

URBAN DESIGN BRIEF

ZONING BY-LAW AMENDMENT APPLICATION

236 PLAINS ROAD EAST
CITY OF BURLINGTON

APRIL 2024
WESTON FILE #10593

WESTON CONSULTING

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1.0 INTRODUCTION

1.1 Purpose

1.1 PURPOSE

This Urban Design Brief ('UDB' or 'Brief') has been prepared to support a Zoning By-Law Amendment ('ZBA') application to the City of Burlington. The application seeks approval to develop the property municipally known as 236 Plains Road East in the City of Burlington ('subject property' or 'site').

The proposal involves developing a 4-storey condominium townhouse block consisting of 6 units with integrated garages and driveway access from the site's northwest corner via Plains Road East. The townhouse block comprises two and three-bedroom unit layouts with private entrances, porches, and a backyard amenity space.

The enclosed UDB is revised to reflect the changes in the site plan as per the City staff comments received on February 6, 2024.

The purpose of the UDB is to describe the compatibility of the proposed development with the surrounding context and express the site's compliance with urban design policies and guidelines. The UDB is required as part of the ZBA submission package for the subject property and should be read alongside the other drawings and reports for a complete understanding of the proposed design.

The UDB provides a written analysis and summary of the revised architectural set prepared by Sagittarius design and drafting on April 3rd, 2024. The architectural package includes an overall Site Plan with key site statistics and the following architectural drawings:

- Floor Plans
- Elevations
- Section

Additional materials have been prepared to meet the ZBA submission requirements and provide supplementary design details with respect to the development of the subject property. These materials include the following:

- Landscape Plan;
- Arborist Report;
- Grading Plan;
- Stormwater Management Plan;
- Signage Design and Lighting Plan; and,
- Pavement Marking and Signage Plan.

These materials are summarized in the enclosed UDB to provide a fulsome understanding of the proposed design.

The enclosed Brief reviews the proposed development's support for the key urban design policies and guidelines within the *City of Burlington Official Plan*, 1997, appealed *City of Burlington Official Plan*, 2020 and the *Plains Road Corridor Urban Design Guidelines*. Sustainability guidelines have been reviewed to ensure a well-rounded approach to the building design.

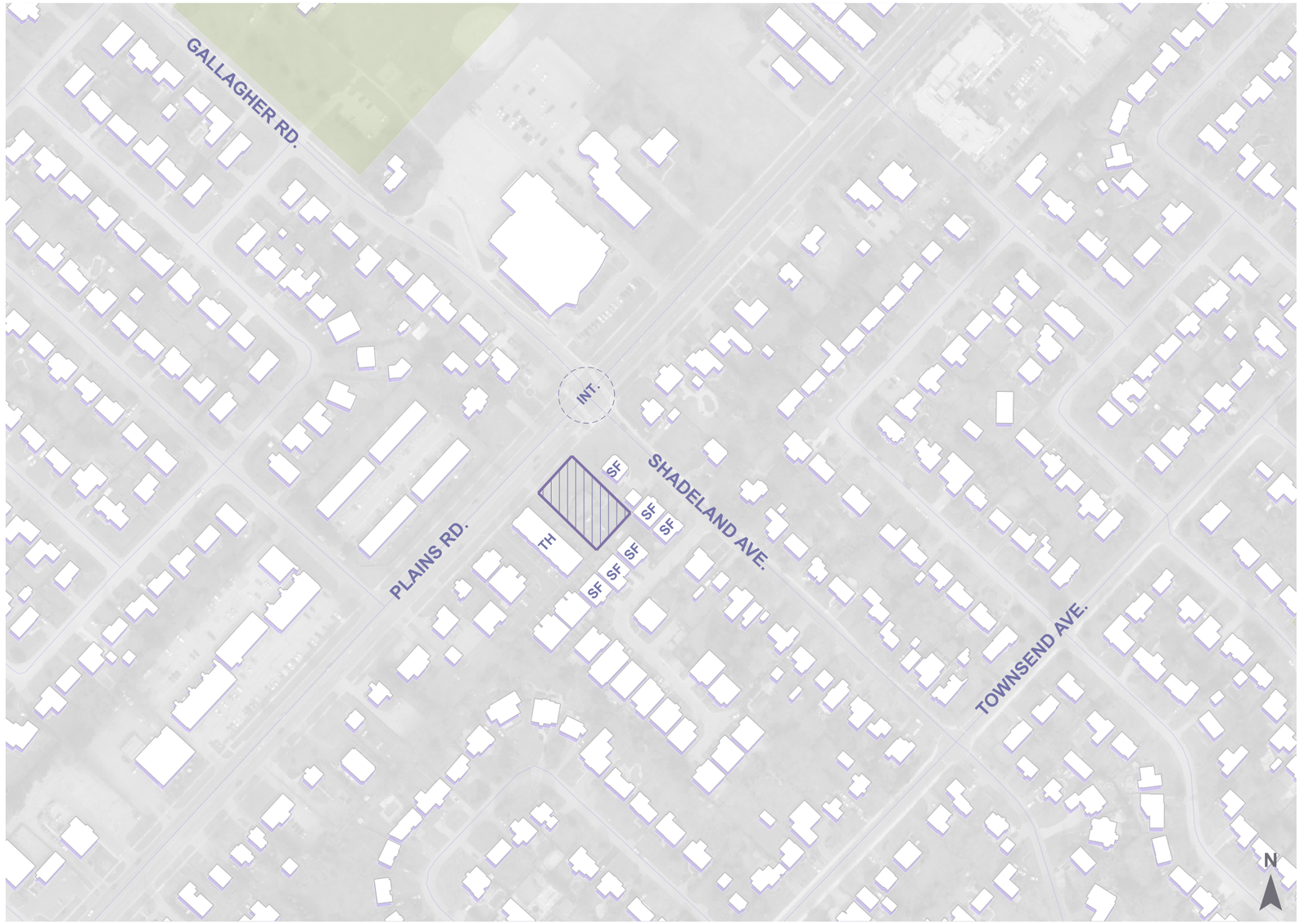
2.0 EXISTING CONTEXT ANALYSIS

2.1 Subject Property
2.2 Surrounding Context
2.3 Development Context
2.4 Urban Design Context

2.1 SUBJECT PROPERTY

The subject property is located within the City of Burlington and is bordered by Plains Road East to the northwest, single-family homes to the east and south, and townhouse development to the west. In the broader context, the subject property lies in the Aldershot neighbourhood, with the nearest intersection less than 50-metres northwest at Plains Road East and Shadeland Avenue.

The rectangular shape of the property boundary measures 1,513 square metres (0.1513 hectares), with a frontage of approximately 30.48-metres along Plains Road East. A single-detached dwelling currently occupies the site with ample landscaped areas. The site gradually slopes 1.07-1.5- metres from front to back, with a gentle slope sideways from southwest to northeast property line



Legend

—	Subject Property	TH	Townhouses
SF	Single Family Homes	INT.	Major Intersection

Figure 1: Location Map of the Subject Property (prepared by Weston Consulting)

2.2 SURROUNDING CONTEXT

The subject property is located within the Aldershot neighbourhood and surrounded by a mix of low-rise residential dwellings to the east, south, and west, institutional uses to the north, and commercial uses further west.

The surrounding vicinity features the following uses:

- **North**: Immediate north of the subject property is the intersection of Plains Road East and Shadeland Avenue. Further north is the Holy Rosary Catholic Elementary School, with an adjacent Holy Rosary Church. Continuing 300-metres north of the subject property is the Aldershot Park and Tennis Club.

- **East**: Immediate east are detached residential dwellings. Further east, more than 500-metres from the subject property is the Burlington Golf and Country Club.

- **South**: Abutting the site to the south is a single-detached residential neighbourhood. Further southwest, approximately 500-metres to the subject property, is Glenview Public School fronting Townsend Avenue, and 700-metres south is a natural open space bordering North Shore Boulevard East.

- **West**: Bordering the subject property to the west is Plains Road East. Further west is a residential neighbourhood and Aldershot GO Transit Station, approximately 782-metres from the subject property. To the northwest are commercial areas with retail stores, restaurants, and a gas station.

The broader context features residential uses, commercial areas, and key amenities within the Aldershot neighbourhood. The following are key characteristics of the surrounding area that make an 800-metre radius of the subject property:

Built Form Typologies

- The vast majority of buildings within an 800-metre radius of the subject property comprise low-rise residential-detached and townhouse dwellings, commercial plazas(two to three stories high), and institutional buildings that house public schools, churches, and other community facilities. The neighbourhood is punctuated with ample private and public landscape spaces to add greenery to the built environment and provide opportunities for outdoor activities.

Transportation

- Burlington Transit System operates a local bus route [1- Plains/Fairview] along Plains Road East, offering east-west connections from the Brant/ Guelph-Downtown Route to the Central Route. Along the east, the bus route provides a connection to the Burlington GO station located approximately 4.18-kilometres northeast of the subject property which further connects to the Appleby GO station. The Burlington GO station provides interregional connections to destinations such as Toronto, Mississauga, Hamilton, and Niagara Falls. To the west, the 1-Plains/ Fairview connects to Aldershot GO Transit station located 676.20-metres from the subject property via the 4-Central Route. The bus stop is located near the Plains Road East and Shadeland Avenue intersection, which is less than a minute's walk from the subject property.

- The subject property benefits from proximity to Highway 403 to the north and Queen Elizabeth Way (QEW) to the west, providing access to Toronto to the east and Hamilton to the west.

Community Services

The surrounding area is well served by numerous community facilities and open spaces within an 800-metre walking radius, equating to an approximate 5-10 minute walk listed below:

Community Facility, Parks, and Recreation:
1. Aldershot Park and Arena
2. Teal Greenway Park
3. Turtle Pond, Lasalle Park
4. Grove Park

Educational Facilities:
1. Holy Rosary Catholic Elementary School
2. East Plains Co-operative Preschool
3. Glenview Public School

Religious Institutions:
1. Holy Rosary Church
2. Burlington Church of God
3. St Matthew's Anglican Church
4. East Plains United Church

Figure 2, Context map illustrates the land uses, amenities, and facilities within the distance of 800-metres for an in-depth context analysis.

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Legend

- Subject Property
- 800m Radius
- Multi-Purpose Arterial Road
- Low-Rise Residential
- Commercial/Retail
- School
- Park
- Institutional
- Bus Route 1 & 4
- Aldershot GO Station

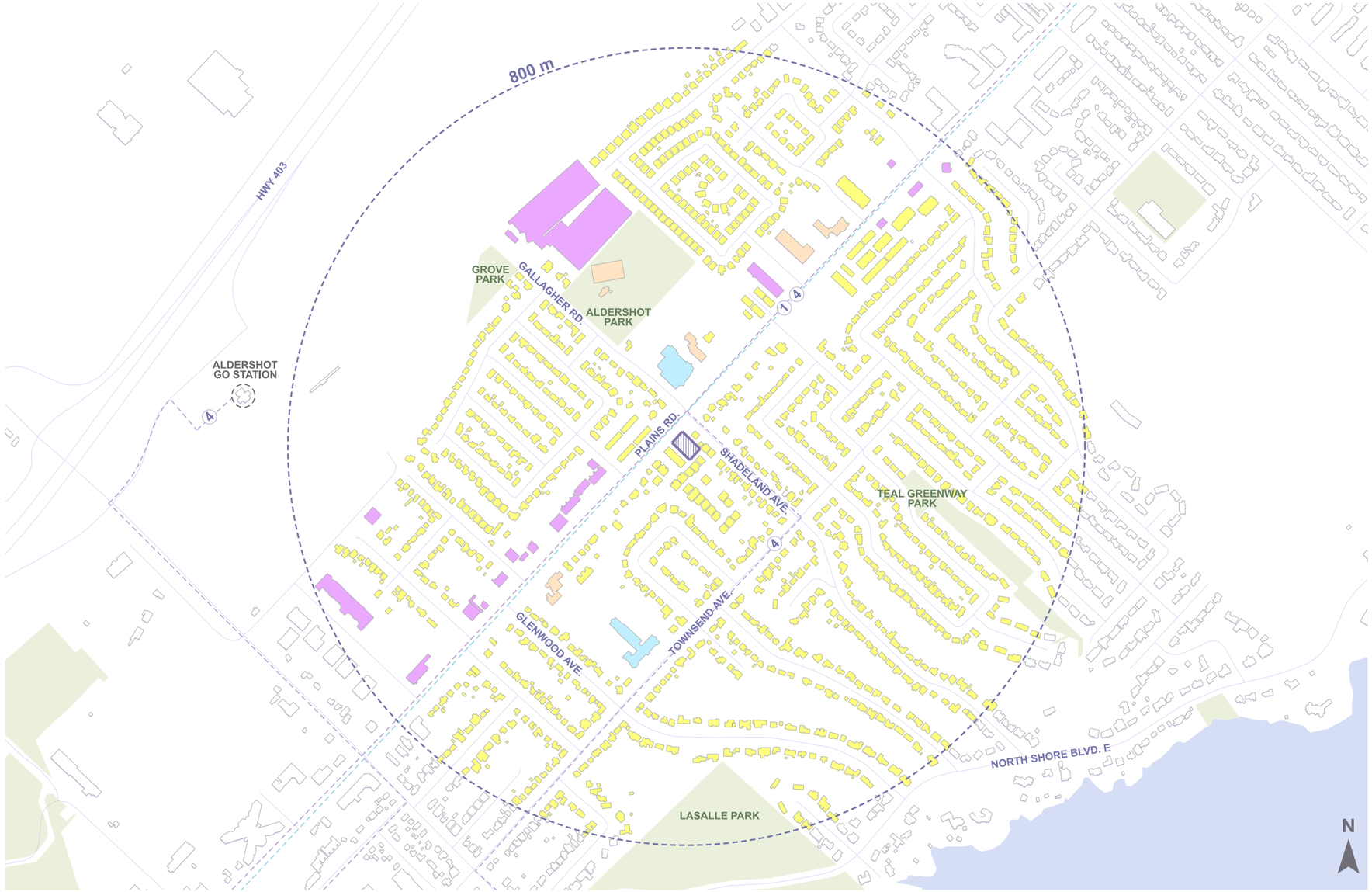


Figure 2: Context Map illustrating surrounding land uses and key amenities (prepared by Weston Consulting)

The subject property's location, surrounding land uses, and built-form characteristics support the proposed development in the following ways:

- The proposed residential development is well-serviced due to its proximity to retail, commercial areas, and residential areas.
- The site offers key amenities like schools, parks, and transit within a walkable distance of 500 metres.
- The site is situated at a major intersection, Plains Road East and Shadeland Avenue, and is well-connected to major bus routes and Aldershot GO Station.

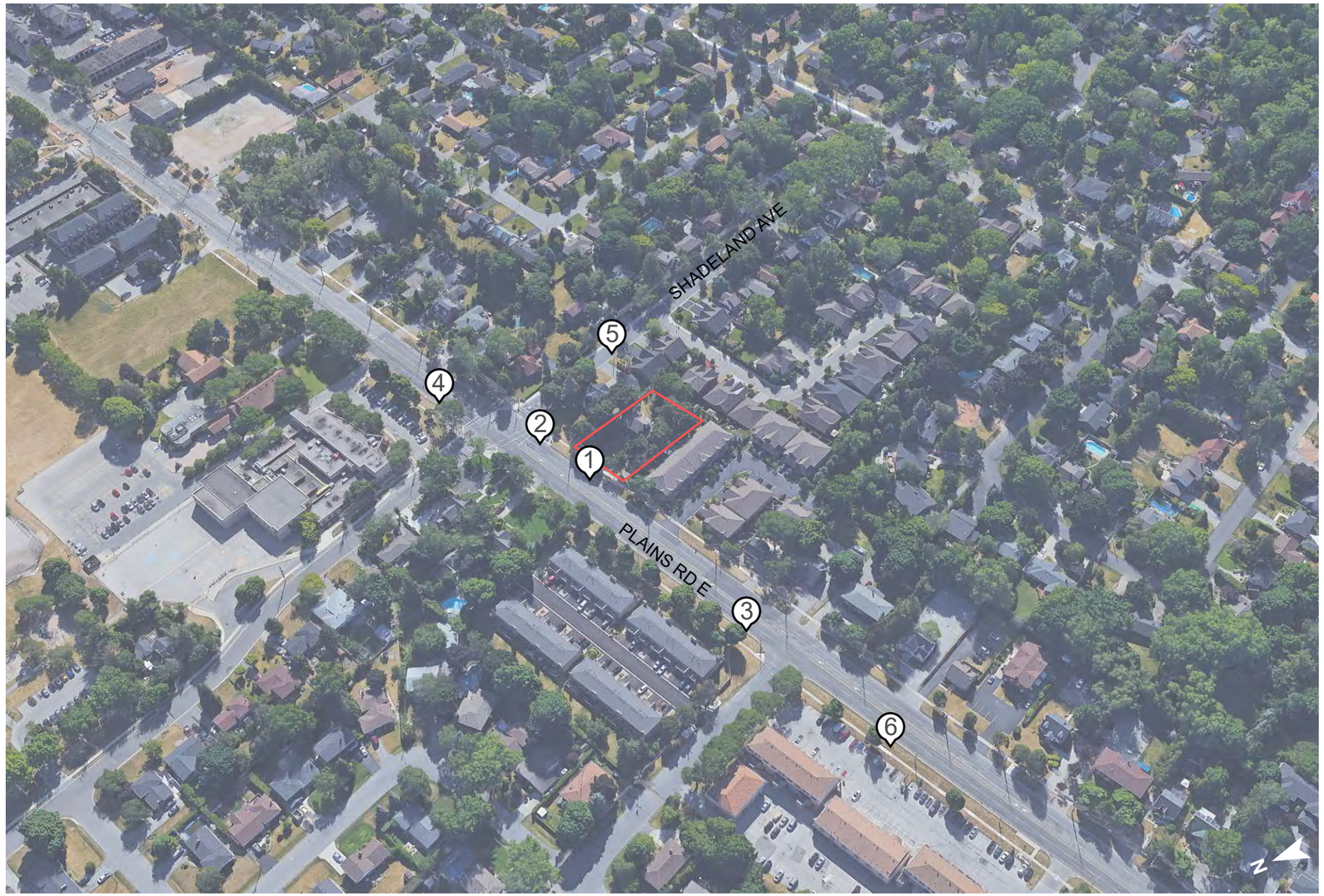


Figure 3: Bird Eye View of the Subject Property with Surrounding Points of Interest

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Existing Site and Surrounding Photos



View of Subject Property from front property line



View of Plains Road East and Shadeland Avenue intersection



View of Residential area northwest of the Subject Property



View of Institutional buildings north of the Subject Property



View of the Residential area from Shadeland Avenue



View of Commercial area further west of the Subject Property

Figure 4: Existing Site and Surrounding Site Photos (Source: Google Maps)

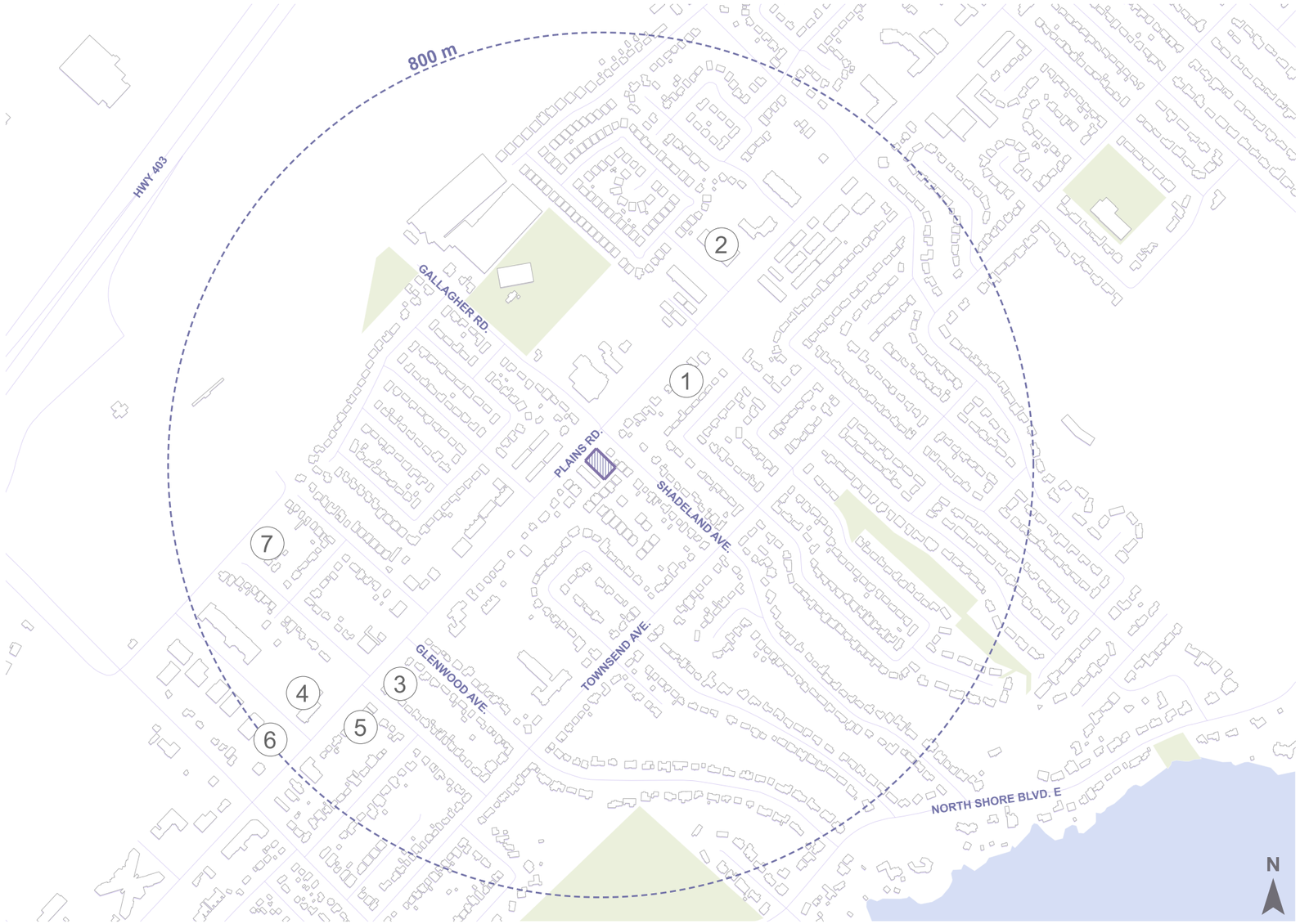
2.3 DEVELOPMENT CONTEXT

The surrounding context features numerous active development applications that propose residential and mixed-use buildings from 6 stories to 12 stories. These *applications demonstrate the land use and built-form changes compatible with the residential area designation and introduce varied typologies from townhouse units, apartments and mixed-use developments with at-grade retail and amenities spaces.

The introduction of a ‘condominium townhouse’ block is in keeping with the low-rise neighbourhood context yet contributes to the changing landscape of residential developments in Burlington.

**Further details with regards to the development applications can be reffered from the submitted Planning Justification Report (PJR).*

Figure 5 illustrates the active residential developments proposed within the 800-metres radius of the subject property:



Legend

- Subject Property
- 800m Radius

List of Development Applications:

1- 284-292 Plains Rd. E
2- 1010 Downsview Dr. and 355 Plains Rd. E
3- 92 Plains Rd. E
4- 53-71 Plains Rd. E and 1025 Cooke Blvd.
5- 40-70 Plains Rd. E
6- 35 Plains Rd. E
7- 1085 Clearview Ave., 1082, 1086 & 1090 St. Matthews Ave.

Figure 5: Surrounding Development Applications Map (prepared by Weston Consulting)

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2.4 URBAN DESIGN CONTEXT

The subject property is within the *'Residential Areas'*, and designated *'Residential-Medium Density'* in the *City of Clarington Official Plan* (1997 consolidation) *Schedule A - Settlement Pattern* and *Schedule B - Comprehensive Land Use Plan, Urban Planning Area* respectively. The *'Residential-Medium Density'* designation allows various housing typologies such as detached, semi-detached homes, townhouses, attached housing, and walk-up apartments. The proposed development aligns with Official Plan policies through the introduction of a three-storey 'condominium townhouse' block compatible with the existing context.

As per the appealed *City of Burlington Official Plan* (2020 consolidation), the subject property falls under the *'Mixed Use Nodes and Intensification Corridors'* and *'Urban Corridor'* designation within the *Schedule B - Urban Structure* and *Schedule C - Land Use, Urban Area* respectively. The subject property is also identified as a *'Secondary Growth Area'* as per *Schedule B-1- Growth Framework,* and therefore subject to applicable urban design policies. The proposed development conforms to the allowed residential designation and contributes to the intensification target through a compact built form consisting of six units that are accessible through various transportation options.

Furthermore, the proposed development falls under the *'Shadeland District'* study area in the *Plains Road Corridor Urban Design Guidelines.* The guidelines focus on enhancing residential uses and protecting mature boulevard trees and landscapes along the corridor. The design conforms to the policy through a high-quality and compact form with ample landscaped areas and preservation of the existing on-site mature trees.

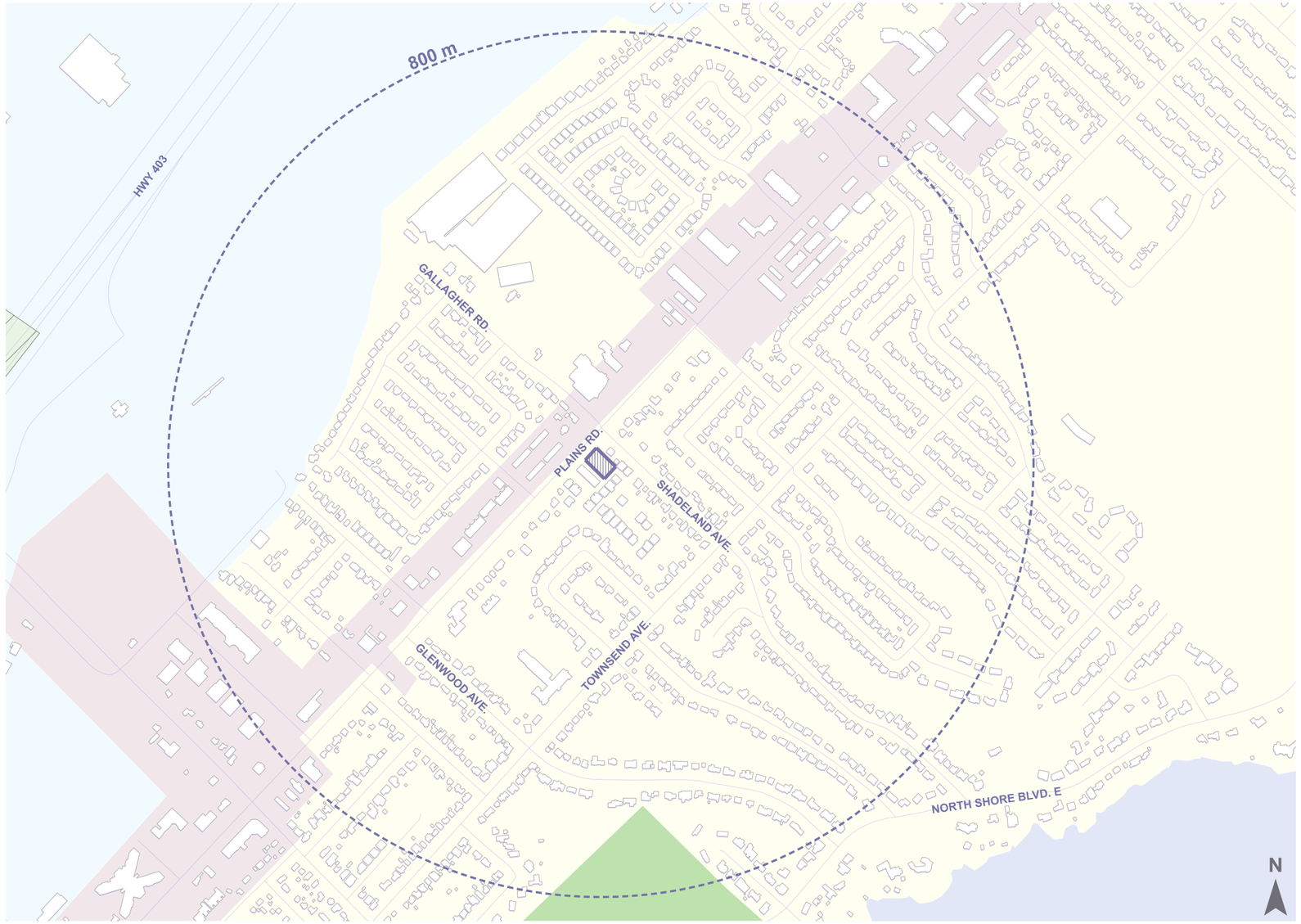


Figure 6: Designated *'Residential Area'*,Burlington Official Plan (1997), Schedule A- Settlement Pattern (Prepared by Weston Consulting)

3.0 URBAN DESIGN POLICY CONTEXT

3.1 City of Burlington Official Plan (1997 Consolidation)
3.2 City of Burlington Official Plan (2020 Consolidation)
3.3 Plains Road Corridor Urban Design Guidelines (June 2006)
3.4 Sustainable Building and Development Guidelines (December 2021)

3.1 CITY OF BURLINGTON OFFICIAL PLAN (1997 CONSOLIDATION)

The following section provides an overview of the urban design-related policies and guidelines with discussions on how the proposed design aligns with them. The following policy documents and guidelines have been addressed concerning the subject property:

1. City of Burlington, Official Plan (1997 Consolidation)
    - Part II, Section 6.0: Design
    - Part III, Section 2.0: Residential

2. City of Burlington, Official Plan (2020 Consolidation)
    - Chapter II, Section 7.3: Urban Design and Built Form
    - Chapter II, Section 7.4: Sustainable Design

3. Plains Road Corridor Urban Design Guidelines (June 2006)
    - Section 5.2.5: Shadeland District Design Guidelines
    - Section 5.3.2: Residential Areas Design Guidelines

4. Sustainable Building and Development Guidelines (December 2021)

The *City of Burlington Official Plan* ('BOP' or 'OP'), 1997 consolidation is a strategic planning document that establishes a policy framework to guide the physical, social, environmental, and economic development of the City. The BOP sets a long-term vision for land development and outlines policies to achieve it.

Below are the references to the key sections and policies that demonstrate how the proposed development aligns with the urban design policies in the City's OP:

Part II: Functional Policies, Section 6.0: Design

The City's design policy framework provides detailed public realm and built-form guidelines to ensure pleasing and compatible growth is achieved over the years. Specified below are the ways through which the proposed development conforms to the design principles, objectives, and policies:

- The proposed design adds to the variety of building typology by introducing a 4-storey compact townhouse block compatible with the existing detached and townhouse development to the east, south, and west.
- The proposed design is well-served by public transit with an existing bus stop located within a minute's walk from the site.
- The proposed design contributes to an active public realm and pedestrian-friendly streetscape through a human-scaled built form and continuation of the existing public sidewalk across the site. The private walkway along the north-south of the site merges with the public sidewalk to allow easy access for future residents, yet maintain privacy.
- The proposal is inspired by the existing visual character of the townhouse development to the west, yet has a distinctive design expression through the use of brick cladding, a combination of flat and sloped rooflines, and distinctive shapes and treatments of the windows on the façade.
- The proposed development is a compact built form consisting of 6 units that support higher density and pedestrian-oriented streetscape in the neighbourhood.
- The proposed block has a 5.02-metres side yard setback to the east bordering the detached dwelling at 242 Plains Road East. A 12.24-metres setback is maintained from the west which includes a landscape buffer, driveway access, and front yards of the units. Adequate setbacks from the east and west sides ensure privacy and provide outdoor private space for future residents.
- The proposed design provides integrated garages along the 6-metre private laneway to lessen the visual impact and maintain the qualities of the public streetscape along the Plains Road East.

Part III: Land Use Policies-Urban Planning Area, Section 2.0: Residential

The proposed development site is designated as *'Residential- Medium Density'* as per *Schedule B- Comprehensive Land Use Plan-Urban Planning Area* that allows diverse housing typologies, including the proposed condominium townhouse dwellings. The proposed development aligns with the general and specific medium-density residential guidelines in the following ways:

- The proposed design retains significant mature trees along the north, east and south periphery of the site to protect and preserve the natural environment.
- The proposed density encourages the use of public transit with nearby access to the bus stop, located west of the Plains Road East and Shadeland Avenue intersection.
- The proposed development maintains the pedestrian realm by connecting the private walkway fronting the units to the existing public sidewalk across Plains Road East.
- The proposed development height is 13.75-metres with sloped and straight rooflines from north to south, maintaining visual consistency in the neighbourhood.
- The proposed development site is subject to site-specific policy for the area encompassing the south side of Plains Road, between Cooke Boulevard and Filmandale Road to maintain the existing character of the area. The proposed compact built form with visual features, including the usage of building materials like brick and sloped rooflines merge well with the existing built environment and ensure compatibility with the abutting neighbourhood.

Conclusion

Overall, the proposed development conforms to the policies of the Official Plan and contributes to the vision set by the BOP by maintaining the existing character of the Aldershot neighbourhood. The proposed development promotes a high-quality built environment through a compact built form, ample landscaped areas, and interconnected pedestrian pathways.

3.2 CITY OF BURLINGTON OFFICIAL PLAN (2020 CONSOLIDATION)

The *City of Burlington Official Plan (BOP)*, 2020 consolidation is an interim document adopted by the City Council on April 26th, 2018, and detailed in the urban design brief for conformity purposes. The proposed development site is designated as *'Mixed Use Nodes and Intensification Corridors'* and *'Urban Corridor'* as per *Schedule B-Urban Structure* and *Schedule C-Land Use, Urban Area* respectively.

Specified below are references to the key sections and policies pertaining to land use, built-form, and design to demonstrate the proposed development's compliance with the BOP (2020 consolidation):

Chapter 7: Design Excellence, Section 7.3: Urban Design and Built Form
The Urban Design and Built Form guidelines ensure that built form characteristics, siting, access, servicing, and parking conditions contribute to a high-quality public realm and built environment in a community.

The proposed design falls under the *'Secondary Growth Area'* as per *Schedule B-1-Growth Framework*, and demonstrates compliance with design guidelines as per section 7.3.2 detailed below:

- The proposed built form has a 1.71-metre to 1.79-metre setback along the Plains Road East frontage to create a defined street edge and support proximity to transit services.
- The proposed design delineates the public and private realm along the Plain Road East frontage through a landscape buffer, tree canopy, and a private walkway access to the units from the northwest side.
- Each unit features a private outdoor space in the backyard and a private entrance to the front with a porch and landscaped area.
- A 6-metres vehicular access is proposed from the west side of the subject property which connects the driveways and integrated garages of the units. This minimizes their impact on surrounding areas and maintains a pedestrian-friendly realm.

Chapter 7: Design Excellence, Section 7.4: Sustainable Design
The proposed development complies with the sustainable design guidelines in the following ways:

- An interconnected pedestrian circulation is maintained through the connection of the public sidewalk fronting Plains Road East to the private walkway that runs across the north-south of the subject property along the front yard of the units.
- Public transit services are available from the site at less than a minute's walking distance.
- Tree protection measures are in place for the existing trees on the north, east and south periphery of the site.
- The condominium townhouse block is a compact form positioned linearly across the north-south of the site to ensure an efficient layout and ample landscaped areas along all the peripheries.

Conclusion

The proposed design conforms to the vision and objectives of the interim Official Plan through a high-quality compact built form that supports pedestrian-friendly and transit-orientated development in the Aldershot Neighbourhood.

3.3 PLAINS ROAD CORRIDOR URBAN DESIGN GUIDELINES (JUNE 2006)

The Plains Road Corridor Urban Design Guidelines (June 2006) provide an urban design framework to direct the redevelopment and development across the Plains Road. Plains Road serves as a major east-west connector with an emphasis on improving the pedestrian realm and transit experience across the entire span. Described below are the key ways through which the proposed design complies with the guidelines:

Section 5.2.5: Shadeland District Design Guidelines
- The existing tree fronting the property along Plains Road East is retained to preserve the streetscape character and enhanced through additional planting.
- The proposed design introduces a 4-storey condominium townhouse block to ensure compatibility with the existing residential neighbourhood to the east, west, and south.

Section 5.3.2: Residential Areas Design Guidelines
The proposed development is a lower-density development, therefore, reinforces combability with the existing low-rise character of the area in the following ways:

- The proposed design is a compact built-form with a 30.48-metres frontage across Plains Road East compatible with the existing townhouse development frontage to the west.
- The built form is configured north to south with a setback of 5.02-metres to the east and 12.24-metres setback from the west property line. The setback provisions follow the adjacent townhouse development to the west.
- The 4-storey building height (13.75-metres) and scale are compatible with the '*Residential-Medium Density'* designation and merge well with the surroundings.

Conclusion

Overall, the proposed development conforms to the urban design guidelines by preserving the natural elements and is compatible with the surrounding low-rise residential landscape.

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3.4 SUSTAINABLE BUILDING AND DEVELOPMENT GUIDELINES (DECEMBER 2021)

The Sustainable Building and Development Guidelines address voluntary and required approaches to contribute to a sustainable community goal.

The proposed design addresses sustainability measures in the following ways:

- Well-maintained and interconnected pedestrian connections from the private walkway to the public sidewalk at Plains Road East.
- The existing healthy trees with more than 30cm DBH are preserved.
- Ample vegetated areas to reduce urban heat island.
- Use of shrub planting, coniferous and deciduous trees suitable to the site conditions.

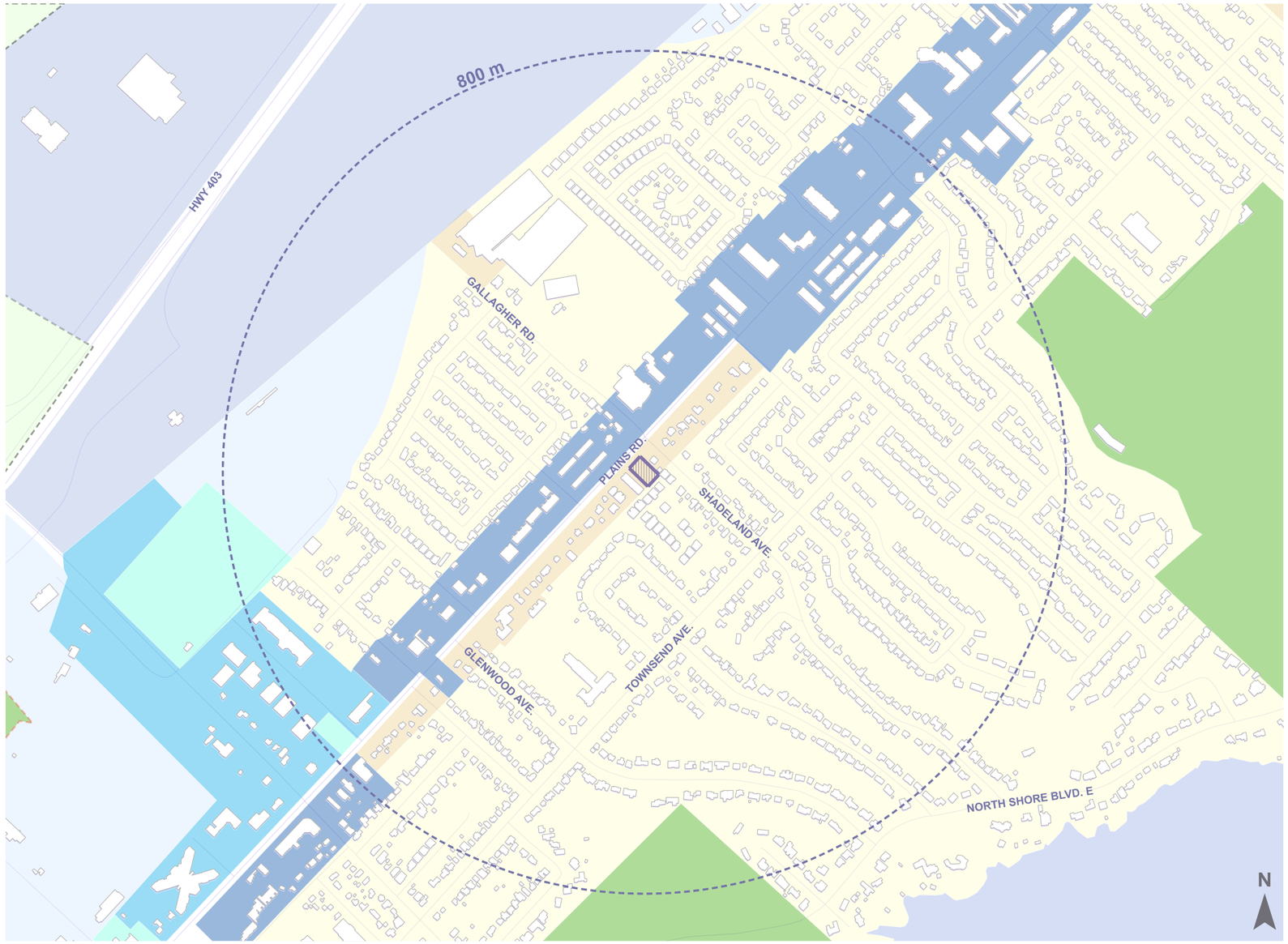


Figure 7: Designated *'Residential-Medium Density',* Burlington Official Plan (1997), Schedule B-Comprehensive Land Use, Urban Planning Area (prepared by Weston Consulting)

4.0 DESIGN VISION & APPROACH

4.1 Vision
4.2 Design Principles & Strategy

4.1 VISION

The *City of Burlington Official Plan,* 1997 consolidation policy framework forms the premise to shape the proposed design in alignment with the existing character of the Aldershot Neighbourhood.

The proposed design encapsulates the vision through a compact built-form, maintaining the pedestrian-friendly streetscape along Plains Road East and preserving the existing on-site natural elements like trees. The proposed design sits in harmony with the existing natural and built environment through an efficient linear building configuration, maintains a defined street wall along Plains Road East, and provides ample landscaped areas for outdoor leisure.

4.2 DESIGN PRINCIPLES & STRATEGY

1. Compact Built Form
2. Pedestrian Friendly Streetscape
3. Preserving Natural Elements

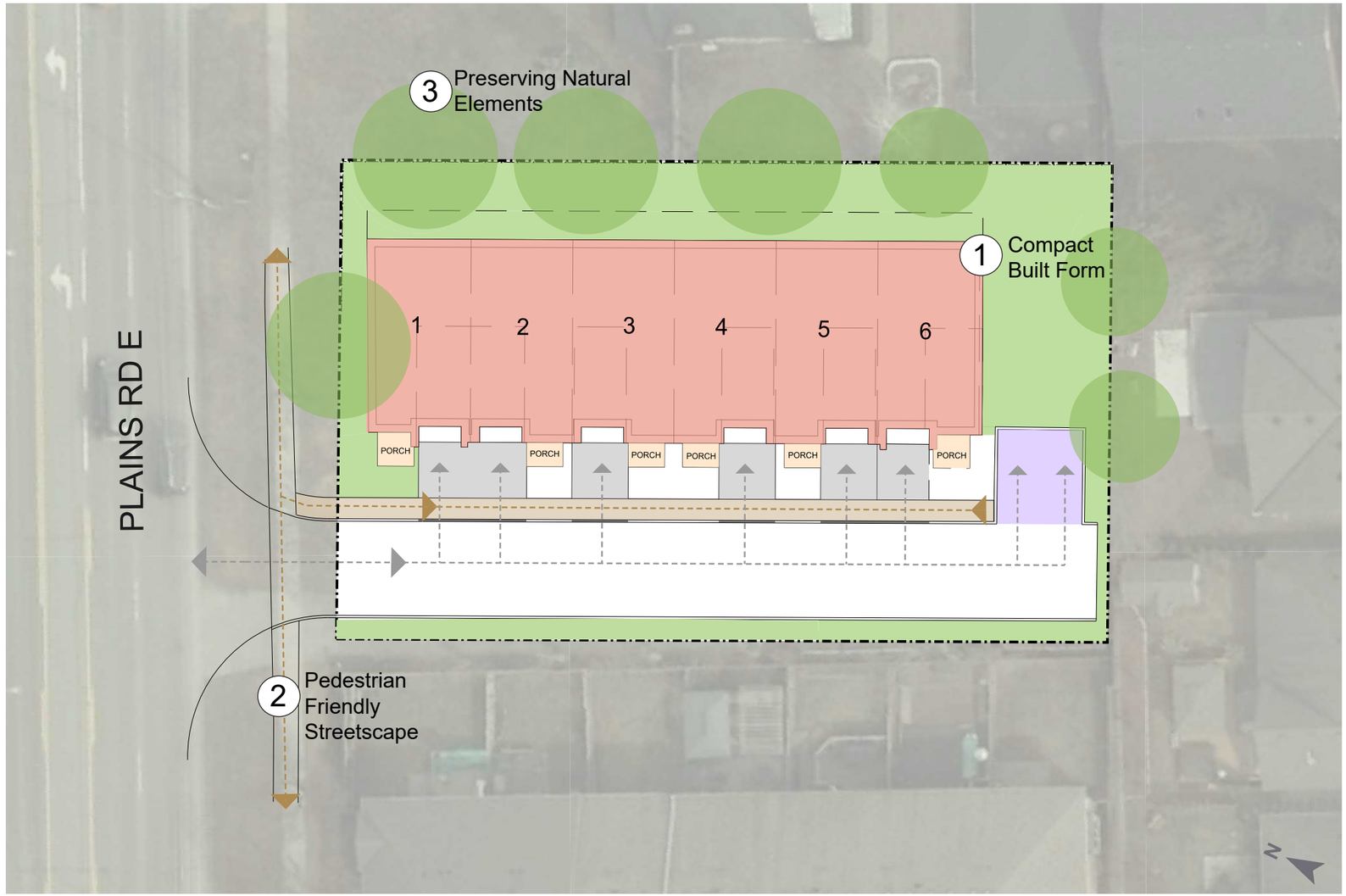


Figure 8: Conceptual Site Plan showing Placement of Building, circulation and neigbbourhood context (prepared by Weston Consulting)

5.0 DESIGN DIRECTION

5.1 Site Design and Circulation
5.2 Public Realm
5.3 Building Design
5.4 Landscape Elements

5.1 SITE DESIGN AND CIRCULATION

The proposed development considers the low-scale residential neighbourhood characteristics of the area by incorporating a low-rise ‘condominium townhouse block’ with a 13.75-metre height to match the surrounding properties to the east and west.

The design proposes 6 units that sit along the north-south axis of the site to maximize the frontage of the units. This allows room for private outdoor areas as well as preservation of existing deciduous trees to the east and north sides of the subject property. A 6-metre vehicular access is proposed from the west corner of Plains Road East, which links directly to the integrated garages of the units. The pedestrian connections from the public sidewalk along Plains Road East connect to the private walkway for access to the units. This maintains an efficient pedestrian movement for easy access to bus stops and nearby amenities.

The site layout maintains a low-rise neighbourhood character and is strategically designed to integrate with the surrounding developments, enhance privacy and create a pedestrian-friendly realm.

5.2 PUBLIC REALM

The site design for the proposed development maintains a distinct public and private realm to maintain the character of a low-rise residential neighbourhood.

The condominium townhouse block creates a consistent street wall along Plains Road East with only 1.71-metres to1.79-metres setback from the property line in alignment with the existing townhouse development to the west. The introduction of human-scale built form and continuation of the public sidewalk across Plains Road ensures a pedestrian-friendly environment. The public sidewalk merges with the private walkway from the northwest side ensuring privacy for the residents. Furthermore, each unit has private outdoor spaces sloping towards the back of the property for personal gardens and patios..

The landscape design for the proposed development prioritizes the edges of the street through the preservation of existing trees, integration of new trees, and maintaining landscaping along Plains Road East to create an aesthetically pleasing and inviting streetscape. A clear curb cut and orientation of the entrances along the north-south orientation of the site separates the public from the private realm, ensuring a harmonious and comfortable environment for all residents. Overall, the proposed design provides residents with opportunities for personal outdoor spaces and creates a sense of privacy whilst maintaining a well-connected public realm.

Site Statistics	
Site Area	1,513 m² (0.1513 HECTARE)
No. of Units	6
Density	40 UNITS/HECTARE
Parking	8 SPACES PROVIDED INCL. 2 VISITOR

Table 1. Key Site Statistics

Legend

- Built Form Axis
- Public Sidewalk Connection
- Vehicular Entrance
- Built Form
- Landscaped Area/Amenities

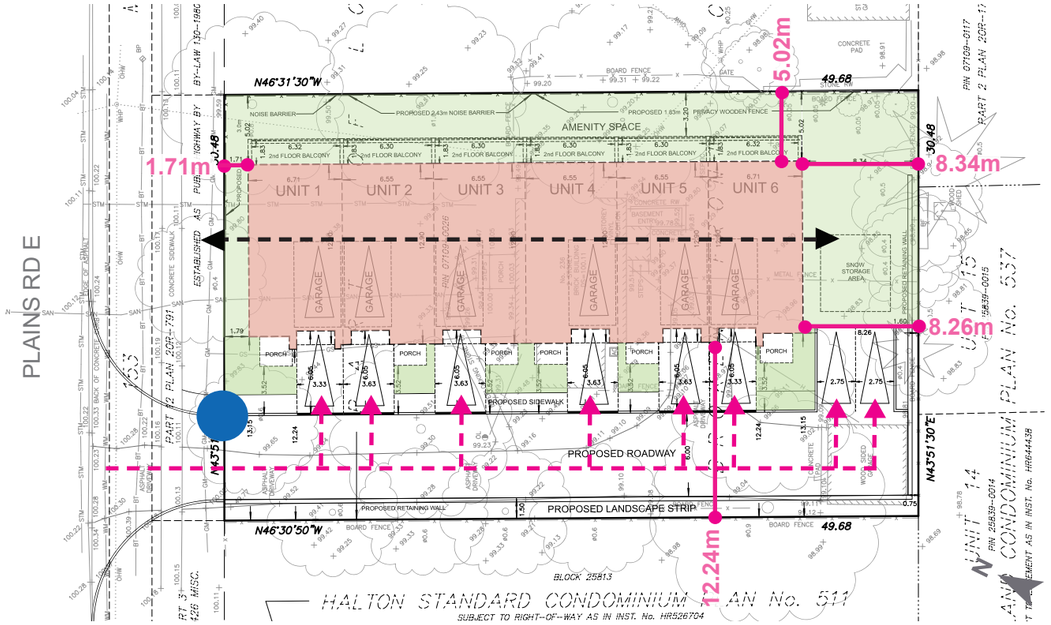


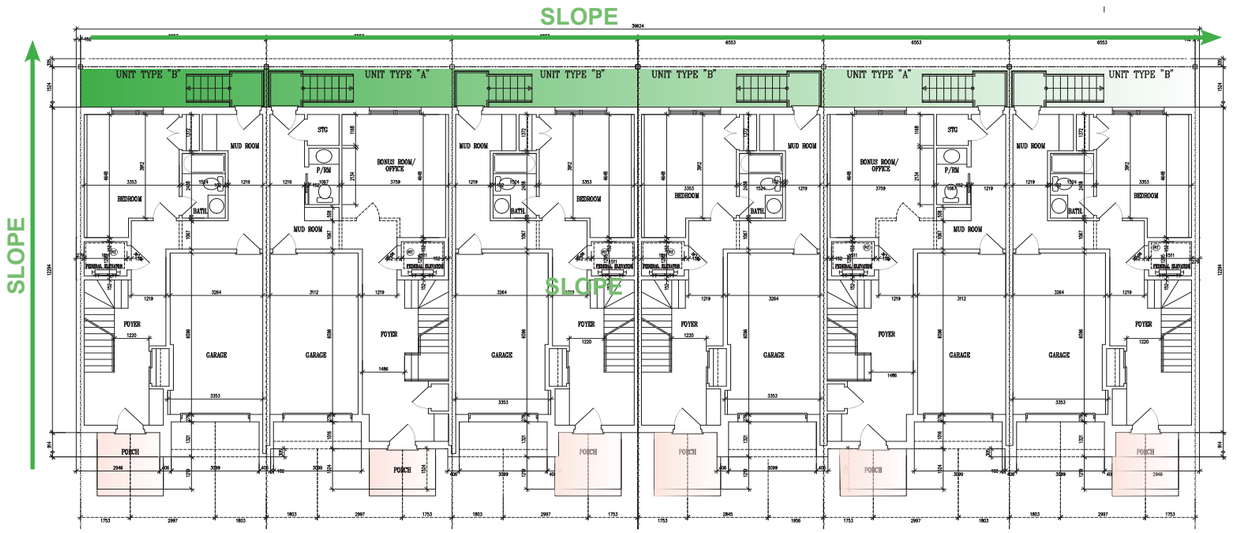
Figure 9: Site Organization & Circulation Diagram prepared by Weston Consulting (Based on Site Plan by Sagittarius Design and Drafting)

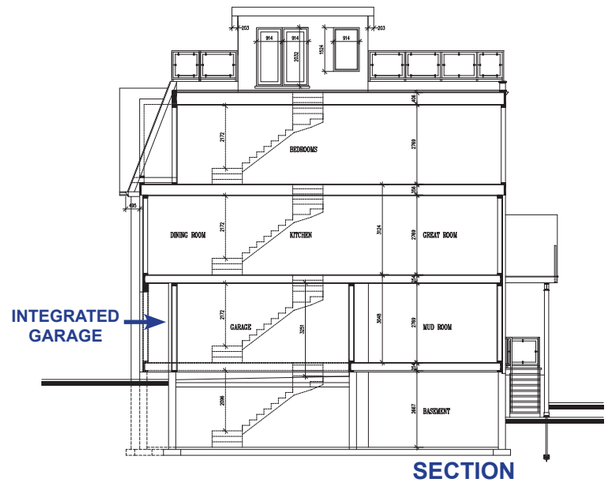
5.3 BUILDING DESIGN

Built Form and Massing

The proposed built form is designed to maximize the site potential, keeping in consideration the low-rise context, particularly from adjacent properties to the east and west. The building width maximizes the frontage along Plains Road East, with length configured along the north-south property line. The frontage along Plains Road creates a defined street wall with continued sidewalks for an activated public realm and contributes to a pedestrian-friendly neighbourhood.

The linear configuration of the units allows for a 5.02-meter side yard setback at the east, which provides a buffer from the side property and creates private amenity spaces punctuated with trees and vegetation. Furthermore, the building design effectively utilizes the natural slope of the site from front to back at the rear of the units to allow natural daylight penetration to the basement area. The unit entrances are defined by private porches and projected walls on the upper stories. The garages are integrated into the front of the building to reduce their visual impact.





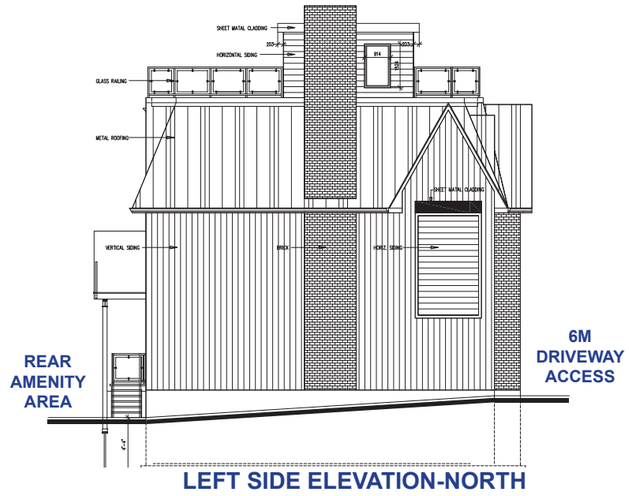


Figure 10: Ground Floor Plan, Section and Left Side Elevation by Sagittarius Design and Drafting

Legend

- Porch
- Rear yard amenity

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Built Form Height

The townhouse block has a height of 13.75-metres when measured from the fixed grade. It features a sloped monolith roof that extends up to the first three floors. The rooftops of the building's lofts are flat and offer access to private patios. The sloped monolith roof has a distinct slope over the garage upper stories area, which gives it a contemporary visual language for the townhouse block. This design is intended to mimic the appearance of the surrounding developments



Figure 11: Front and Rear Elevations by Sagittarius Design and Drafting

Legend

--- Rooflines

Architectural Detailing

The proposed design reflects the changing nature of the area and is in line with the townhouse development to the west. The design incorporates high-quality materials such as brick, vertical and horizontal aluminum siding, and metal roofing to create a visually appealing and less bulky form. The front doors, large windows, porches, and balconies in the rear are designed to provide indoor-outdoor visual integration. The front porches are designed to create a distinction between the public and private realms and are highlighted with roof and side projections as an integral building element. The sidings of the windows feature distinctive sheet metal cladding that gives the building a unique visual character and adds interest to the façade.

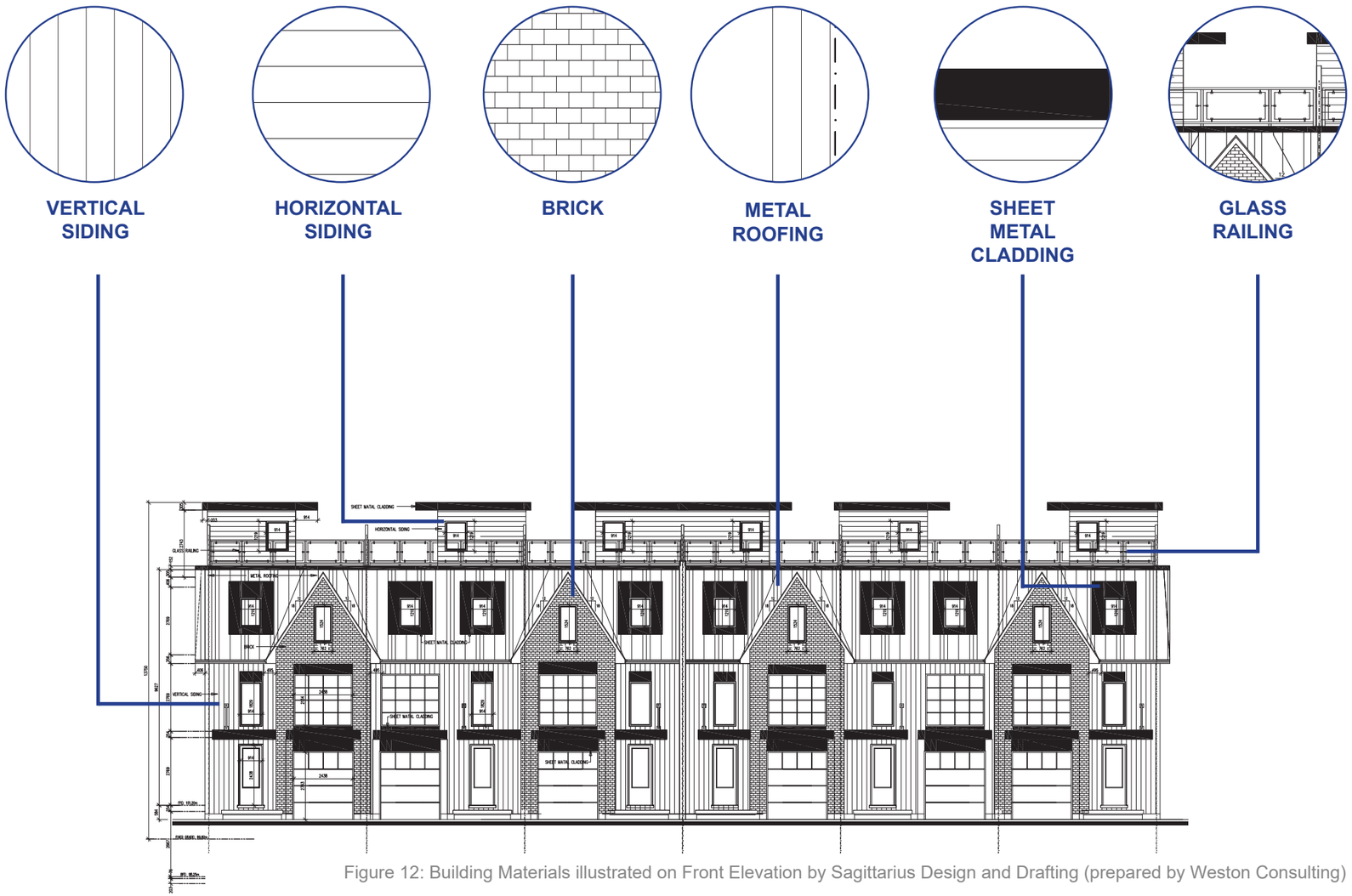


Figure 12: Building Materials illustrated on Front Elevation by Sagittarius Design and Drafting (prepared by Weston Consulting)

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5.4 LANDSCAPE ELEMENTS

The proposed development integrates landscaped areas to complement the built form and enhance the quality of the development in the following ways:

- The entrance to the site is dotted with existing and newly planted deciduous trees and sodded areas to enhance the streetscape and maintain a pedestrian-friendly realm.
- The unit's porches are lined with sodded areas, walkways, and shrub planting to enhance the entrance to the residence.
- The rear of the units is fenced with an acoustic wood fence and privacy fence and dotted with exisitng deciduous trees to maintain a comfortable amenity space for the residents.
- A 1.5-metre landscape buffer is maintained on the west side of the property along the private laneway and planted with deciduous trees and shrub plantings.
- The site's rear end is a green outdoor area with seating and deciduous trees added to the existing urban canopy.

Overall, the proposed landscape elements establish an urban canopy, contribute to a pedestrian-friendly streetscape, and ensure a comfortable environment for the residents.



Figure 13: Landscape Plan Prepared by Cosburn Nauboris Ltd. ,dated April 10th, 2024

Legend

- PROPERTY LINE
- ACOUSTIC WOOD FENCE
- PRIVACY WOOD FENCE / PRIVACY SCREEN
- RETAINING WALL
- SOIL VOLUME AREA
- GATE
- WALKWAY
- PATIO
- SHRUB PLANTING
- SOD
- SNOW STORAGE AREA

- DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN

4.0 CONCLUSION

4.0 CONCLUSION

The proposed development at 236 Plains Road Avenue incorporates the best-practice urban design principles to ensure compatibility with the surrounding context and enhance the built-form character of Aldershot Neighbourhood.

The '4-storey townhouse block' with the appropriate use of setbacks, heights, landscaped elements, and a well-connected public realm supports the City of Burlington's urban design goals as well as the overarching vision of the City's Official Plan.

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