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planning + urban design

City of Burlington
Community Planning Department
426 Brant Street
Burlington, ON, L7R 3Z6

October 18, 2022
File 8583-2

Attn: Kyle Plas, Manager of Development and Design

RE: Official Plan and Zoning By-Law Amendment Resubmission (505-07/21, 520-08/21)
284 & 292 Plains Road East
City of Burlington

Weston Consulting is the planning consultant for 284 Plains Road Development Inc. (Corley Developments), the registered owner of the property located at 284 and 292 Plains Road East in the City of Burlington (herein referred to as the 'subject lands'). An initial submission of applications for Official Plan and Zoning By-law Amendment were submitted on October 15, 2021. Weston Consulting is pleased to resubmit the enclosed Application for Official Plan and Zoning By-law Amendment for the subject lands.

Description of Subject Property

The subject lands are located on the south side of Plains Road East, east of Shadeland Avenue in the City of Burlington. The subject lands are generally rectangular in shape with a lot area of 0.31 hectares (3,131.4 square metres) with approximately 59.39 metres of frontage on Plains Road East. The subject lands are currently occupied by two vacant single-detached residential dwellings that have converted for commercial uses. Access to the properties is provided through private ingress/egress driveways onto Plains Road East. The subject lands are designated as 'Residential – Medium Density' by Schedule B of the in-force City of Burlington Official Plan, and designated as 'Urban Corridor' by Schedule C of the adopted 'new' City of Burlington Official Plan (2020). The subject lands are currently zoned 'RM1-346 – Residential Medium Density Exception 346' by City of Burlington Zoning By-law 2020.

Background

The development concept was revised and discussed again at another pre-consultation meeting on March 10, 2021. On April 26th, 2021, a virtual Pre-Application Community Consultation Meeting was held to provide nearby residents an opportunity to provide their feedback on the proposed 9 storey development. Taking public feedback into consideration, the development concept was revised again to 6 storeys to provide for a lower height which resulted in a lower density, reduced traffic generation and a further mitigation of shadowing concerns. Included with the submission on October 15th, 2021 was a matrix that responds to comments raised by the public.

Current Development Proposal

The proposed development, prepared by SRM Architects, contemplates a seven-storey residential building, with the seventh floor as amenity space, fronting onto Plains Road East. The total height of the development proposal has not increased since the previous submission, however, Zoning Staff categorize the proposed amenity space as part of the total floor count. Therefore, the submitted drawings have been revised to show the total floor count of the building from six to seven stories. The total residential unit and parking space statistics reflect the seventh floor as not occupied by residential units. A total of 107 residential units are proposed, consisting of a range of unit sizes and types. The ground floor will incorporate a mix of residential, amenity space and lobby area. Two-storey townhouses are proposed at grade, along the street-facing north and the west property lines. The townhouse units will have access at grade, contributing to improved access and an animated public realm along Plains Road East. The proposed development includes 116 parking spaces on site, 102 of which will be located in an underground parking structure. An additional four lay-by parking spaces are proposed along the Plains Road East frontage. A total of 107 bicycle parking spaces are provided for residents and visitors, 12 short term and 91 long-term.

Submission Materials

In accordance with the discussion above, the following materials are included with this final resubmission:

No.	Deliverable	Consultant	Date
1.	Cover Letter	Weston	October 18, 2022
2.	Comments Response Matrix		October 18, 2022
3.	Waste Management Brief		September 2, 2022
4.	Draft Official Plan Amendment		October 14, 2022
5.	Draft Zoning By-law Amendment		October 14, 2022
6.	Architectural Package: • Site Plan • Floor Plans • Waste Management Drawing • Renderings • Elevations • Angular Plane • Shadow Impact Study	SRM Architects	October 6, 2022
7.	Construction Mobility Management Plan • CM1-1 • CM1-2 • CM1-3 • CM2-1	Lanhack	September 14, 2022

8.	Noise Impact Study	dBA	October 12, 2022
9.	Arborist Report • Tree Preservation Plan	Terrastory	September 9, 2022
10.	Landscape Plan	OMC	September 7, 2022
11.	Traffic Impact Study	Paradigm	October 13, 2022
12.	Geotechnical Investigation Report	EXP	September 14, 2022
13.	Hydrogeological Investigation Report		August 24, 2022
14.	Letter of Reliance		September 15, 2022
15.	Responses to Phase One ESA FOI Request for MCEP		June 22, 2022
16.	Phase One ESA	Golder Associates	December 2017
17.	Geotechnical Investigation Report	Soil Engineers Ltd.	January 2018
18.	Site Servicing and Grading Plan	Odan Detech	October 12, 2022
19.	Functional Servicing Report		October 12, 2022

Should you have any questions, please contact the undersigned at extension 266, or Jacob Lapointe at extension 299.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President