File: 815-005

OFFICIAL PLAN & ZONING BY-LAW AMENDMENT

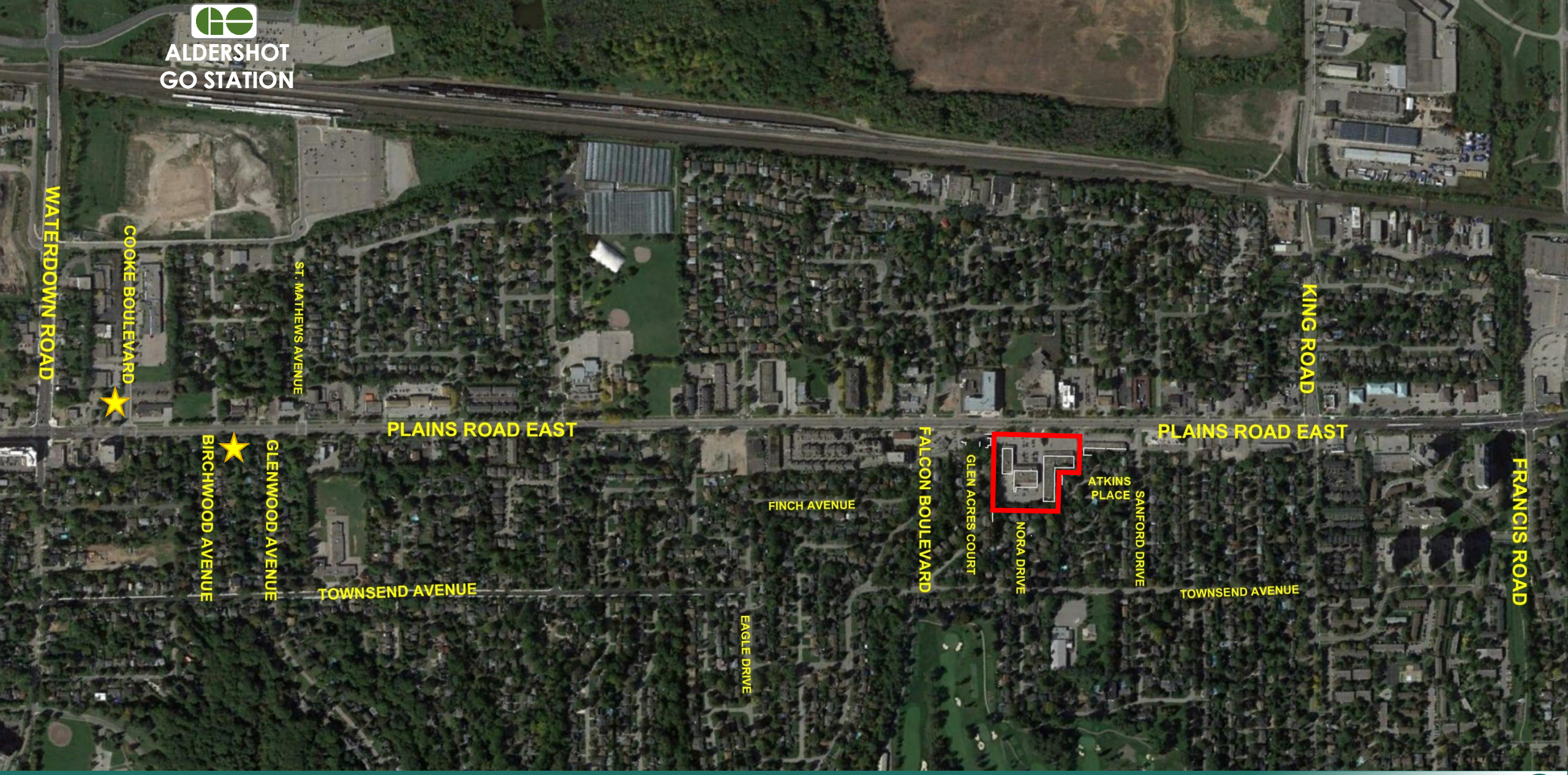
484 PLAINS ROAD EAST

NEIGHBOURHOOD MEETING

NATIONAL HOMES (PLAINS ROAD) INC.
CITY OF BURLINGTON, REGIONAL MUNICIPALITY OF HALTON

January 17, 2018

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



LARGER AERIAL CONTEXT

484 PLAINS ROAD EAST, BURLINGTON, ON

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AERIAL CONTEXT

484 PLAINS ROAD EAST, BURLINGTON, ON

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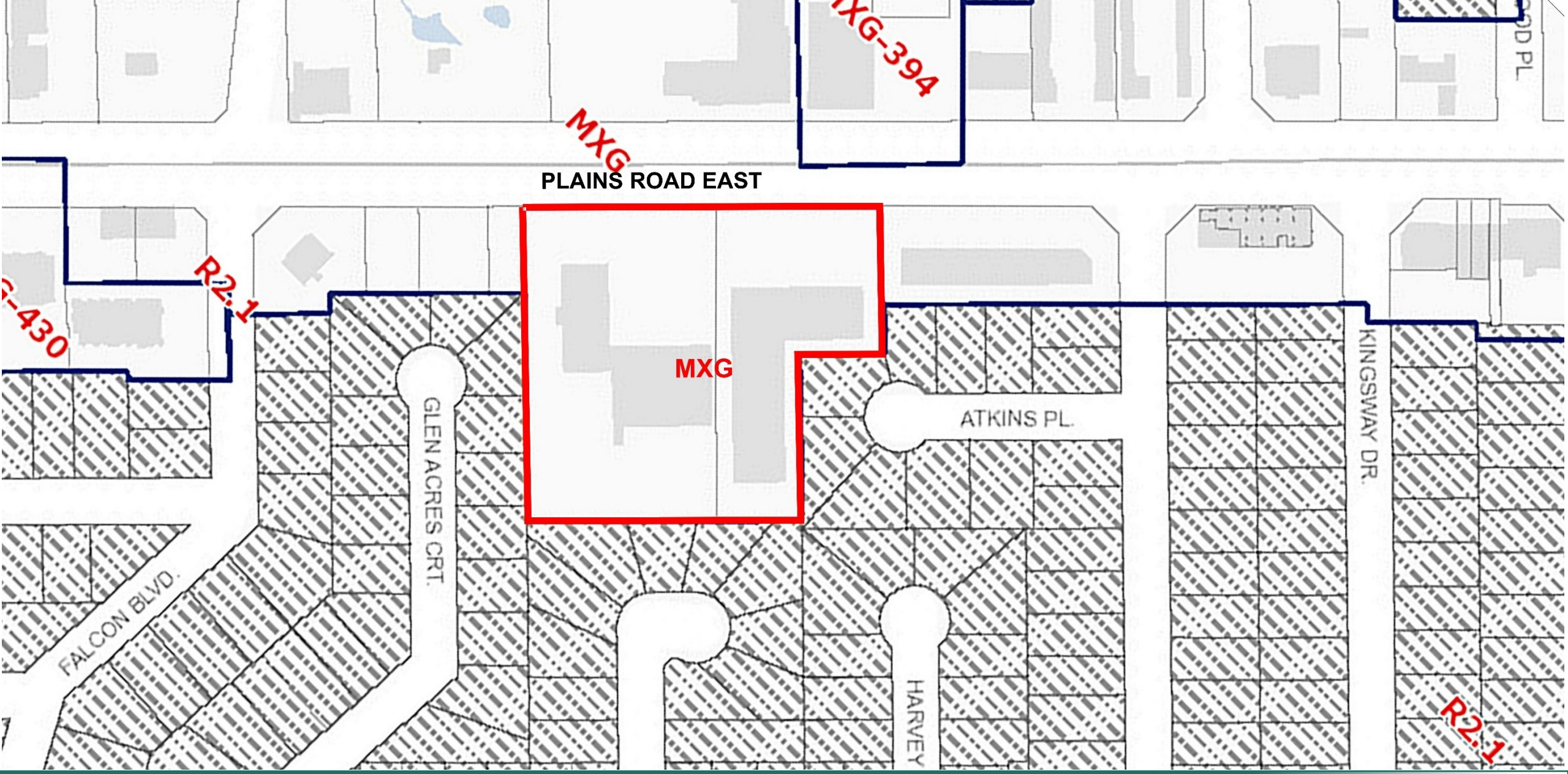


BURLINGTON OFFICIAL PLAN – SCHEDULE B – COMPREHENSIVE LAND USE PLAN

SUBJECT LANDS

484 PLAINS ROAD EAST, BURLINGTON, ON

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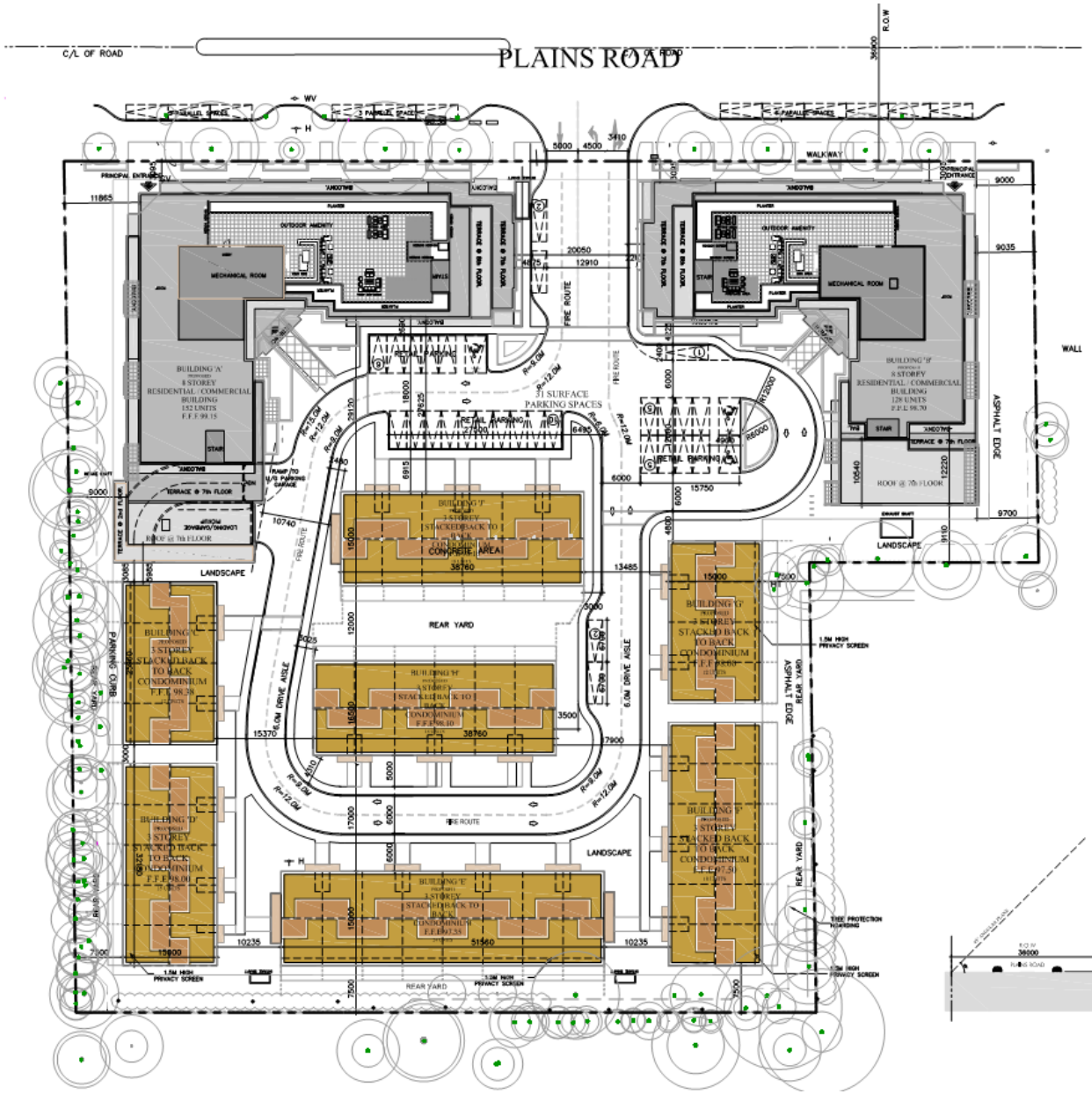
BURLINGTON ZONING BY-LAW - 2020

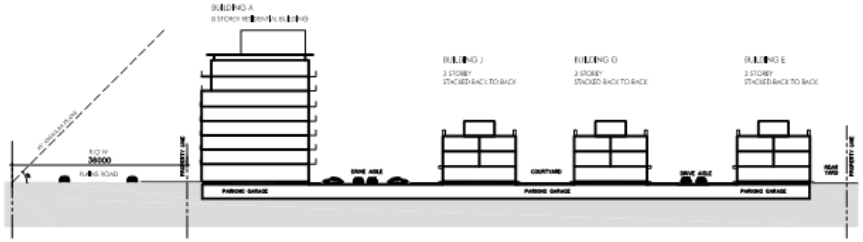
484 PLAINS ROAD EAST, BURLINGTON, ON

SUBJECT LANDS

MXG - MIXED USE CORRIDOR

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SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PERENNIALS / GRASSES
- SODDING
- STONE MAINTENANCE STRIP
- DECORATIVE UNIT PAVING
- CONCRETE PATIO SLABS
- WOOD PRIVACY FENCE
- DECORATIVE METAL SCREEN

NATIONAL HOMES
You are the blueprint™

SBK STRYBOS BARRON KING LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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APARTMENT BUILDING RENDERING

484 PLAINS ROAD EAST, BURLINGTON, ON

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Building 'B'

1 BEDROOM = 6 units
2 BEDROOMS = 2 units

TOTAL = 8 units

GROUND LEVEL

Building 'A'

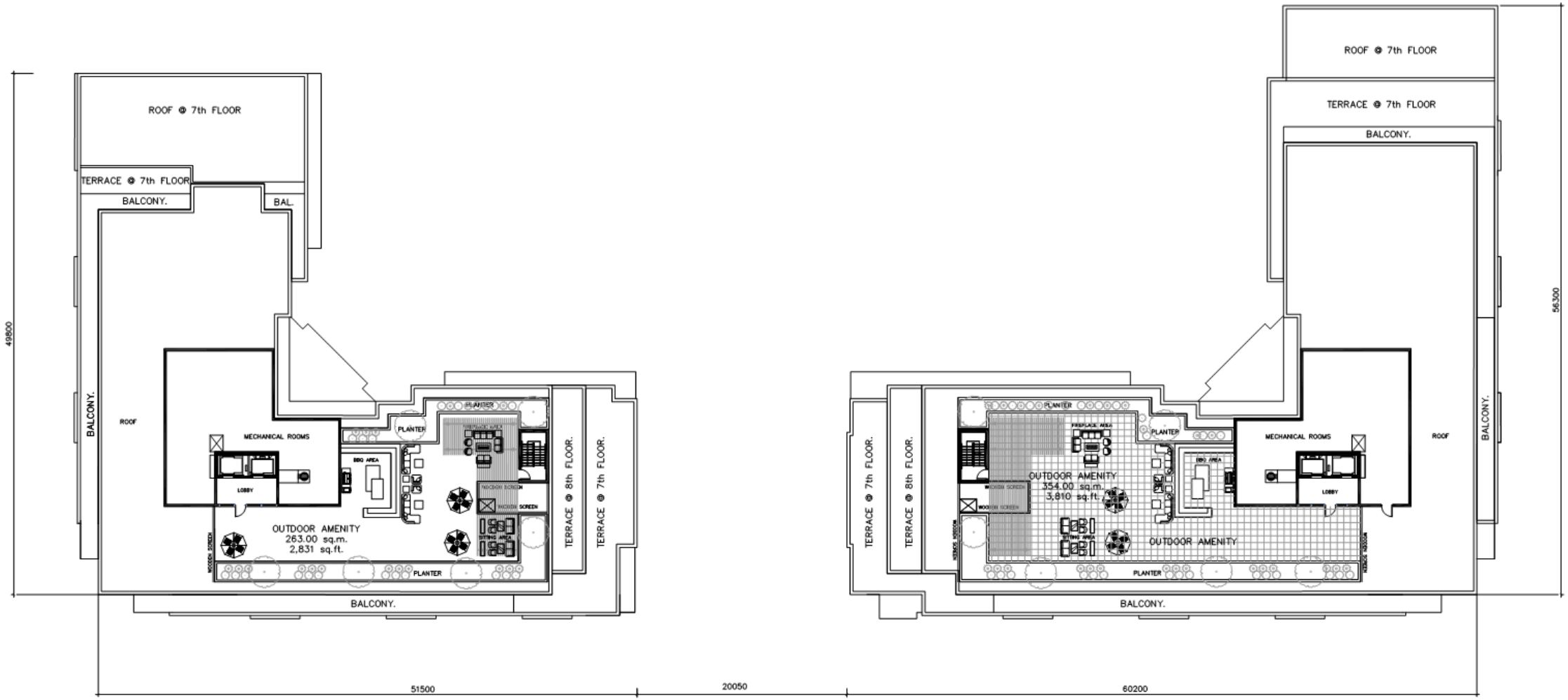
1 BEDROOM = 7 units

TOTAL = 7 units

GROUND FLOOR PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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ROOF TOP LEVEL

ROOF PLAN RENDERING

484 PLAINS ROAD EAST, BURLINGTON, ON

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RENDERING STACKED TOWNHOUSES

484 PLAINS ROAD EAST, BURLINGTON, ON

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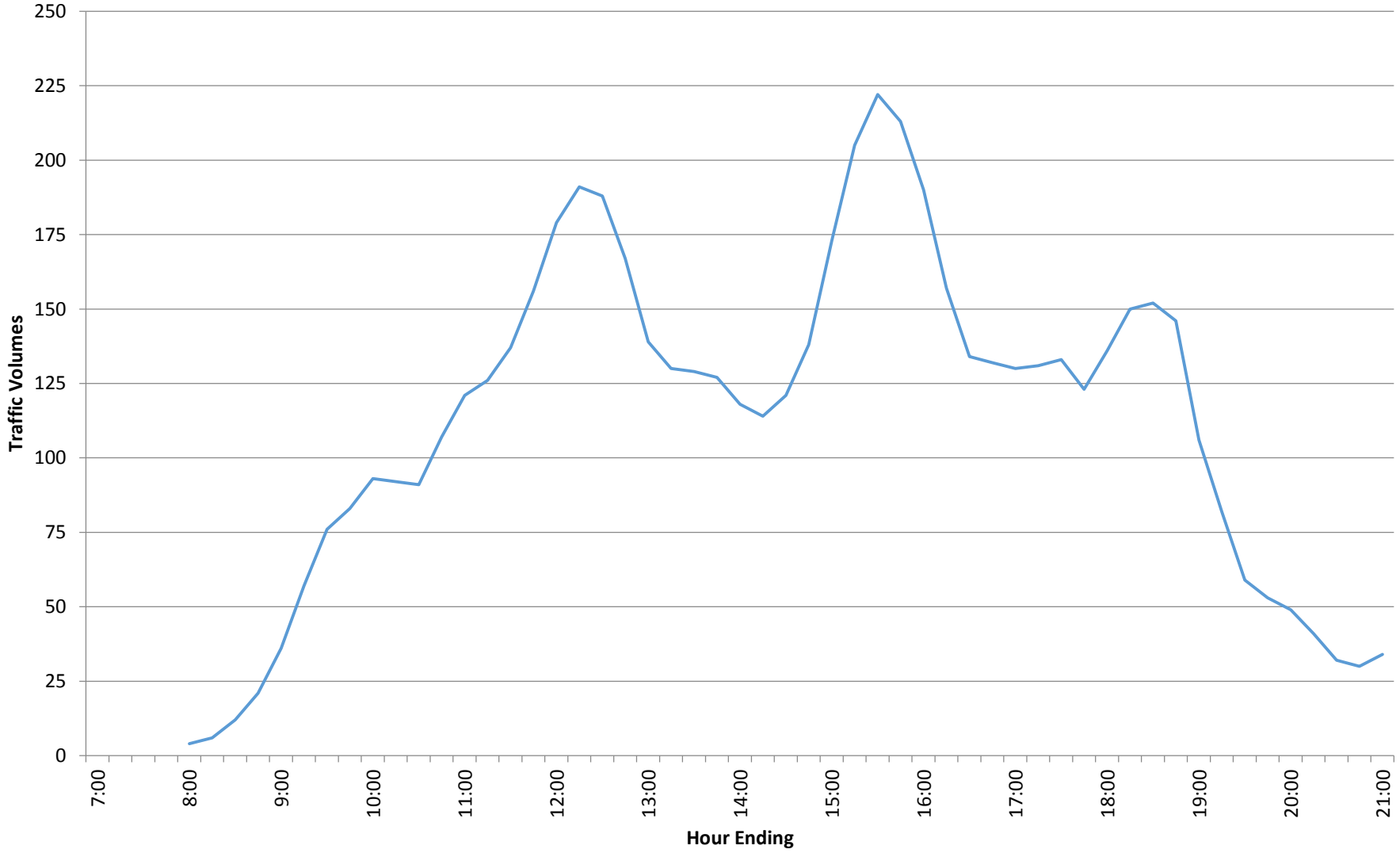
THANK YOU

	Recommended Minimum Parking Standar Rate for Intensification Areas	Parking Spaces	Proposed Parking Standard Rate	Proposed Parking Spaces	Difference	Difference
Stacked Townhouse	1.0 spaces/unit	117	1.0 spaces/unit	117	Same	0
Apartment 1BR	1.0 spaces/unit	280	1.0 spaces/unit	280	Same	0
Apartment 2BR	1.0 spaces/unit		1.0 spaces/unit		Same	
Apartment 3BR	1.0 spaces/unit		1.0 spaces/unit		Same	
Visitor Townhouse	0.2 spaces/unit	23	0.14 spaces/unit	16	0.06	-7
Visitor Apartment	0.25 spaces/unit	70	0.14 spaces/unit	39	0.11	-31
Retail	---		1 per 30 sqm	12	---	
TOTAL		**490**		**464**		**-38**

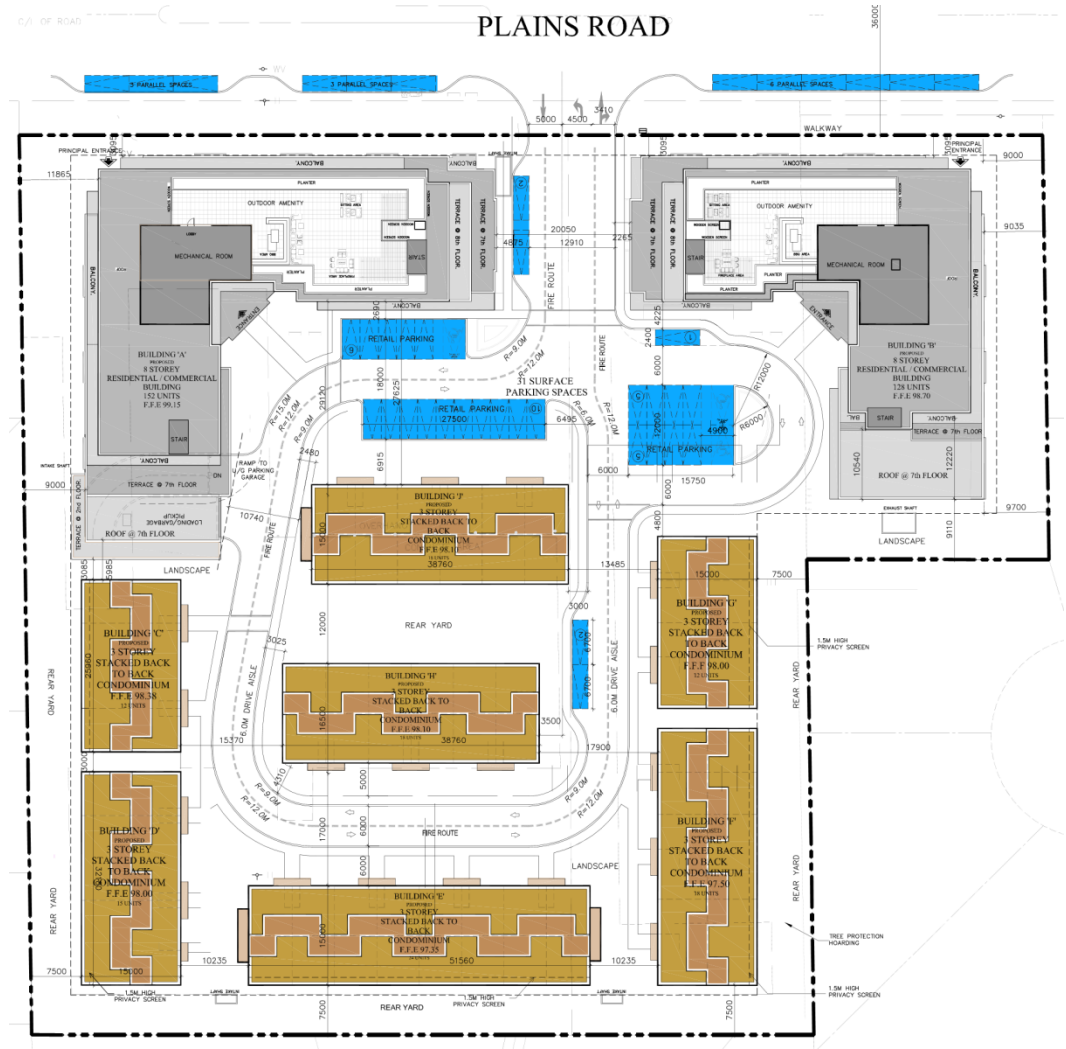
Retail Plaza, 484 Plains Rd E, Burlington
2-Way Hourly Site Traffic Volumes
Weekday - June & July 2017



Retail Plaza, 484 Plains Rd E, Burlington
2-Way Hourly Site Traffic Volumes
Saturday, July 22, 2017



National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan		
	July 27, 2017 Open House Proposal	November 6, 2017 Application Submission
Total Parking Provided	432	464
Surface Parking - Commercial	11	31



SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan					
	July 27, 2017 Open House Proposal		November 6, 2017 Application Submission		
Total Proposed Commercial GFA	642.00 m^2	(6,910.43 sq.ft.)	998.50 m^2	(10,747.76 sq.ft.)	



Building 'B'

1 BEDROOM = 6 units
2 BEDROOMS = 2 units
TOTAL = 8 units

GROUND LEVEL

Building 'A'

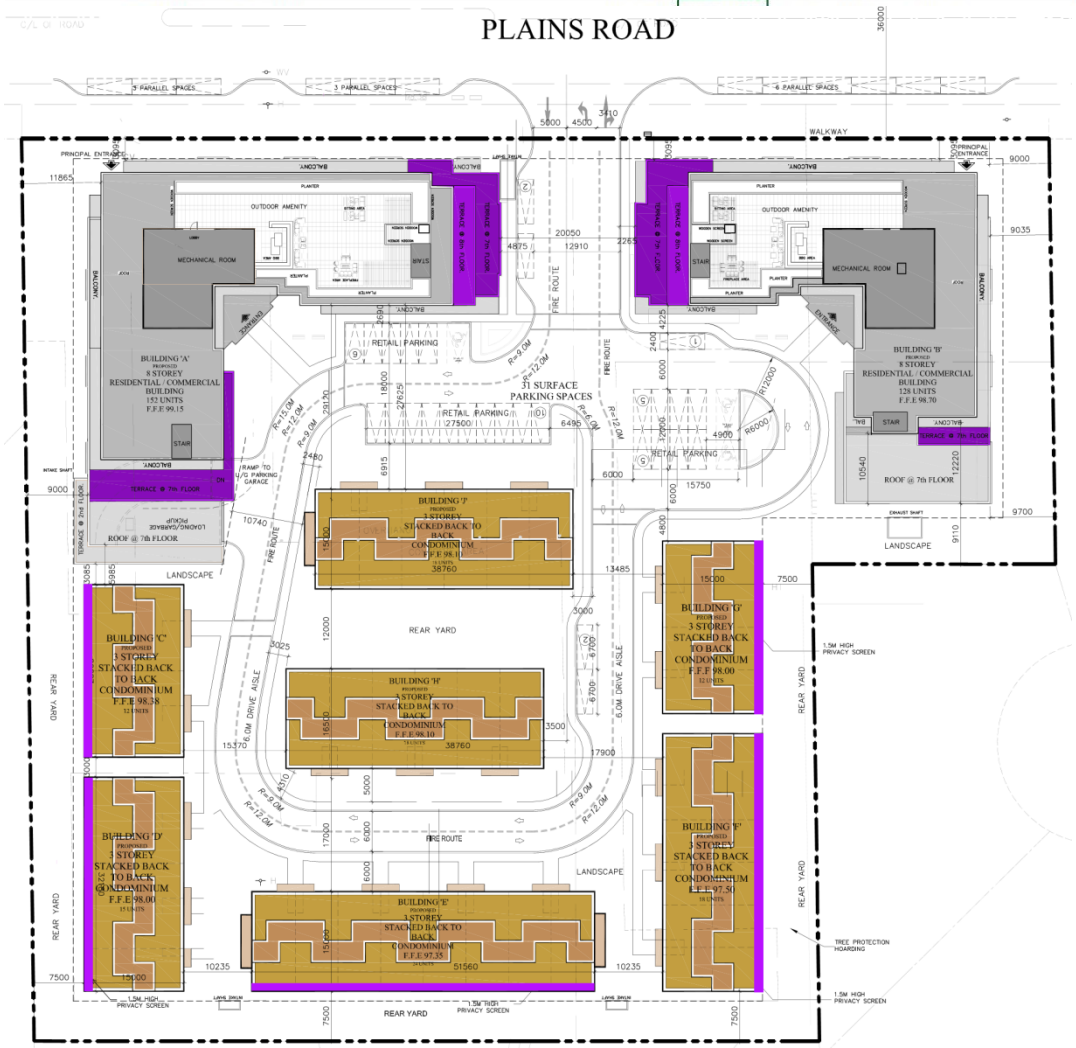
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TOTAL = 7 units

SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

GSAI
Glen Schnarr & Associates Inc.

National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan		
	July 27, 2017 Open House Proposal	November 6, 2017 Application Submission
Building Design - Step-backs, Privacy Walls & Screens		
Building Height	Reduced Building Height by Terracing upper levels to step-back above the 6th Floor up to the 8th Story Level on both Buildings	
Parapet Walls	Added Parapet Wall Features to each perimeter terrace on both Hi-Rise Buildings	
Privacy Walls & Screens	Added Parapet Wall & 1.5m Privacy Screens to Roof Level of the Perimeter Townhouse Blocks	

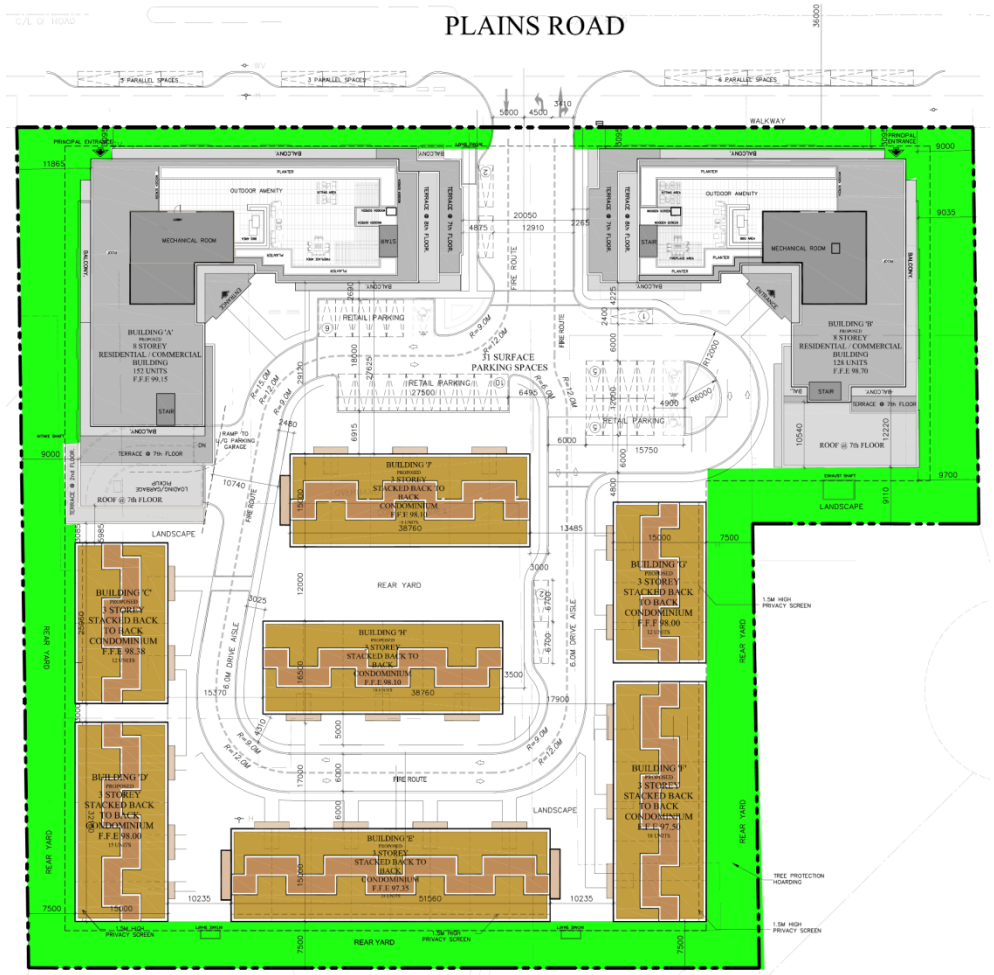


SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

GSAI
Glen Schnarr & Associates Inc.

National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan		
	July 27, 2017 Open House Proposal	November 6, 2017 Application Submission
Building Setbacks & Minimum Landscaped Buffers		
Front (Plains Road East)	3.0 m	3.095 m
West Side Yard	6.0 - 7.0 m	7.5 m - 11.865 m
East Side Yard	6.0 - 7.65 m	7.5 m - 9.0 m
South Rear Yard	6.0 - 6.085 m	7.5 m

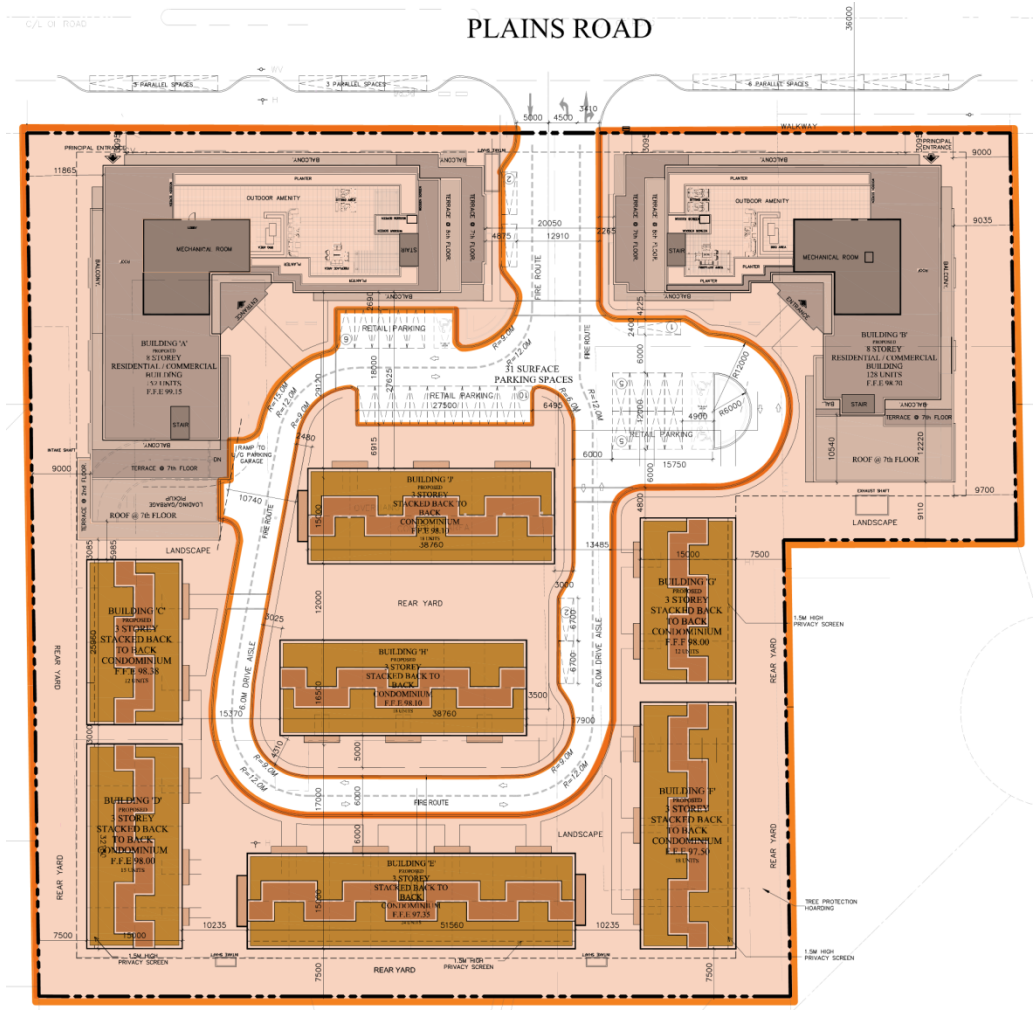


SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

GSAI
Glen Schnarr & Associates Inc.

National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan		
	July 27, 2017 Open House Proposal	November 6, 2017 Application Submission
Overall Unit Count		
Number of Townhouse Units	114	117
Number of Apartment Units	300	280
Total Number of Units	**414**	**397**

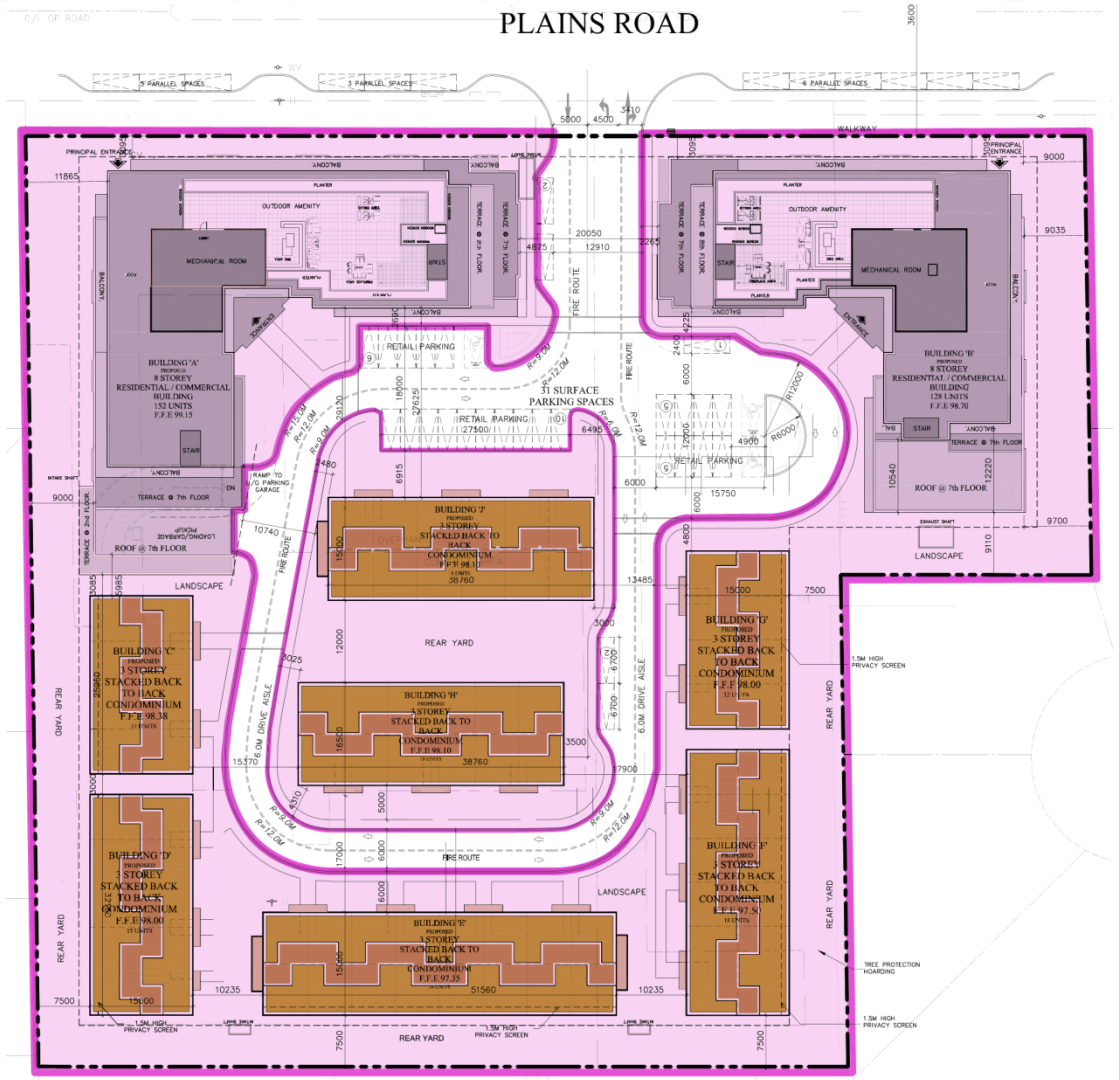


SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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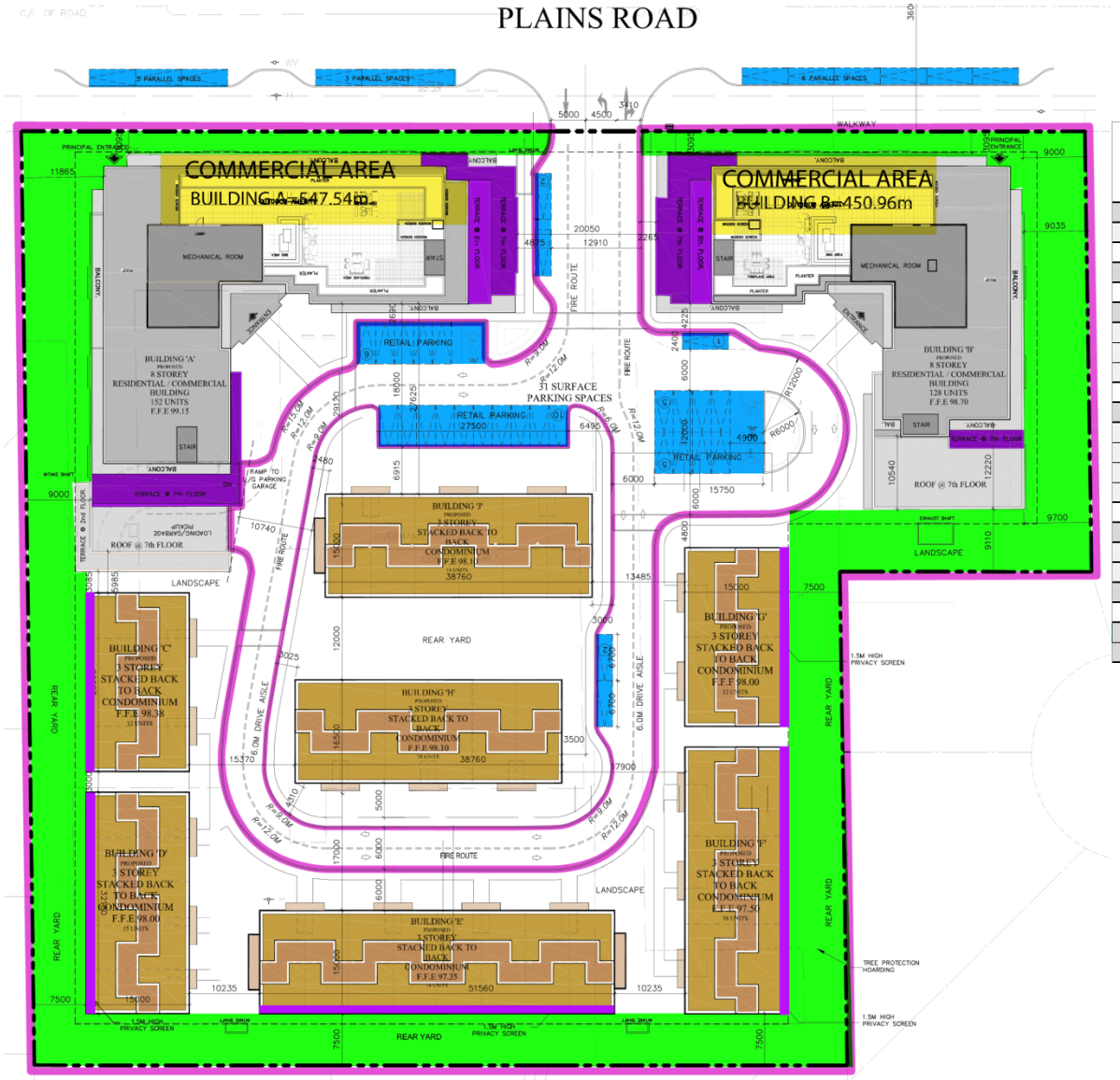
National Homes (Plains Road) Inc. - 484 Plains Road East Summary of Improvements to the Development Plan		
	July 27, 2017 Open House Proposal	November 6, 2017 Application Submission
Density	230 units/ha	216 units/ha
Floor Area Ratio	2.2:1	2.14:1



SITE PLAN

484 PLAINS ROAD EAST, BURLINGTON, ON

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