284-292 Plains Road East Community Comments Response Matrix

Corley Developments

Community Member A

Summary of Comment	Response from Weston
Individual is concerned that Plains Road is developing at too high density;	Plains Road East is a major transportation corridor within the City and is well served by public transit and community facilities. The Development concept has been reduced to six-stories based on concerns about height and density.
does not agree with the “corridor Designation”.	The City of Burlington’s new official plan has been adopted by the City of Burlington and approved Region of Halton. The “Corridor Designation” was chosen during the Official Plan Review Process and intensification is intended for these Corridors.

Community Member B

Summary of Comment	Response from Weston
Individual is worried about escarpment sight lines	The Niagara Escarpment is located north and west of the subject lands. The subject lands are located south of Plains Road East, and will not obstruct views of the Niagara Escarpment.
Individual is concerned the proposed development’s design does not integrate well with nature	The proposed development has been designed in accordance with the City of Burlington’s Mid-Rise Design Guidelines and Sustainable Building Guidelines. Further refinements to materiality of the building ay be made at the Site Plan Review Stage.
Individual is concerned the building design is not attractive and may cause people to “become depressed”	The proposed development has been designed in accordance with the City of Burlington’s Mid-Rise Design Guidelines and Sustainable Building Guidelines. Further refinements to

	materiality of the building ay be made at the Site Plan Review Stage.
Individual is concerned with the lack of terracing on the east and west sides of the building	Terracing has been incorporating to the southern face of the building in order to reduce shadowing and overlook impacts on adjacent residential units. Terracing is not incorporated on the east or west facades as the neighbouring properties are used for commercial purposes.
Individual is concerned about potential for shadowing impacts	Shadowing impacts have been minimized through the incorporation of terracing on the south face of the building. The proposed development has also been reduced from 9 to 6 storeys to reduce shadow impacts on neighbouring properties.
Individual is concerned with potential for impacts on geothermal energy system located on their property.	Resident is encouraged to reach out to Weston Consulting with concerns about their geothermal energy system, and will be directed to the project's civil engineer.

Community Member C

Summary of Comment	Response from Weston
Individual is concerned about the height being 50% higher than what is permitted in the OP	Building height has been revised to six-storeys to comply with the maximum height provided in the New Official Plan.
How will the development benefit existing residents?	The proposed development will provide additional housing choice (traditional apartment units, walk-out units) for young families and those looking to downsize to a smaller housing unit within the neighbourhood.
What is the benefit of the building being 9-storeys in height?	Building height has been revised to six-storeys to comply with the maximum height provided in the New Official Plan.
Individual is concerned with the amount of traffic generated by the development	Proposed number of units has been reduced to 117 to reduce the amount of traffic generated by the proposed development. Reduced parking has also been provided given availability of transit on Plains and proximity to Aldershot GO station.
Individual believes the proposed development is too dense for the community.	The proposed height of six-storeys complies with the maximum height provided in the New Official Plan and is consistent with

	other recent developments on Plains Rd. This is the direction that the City of Burlington has provided for the Plains Road East corridor, in recognition of available services and transportation.

Community Member D

Summary of Comment	Response from Weston
Individual is concerned about the traffic generated by the proposed development.	Proposed number of units has been reduced to 117 to reduce the amount of traffic generated by the proposed development.
Individual is concerned about adding additional traffic to a road that functions as an alternative detour route when the QEW is blocked.	Proposed number of units has been reduced to 117 to reduce the amount of traffic generated by the proposed development.
Individual is concerned that GO Transit does not provide an effective service, and that the GO services is not well utilized.	Aldershot GO Station is a well used regional and National rail station. In 2019, approximately 2,600 people used Aldershot GO Station on an average weekday, making it one of the most well-used stations on the GO Transit Network. From Aldershot GO Station, GO Transit provides hourly train service all day to Hamilton's West Harbour Station, and service every 30 minutes to Toronto's Union Station from early morning to after midnight. Weekday express trips from Niagara Falls, St. Catharines and Hamilton to Union Station are also provided, with express return service in the evening. Regional Express GO Bus services are also available from this station. Additional service increases are planned for the future. Via Rail also serves this Station, with service to destinations such as Brantford, London, Windsor, Kingston, Montreal, Buffalo and New York City. Further, by adding additional population this close to the GO station, it will increase usability.
Individual is concerned that the proposed development is not designed in a way that respects the character of the street.	The proposed development has been designed in accordance with the City of Burlington's Mid-Rise Design Guidelines, and are representative of the scale and type of development

	envisioned for Plains Road East through the City of Burlington's New Official plan.
Believes additional development should only be located near the GO station to facilitate walking to and from the station.	There is not enough developable land near the City of Burlington's 3 GO Transit Stations to accommodate the amount of residential intensification that is anticipated for the City of Burlington, as outlined In the 2020 Growth Plan. All intensification cannot occur in one location.
Believes that plains road should be "kept open" by allowing only up to 4-storey buildings.	The new Official Plan, and existing zoning on Plains Rd allows for upto 6 storeys. The proposed development has been revised to reflect this.

Community Member E

Summary of Comment	Response from Weston
Individual is concerned that the trees to the rear of the property may be impacted by the development, and that replacement trees will not be sufficient to mitigate impacts.	Some trees at the rear of the property will need to be removed to facilitate construction of the proposed development. Trees that do not require removal will be protected with fencing during construction. Replacement trees will be planted after substantial completion of construction. A gapless board-on-board fence will also be installed to mitigate impacts from vehicles entering the subject lands.
Why is 9-storeys required to accommodate affordable housing?	Affordable housing is not proposed as part of this development.
Concerned with increased traffic near schools	Plains Road East is an arterial road with a high volume of traffic. The Transportation Impact Study, prepared by Paradigm assessed the projected traffic generation from the opposed development and found that it will not impose adverse impacts on the local road network.

Community Member F

Summary of Comment	Response from Weston
9-storeys is "greedy"	The Development concept has been reduced to six-stories based on concerns about height and density.

Concerned that the proposed development will have a large impact on value of their home, which abuts the development to the rear.	The Development concept has been reduced to six-stories based on concerns about height and density.
Concerned about building height and shadowing impacts on their home, which abuts the development to the rear.	The Development concept has been reduced to six-stories based on concerns about height and density.
Concerned that landscaping elements may not be attractive.	Landscape design will be refined in the Site Plan Review Stage
Concerned the terracing will not be enough to mitigate shadowing and overlook concerns.	The Development concept has been reduced to six-stories based on concerns about height and density. Given the location of the lands on the south side of Plains Rd., there will be limited showings to the adjacent community
Concerned that there will not be enough visitor parking, which may cause parking to overflow onto nearby residential streets.	The Transportation Impact Study, prepared by Paradigm, found that the proposed supply of visitor parking will be sufficient to accommodate the anticipated demand for visitor parking.
Concerned about noise pollution and exhaust fumes generated by vehicles associated with the proposed development.	Landscaping elements and a gapless board-on-board fence will be installed to mitigate impacts from vehicles entering the subject lands. Further, the majority pf parking is below grade
Concerned that headlights from vehicles will shine into their bedroom.	Landscaping elements and a gapless board-on-board fence will be installed to mitigate impacts from vehicles entering the subject lands.
How does affordable housing fit in when residents have spent hundreds of thousands of dollars buying and renovating their homes?	Affordable housing is not proposed as part of this development.

Community member G

Summary of Comment	Response from Weston
FSI Proposed is 3.7, whereas the new official plan permits 2.0; this is too dense for the area.	Proposed FSI has been reduced to 2.96
Concerned the project will generate too much traffic at the proposed density.	Proposed number of units has been reduced to 117 to reduce the amount of traffic generated by the proposed development.

Concerned that the increased traffic will add to an existing problem caused by motorist vastly exceeding the posted speed limits on plains road east, making walking more dangerous.	Large numbers of motorists exceeding speed limits is typically caused by a combination of roadway design speeds that are much higher than the posted speed limit, and a lack of enforcement of the posted limit. Increased traffic volumes tend to reduce the average speed of vehicles on a roadway, and additionally, objects on the side of roads, buildings, tend to encourage motorists to slow down and drive carefully.