1335-1355 PLAINS ROAD EAST

Proposed Townhouses Development
March 7, 2018



GSP group

Introductions

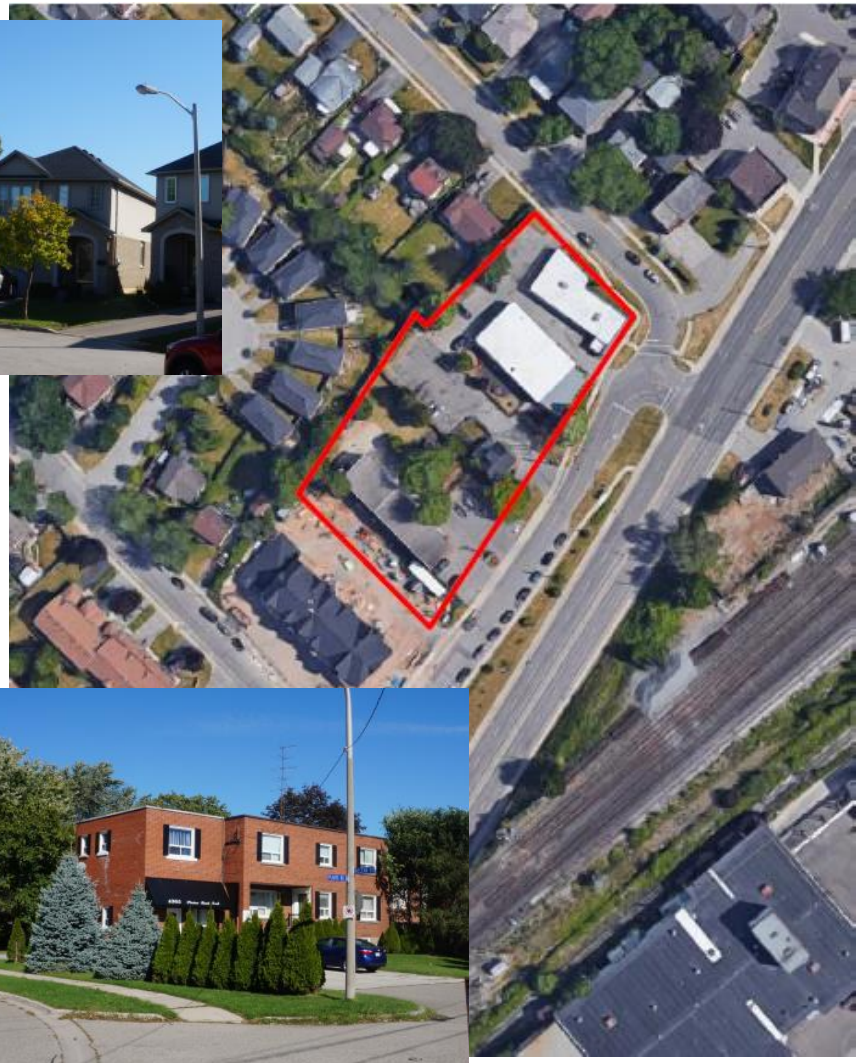
- **Architecture:** Chamberlain Architect Services Limited
- **Planning:** GSP Group Inc.
- **Engineering:** S. Llewellyn & Associates Ltd.
- **Traffic/Transportation:** Paradigm Transportation Solutions Limited

Community Context

1335, 1339, 1343, 1349, 1355 Plains Road East

- 0.46 hectares







GSP group

What is proposed?

12 back to back townhouses
- 6 facing Helena St.

Common Amenity Area

9 Standard Townhouses

17 Back-to-Back townhouses
- 9 facing Plains Road



1335-1355 Plains Road East, Burlington

March 7, 2018

What will it look like?

View from Plains Road (Back-to-back Townhouses)



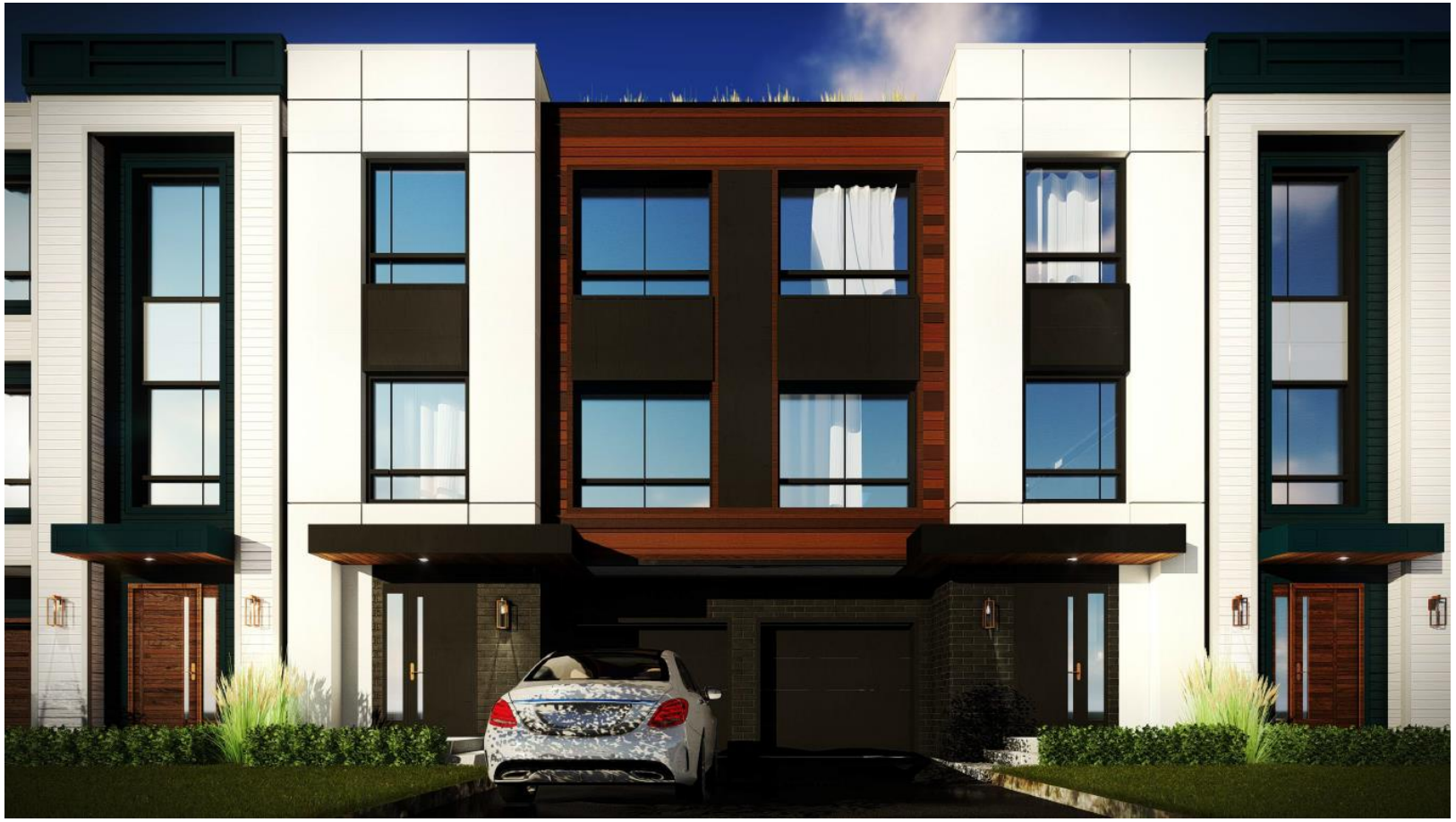
1335-1355 Plains Road East, Burlington

March 7, 2018

GSP group

What will it look like?

Front view: Back-to-Back Townhouses



3 Storeys vs 4 storeys

Back-to-Back Townhouses





1335-1355 Plains Road East, Burlington

March 7, 2018

GSP group

Why are you here?

Approval of an Burlington Official Plan Amendment is required:

- Site Designated *MIXED USE CORRIDOR – GENERAL*
- Stand-alone townhouses only permitted as a part of a mixed use development
- Proposal conforms with the density provisions of the Official Plan
- **Requesting approval of an OPA to permit townhouses as a stand alone use.**

Why are you here?

Approval of a Zoning By-law Amendment is required:

- Site Zoned *MXG (Mixed –Use General)*
- Townhouses are not permitted within 25m of Plains Road

- **Requesting approval of a Site Specific Amendment to the MXG Zone to accommodate the proposed design**

What Site Specifics are proposed?

Overall Site:

- Permit townhouses to be located within 25 metres of Plains Rd
- ↑ density from 30 units/ha to 82 units/ha
- ↓ west side yard setback from 3m to 1.5m

Back to Back Townhouses:

- ↑ number units in a block from 16 to 17 and ↑ block length from 55m to 59 m
- ↑ number of storeys from 3 to 4 (i.e., rooftop patios)
- ↓ common amenity area from 100m^2 to 71m^2
- ↓ visitor parking from 0.35 spaces to 0.1 spaces per unit (11 vs 3)

Townhouses:

- ↓ rear yard setback from 12m to 6m
- ↓ visitor parking from 0.5 spaces to 0.2 spaces per unit (5 vs 2)

Proposed Development



1335-1355 Plains Road East, Burlington

March 7, 2018

Comments / Questions

Thank you for your time and input!