

Statutory Public Meeting

Application to amend the Zoning Bylaw

Applicant: Chelten Developments Inc. (Ember Dog Inc.)

Addresses: 92 Plains Road East

Date: February 13, 2018



Overview of Development Site



Site Area: 0.21 hectares



Burlington Official Plan & Zoning Bylaw



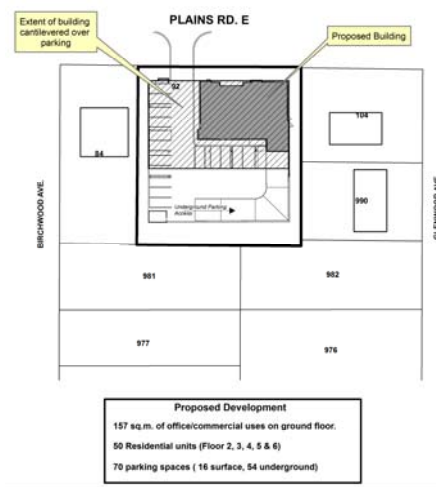
Existing Land Use

Designation: Residential – Medium Density

Existing zoning: RM1-346 (Residential Medium Density)



The Application



- The applicant has proposed one six-storey mixed-use building consisting of office space and 50 residential units and having a density of 230 units per hectare.

Public Consultation

- A neighbourhood information meeting to present the original proposal was held June 6, 2016.
- A neighbourhood information meeting to present the revised proposal meeting was held December 7, 2017.
- Public comments are attached as Appendix III to report PB-13-18
- **General Themes:**
 - Concern over increased traffic
 - Concern about compatibility of building
 - Concern about the future of Plains Road
 - Shadow and privacy impacts on surrounding homes

For more information:

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Visit the City's website:

www.burlington.ca/92Plains



Regulation	Current RM1-346 Requirement	MXG Requirement	Proposed
Yard abutting a residential zone (east)	10% of lot width, 3 metres on one side	Floors 1-3: 12 metres Floors 4 and 5: 15 metres Floor 6: 18 metres	Floors 1-5: 3 metres Floor 6: 5.7 metres
Yard abutting a residential zone (south)	7.5 metres	Floors 1-3: 12 metres Floors 4 and 5: 15 metres Floor 6: 18 metres	Floor 1: 28.5 metres Floors 2-6: 18.4 metres
Yard abutting a residential zone (west)	10% of lot width, 3 metres on one side	Floors 1-3: 12 metres Floors 4 and 5: 15 metres Floor 6: 18 metres	Floor 1: 16.5 metres Floors 2-4: 3 metres Floors 5 and 6: 3 metres
Floor Area Ratio	N/A	Minimum: 0.3:1 Maximum: 1.5:1	2.2:1
Landscape Buffer abutting a residential zone	6 metres abutting an R2.1 Zone	6 metres	South Side: 6 metres East and West Side: 3 metres
Parking – Residential 1.25 spaces/one-bedroom unit 1.5 spaces/two-bedroom unit 0.35 visitor parking spaces/unit	69 occupant parking spaces 18 visitor parking spaces	69 occupant parking spaces 18 visitor parking spaces	54 occupant parking spaces 16 visitor parking spaces