WESTON CONSULTING

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

April 6, 2026
File 10386-1

**Attn: Benjamin Kissner, Senior Planner**

**RE: Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application**
**1022 Gallagher Road & 235 Plains Road East**
**City of Burlington**

Weston Consulting is the planning consultant the owner of the lands municipally addressed as 1022 Gallagher Road & 235 Plains Road East in the City of Burlington (herein referred to as the 'subject lands'). We are pleased to submit the enclosed submission materials for an Official Plan Amendment and Zoning By-law Amendment application.

## Description of Subject Lands

The subject lands are both currently occupied by single detached dwellings, when combined, wrap around the property located on the northwest corner of the Gallagher Road and Plains Road East intersection. The subject lands have an approximate combined area of 0.67 hectares (1.65 acres), and approximate frontages of 23 metres along Gallagher Road, and 32 metres along Plains Road East. The site is adjacent to a heritage-listed, single detached dwelling that is currently being utilized by a financial group. Residential dwellings are located further to the north and east, with a townhouse complex to the west, and Holy Rosary Catholic Elementary School located at northeast corner of the Plains/ Gallagher intersection.

The in-force City of Burlington Official Plan (1997) designates the subject property as *Mixed Use Corridor – General*. This designation permits a wide range of retail, service commercial, office uses, entertainment, high density residential, and other uses. The City of Burlington Official Plan (2020), which is under appeal, designates the subject lands as *Urban Corridor*. This designation permits retail and service commercial uses, automotive commercial uses, residential uses excluding single detached and semi-detached dwellings, as well as office, entertainment, and recreational uses. The Urban Corridor designation permits a maximum floor area ratio (FAR) of 2.0:1 and a maximum building height of 6 storeys.

The City of Burlington Zoning By-law 2020 zones the subject property General Mixed Use Corridor (MXG). The land use permissions of this zone include various commercial uses, an office, a community institution, a recreational establishment, and residential uses including an apartment building, dwelling units in a commercial/office building, and more.

Following the Development Application Pre-Consultation Meeting on June 18, 2025, it was determined that a Local Official Plan and Zoning By-law Amendment application will be required to permit the proposed height, density and other site-specific development standards identified in the Pre-Consultation meeting.

**Development Proposal**

The proposed development features an 8-storey, 140-unit Senior Apartment building, with a total Gross Floor Area ("GFA") of approximately 6,702 square metres and a Floor Space Index ("FSI") of 2.33. The development includes ground floor services such as hobby rooms for activities, a health examination room, and uniquely, a dedicated 120 square metre community room. The proposal contemplates one-level of underground parking with 48 parking spaces, including 3 accessible parking spaces. The underground parking has been designed to avoid impacting the roots of neighbouring mature trees.

**Submission Materials**

Based on the comments received following the Pre-Consultation Application to the City of Burlington staff on June 18, 2025, the following materials are submitted in support of the enclosed Official Plan and Zoning By-law Amendment Applications:

| No. | Deliverable | Consultant | Date |
|---|---|---|---|
| 1. | Cover Letter | Weston Consulting | April 6, 2026 |
| 2. | Application Form | | February 23, 2026 |
| 3. | Planning Justification Report<br>- Public Consultation Strategy<br>- BUD/Neighbourhood Meeting Comment Response Matrix | | April 6, 2026 |
| 4. | Draft OPA<br>7.2. Draft OPA Location<br>7.3. Draft OPA Land Use | | April 6, 2026 |
| 5. | 8.2 Draft ZBA<br>8.2 Draft ZBA Schedule | | April 6, 2026 |
| 6. | Sustainable Building and Development Guidelines Checklist | | March 6, 2026 |
| 7. | Urban Design Brief | | March 11, 2026 |
| 8. | Landscape Plan | | March 6, 2026 |
| 9. | Height Context Map | | March 4, 2026 |
| 10. | Waste Management Brief | | March 4, 2026 |
| 11. | Legal Survey | A.T. McLaren | February 4, 2021 |
| 12. | Parcel Register - 235 Plains Road East | - | March 2, 2026 |
| 13. | Parcel Register - 1022 Gallagher Road | | March 2, 2026 |

| No. | Deliverable | Consultant | Date |
|---|---|---|---|
| 14. | Architectural Drawings - *PDF and CAD Sets*<br>- Site Plan<br>- Floor Plans<br>- Elevations<br>- Angular Plane Study<br>- Shadow Study Analysis | Lima Architects | March 5, 2026 |
| 15. | Site Renderings | | March 5, 2026 |
| 16. | Functional Servicing and Stormwater Management Report | S. Llewellyn & Associates Limited | March 6, 2026 |
| 17. | Civil Engineering Set<br>- Grading Plan<br>- Servicing Plan | | March 6, 2026 |
| 18. | Transportation Impact Study | Urban Trans / Zel Consulting | March 3, 2026 |
| 19. | Construction Management Plan | | March 3, 2026 |
| 20. | Pedestrian Level Wind Report | RWDI | February 17, 2026 |
| 21. | Noise Feasibility Study / Vibration Study | dBA Acoustical Consultants | March 5, 2026 |
| 22. | Letter of Reliance - Noise | | |
| 23. | Housing Impact Study | Parcel Economics | February 27, 2026 |
| 24. | Tree Inventory and Preservation Plan Report<br>Tree Inventory and Preservation Plan Figure 1 | Kuntz Forestry Consulting | February 12, 2026 |
| 25. | Geotechnical Report | EXP | March 26, 2026 |
| 26. | Phase 1 ESA Final | | January 22, 2026 |
| 27. | Environmental Site Screening Checklist | | April 2, 2026 |
| 28. | Burlington Urban Design Advisory Panel (BUD) Minutes | - | July 24, 2025 |

The Phase Two ESA is currently underway and will be submitted under separate letterhead once completed.

The combined application fee of $184,798.41, as confirmed by City Staff on March 2, 2026, and will be provided separately.

We trust that the enclosed submission is in order and respectfully request that the application materials be circulated as soon as possible. If you have any questions or concerns, please contact the undersigned at extension 266 or Sarah Burjaw at extension 374.

Yours truly,
**Weston Consulting**
**Per:**



Martin Quarcoopome, BES, MCIP, RPP
Partner, Planning Lead