WESTON CONSULTING

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

April 2, 2026
File 8782-1

Attn: Benjamin Kissner, MCIP, RPP
Senior Planner

RE: Official Plan Amendment and Zoning By-law Amendment Applications
517 Plains Road East
City of Burlington

Weston Consulting is the planning consultant the owner of the lands municipally addressed as 517 Plains Road East in the City of Burlington (herein referred to as the 'subject property'). We are pleased to submit the enclosed submission materials for an Official Plan and Zoning By-law Amendment applications.

Description of Subject Property

The subject property is currently occupied by a one-storey motel, the Knight's Inn, located on the north side of Plains Road, abutting Mary Street to the north. The subject property has an approximate area of 0.31 hectares (0.76 acres), and approximate frontages of 36 metres along Plains Road East, and 28 metres along Mary Street. There are primarily commercial uses located along Plains Road East in addition to some mid-rise residential developments. Further north and south of Plains Road East are low-rise residential uses.

The in-effect City of Burlington Official Plan (1997) designates the subject property as Mixed Use Corridor – General. This designation permits a wide range of retail, service commercial, office uses, entertainment, high density residential, and other uses. The City of Burlington Official Plan (2020), which is under appeal, designates the subject lands as Urban Corridor. This designation permits retail and service commercial uses, automotive commercial uses, residential uses excluding single detached and semi-detached dwellings, as well as office, entertainment, and recreational uses. The Urban Corridor designation permits a maximum floor area ratio (FAR) of 1.5:1 and a maximum building height of 6 storeys.

The City of Burlington Zoning By-law 2020 zones the subject property General Mixed Use Corridor (MXG). The land use permissions of this zone include various commercial uses, an office, a community institution, a recreational establishment, and residential uses including an apartment building, dwelling units in a commercial/office building, and more.

Following the Development Application Pre-Consultation Meeting on June 18, 2025, it has been noted that a Local Official Plan and Zoning By-law Amendment application will be required to permit the proposed height, density and other site-specific development standards identified in the Pre-Consultation meeting.

Development Proposal

The proposed development features an 11-storey Mixed Use building, with a total Gross Floor Area ("GFA") of 13,573.98 square metres and a Floor Space Index ("FSI") of 4.41. The ground floor features a central corridor providing access to eight commercial units along the building's primary frontage, with residential units located at the rear and above. A total of 179 residential units are proposed with various unit sizes and types ranging from one-bedroom units to two-bedroom + dens. A total of 105 vehicular parking spaces are proposed within two levels of underground parking and at-grade. 42 bicycle parking spaces are also proposed within the two levels of underground and surface level parking.

Submission Materials

Based on the comments received following the Pre-Consultation Application to the City of Burlington staff on June 18, 2025, the following materials are submitted in support of the enclosed Official Plan and Zoning By-law Amendment Applications:

No.	Deliverable	Consultant	Date
1.	Cover Letter	Weston Consulting	April 2, 2026
2.	Application Form		April 2, 2026
3.	Planning Justification Report - Public Consultation Strategy - Response to Community Meeting Comments		April 2026
4.	Draft Official Plan Amendment		March 9, 2026
5.	Draft Zoning Bylaw Amendment		March 9, 2026
6.	Zoning Review		March 5, 2026
7.	Sustainable Building and Development Guidelines Checklist		March 9, 2026
8.	Urban Design Brief		March 2026
9.	Landscape Plan		March 6, 2026
10.	Height Map		March 4, 2026
11.	Waste Management Brief		February 2026
12.	Legal Survey	A.T. McLaren	November 7, 2025
13.	Parcel Abstract	-	March 3, 2026
14.	Housing Impact Statement	Parcel Economics	February 27, 2026
15.	Architectural Package - Site Plan - Floor Plans - Elevations - Angular Plane Study - Shadow Study Analysis	LIMA Architects	March 5, 2026
16.	Site Renderings		
17.	Burlington Urban Design Advisory Panel (BUD) Comments	-	September 9, 2025

No.	Deliverable	Consultant	Date
18.	Wind Impact Study	RWDI	March 12, 2026
19.	Functional Servicing & Stormwater Management Report	S. Llewellyn & Associates Limited	March 2026
20.	Grading & Servicing Plan		
21.	21-1 Noise Feasibility Study / Vibration Study 21-2 Reliance Letter	dBA Acoustical Consultants	January 2026
22.	Transportation Impact Study	UrbanTrans	March 13, 2026
23.	Phase One Environmental Site Assessment	EXP	January 22, 2026
24.	Geotechnical Report		March 23, 2026
25.	Environmental Site Screening Checklist		April 2, 2026
26.	Construction & Mobility Management Plan	Zel Consulting	February 2, 2026
27.	27-1 Tree Inventory & Preservation Plan (Report) 27-2 Tree Inventory & Preservation Plan (Figure)	Kuntz Forestry Consulting	January 27, 2026

The Phase Two ESA is currently underway and will be submitted under separate letterhead once completed.

The combined application fee of $195,923.91, as confirmed by City Staff on March 4, 2026, and will be provided separately.

We trust that the enclosed submission is in order and respectfully request that the application materials be circulated as soon as possible. If you have any questions or concerns, please contact the undersigned at extension 266 or Sarah Burjaw at extension 374.

Yours truly,
Weston Consulting
Per:

Martin Quarcoopome, BES, MCIP, RPP
Partner, Planning Lead