BOUSFIELDS INC.

Project No. 18175

April 20, 2021

Rebecca Lau, MCIP, RPP
Department of Community Planning
City of Burlington
426 Brant Street, PO Box 5013
Burlington, ON L7R 3Z6

Dear Ms. Lau,

Re: Proposed Redevelopment of 40-70 Plains Road East
Planning Addendum Letter

The following is provided in addition to our Planning and Urban Design Rationale, dated December 2020 (the "Report"), and in response to your letter, dated January 13, 2021. As you are aware, Official Plan Amendment and rezoning applications were submitted for the above noted site (the "subject site") on December 18, 2020 in order to permit the redevelopment of the subject site to accommodate a 9-storey residential apartment building. In your letter, dated January 13, 2021, you noted the following matters, among others, that remain outstanding and are required to be addressed in order to deem the subject applications complete:

1. Planning & Urban Design Rationale (Pre-Consultation Form, items 6.1 & 6.22; Checklist, items 3 & 4):

a) Discussion of all residential intensification criteria set out in 2.5.2 a)(i) to (xii) of the Official Plan (1997, as amended) was not provided; the rationale discusses only (i) to (ix) (e.g., p.29 & 58 of Rationale). Please revise to include an analysis of criteria (x) in relation to the adjacent property at 990 Birchwood Avenue, explaining how future re-development of the adjacent property will not be compromised by the subject redevelopment proposal.

Response: Policy 2.5.2 a) x) states "*The following criteria shall be considered when evaluating proposals for housing intensification within established neighbourhoods: (x) where intensification potential exists on more than one adjacent property, any re-development proposals on an individual property shall demonstrate that future re-development on adjacent properties will not be compromised, and this may require the submission of a tertiary plan, where appropriate*". The lands to the east of the subject site, 990/992 Birchwood Avenue, are generally rectangular in shape and have dimensions of approximately 15.5 metres wide (along Plains Road East) and approximately 52.5 metres deep (along Birchwood Avenue). As described in the Report, the lands at 990/992 Birchwood Avenue are currently occupied by a 2-storey house form building located generally in the centre of its site, which is used for commercial purposes.

In our opinion, the subject redevelopment proposal does not compromise the future redevelopment of 990/992 Birchwood Avenue. In this regard, 990/992 Birchwood Avenue should be contemplated for a higher density residential or mixed commercial and residential development, given its "Mixed Use Nodes and Intensification Corridors" and "Urban Corridor" designations in the City's recently adopted Official Plan. The width of the site will limit the development potential, however, there is an opportunity to intensify with one or more buildings. If 990/992 Birchwood Avenue is redeveloped, it could potentially apply a similar 3 metre interior side yard setback to the shared property line of the subject site and build to the street line along Birchwood Avenue, which would provide a building envelope width of approximately 12.5 metres. Similarly, a rear yard setback (opposite Plains Road East) of a minimum of 7.5 metres with a 45-degree angular plane from the rear should also be applied. In our opinion, the width of the site at 990/992 Birchwood Avenue does provide inefficiencies in a potential underground parking garage, however, modern development techniques such as parking stackers have been utilized in similar circumstances to address such inefficiencies. Based on the foregoing, it is our opinion that the subject redevelopment proposal does not compromise the future redevelopment of 990/992 Birchwood Avenue, which has a potential development envelope of 12.5 metres by 45 metres (562.5 sq. m) on the ground floor with stepping above.

Furthermore, the lands at 990/992 Birchwood Avenue are currently for sale and are being marketed as a stand-alone redevelopment site. This information is attached and can be found at the following website: https://www.homefinder.ca/listings/5811364-992-birchwood-av-burlington-ontario-h3194531 . The website includes a proposed rendering of a 3.5/4-storey building with parking provided via a layby driveway accessed from Birchwood Avenue.

4. **Land Assembly Documents (Pre-consultation form, section 11, item 6.14):**

- ***Required for applications where, in the opinion of the Community Planning Department, the assembly of additional lands is required to facilitate orderly development of the area. Applicants are required to submit documentation demonstrating that a reasonable, bona fide offer has been made to acquire such lands.***

a) **Land assembly documents to demonstrate that a reasonable, bona fide offer to acquire 990 Birchwood Avenue is missing from the submission materials.**

Response: As discussed at our meeting with you on February 1, 2021, the Ownership group informed that a bona fide offer to acquire 990 Birchwood Avenue was made and refused. The proposed offer was presented on November 15, 2019, which is attached.

16. **As noted in the City's Pre-Consultation Notes, parkland dedication will be a requirement for this proposal. The submitted materials do not identify a park on the subject site. Please revise the materials to include parkland dedication on site.**

Response: In our opinion, the subject site has not been identified as a park site in the applicable planning policy and regulatory framework and, as such, the proposed applications are not required to propose a park. In this regard, neither the in-force Official Plan that applies to the subject site, the City's

recently approved New Official Plan, nor the Aldershot Mobility Hub Study Draft Precinct Plan identify a park on the subject site. In our opinion, this is not an issue that goes to the completeness of the applications and should instead be addressed through the processing of the formal applications.

Should you require any additional information or have any questions about any aspects of this addendum, please contact the undersigned. We look forward to working with you and the City's team on the subject applications.

Respectfully Submitted,
Bousfields Inc.



David Falletta, MCIP, RPP
/DF:jobs

cc. Client
D. Baker, Weir Foulds

$1,250,000 992 Birchwood Av, Burlington, On

Home Facts | Map | Local Info





Price: $1,250,000
Bedrooms: n/a
Bathrooms: 0
Neighbourhood: Aldershot
Virtual Tour

An amazing opportunity in South Burlington to own this Fantastic property in a rapidly developing area. Take advantage of present zoning and continue to use as a dental office, or redevelop into large dental/medical building. Also suited for condo development. Please call agent for details.
Legal description: LT 2 PL PF725 EXCEPT PT 4 20R789

Property Information

ACREAGE	0.0	POSTAL CODE	L7T2H8
HEAT TYPE	Propane Gas	PROPERTY TYPE	commercial Office

Property Information

ACREAGE	0.0	POSTAL CODE	L7T2H8
HEAT TYPE	Propane Gas	PROPERTY TYPE	commercial Office
SQUARE FOOTAGE	0 to 0	FRONTING ON	S
EXTERIOR	Siding,Stone		

Other Information

CENTRAL AIR	No	NUM PARKING SPACES	0
MAJOR INTERSECTION	PLAINS ROAD AND BIRCHWOOD AVE		

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