MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MIURA DEVELOPMENT GROUP INC.

KOZLOWSKI ARCHITECT

cosburn nauboris LTD landscape architects

Stantec

TRAFALGAR ENGINEERING

WELCOME!

PUBLIC INFORMATION MEETING FOR A PROPOSED DEVELOPMENT

(84-104 PLAINS ROAD EAST AND 990 GLENWOOD AVENUE)

OCTOBER 30, 2024

AGENDA

- Introduction
- Purpose of Meeting
- Opening Remarks
- City of Burlington Planning Presentation
- Presentation of the Proposal by Project Team
- Question and Answer Period

INTRODUCTION

- In attendance today are:

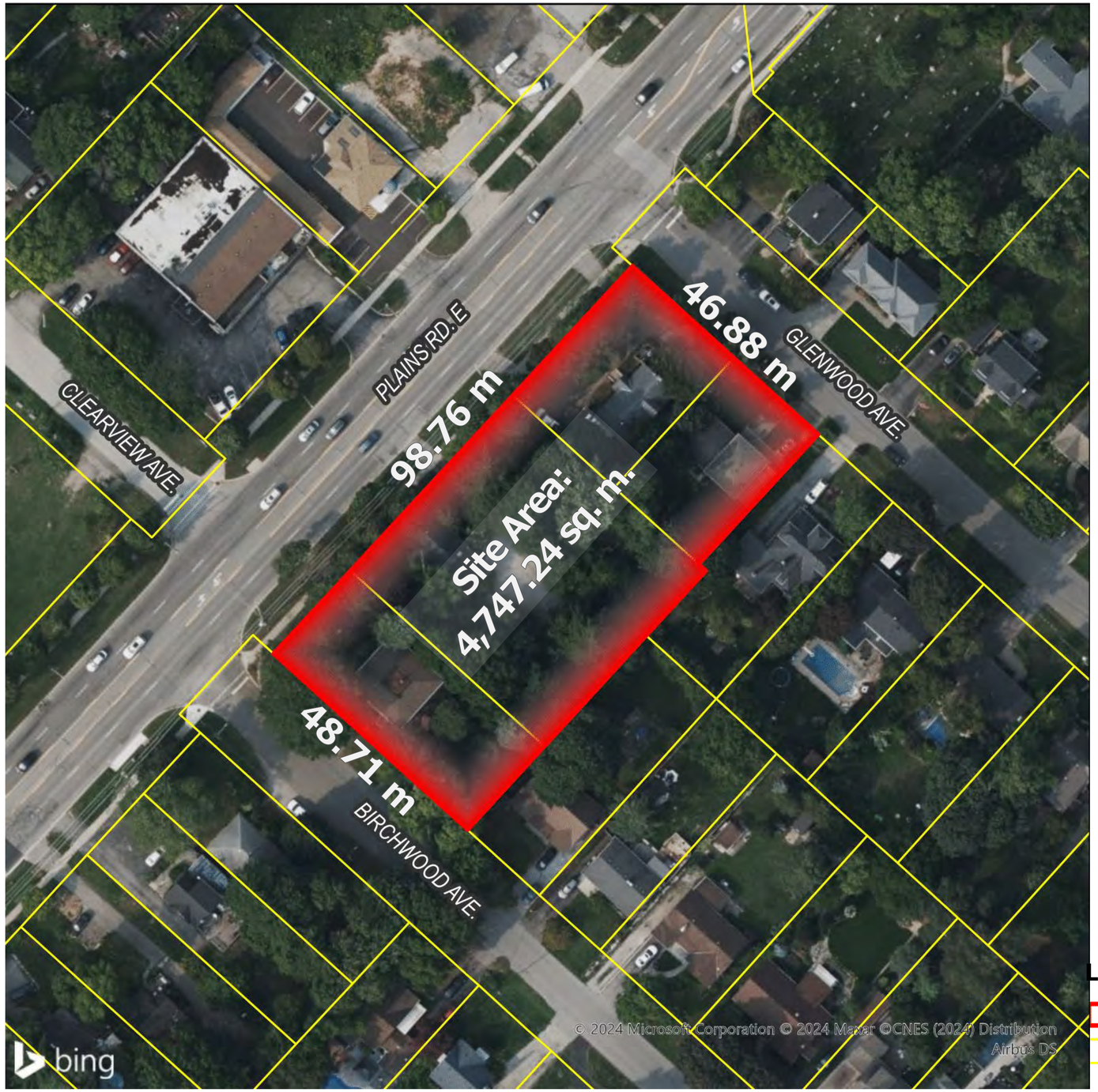
1. **City Planning Staff** Mariana Da Silva, Community Planning
   Kyle Plas, Community Planning

2. **Project Team**
   - David Vrhovnik, Miura Group
   - Gerry Tchisler, MHBC
   - Radek Kozlowski, Kozlowski Architect
   - Stephanie Campbell, Cosburn Nauboris
   - Adam Mildenberger, Stantec
   - Tristan Davies, Stantec
   - Nicole Sylvester, Trafalgar Engineering

OVERVIEW

- Subject Lands and Surrounding Context
- Planning Policy Framework
- Development Proposal
- Development Application Process
- Question and Answer Period

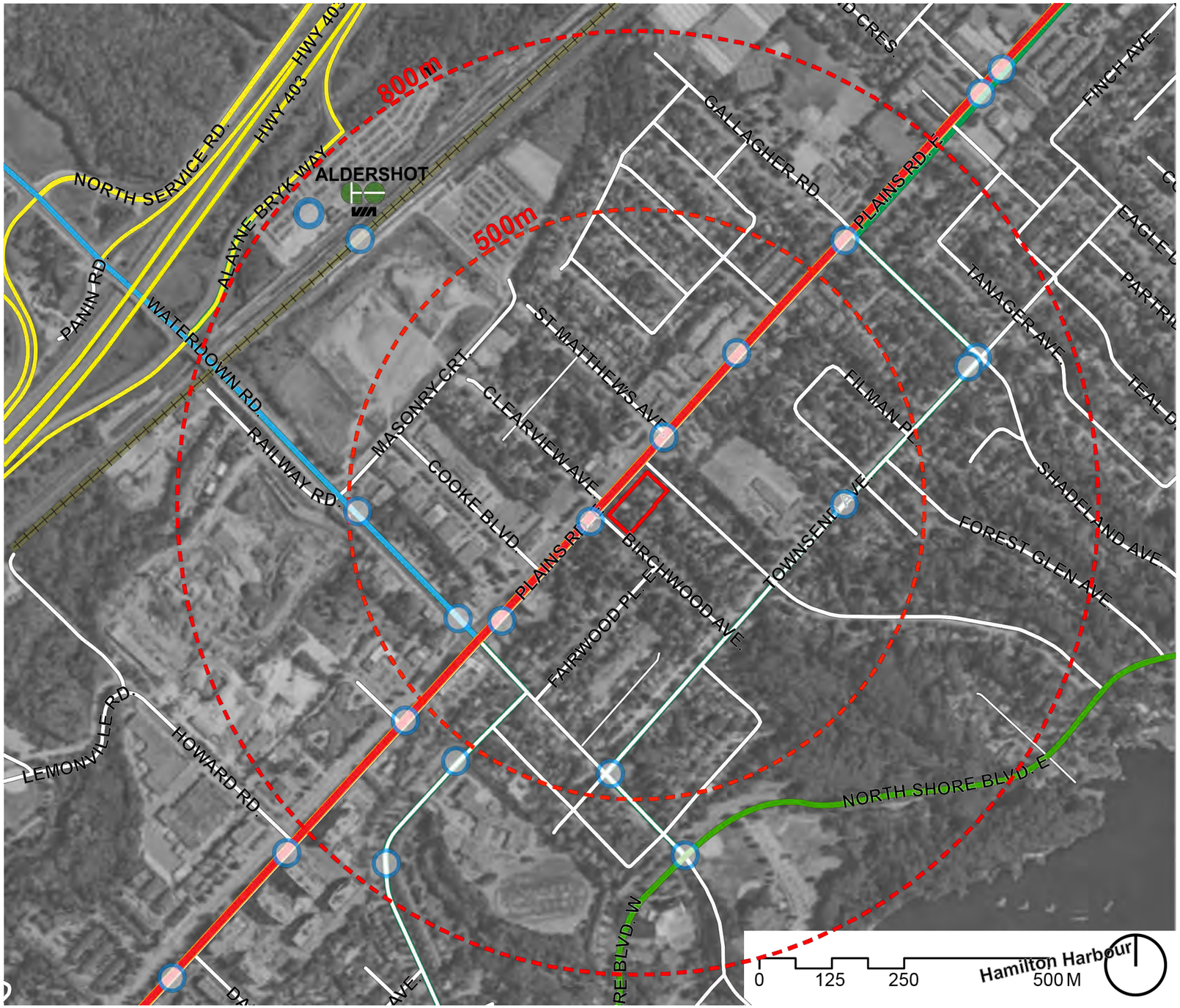
SITE AND SURROUNDING CONTEXT



Legend

- Subject Lands
- Property Lines

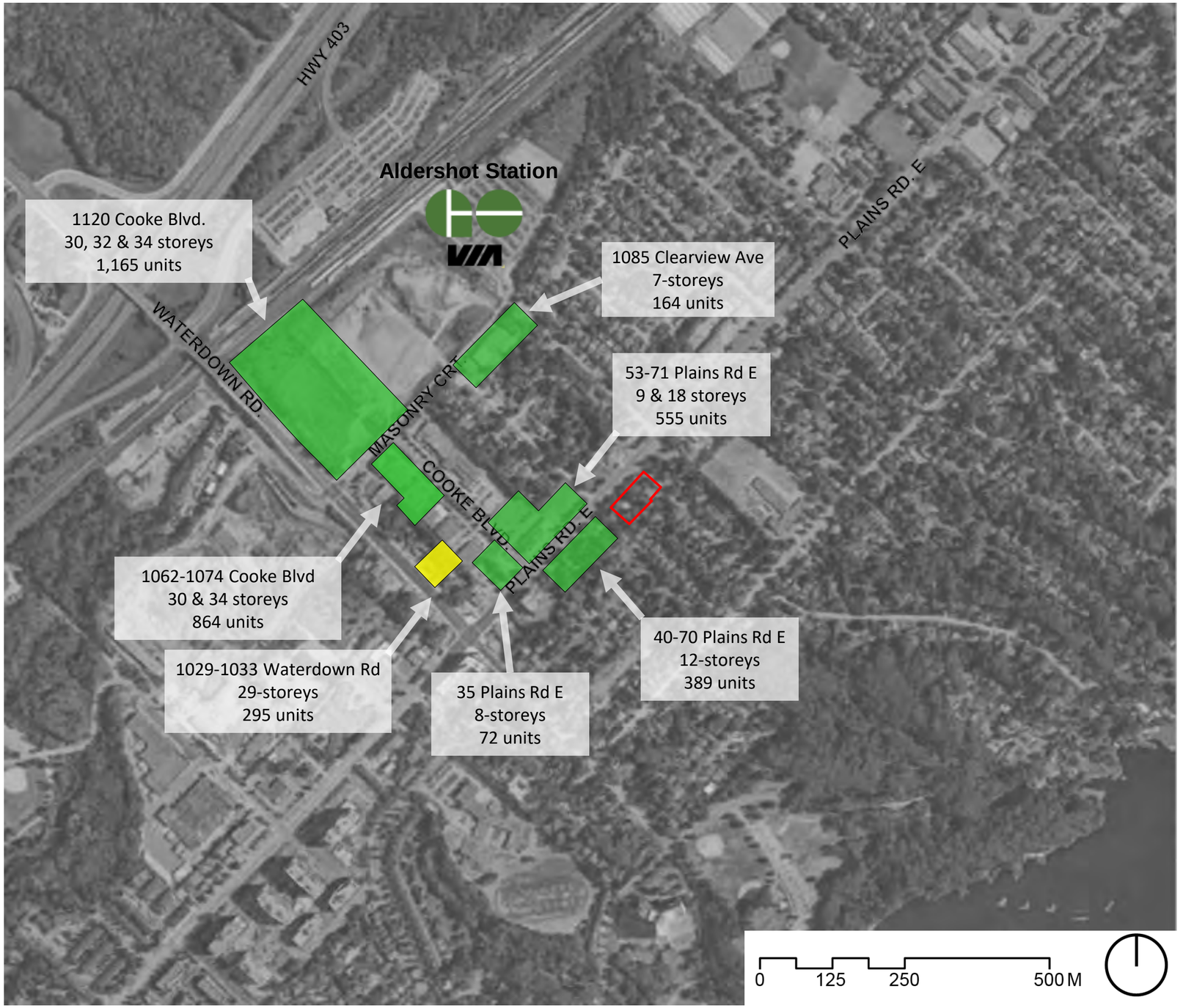
EXISTING CONTEXT



Legend

- Subject Lands
- Highway 403
- Regional Rail Line
- Arterial
- Major Collector
- Minor Collector
- Burlington Transit Bus Stop
- Aldershot GO Station
- Aldershot VIA Station

SURROUNDING DEVELOPMENTS

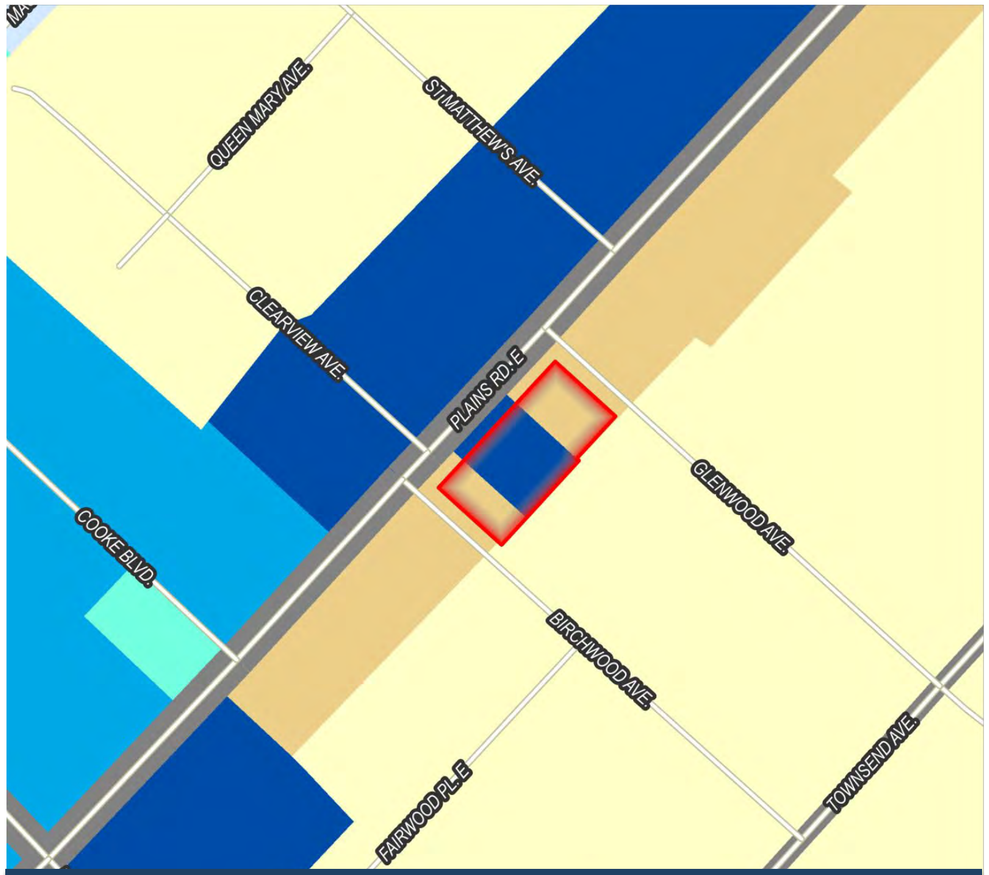


Legend

- Subject Lands
- Approved Developments
- Developments Under OLT Appeal
- Developments Under Review

POLICY & REGULATORY CONTEXT

City of Burlington Official Plan (1997)

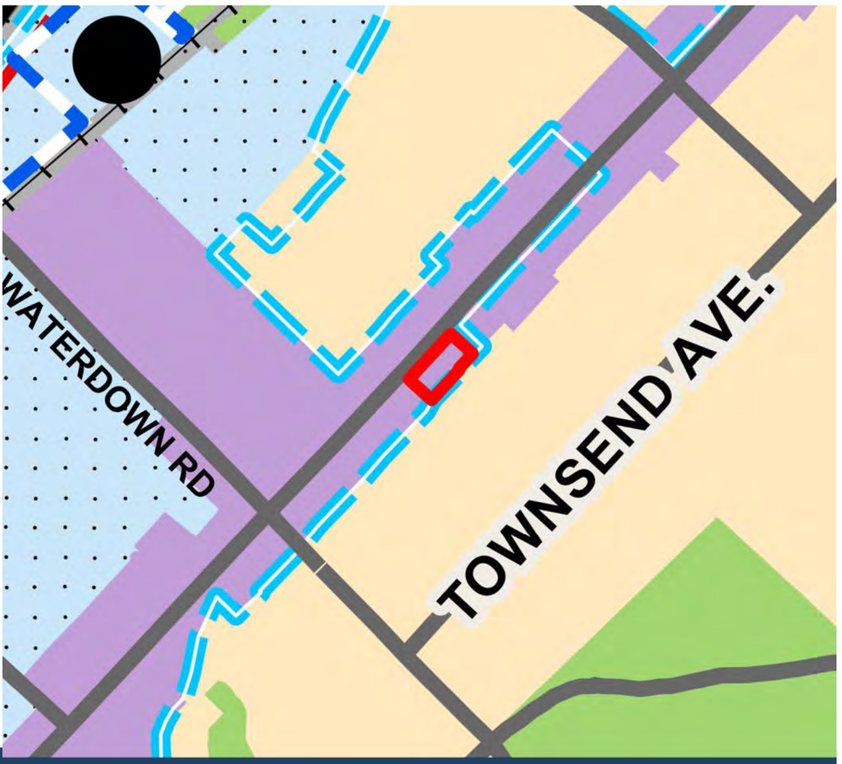


Schedule B - Comprehensive Land Use Plan - Urban Planning Area

- 84 & 104 Plains Road East and 990 Glenwood Avenue are designated **Residential-Medium Density**
  - Permitted Uses:
    - Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back-to-back townhouses, attached housing and walk-up apartments, with densities ranging between 26 and 50 units per net hectare
- 92 Plains Road East is designated **Mixed Use Corridor – General**
  - Permitted Uses:
    - Site-specific permissions for a mixed-use building consisting of residential and at-grade office uses, with a maximum density of 234 units per hectare and a maximum building height of 7 storeys being permitted.

POLICY & REGULATORY CONTEXT

City of Burlington Official Plan (2020)



Schedule B: Urban Structure

Designated within the **Aldershot GO Major Transit Station Area (MTSA)** and **Mixed Use Nodes and Intensification Corridors**



Schedule B-1 – Growth Framework

Designated **Primary Growth Areas**



Schedule C – Land Use – Urban Area

Designated **Urban Corridor**, which permit mixed-use development in a compact built form, at a maximum building density of 2.0 FSI and building heights between 2-6 storeys, with additional terracing on the above-ground floors to ensure compatibility.

POLICY & REGULATORY CONTEXT

City of Burlington Official Plan Amendment 2



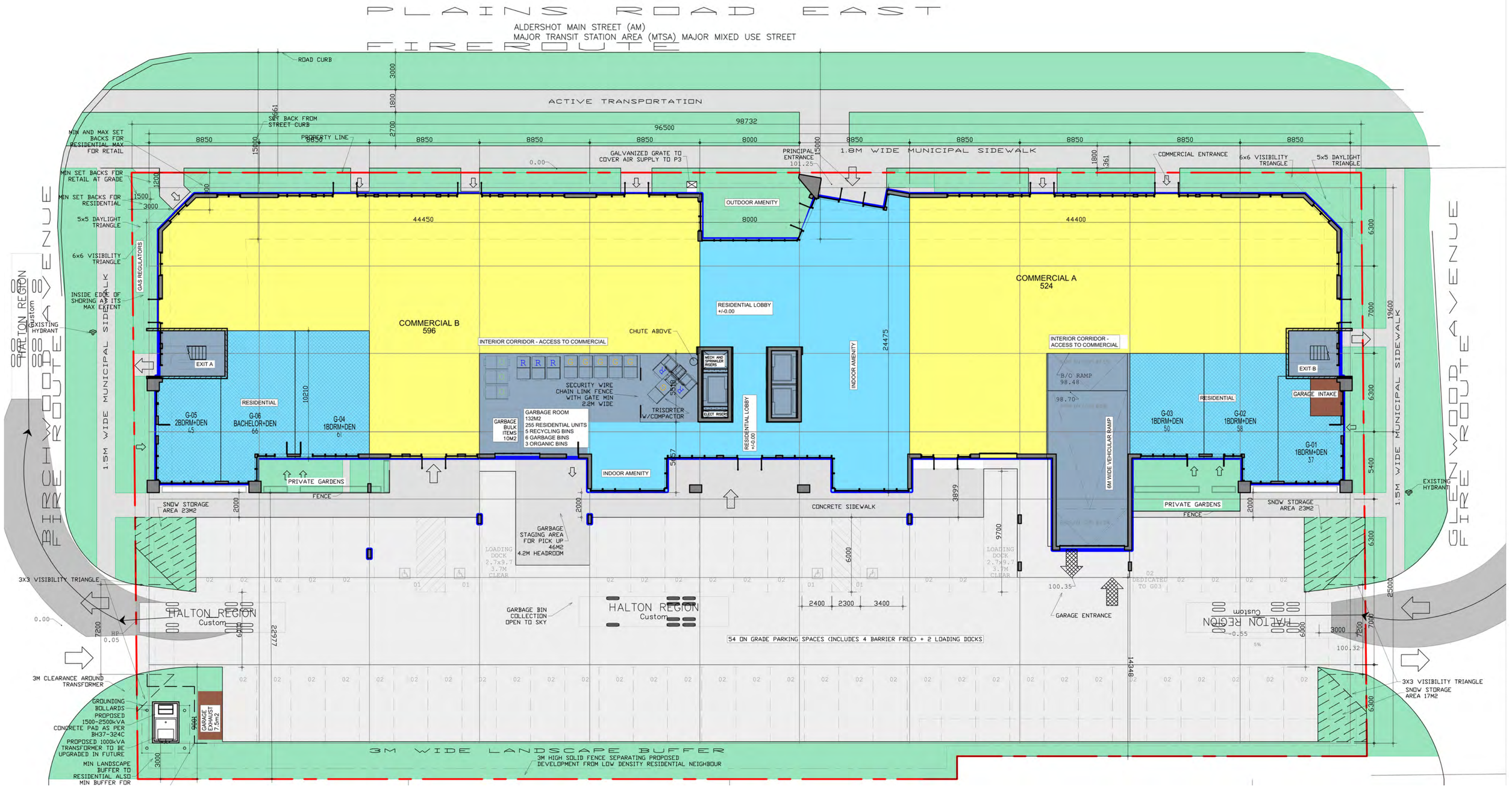
Schedule G: Land Use – Aldershot GO Major Transit Station Area

- **Aldershot GO MTSA** is planned to achieve a minimum density of 150 residents and jobs per hectare
- Designated **Aldershot Main Street**
  - Permitted Uses:
    - Envisioned as a mid-rise precinct, which provides a continuous retail frontage along Plains Road

Legend

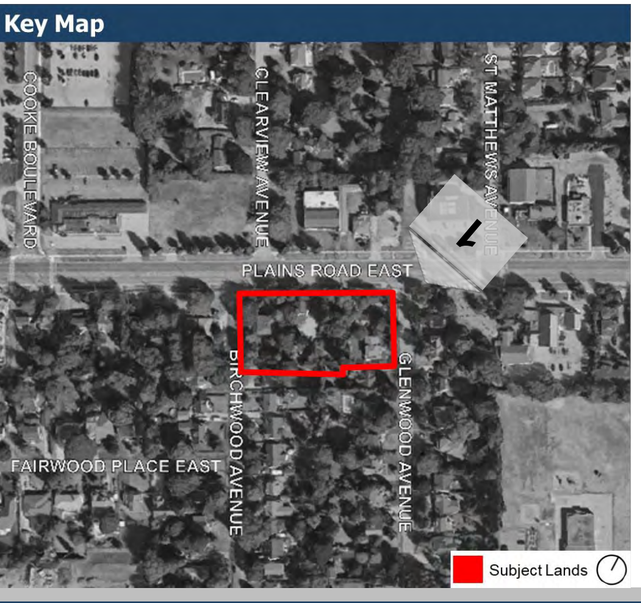
- Subject Lands
- Aldershot GO MTSA
- Rail Line
- Major Transit Station
- Transit Station Area
- Aldershot GO Central
- Aldershot Main Street
- Cooke Commons
- Emery Commons
- Mid-Rise Residential
- Natural Heritage System
- Existing Natural Open Space
- Proposed Street (see Schedule G-1 for details)
- Potential Linear Park & Greenway
- New Park
- Transit Station Plaza

PROPOSED GROUND FLOOR PLAN



RENDERINGS – View from Plains and Glenwood





RENDERINGS – View from Plains





RENDERINGS – View from Plains and Brichwood





RENDERINGS – View from Birchwood





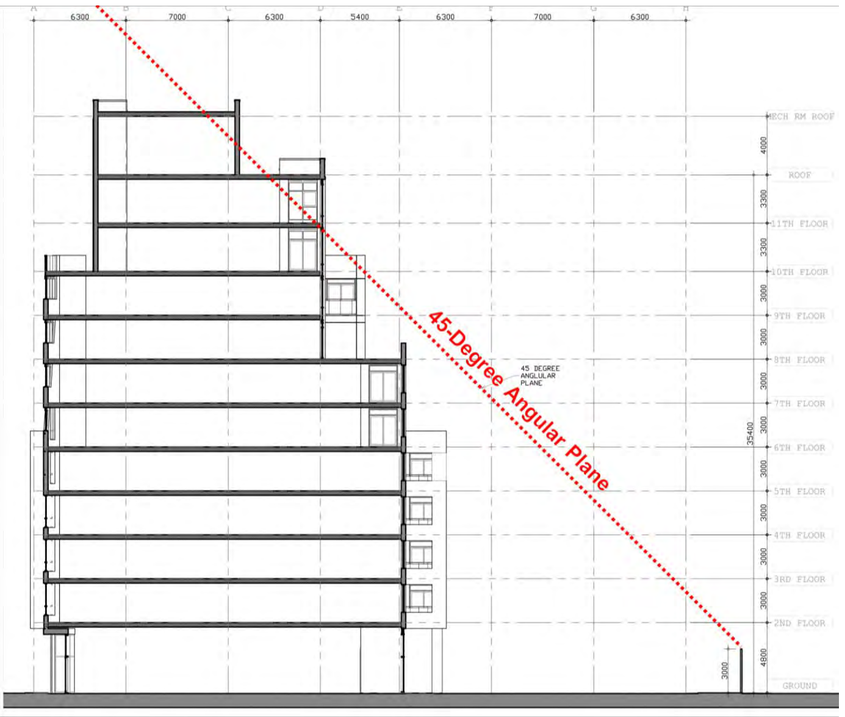
RENDERINGS – View from Glenwood



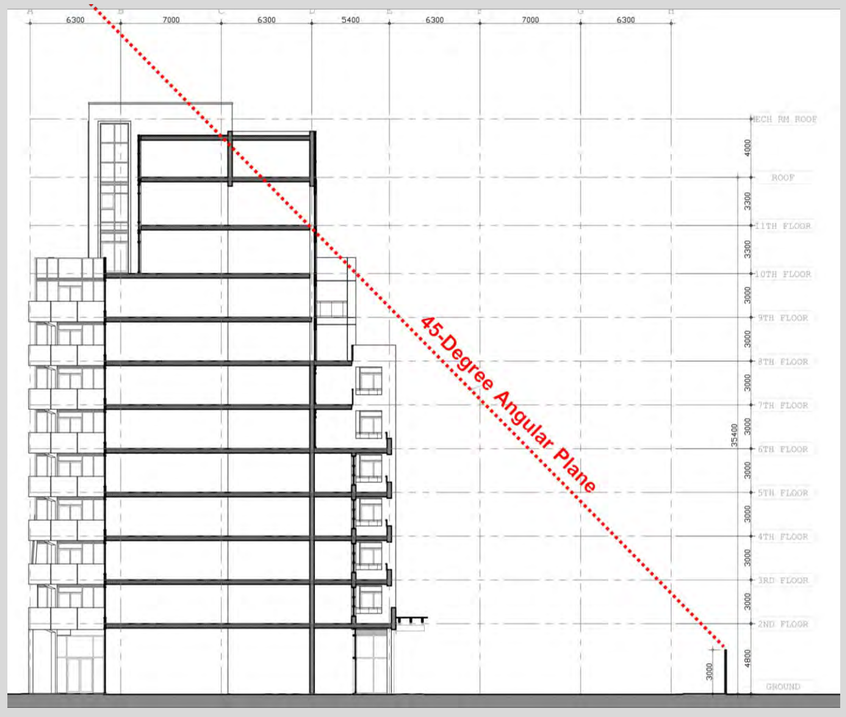


SECTIONS

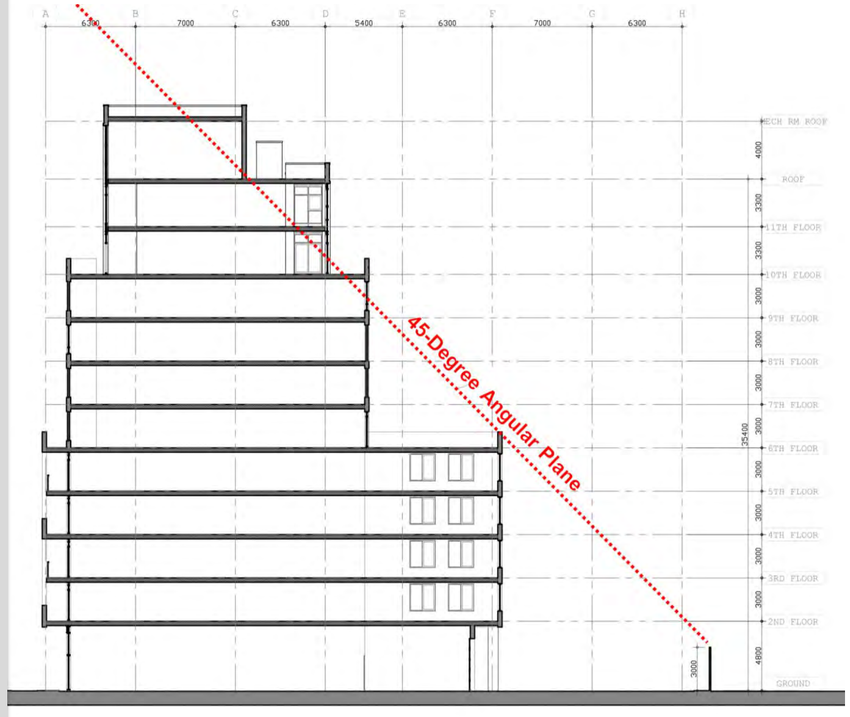
At Ground Commercial Unit



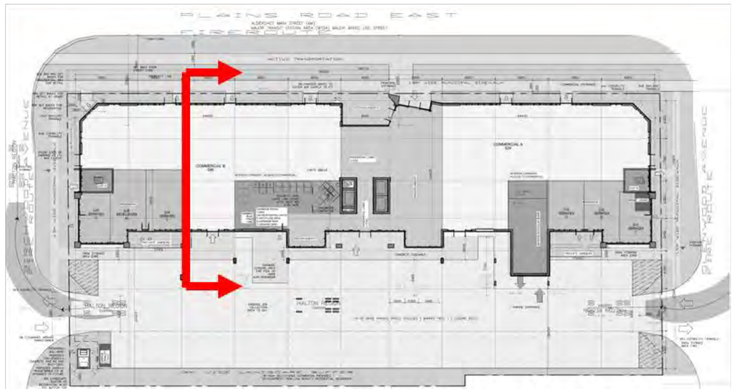
At Entrance Lobby



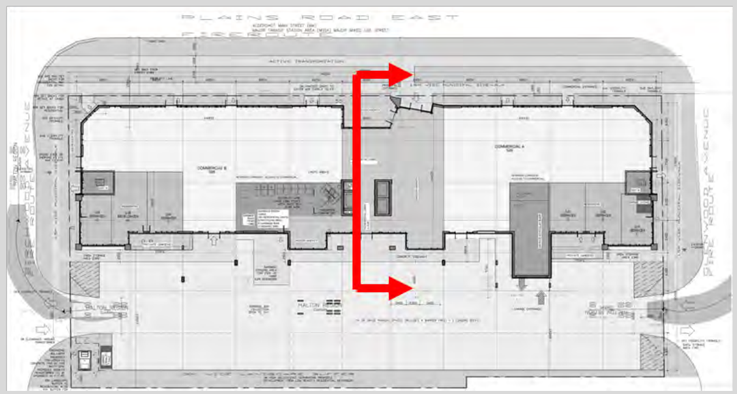
At Underground Garage Entrance



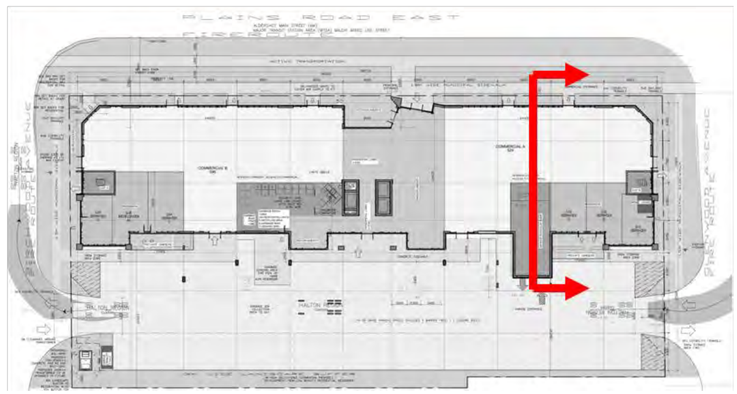
Section Key



Section Key



Section Key



PROJECT STATISTICS AT A GLANCE

Site Area

4,747.24 sq. m.

Density

FSI
6.73

Res. GFA
18,444 sq.m.

Retail GFA
1,120 sq.m.

Floors

BUILDING
11 storeys

Height

BUILDING
35.4 m

Units

TOTAL
249

STUDIO
4 – 1%

1-BED
156 – 63%

2-BED
47 – 19%

3-BED
42 – 17%

Parking

TOTAL VEHICULAR
317

TOTAL BICYCLE
276

PROPOSED OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Proposed Official Plan Amendment (OPA)

- Redesignates the properties at 84 and 104 Plains Road East and 990 Glenwood Avenue to **Mixed Use Corridor – General**
- Implements site-specific permissions required to facilitate the Proposed Development on the Subject Lands, including building height, density, and proposed at-grade commercial uses, among other matters.

Proposed Zoning By-law Amendment (ZBA)

- Rezones the properties at 84 and 104 Plains Road East and 990 Glenwood Avenue to **Mixed Use General (MXG)**
- Implements site-specific regulations required to facilitate the Proposed Development on the Subject Lands, including building type, height, density, setbacks, landscaping, among other matters.

APPLICATIONS AND SUPPORTING STUDIES

Required Planning Applications

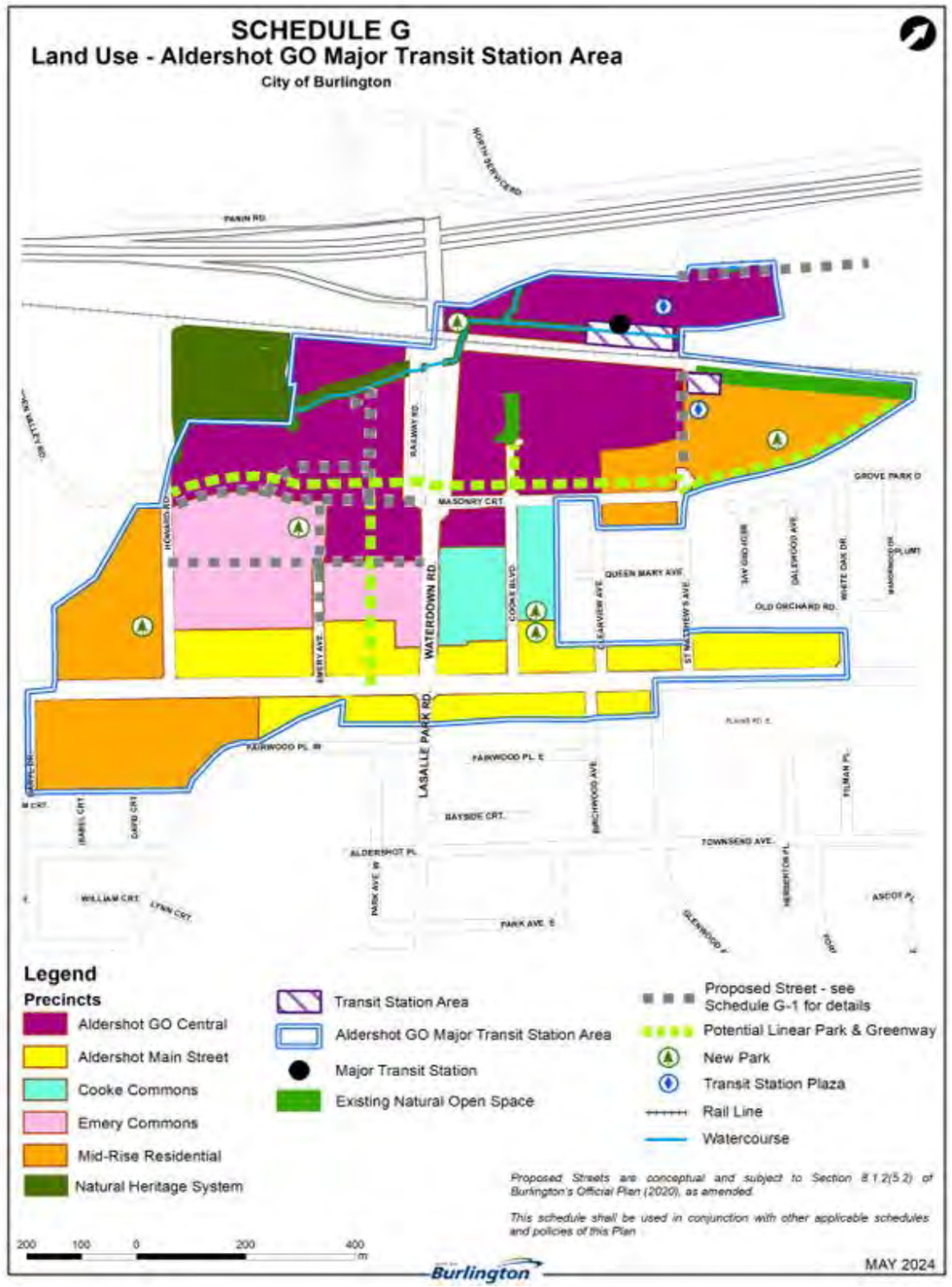
- Official Plan Amendment – Redesignation from Residential Medium-Density to Mixed Use Corridor - General
- Zoning By-law Amendment – Rezone from Medium Density Residential to Mixed Use - General
- Site Plan Application (To be submitted at a later date)

Required Supporting Studies

- Survey/Legal Plan
- Height Survey of Adjacent Buildings
- Architectural Plans
- Shadow Study
- Angular Plane Study
- Waste Management Repot
- 3D Massing Model
- Planning Justification Report
- Draft Official Plan and Zoning By-law Amendment
- Urban Design Brief
- Site Servicing Plan
- Landscape Plan
- Arborist Report
- Housing Impact Statement
- Land Use Compatibility Study
- Noise and Vibration Feasibility Study
- Wind Impact Study
- Functional Servicing and Stormwater Management Report
- Transportation Impact Study
- Phase One Environmental Assessment

TRANSPORTATION CONTEXT

Aldershot GO Major Transit Station Area (MTSA)



- Special planning area ~800m radius from Aldershot GO Station
- Priority area for transit supportive, mixed-use intensification
- Aldershot GO Station (GO Train & GO Bus) ~20 min walk
- Currently Burlington Transit Route 1 Plains-Fairview
- Future Bus Rapid Transit (BRT) on Plains Road
- Future protected bikeway on Plains Road and Waterdown Road
- Removal of minimum parking requirements; implement maximum parking requirements
- Proposed developments to have Transportation Demand Management

REQUIRED TRANSPORTATION STUDIES









Transportation Impact Study

- Present the transportation plan for the site
- Estimate the volume of trips generated during peak commuting periods (cars, City transit, GO transit, walking/cycling, telecommuting)
- Analyze the impacts of car generated traffic on surrounding intersections – also consider traffic generated by other planned developments too
- Proposed measures to resolve any anticipated traffic operational problems caused by this development at surrounding intersections
- Confirm the site plan layout is safe and accessible

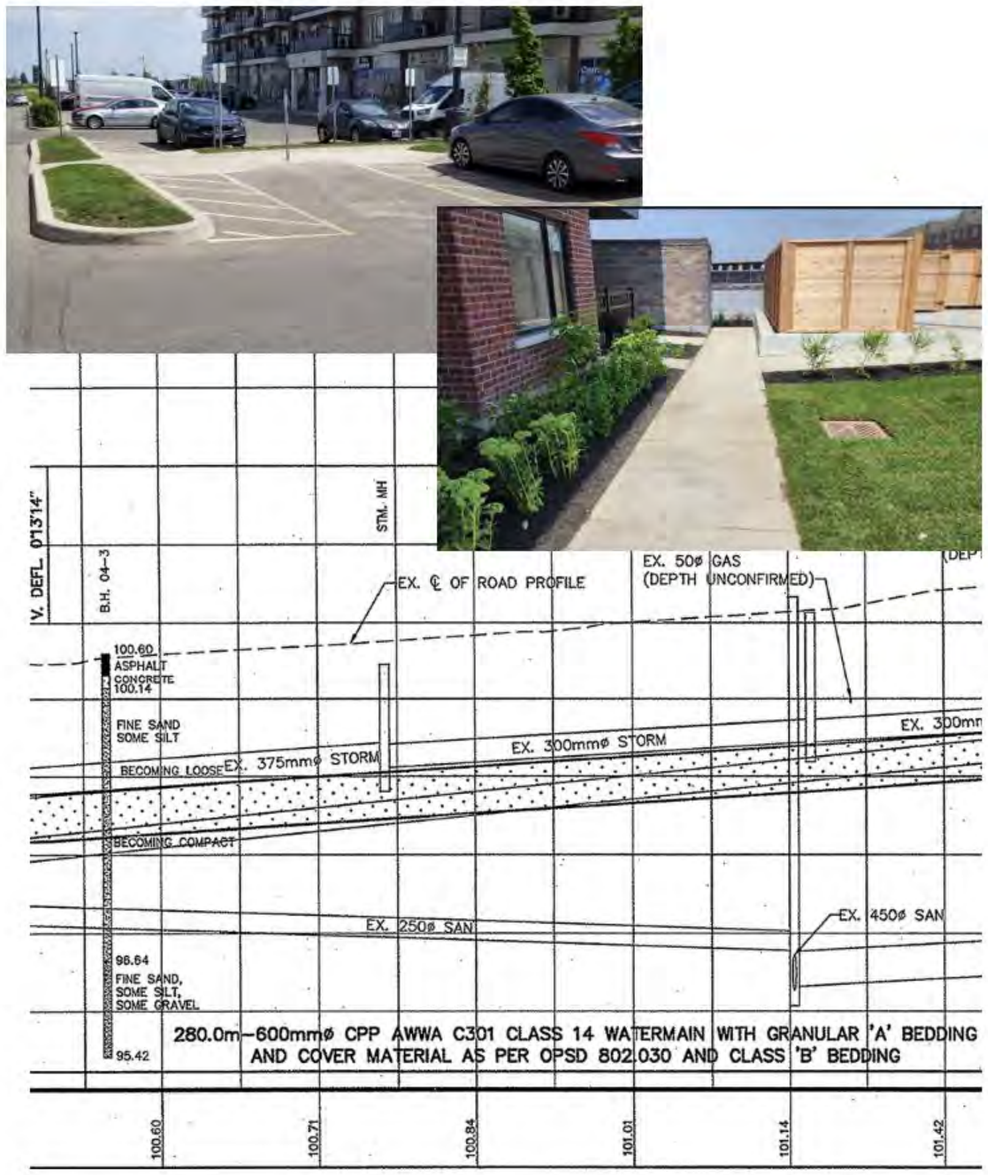
Transportation Demand Management (TDM) Study

- Propose on-site measures to encourage reduced auto-usage (bike racks and lockers, unbundled parking, no oversupply of parking, transit information for residents)

Parking Justification Study

- Although there is no minimum parking requirement, provide justification for the proposed parking supply

GRADING, DRAINAGE, AND SERVICING



Functional Servicing Study

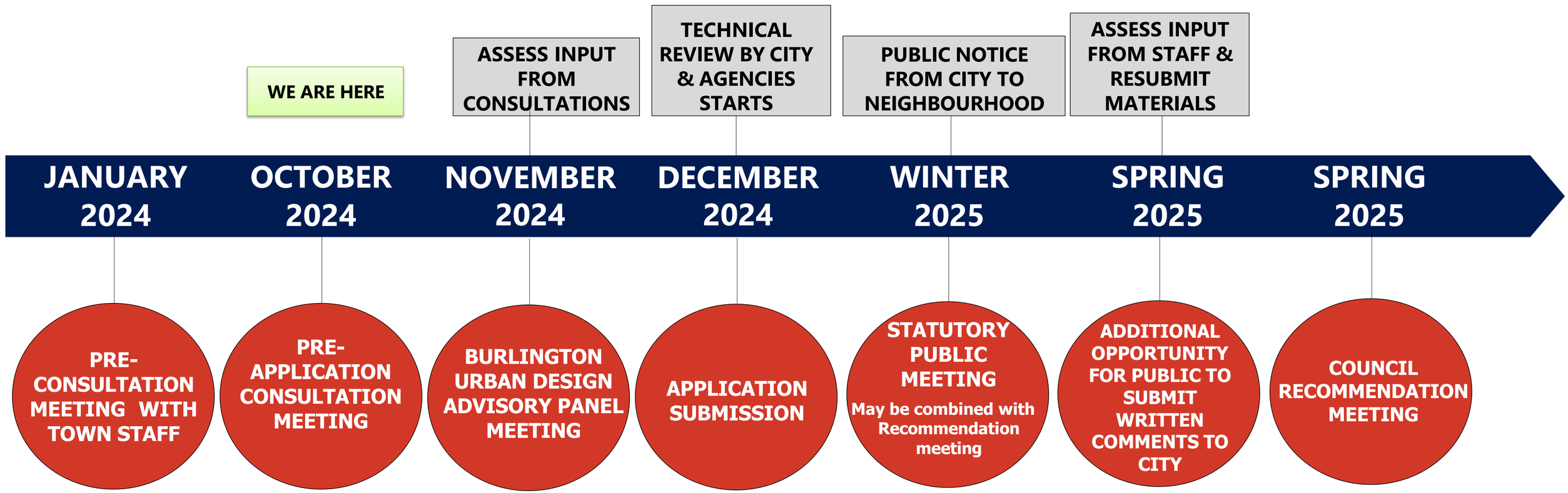
- Assess the capacity of the surrounding existing infrastructure (water, sanitary, and stormwater) to support the proposed development
- Prepare servicing strategy design to demonstrate how the site will be serviced
- Servicing is designed to meet City of Burlington, Halton Region, and Building Code guidelines

Stormwater Management Report

- Assess existing drainage patterns
- Prepare proposed grading and drainage design as well as stormwater management
- Grading and drainage is designed to meet City of Burlington engineering stormwater management requirements
- Runoff from the site will flow towards drains and directed to a stormwater tank within the underground parking structure and slowly released to the municipal storm sewer
- Future analysis will include Construction Management Plans, and Erosion and Sediment Control Plans

THE DEVELOPMENT APPLICATION PROCESS

OPA & ZBA APPROVAL (BEST ESTIMATE)



QUESTIONS & COMMENTS



For more information or to provide feedback, please contact:

MHBC Planning
E-mail: 100plains@mhbcplan.com