NEIGHBOURHOOD MEETING

71 PLAINS ROAD EAST

CITY OF BURLINGTON

March
2018

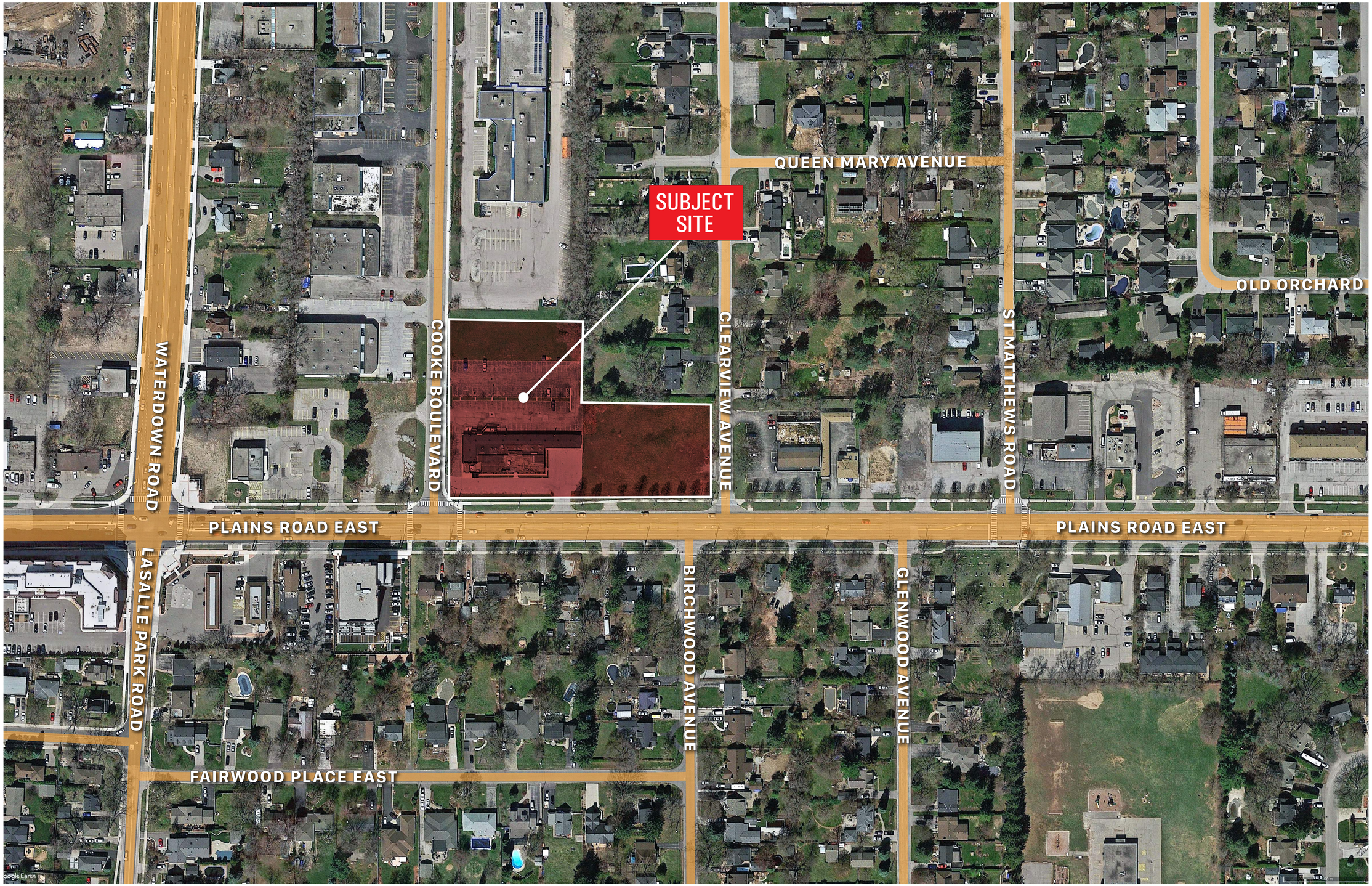
Vrancor GROUP

BROOKLYN CONTRACTING INC.

BOUSFIELDS INC.

srm ARCHITECTS INC.

AERIAL
Immediate Context



AERIAL
Surrounding Context



Aldershot Mobility Hub Boundary

Nearby Development Applications

1. 33 Fairwood Place West
2. 35 Plains Road East
3. 92 Plains Road East
4. 101 Masonry Court
5. 1200 King Road

SUBJECT SITE
Photos



Subject site, looking north



Subject site, looking north



Subject site, looking east



Subject site, looking southwest



Subject site, looking northeast



Subject site, looking south

SURROUNDING CONTEXT
Photos



1047 Cooke Boulevard, immediately north



1022 Clearview Avenue, immediately north



35 Plains Road East, immediatey west (under review)



1026 Cooke Boulevard, immediately west



91 Plains Road East, immediately east



24-36 Plains Road East, immediately south



40-50 Plains Road East, immediately south



52-62 Plains Road East, immediately south

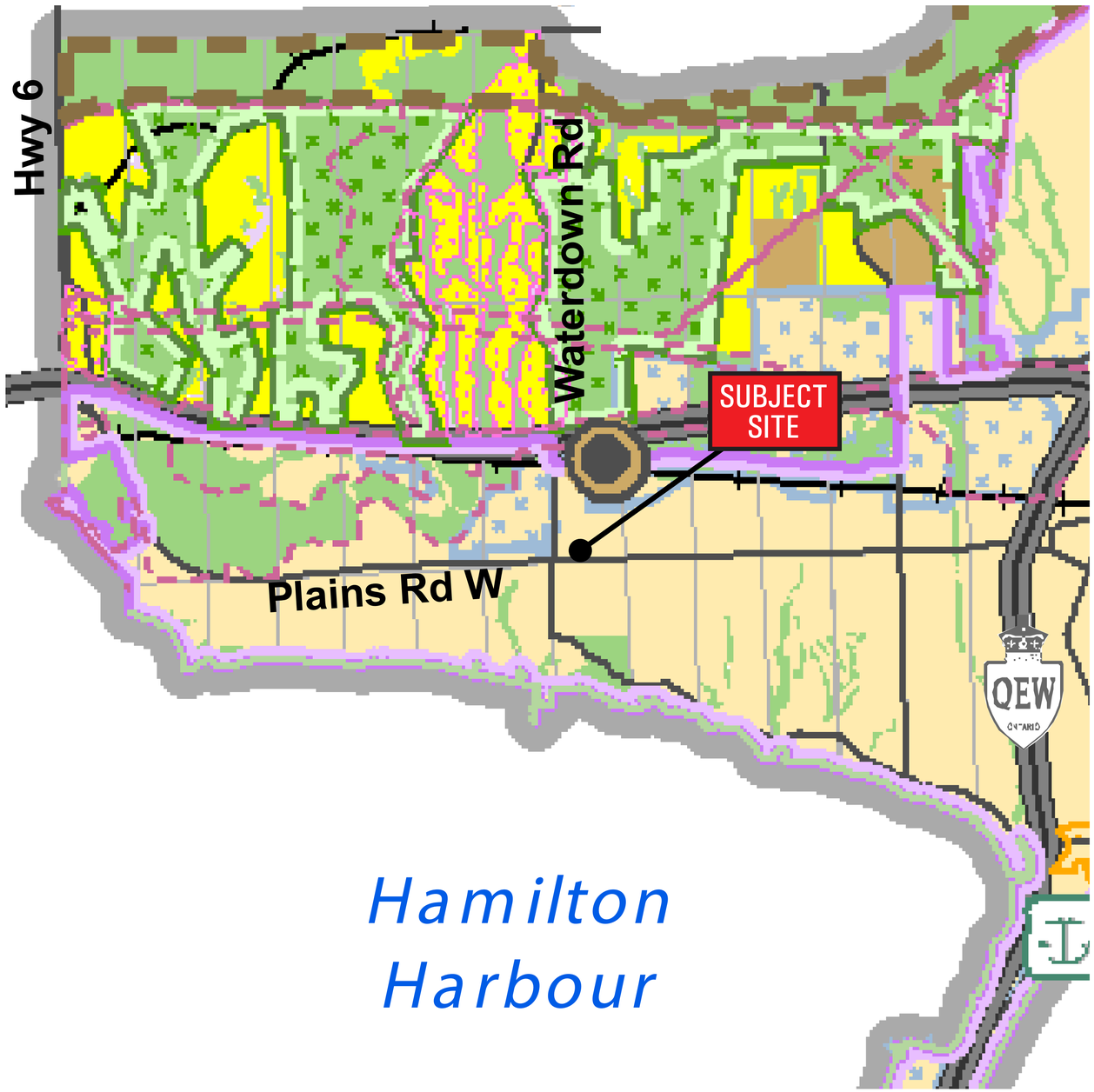


66-70 Plains Road East, immediately south



70 Plains Road East and 990-992 Birchwood Avenue, immediately south

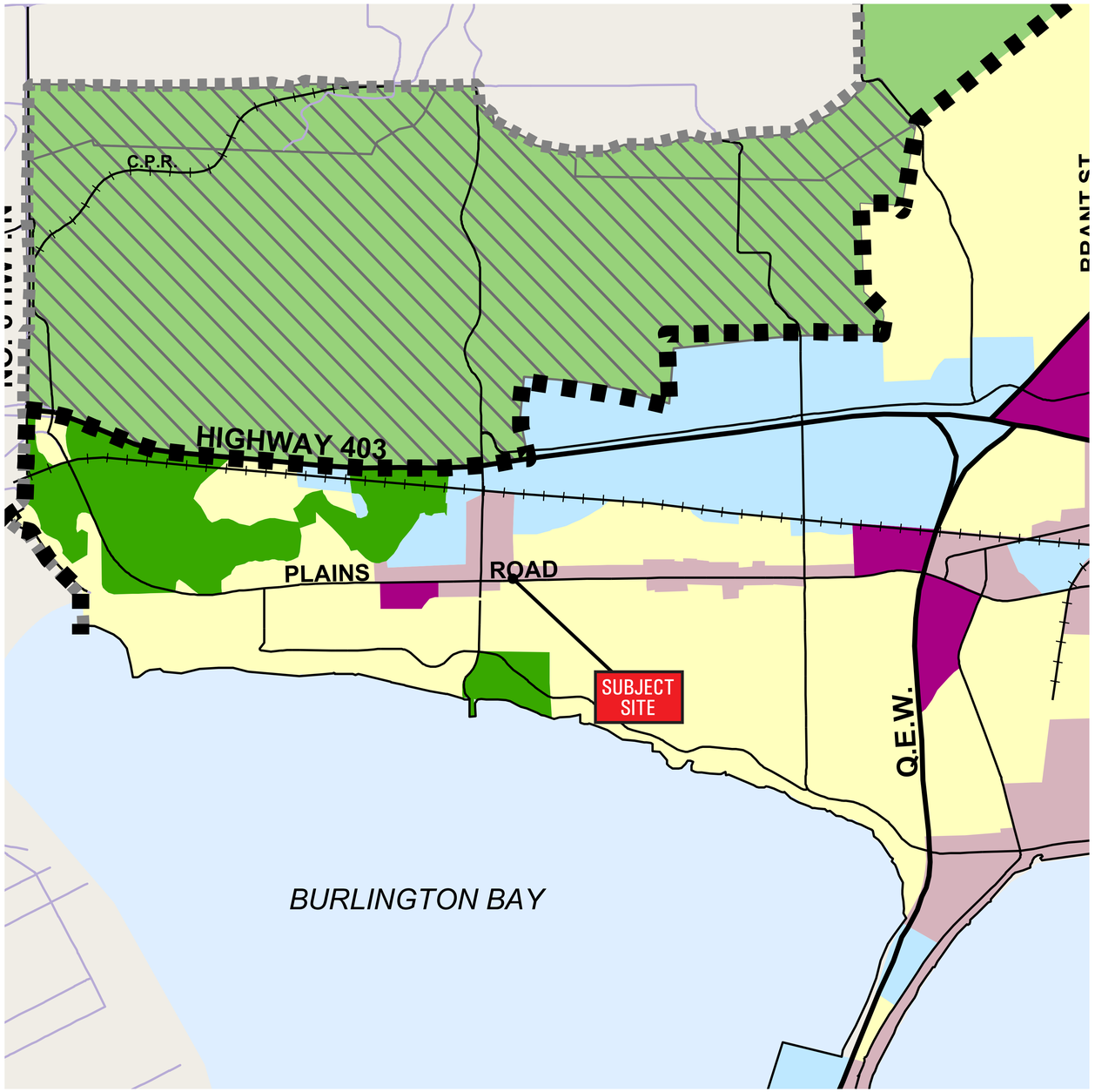
HALTON REGION OFFICIAL PLAN
Schedule 1 - Land Use, Urban Area Designation



- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area — Approved 2013-10-21
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area — Approved 2013-10-21
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site

CURRENT CITY OF BURLINGTON OFFICIAL PLAN

Schedule A - Settlement Pattern, Mixed Use Activity Areas Designation

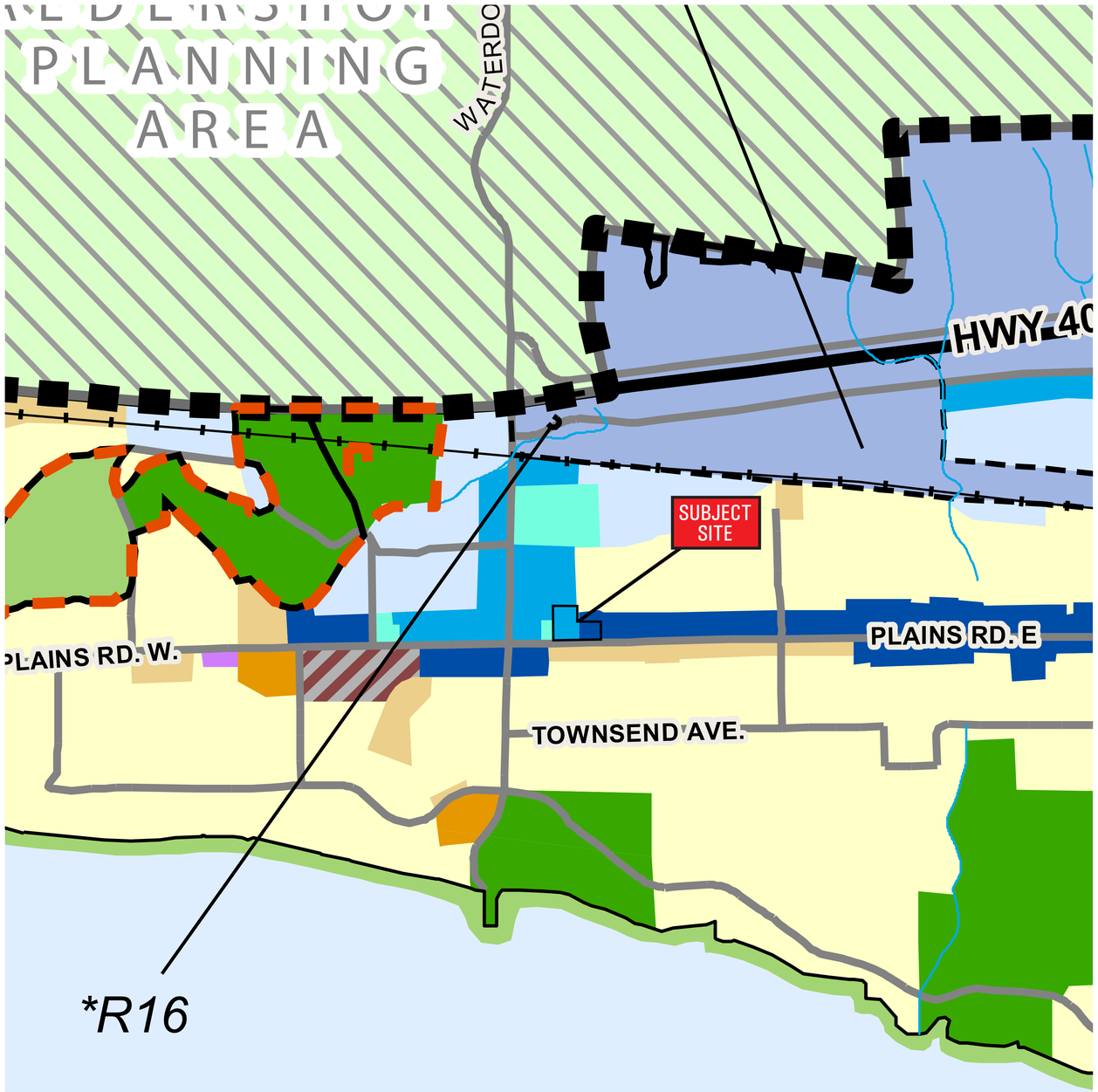


Legend

- Residential Areas
- Employment Lands
- Major Retail Areas
- Mixed Use Activity Areas
- Natural Features/Open Space
- Rural Lands
- Rural Settlement Area
- North Aldershot Planning Area
- Urban Planning Area Boundary

CURRENT CITY OF BURLINGTON OFFICIAL PLAN

Schedule B - Comprehensive Land Use, Mixed Use Corridor General & Employment

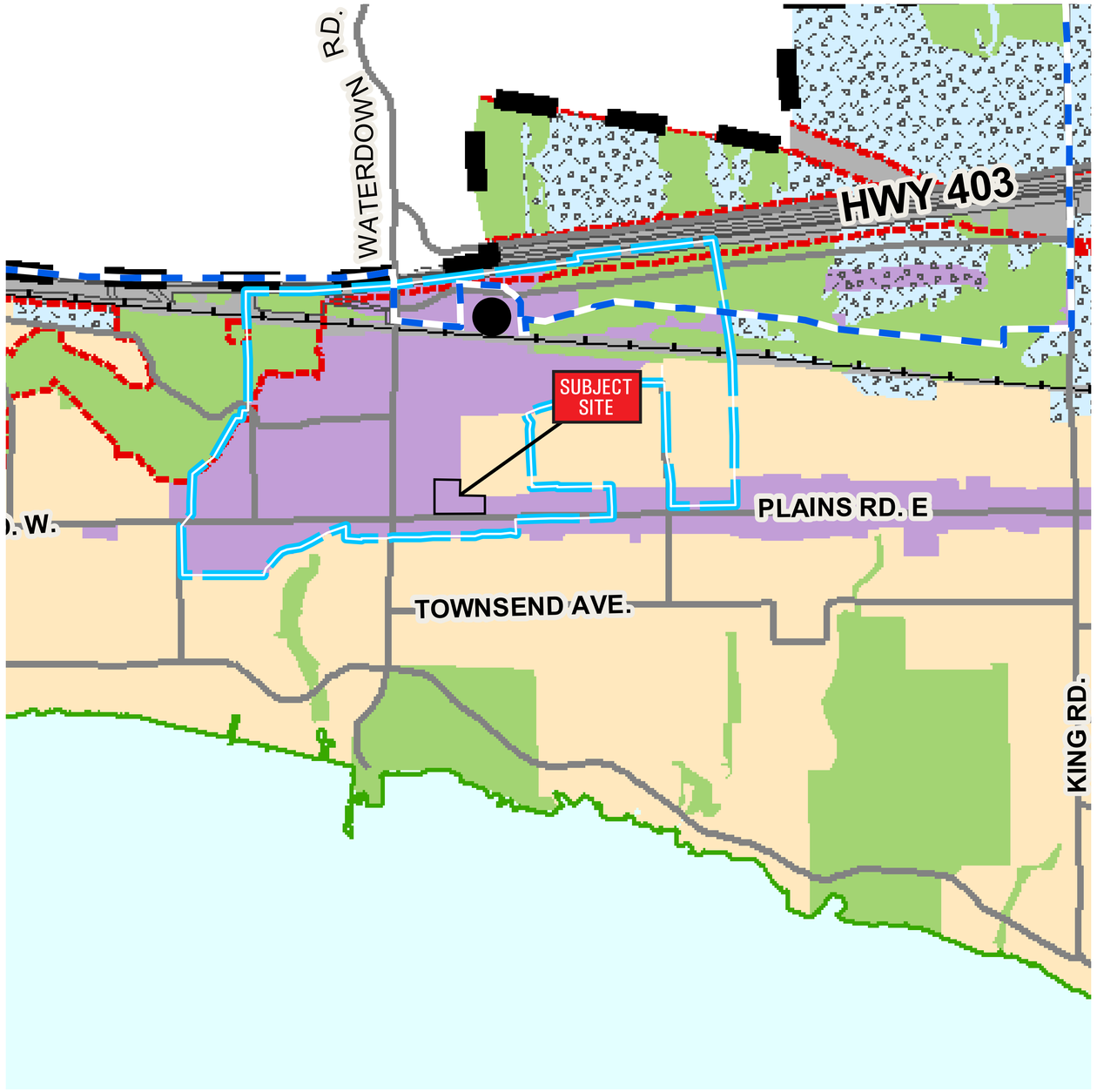


Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Greenlands
- Major Parks and Open Space
- Environmentally Sensitive Area (Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006)
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral *9)
- Land Use Designation to be Determined
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- R — Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary

DRAFT NEW CITY OF BURLINGTON OFFICIAL PLAN

Schedule B - Urban Structure (November 2017), Mixed Use Nodes & Intensification Corridors



Legend

Mixed Use Intensification Areas

- Urban Centres
- Mobility Hubs
- Mixed Use Nodes and Intensification Corridors

Employment Lands

Areas of Employment Overlay

Residential Neighbourhood Areas

Natural Heritage System, Major Parks and Open Space

Mineral Resource Extraction Area

Infrastructure and Transportation Corridors

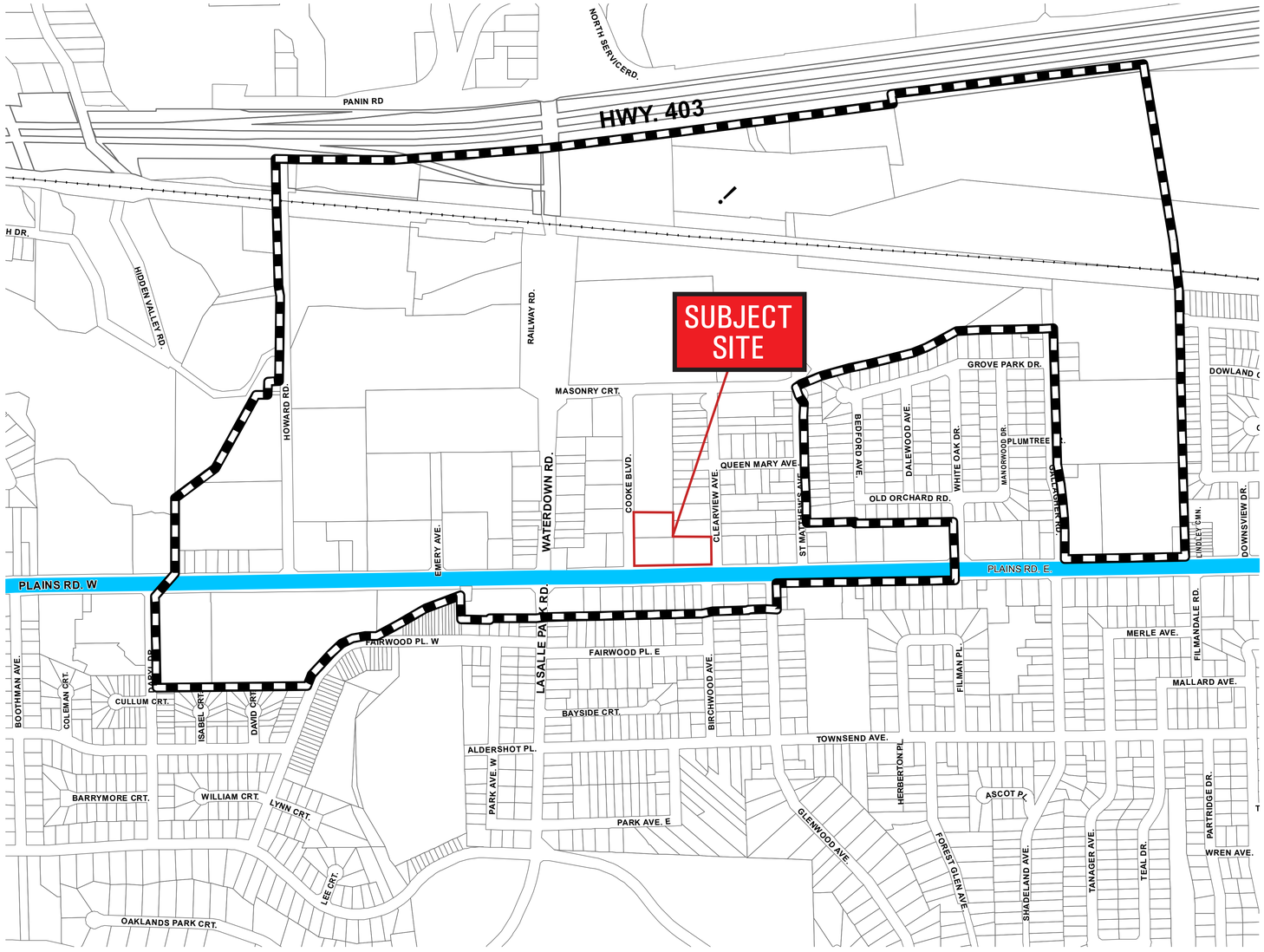
- Tremaine Road Special Planning Area (see Chapter 12)
- Bronte Creek Meadows (see Chapter 5)
- Innovation District (see Chapter 5)

Contextual References

- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary
- Parkway Belt West Plan Area
- Major Transit Station
- Potential Future Major Transit Station (Approximate Location)
- Rail Line
- Provincial Freeway

DRAFT NEW CITY OF BURLINGTON OFFICIAL PLAN

Schedule G - Aldershot Mobility Hub (November 2017)

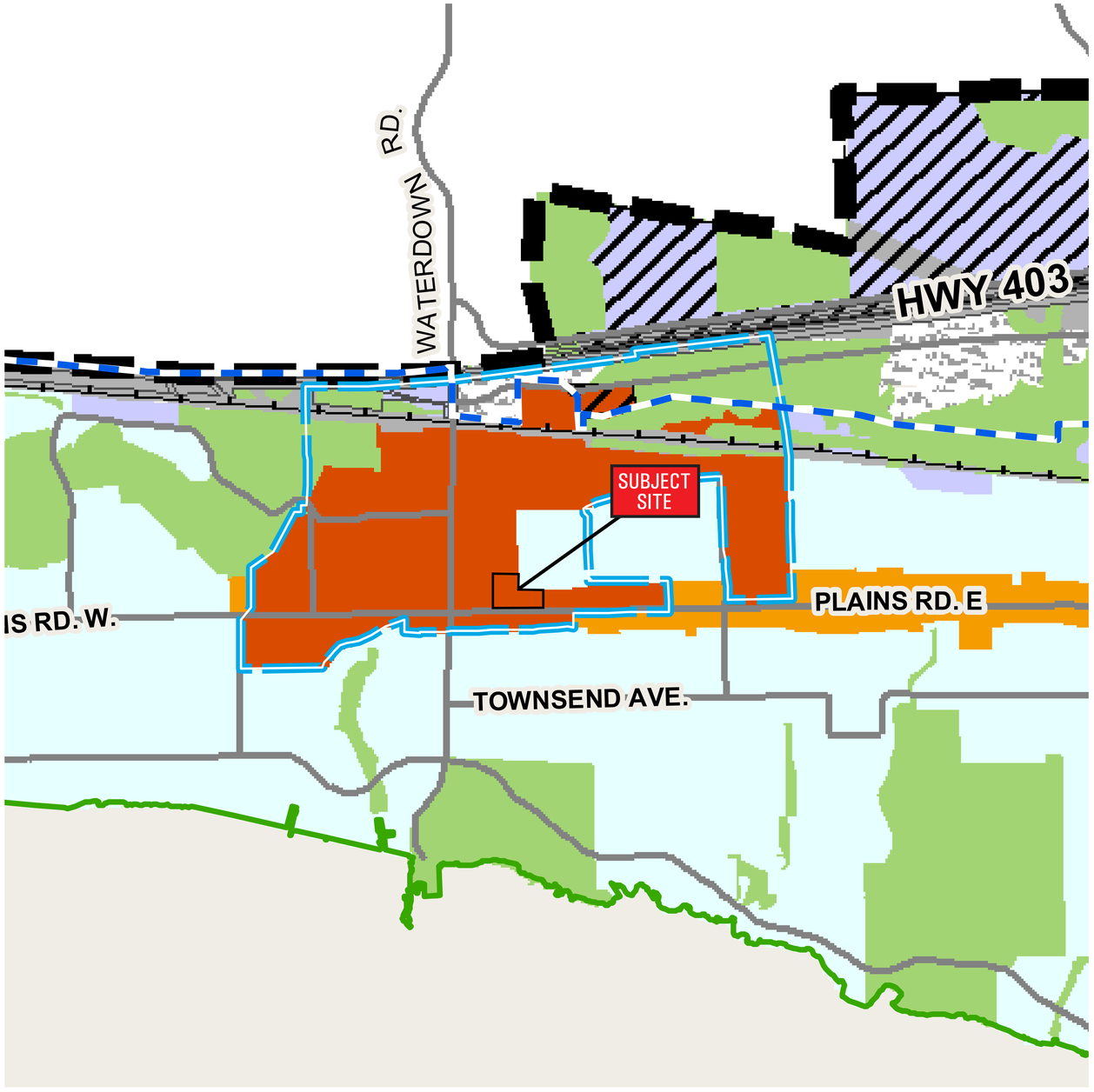


Legend

- Mobility Hub
- Mobility Hub Primary Connector
- Rail Line
- Major Transit Station

DRAFT NEW CITY OF BURLINGTON OFFICIAL PLAN

Schedule B-1 - Growth Framework (November 2017), Primary Growth Area Designation



Legend

Growth Areas

- Primary Growth Area
- Secondary Growth Area
- Employment Growth Area
- Established Neighbourhood Area

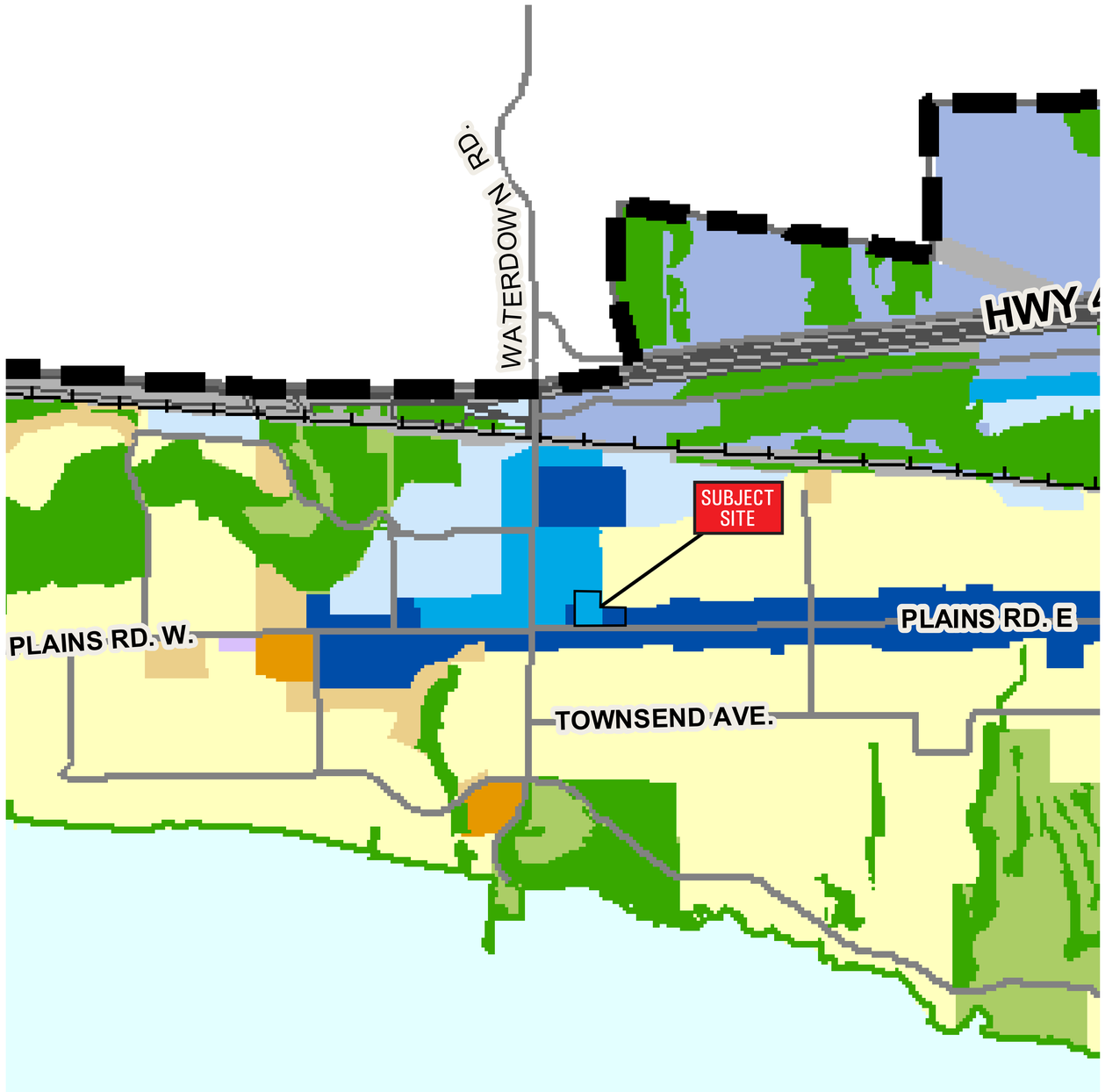
Mobility Hubs

Designated Greenfield Area

- Developed Area Outside Delineated Built Boundary
- Undeveloped Area Outside Built Boundary (not subject to Intensification Framework)

Contextual References

- Natural Heritage System, Major Parks and Open Space
- Infrastructure and Transportation Corridors
- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary



Legend

MIXED USE INTENSIFICATION AREAS

- **Urban Centres**
- **Mixed Use Nodes and Intensification Corridors**
  - Mixed Use Commercial Centre
  - Neighbourhood Centre
  - Local Centre
  - Employment Commercial Centre
  - Urban Corridor
  - Urban Corridor - Employment Lands

RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

- General Employment
- Business Corridor

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

- City's Natural Heritage System
- Major Parks and Open Space

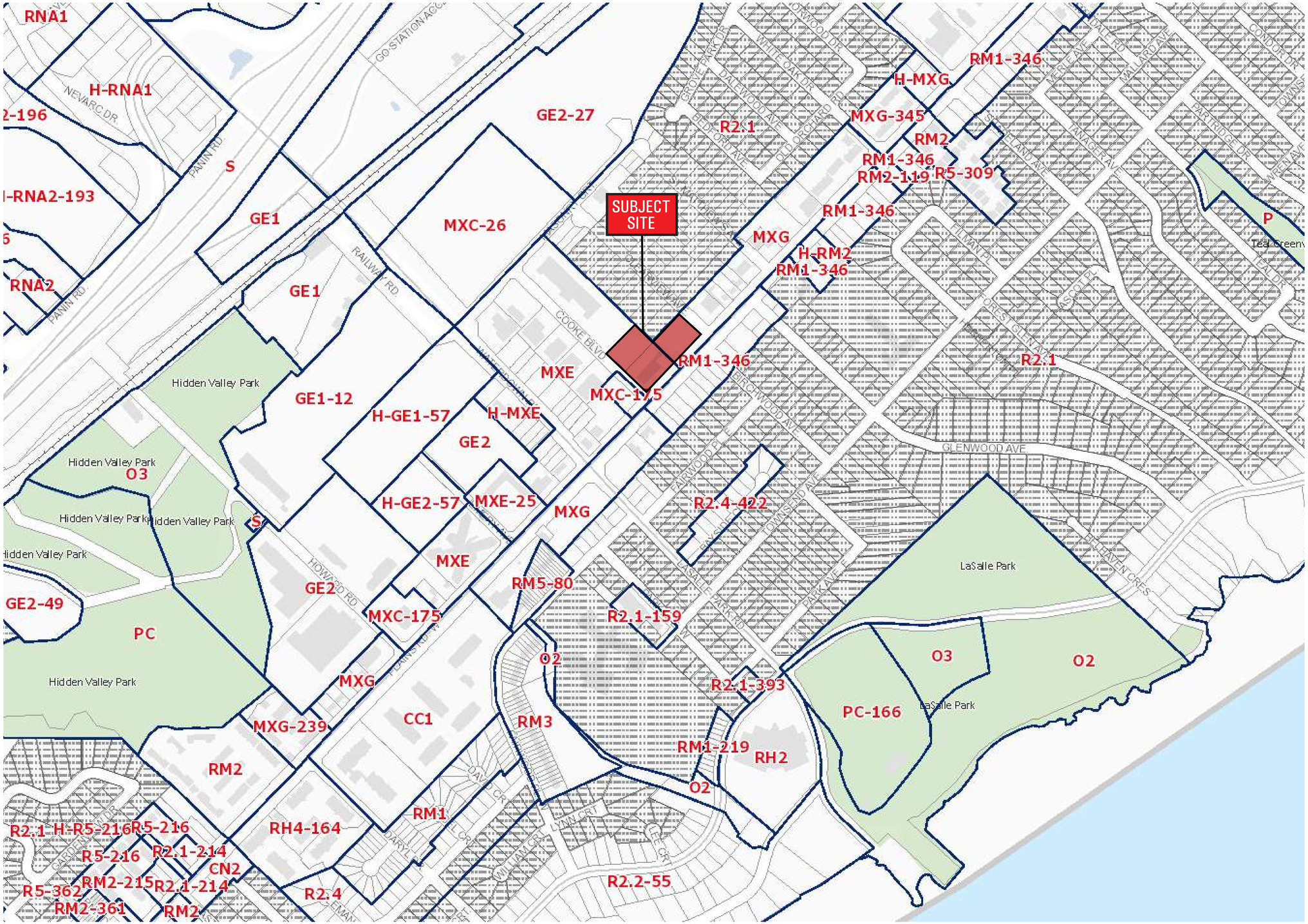
MINERAL RESOURCE EXTRACTION AREA

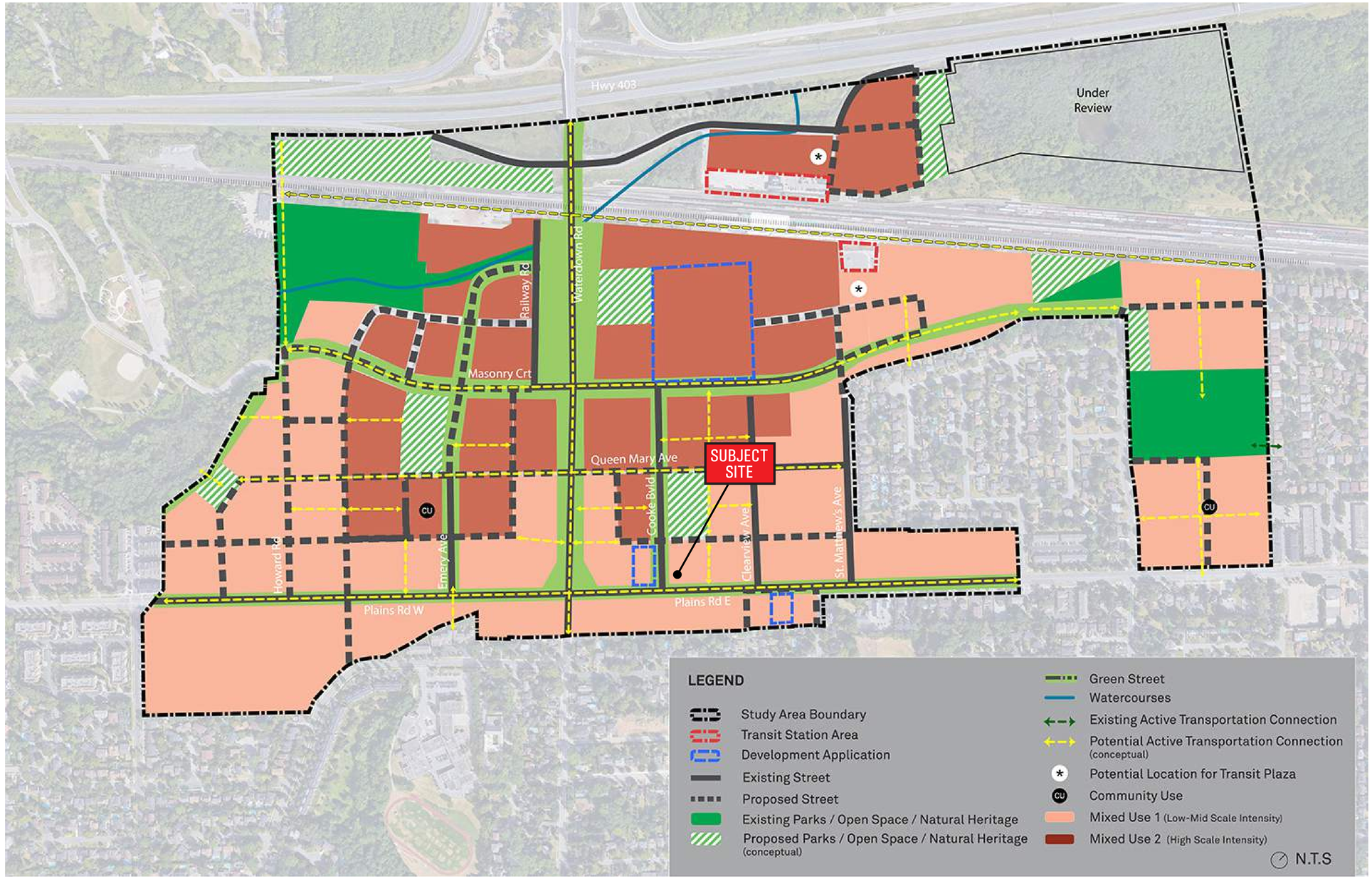
INFRASTRUCTURE AND TRANSPORTATION CORRIDORS

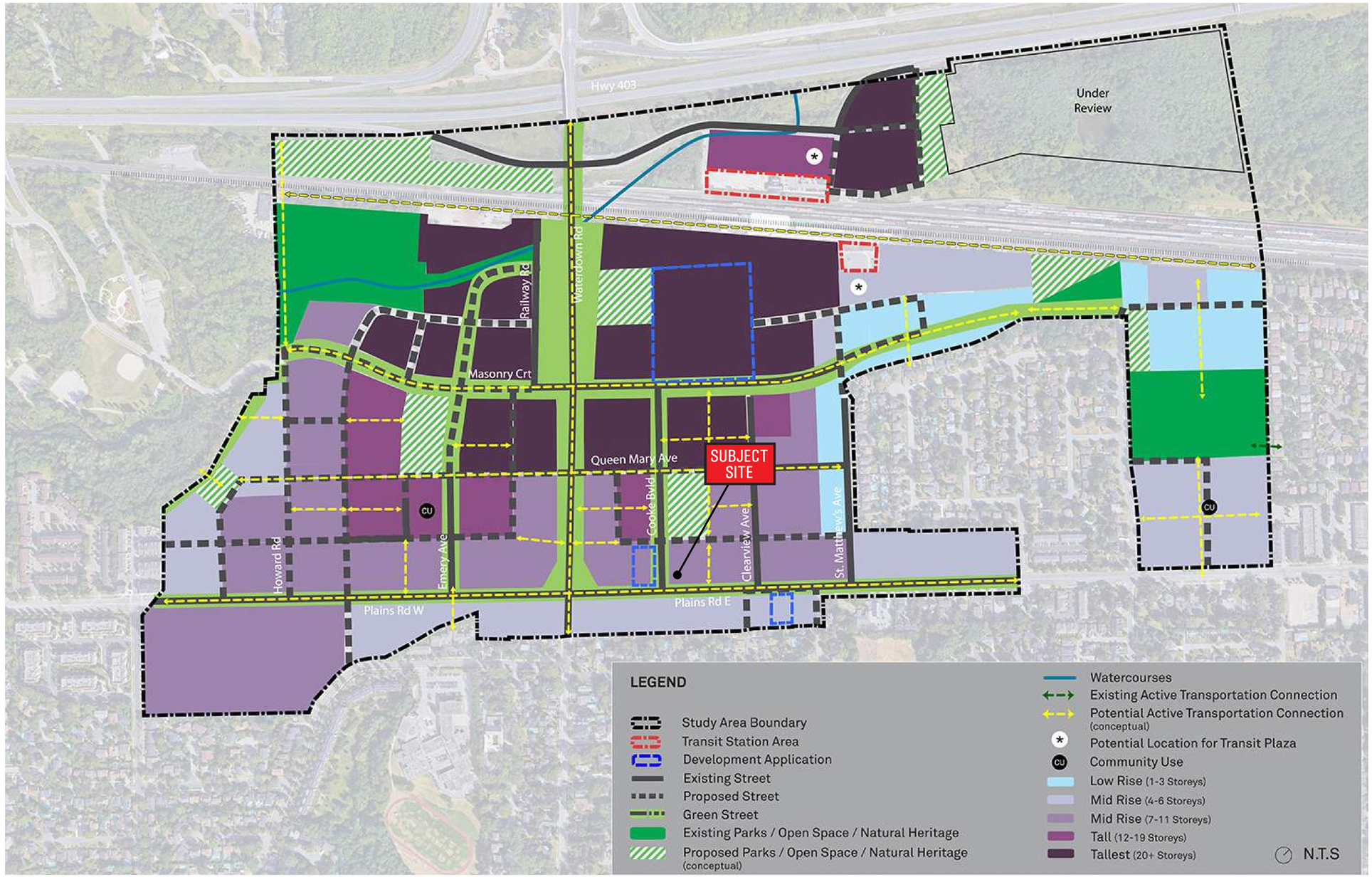
- Municipal Boundary
- Urban Boundary
- Urban Growth Centre Boundary

ZONING BY-LAW 2020 MAP

Zoned MXG: Mixed Use Corridor - General and MXE: Mixed Use Corridor Employment




Hwy 403
Under Review
Railway Rd
Waterdown Rd
Masonry Crt
Queen Mary Ave
SUBJECT SITE
Cooke Blvd
Howard Ave
Emery Ave
Clearview Ave
St. Matthew's Ave
Plains Rd W
Plains Rd E
CU
LEGEND
Study Area Boundary
Transit Station Area
Development Application
Existing Street
Proposed Street
Existing Parks / Open Space / Natural Heritage
Proposed Parks / Open Space / Natural Heritage (conceptual)
Green Street
Watercourses
Existing Active Transportation Connection
Potential Active Transportation Connection (conceptual)
Potential Location for Transit Plaza
Community Use
Mixed Use 1 (Low-Mid Scale Intensity)
Mixed Use 2 (High Scale Intensity)
N.T.S


Hwy 403
Under Review
Waterdown Rd
Railway Rd
Masonry Crt
Queen Mary Ave
SUBJECT SITE
Cooke Blvd
Clearview Ave
St. Matthew's Ave
Howard Rd
Emery Ave
Plains Rd W
Plains Rd E
CU
LEGEND
Study Area Boundary
Transit Station Area
Development Application
Existing Street
Proposed Street
Green Street
Existing Parks / Open Space / Natural Heritage
Proposed Parks / Open Space / Natural Heritage (conceptual)
Watercourses
Existing Active Transportation Connection
Potential Active Transportation Connection (conceptual)
Potential Location for Transit Plaza
Community Use
Low Rise (1-3 Storeys)
Mid Rise (4-6 Storeys)
Mid Rise (7-11 Storeys)
Tall (12-19 Storeys)
Tallest (20+ Storeys)
N.T.S

- **Official Plan re-designation for a portion of the site, from Mixed Use Corridor – Employment to Mixed Use Corridor – General with a site-specific exception to permit the proposed height, density and land uses.**

- **Rezoning from Mixed Use Corridor – General (MXG) and Mixed Use Corridor – Employment (MXE) to Mixed Use Corridor – General (MXG-XXX) with a site-specific exception to increase the permitted height and density and other development standards as necessary.**

Site Area	10,856 square metres (1.08 hectares)
Residential GFA	37,612 square metres
Non-Residential GFA	1,208 square metres (retail)
Total GFA	38,820 square metres
FAR (Floor Area Ratio)	3.58:1
Height	39.31 metres (12 storeys) or 44.31 metres (including mechanical penthouse) 33.22 metres (10 storeys) or 38.22 metres (including mechanical penthouse)
Residential Units	Townhouse: 23 Studio: 6 1 Bedroom: 39 1 Bedroom + Den: 197 2 Bedroom: 185 ***Total: 450***
Residential Amenity Space	Interior: 411 square metres Exterior: 357 square metres ***Total: 768 square metres***
Vehicle Parking Spaces	581 parking spaces (underground + surface + on-street)

SITE PLAN


ST 1050
LANDSCAPED AREA
EXISTING CONCRETE SIDEWALK
LINE OF UNDERGROUND PARKING
RAMP DOWN TO P1
EXHAUST
COVERED RAMP
PATIO
PROPOSED SETBACK
10 STOREY
ROOFTOP OUTDOOR SPACE
11 STOREY
12 STOREY
EXIT
LANDSCAPED AREA
PROPERTY LINE 46.989m N46°29'30"W
17 PARKING STALLS
28 PARKING STALLS
13 PARKING STALLS
12 PARKING STALLS
91 PARKING STALLS
11 PARKING STALLS
CLEARANCE FOR STORM EASEMENT 2.7m TO 4.1m
AIR INTAKE
RAMP DOWN TO P1
BIKE LANE DOWN TO P1
LINE OF UNDERGROUND PARKING
COOKE BLVD
12 PARKING STALLS
PROPOSED CONCRETE SIDEWALK
3000 SETBACK
PRINCIPAL ENTRANCE BUILDING 'A'
71 PLAINS RD. E. BUILDING 'A'
PROPOSED 12 STOREY RESIDENTIAL BUILDING
300 SUITES
TOTAL PROPOSED PARKING STALLS =
update unit totals
10 STOREY
ROOFTOP OUTDOOR SPACE
1 STOREY
LOADING / GARBAGE PICK-UP
TRANSFORMER
LANDSCAPED AREA
PROPERTY LINE 70.667m N42°46'40"E
9 STOREYS
BUILDING 'B'
PROPOSED 10 STOREY RESIDENTIAL BUILDING
150 SUITES
ROOFTOP OUTDOOR SPACE
10 STOREYS
PROPOSED CONCRETE SIDEWALK
PROPOSED SETBACK
PROPERTY LINE 52.730m N47°45'20"W
PROPERTY LINE
LANDSCAPED AREA
PROPOSED SETBACK
900° DAYLIGHT TRIANGLE
PROPERTY LINE 72.030m N42°46'40"E
PRINCIPAL ENTRANCE BUILDING 'B'
EXISTING FIRE HYDRANT
PROPOSED SIDEWALK ALIGNED WITH EXISTING
LINE OF UNDERGROUND PARKING
PROPOSED SIDEWALK ALIGNMENT
EXISTING CONCRETE SIDEWALK
PROPOSED CONCRETE SIDEWALK
4 PARKING STALLS
13 PARKING STALLS
PLAINS RD E
1 SITE PLAN
1 : 200


VIEW LOOKING NORTHEAST ALONG PLAINS RD. E.
Vrancor GROUP
BROOKLYN CONTRACTING INC.
srm ARCHITECTS INC.

RENDERING


STREET VIEW ALONG PLAINS RD. E.
Vrancor GROUP
BROOKLYN CONTRACTING INC.
srm ARCHITECTS INC.

RENDERING


STREET VIEW AT CORNER OF COOKE BLVD. & PLAINS RD. E.
Vrancor GROUP
BROOKLYN CONTRACTING INC.
srm ARCHITECTS INC.

RENDERING


STREET VIEW LOOKING SOUTHWEST ALONG PLAINS RD. E.
Vrancor GROUP
BROOKLYN CONTRACTING INC.
srm ARCHITECTS INC.

ELEVATIONS



1 **NORTH ELEVATION**
1 : 225

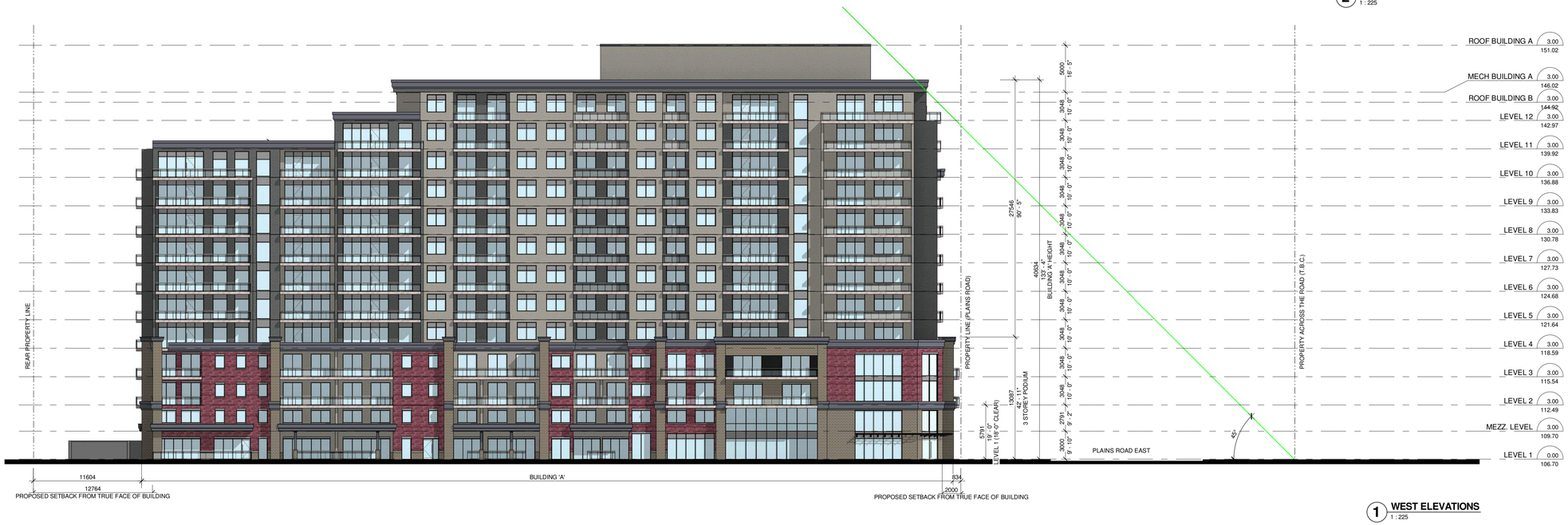


2 **SOUTH ELEVATION**
1 : 225

ELEVATIONS



2 **EAST ELEVATION**
1 : 225



1 **WEST ELEVATIONS**
1 : 225

- Obtain your feedback and answer your questions
- Address and respond to comments from the Region, City and external commenting agencies
- Make revisions to the proposal and resubmit for approval

QUESTIONS?