March 25, 2026

Ms. Elyse Meneray, Planner, Development Review
Development & Growth Management
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Dear Ms. Meneray,

**RE: 198-200 and 206 Plains Road East, Burlington**
**Official Plan Application and Zoning By-law Amendment Application**

Concept Lines Inc., on behalf of the landowners, has retained Landwise to submit an Official Plan Amendment and Zoning By-law Amendment application for the lands municipally known as 198-200 and 206 Plains Road East, Burlington.

## Description of Subject Lands

198-200 and 206 Plains Road East ("subject lands") is located in the Aldershot community, situated south of the Plains Road East and White Oak Drive intersection. The subject lands are a rectangular in shape and have a lot area of ±2,893 $m^2$ (±0.72 ac), and frontage of 54.86 m (±180 ft) along Plains Road East. #198-200 contains a 4-unit residential building and an accessory structure, while #206 contains a 3-unit residential building and detached garage. Both properties have their own driveways from Plains Road East. Currently, the two properties have some units occupied by tenants.

The subject lands are immediately surrounded by commercial uses and a townhouse development to the north, a townhouse development and low density residential uses to the east, low density residential uses to the south, and a mixed-use property to the west. The Aldershot GO Station is approximately 560m north-west from the subject lands.

## Planning Status

The Halton Region Official Plan identifies the subject lands within "Urban Area" (Map 1 – Regional Structure) and designates them as "Strategic Growth Area: Regional Intensification Corridor in Regional Urban Boundary" Map 1h – Regional Urban Structure)" (Schedule E-1).

The in-effect City of Burlington Official Plan, 1997, designates the subject lands "Residential Medium Density" on (Schedule B – Comprehensive Land Use Plan – Urban Planning Area). Plains Road East is classified as a "Multiple Purpose Arterial" (Schedule

J – Classification of Transportation Facilities). There is no natural heritage noted on the subject lands, nor is it located within floodplains.

The partially in-effect Burlington Official Plan, 2020, designates the subject lands "Urban Corridor" (Schedule C - Land Use – Urban). Plains Road East is classified as "MTSA Primary Connector and Frequent Transit Corridor" (Schedule B-2 - Growth Framework and Long Term Frequent Transit Corridors).

The City of Burlington Zoning By-law No. 2020 zones the subject lands the following:

- 198-200 Plains Rd E: Residential – Medium Density (RM2-119) Zone, Modified
- 206 Plains Rd E: Residential – Medium Density (RM1-346) Zone, Modified

## Proposed Development

The proposed development is for a 6-storey mixed-use building containing 66 residential units on the upper levels and 2 commercial units on the ground level. The proposed tenure for all units is Common Element Condominium. One (1) driveway access is proposed from Plains Road East, aligning with White Oak Drive. The proposed development will be supported by a total of 94 parking spaces, including three (3) accessible parking spaces, distributed between the at-grade and two (2) underground parking levels. Municipal waste collection is proposed to support the development.

To facilitate the change of use, an Official Plan Amendment and Zoning By-law Amendment are required as confirmed through Pre-consultation, dated August 30, 2023.

## Implementation

The proposed Official Plan Amendment is to re-designate the subject lands from "Residential Medium Density" to "Mixed Use Corridor – General" in the City of Burlington Official Plan, 1997, with modifications to permit a mixed-use development with a floor area ratio of 2.0:1.

The Zoning By-law Amendment is to rezone the subject lands from the RM2-119 Zone and RM1-346 Zone to a site-specific General Mixed Use (MXG-XXX) Zone, Modified, to permit a 6-storey mixed use building with ground commercial use. Site-specific modifications pertain to floor area ratio, yard setbacks, parking structure setbacks, and landscape buffer requirements.

## Official Plan Amendment and Zoning By-law Amendment Application

Landwise respectfully requests that this letter and enclosed documents be reviewed for completion and circulated to all relevant City of Burlington departments and applicable outside agencies for comments.

Please find the enclosed:

- Official Plan Amendment and Zoning By-law Amendment Application with Signatures;
- Pre-consultation Document;
- Response Matrix to Pre-Consultation Comments;
- Survey Plan;
- Height Survey;
- Planning Justification Report (*incl. Draft Amending By-laws and Public Consultation Strategy*);
- Architectural Package:
    - Site Plan;
    - Floor Plans;
    - Building Elevations;
    - 3D Building Model;
    - Angular Plane Study;
- Land Use Compatibility Study (*incl. Air Quality Impact Assessment and Noise Feasibility Assessment*);
- Burlington Urban Design Advisory Panel (BUD) Comments;
- Shadow Study;
- Pedestrian Level Wind Study;
- Arborist's Report;
- Tree Inventory and Protection Plan;
- Landscape Plan;
- Water, Wastewater Functional Servicing and Storm Water Management Report;
- Site Servicing and Grading Plans
    - Existing Conditions Plan;
    - Sediment and Erosion Control Plan;
- Transportation Impact Study;
- Phase One Environmental Site Assessment;
- Letter of Reliance for Phase One Environmental Site Assessment;
- Geotechnical Investigation;
- Sustainable Building and Development Guidelines Checklist;
- Urban Design Brief;
- Tenant Relocation and Assistance Plan Memorandum;
- Environmental Site Screening Questionnaire;
- Waste Management Report;
- Letter of Reliance for Phase One Environmental Site Assessment;

- Heritage Impact Study; and,
- Scanned copies of the Cheques to satisfy the City and Regional Official Plan Amendment and Zoning By-law Amendment Fees.

Please note that the cheques made payable to the City of Burlington and Halton Region to satisfy the Official Plan Amendment and Zoning By-law Amendment application fee will be delivered to the City and Region, respectively, under separate cover.

Should you have any questions or require additional information, please do not hesitate to contact Edward John at 905-574-1993 ext. 202 or edward.john@landwise.ca.

Respectfully submitted,

LANDWISE



**Edward John, BA, MA, MRTPI**
Partner / Principal Planner

Cc: Concept Lines Inc. c/o Mr. Alaa Gaber, Project Manager
2805531 Ontario Ltd., Landowners

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