MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

December 6, 2024

Jaclyn Schneider
Planner II, Community Planning
City of Burlington
426 Brant Street
Burlington, ON L7R 3Z6

Dear Ms. Schneider:

RE: Application for Official Plan Amendment & Zoning By-Law Amendment
127 Plains Road West, City of Burlington
OUR FILE: 14196BZ

On behalf of our client, Losani Homes Ltd., we are pleased to submit the enclosed applications for Official Plan Amendment and Zoning By-law Amendment for the lands municipally known as 127 Plains Road West, in the City of Burlington (the "subject lands").

The subject lands are located in the Aldershot neighbourhood, south of Provincial Highway #403, west of Waterdown Road and east of Unsworth Avenue. The subject lands are located at the northwest quadrant of the Plains Road West and Howard Road intersection with a total area of approximately 0.26 hectares. The subject lands have approximately 60 metres of frontage on Plains Road West and 40 metres of frontage on Howard Road.

The subject lands currently contain a 2-storey mixed-use development with at-grade retail and residential units above and surface parking. Surrounding existing land uses include employment to the north, commercial and retail to the east, residential to the south, and commercial and retail to the west. It should be noted that a mixed-use development is proposed immediately west of the subject lands at 141-153 Plains Road West, which is currently under review by City staff.

Proposed Development

The proposed development consists of a mixed-use residential tower with 24 storeys, including a 5-storey podium. The development will contain 240 residential units and will have a density of 1,000 units per hectare. A total of 475 square metres of non-residential ground floor area is proposed oriented towards Plains Road West. A total of 160 vehicular parking spaces are proposed with 155 spaces in an underground parking structure and 5 spaces provided at-grade at the rear of the subject lands, resulting in a rate of 0.67 spaces per unit. Vehicular access is proposed from both Plains Road West and Howard Road. The access from Plains Road West is for drop-offs, access to visitor parking, and for loading purposes, and directs traffic to an exit-only access onto Howard Road. Another access is provided from Howard Road that leads directly to the underground parking, which will serve as the primary access. Indoor and outdoor amenity areas are provided throughout the development, including at-grade, on the 6th floor as well as the upper-most storey.

Policy Framework and Applications

The subject lands are designated 'Mixed-Use Corridor – General' (Schedule B – Land Use Plan) in the City of Burlington Official Plan (1997) and 'Urban Corridor' (Schedule C: Lands Use – Urban Area) in the City of Burlington Official Plan (2020), which is not in full force and effect.

The subject lands are also identified as a Protected Major Transit Station Area (PMSTA) by the Region of Halton Official Plan, specifically the Aldershot GO MTSA. The subject lands are proposed to maintain the current 'Mixed-Use Corridor – General' land use designation and introduce site-specific policies in order to permit the proposed development of the mixed-use development. Specifically, the amendment will include:

- Amend Policy 5.3.2(d)(i) to increase floor area ratio from 1.50 to 9.0,
- Amend Policy 5.3.2(d)(ii) to permit a building height of 24 storeys.

The proposed amendments are intended to align with the overarching provincial policy direction encouraging more housing and transit-oriented development, particularly in Major Transit Station Areas.

The subject lands are zoned 'Mixed-Use Corridor' (MXG) in the City of Burlington Zoning By-law 2020. Similar to the above, the subject lands are proposed maintain the existing zone to permit the proposed development. The amendment proposes site-specific provisions to permit the development as designed, including a reduced street yard setback, increased floor area ratio, an increased building height, and reduced amenity area.

Site Plan Approval will be required to implement the proposed development, which will be submitted as a future application.

A Pre-Submission Consultation Meeting was held on July 23, 2023 with a subsequent meeting on September 6, 2023. Comments were received on December 5, 2023, which identified the requirements of a complete application.

In support of the applications and in-line with the pre-submission consultation comments, we are pleased to enclose the following:

1. Completed and signed Official Plan and Zoning By-law Amendment Application Form;
2. A copy of a cheque in the amount of $188,543.75, payable to the City of Burlington, representing the City Application Fee for the Official Plan Amendment and Zoning By-law Amendment;
3. A copy of a cheque in the amount of $10,649.78, payable to Halton Region, representing the Regional Application Fee for the Official Plan Amendment and Zoning By-law Amendment;
4. Community Meeting Summary & Response Matrix, prepared by MHBC Planning;
5. Planning Justification Report, prepared by MHBC Planning, dated October 2024;
6. Draft Official Plan Amendment & Zoning By-law Amendment Instruments, prepared by MHBC Planning;
7. Topographic Survey, prepared by A.T. McLaren Limited, dated April 10, 2024;
8. Conceptual Site Plan Layout, prepared by Chamberlain Architect Services Limited, dated October 25, 2024;
9. Architectural Package, prepared by Chamberlain Architect Services Limited, dated October 25, 2024;
10. Shadow Analysis Plan, prepared by Chamberlain Architect Services Limited, dated October 25, 2024;
11. Urban Design Brief, prepared by MHBC Planning, dated November 29, 2024;
12. Burlington Urban Design Panel Summary & Response Matrix, prepared by MHBC Planning;
13. Phase One Environmental Site Assessment, prepared by Soil-Mat Engineers & Consultants Ltd., dated May 2, 2024;
14. Geotechnical Investigation, prepared by Soil-Mat Engineers & Consultants Ltd., dated November 25, 2024;
15. Preliminary Hydrogeological Assessment & Dewatering Study, prepared by Terra-Dynamics Consulting Inc., dated November 20, 2024;
16. Tree Inventory & Preservation Plan, prepared by Kuntz Forestry Consulting Inc., dated October 23, 2024;
17. Concept Landscape Plan, prepared by MHBC Planning, dated November 2024;
18. Functional Servicing & Stormwater Management Report, prepared by S. Llewellyn & Associates Limited, dated October 2024;

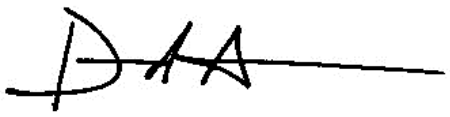
19. Preliminary Grading & Servicing Plan, prepared by S. Llewellyn & Associates Limited, dated October 18, 2024;
20. Noise Feasibility Study, Vibration & Land Use Compatibility Study, prepared by dBA Services Inc., dated October 2024;
21. Waste Management Design Report, prepared by PragmaTech Waste Solutions, dated October 23, 2024;
22. Transportation Impact Study, prepared Stantec Consulting Ltd., dated October 28, 2024;
23. Parking Supply Justification Report, prepared Stantec Consulting Ltd., dated October 28, 2024;
24. Environmental Site Screening Questionnaire; and,
25. Sustainable Building & Development Guidelines Checklist.

Please note that some of the requested studies including the Angular Plane Study, Housing Impact Statement, Transportation Demand Management Plan, Tenant Relocation & Assistance Plan, and Height Survey of Adjacent Buildings have been included in the Planning Justification Report or Urban Design Brief. Additionally, the Wind Study will be advanced through the future Site Plan Approval application.

Original cheques will be provided under separate cover with a copy of this letter.

We trust that the above noted items are sufficient for your review and circulation of the application and look forward to working with City staff on this proposal. We respectfully request confirmation of receipt of a complete application. Please contact the undersigned if you require any additional information.

Yours truly,
MHBC





David Aston, MSc, MCIP, RPP
Partner, Vice President

Stephanie Mirtitsch, BES, MCIP, RPP
Associate

cc. Daniel Borrelli, Losani Homes