-6 plus storey buildings).
- We do not need more apartment buildings with useless retail space below.
- Higher density development does not maintain the residential appearance and character of the neighbourhood.
- Condos are smaller accommodating only 1 or 2 persons.
- High-rises and other buildings have insufficient parking available.
- Welcome and accept mid-rise development in comparison to the alternate option of the unattractive and dilapidated buildings.
- Would like guidance in how to avoid any future development of buildings over 4 storeys, even when a place is zoned 4 storey, developers propose 6 storey and get their way.
- Allow townhouses, duplexes, triplexes, semi-detached dwellings.
- Villages characteristically are made up of 3-storey buildings maximum, you never see 5, 6, 7, 8 storey buildings.
- The Plains Road corridor would benefit from more mid-rise buildings on the underused land along the corridor.
- Request a height restriction of 3 storeys. If up to 3 storeys were to happen, there must be a height from the ground unit as well. Townhouses and multi-plexes with a maximum height of two storeys is preferable.
- Well designed, good looking buildings could help meet the demand of the increasing population and bring stores to Plains Road that people would go to and Burlington would benefit from.
- I don't want to see a replication of that recent redevelopment form in the subject area. It will destroy what is left of the low density residential, with some employment or commercial uses mixed in, and with green spaces and mostly attractive streetscape.
- There are better lots along the corridor that could handle the look, feel and volume of what 4 plus stories bring.
- A developer is advertising a project of 6 stories and 75 units in the area but no application has been submitted for approval.

- At the present, development is focused on residential intensification and is not really mixed use (live/work/shop) in any meaningful way.
- It is possible to require some true mixed use.

Financial impact

- The desire of one to raise their property values can adversely affect the property values of numerous land owners.
- The only thing the "village" model succeeds in doing is negatively impacting the property values of long-term residents. Homes are in need of or are soon going to need costly maintenance and repairs. Under the present tax structure and given the development opportunities currently underway, it should be allowed to share in these development opportunities.
- Most of the "Character Homes" along Plains Road are getting older and their maintenance represents a costly investment to owners.
- Prospect of a loss of privacy and devaluation of investments.
- Increasing building heights above the existing heights will depreciate the existing values as well as any appreciative value of homes that would be overlooked by these undesired buildings in addition to any homes located within the existing vicinity.
- There is no meaningful employment in the Aldershot intensification area.

Commercial and residential uses

- Enough condos and buildings with useless retail space at-grade.
- In some establishments the entrance door facing the sidewalk remains closed.
- Retail closes down after 5 or 6 pm; may need a plan to open some nights.
- The area needs unique shops and services that gain potential non-resident customers;
- No further increase in population density should be contemplated or allowed west of King Road until a supermarket and associated amenities are located within reasonable walking distance of Central Aldershot (Plains Road at Waterdown Rd.).

Transportation

- Redevelopment will increase traffic levels.
- Public transit won't work.
- The area will become a long busy road of high-rises.
- With recent development the City is not ensuring proper traffic planning with the increase of traffic lights causing more congestion with a lack of proper amenities.
- What exactly is the transportation plan for this area? We need mathematical assurances that new residents in the area and surrounding will not degrade the ability to get around in any way we choose. We are more dependent on cars to get around than ever before.

Green Areas and Amenities

- We care about local greenery, the livability and character of Aldershot. This should be preserved by development and previous developments have not done so.
- Large green trees give Aldershot a distinctive character. Until planners can mandate that developments increase the amount of public green space and large trees in an area, no zoning changes or additional developments should be considered.
- Modify the zoning rules so that when development occurs the zoning stipulates that amenities come in with the development.
- A percentage of development fees must go into a fund for new parkland, local to the area of development.

Affordability

- It is difficult to afford a single family dwelling in the area.
- Need properties with space (gardens, grass) for children –family-friendly accommodations.
- The area needs population to keep schools open.

Signed Petition

In addition to the individual comment forms and emails received, the City received a petition to maintain the existing zoning and keep all future buildings to a limit of 3 stories and 12 metres. The petition was signed by 107 people, representing 88 households in the area.