WESTON CONSULTING

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

September 8, 2023
Weston File 8583-2

Attn: Kyle Plas, Manager of Development and Design

RE: Official Plan and Zoning By-law Amendment Third Submission
City File 505-007/21 & 520-008/21
276, 284 & 292 Plains Road East
City of Burlington

Weston Consulting is the planning consultant for 284 Plains Road Development Inc. (Corley Developments) and Colin Leroy Wellum, the registered owners of the lands located at 276, 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 for 284 and 292 Plains Road East. Weston Consulting is pleased to provide the enclosed a revised submission that incorporates 276 Plains Road as part of the land assembly.

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 and a medical clinic. 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

A pre-consultation meeting was held on March 10, 2021 to discuss the proposed development of 284 and 292 Plains Road East. A first Official Plan and Zoning By-law Amendment application was made for 284 and 292 Plains Road East on October 15, 2021 and a second submission was made on October 19, 2022. In 2023, the neighbouring property to the west, 276 Plains Road, was added to the proposed development and is included in this submission. The submitted package is reflective of our discussion held in May, 2023 which determined the required materials Staff need to evaluate the revised proposal.

The revised development contemplates a seven-storey residential building fronting onto Plains Road East, with the seventh floor dedicated to indoor and outdoor rooftop amenity space. It is our understanding that Zoning Staff categorize the proposed amenity space as part of the total floor count, therefore, the submitted drawings show the total floor count of seven storeys. The total residential unit

and parking space statistics reflect the seventh floor as not occupied by residential units. A total of 141 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. Seven of proposed nine townhouses proposed at grade will have walk-out private patios with pedestrian access to Plains Road contributing to improved access and an animated public realm. The proposed development includes 153 parking spaces on site, 100 of which will be located in an underground parking structure. A total of 71 bicycle parking spaces are provided for residents.

Submission Materials

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

No.	Deliverable	Consultant	Date
1	Cover Letter		September 8, 2023
2	OPA ZBA Application Form (284 & 292 Plains Rd)	Weston Consulting	September 6, 2023
2.1	OPA ZBA Application Form (276 Plains Rd)		September 6, 2023
3	Draft Official Plan Amendment		August 25, 2023
4	Draft Zoning By-law Amendment		August 25, 2023
5	Land Assembly Documents		September 8, 2023
6	PIN Reports (284, 292 & 276 Plains Rd)		August 25, 2023
7	Scoped Urban Design Brief Addendum		August 24, 2023
8	Waste Management Brief		August 4, 2023
8.1	Regional Waste Collection Confirmation Letter		August 25, 2023
9	Architectural Package: • Architectural Site Plan • Project Stats • Waste Management Plan Truck Turning Diagram • Floor Plans • Elevations and Angular Plane Drawings	Reinders and Law	August 15, 2023
9.1	Architectural Renderings and Digital 3D Model		August 15, 2023
9.2	Shadow Analysis Plan and Shadow Impact Analysis		August 15, 2023
10	Housing Impact Statement Addendum	Urban Metrics	August 2, 2023
11	Landscape Concept Plan and Rooftop Amenity Plan	OMC	August, 2023
12	Arborist Report and Tree Inventory and Preservation Plan	GLN	July 21, 2023
13	Wind Study Addendum	Theakston	August 21, 2023
14	Functional Servicing and Stormwater Management Report		August 14, 2023
15	Functional Servicing and Grading Plan		August 14, 2023
16	Geotechnical Report	EXP	July 7, 2023
17	Hydrogeological Report		July 12, 2023
18	Phase One Environmental Site Assessment (for 276 Plains)		July 12, 2023

19	Soil Characterization Report		August 1, 2023
20	Region of Halton Environmental Site Screening Questionnaire (for 276 Plains)		September 8, 2023
21	Phase 1 ESA Reliance Letter (for 276 Plains)		August 1, 2023
22	Construction and Mobility Management Plan	Lanhack	August 8, 2023
23	Topographic Survey	DB Searles	August 11, 2023
24	Auto Turn Diagrams	Paradigm	August 14, 2023
24.1	Updated Traffic Count Data		August 14, 2023

Should you have any questions, please contact the undersigned at extension 266, or Kevin Nunn at extension 361.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

Cc 284 Plains Road Development Inc.
Brooklyn Construction