

Statutory Public Meeting

Application to amend the Official Plan and Zoning Bylaw

Applicant: 71 Burlington Plains Inc. (Vrancor Group)

Addresses: 53-71 Plains Road East (Ward 1)

Date: June 11, 2018



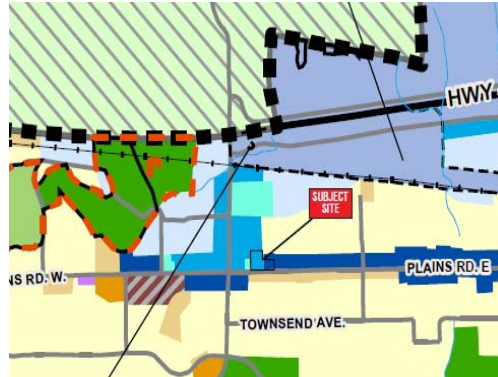
Development Site

Site and Surrounding Area:

- Bound by Cooke Boulevard, Plains Road East and Clearview Avenue
- Adjacent properties include industrial type uses on Cooke Blvd , single detached dwellings and mixed uses on Plains Road East and single detached dwellings on Clearview Ave



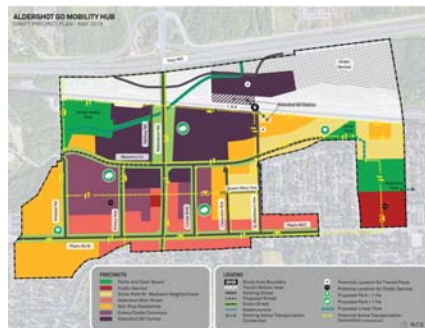
Official Plan Designation



- Designated 'Mixed Use Corridor - General' and 'Mixed Use - Employment'
- Official Plan amendment is proposing to:
 - redesignate a portion the subject site to Mixed Use - General to permit residential uses
 - permit site specific amendments for the subject site to increase height and density



Aldershot Mobility Hub



- The City is creating an Area Specific Plan (secondary plan) to guide future growth in the Aldershot GO Mobility Hub.
- Staff is currently receiving feedback on the Plan.
- Draft Plan: Aldershot Main Street Precinct (6-11 Storeys) & Public Park

Zoning By-law

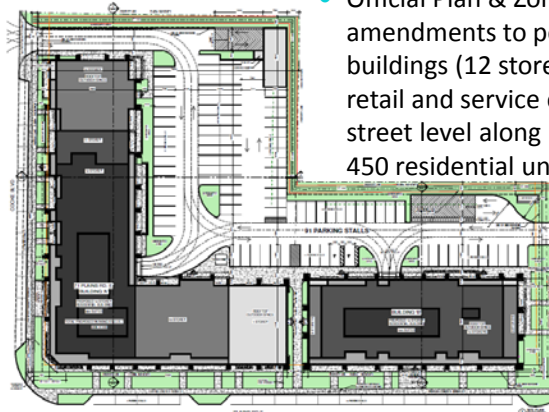
- 'Mixed Use General (MXG)' and Mixed Use Employment (MXE)
- Application is proposing to rezone the lands to Mixed Use General with site specific exceptions to accommodate the proposed development:
 - Reduce minimum setbacks
 - Increase density
 - Increase height
 - Reduce landscape buffer
 - Reduce number of parking spaces
 - Reduce minimum amenity area



Planning Application

Proposal:

- Official Plan & Zoning By-law amendments to permit 2 mixed-use buildings (12 storey and 10 storey) with retail and service commercial uses at street level along Plains Road East and 450 residential units



Public Consultation

- **A neighbourhood meeting to present the proposal meeting was held March 20, 2018 .**
- **3 comment sheets, 2 letters and 15 emails have been received. Public comments are attached as Appendix D to report PB-54-18**
- **General Themes:**
 - Parking and Traffic
 - Lack of Sufficient Retail (grocery store)
 - Concern regarding contamination on site
 - Compatibility/Height

Technical Review

- **Technical Review Commenced February 2018.**
- **Outstanding technical issues identified:**
 - Updates required to the site grading and servicing reports and drawings.
 - Addition of Public Open Space required.
 - Design:
 - Massing of the buildings
 - Site access
 - More effective integration of residential uses along Cooke Blvd. and along the rear of the buildings
 - More effective commercial frontage along Plains Road
 - Transition to residential uses to the north

For more information:

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www.burlington.ca/SolidGold

