WESTON CONSULTING

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

January 31, 2024
Weston File 8583-2

Attn: Kyle Plas, Manager of Development and Design

RE: Official Plan and Zoning By-law Amendment Fourth Submission
City File 505-07/21 & 520-08/21
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'). Weston Consulting is pleased to provide the enclosed fourth submission of the Official Plan and Zoning By-law Amendment Application to address comments received.

Description of Subject Property

In 2023, the neighbouring property to the west, 276 Plains Road, was added to the proposed development and is included in this submission. On September 8, 2023, a third submission was made reflective of the discussion held in May, 2023 which determined the required materials Staff need to evaluate the revised proposal.

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.

Proposed Development

The submitted proposed development contemplates a seven-storey residential building fronting onto Plains Road East, with the seventh floor dedicated to indoor and outdoor rooftop amenity space. 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 78 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	Weston Consulting	January 31, 2024
2	Comments Response Matrix		January 31, 2024
3	Response to Public Comments		January 31, 2024
4	Architectural Package: • Architectural Site Plan • Project Stats • Floor Plans	Reinders and Law	January 22, 2024
5	Sun Shadow Study		January 22, 2024
6	Sun Factor Calculations		January 23, 2024
7	Sightline Assessment Letter	Paradigm	January 23, 2024

Should you have any questions, please contact the undersigned at extension 266, or Duncan Russell at extension 232.

Yours truly,
Weston Consulting
Per:



Martin Quarcoopome, BES, MCIP, RPP
Vice President

Cc 284 Plains Road Development Inc.
Brooklyn Construction