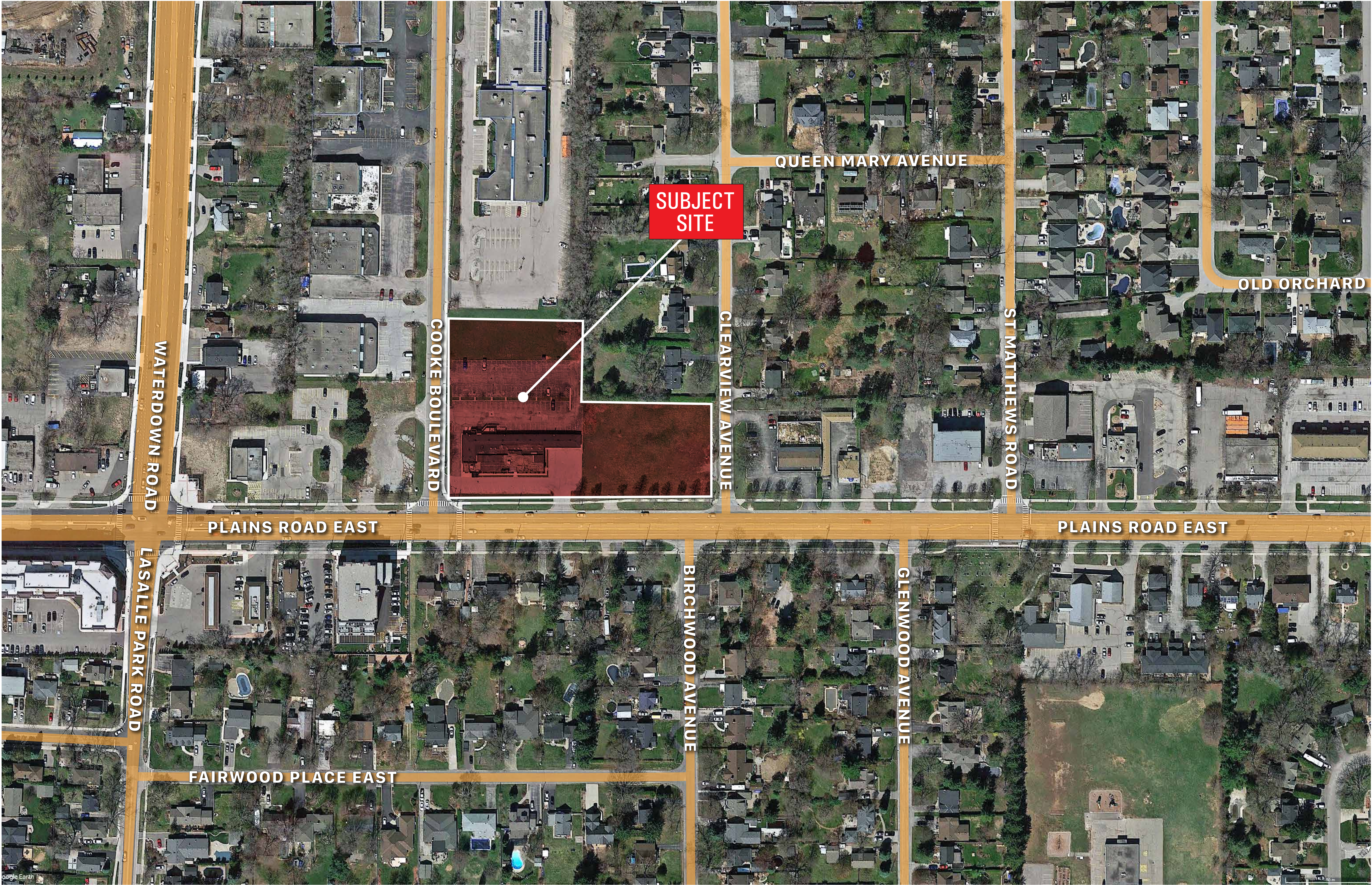




PLANNING & DEVELOPMENT COMMITTEE

53 AND 71 PLAINS ROAD EAST
AND 1025 COOKE BOULEVARD
CITY OF BURLINGTON

June
2018





- ■ ■ ■ Aldershot Mobility
- ■ ■ ■ Hub Boundary

Nearby Development Applications

- 1. 33 Fairwood Place West
- 2. 35 Plains Road East
- 3. 92 Plains Road East
- 4. 101 Masonry Court
- 5. 1200 King Road



Subject site, looking north



Subject site, looking north



Subject site, looking east



Subject site, looking southwest



Subject site, looking northeast



Subject site, looking south



1047 Cooke Boulevard, immediately north



1022 Clearview Avenue, immediately north



35 Plains Road East, immediatey west (under review)



1026 Cooke Boulevard, immediately west



91 Plains Road East, immediately east



24-36 Plains Road East, immediately south



40-50 Plains Road East, immediately south



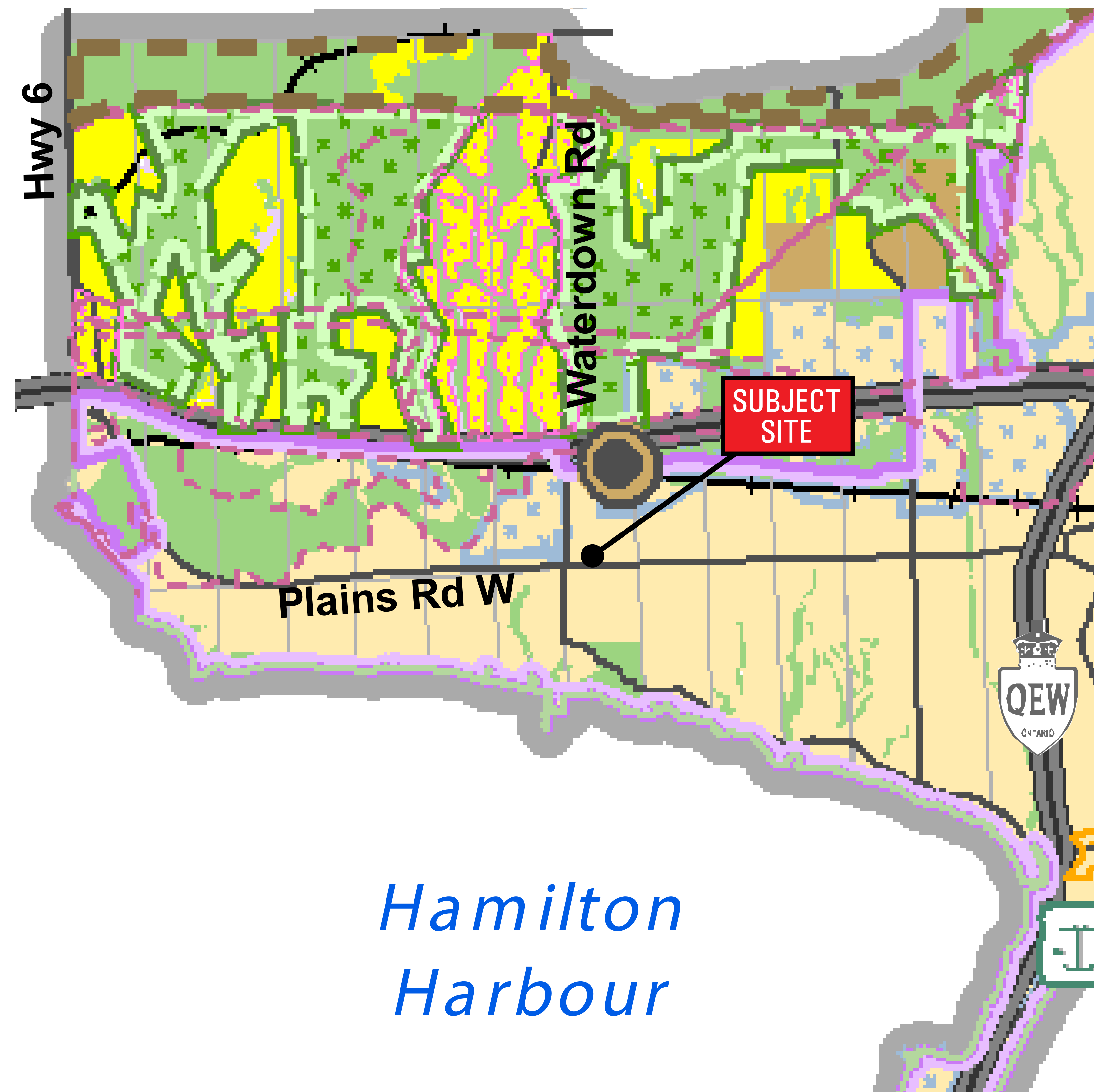
52-62 Plains Road East, immediately south



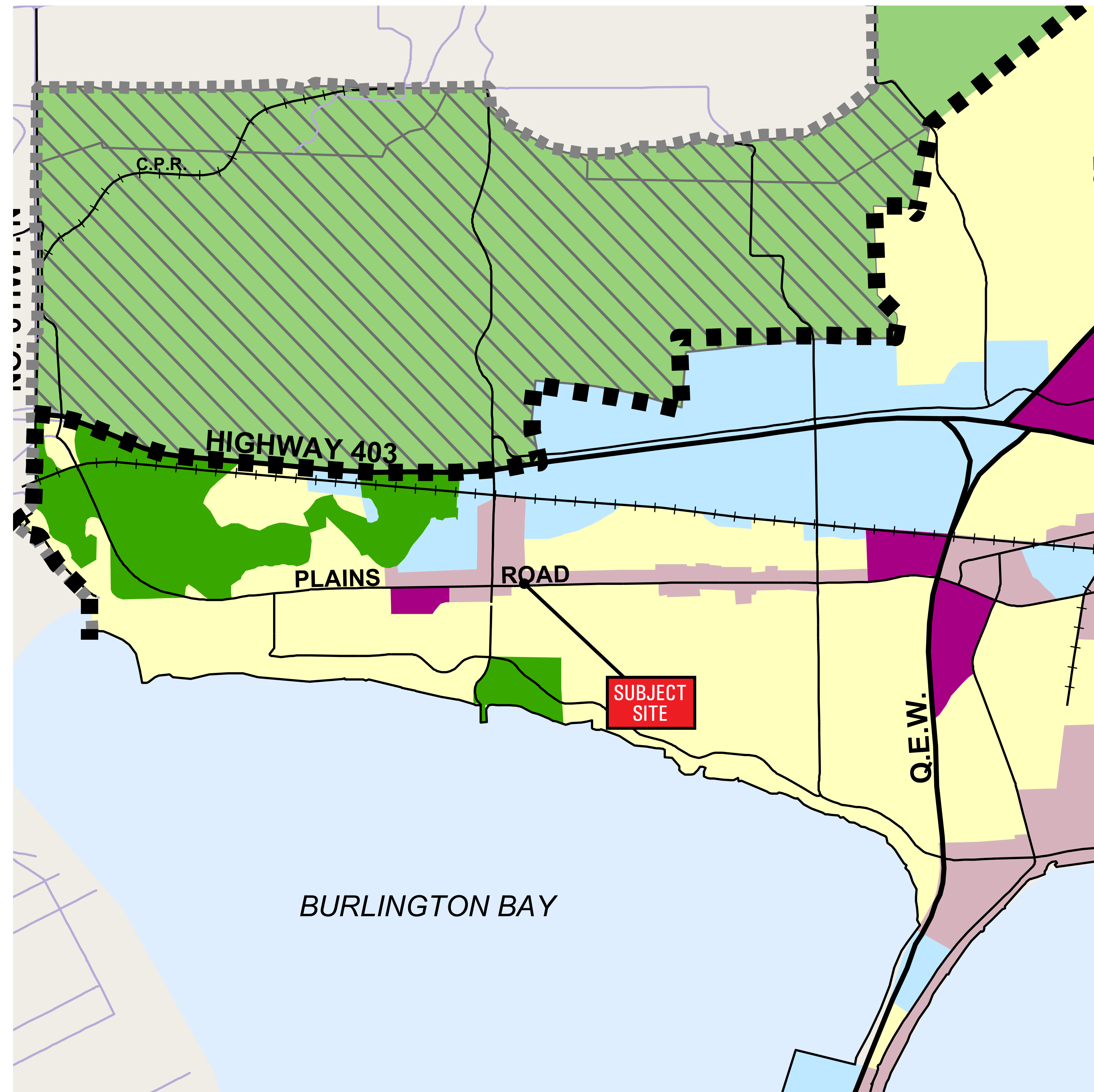
66-70 Plains Road East, immediately south



70 Plains Road East and 990-992 Birchwood Avenue,
immediately south



- Waterfront Park (See Map 2)
- Major Transit Station
- Proposed Major Transit Station
- Mobility Hub
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area Approved 2013-10-21
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Built Boundary
- Employment Area Approved 2013-10-21
- Urban Growth Centre
- Area Eligible for Urban Servicing
- Halton Waste Management Site



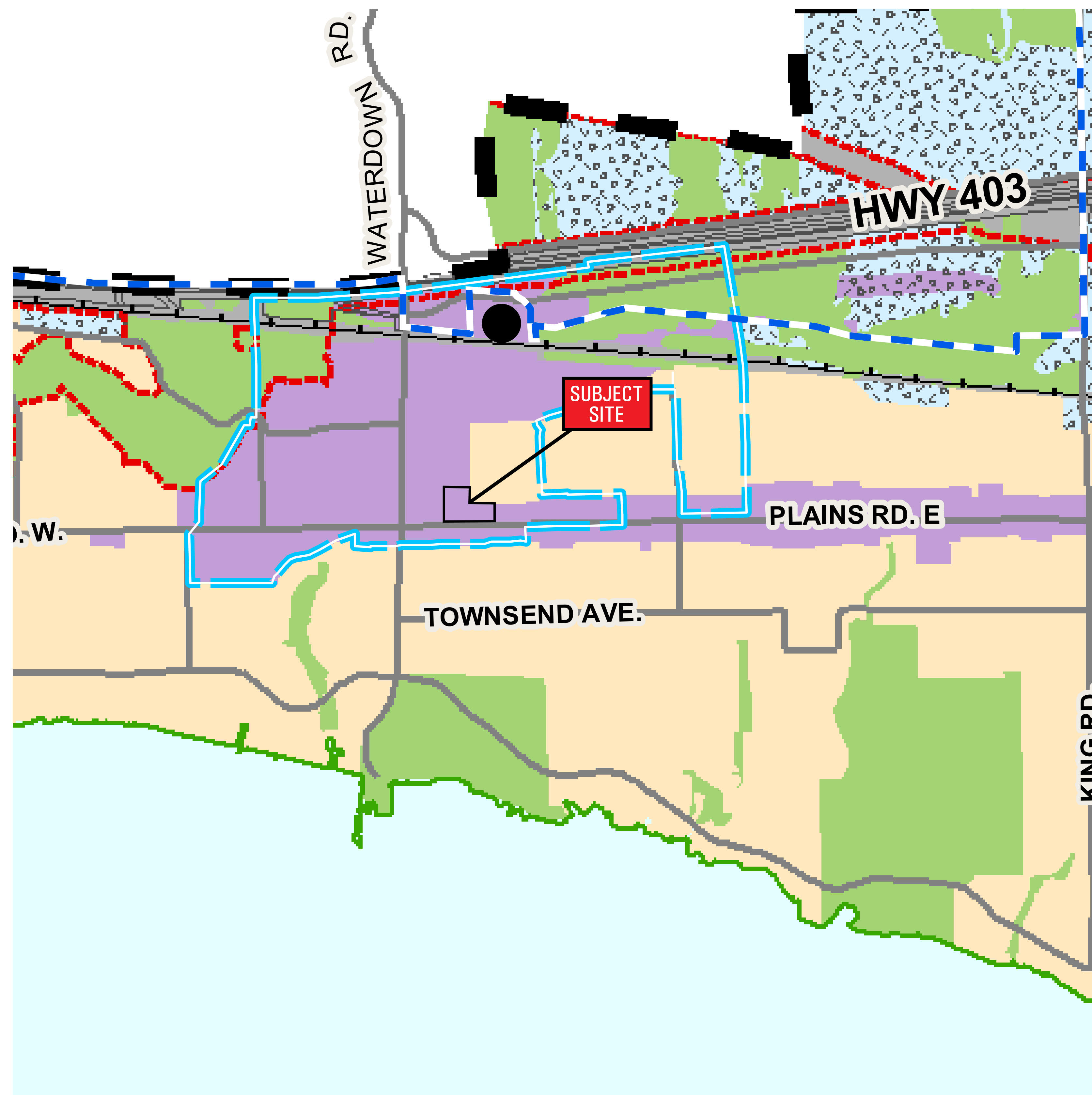
Legend

- Residential Areas
- Employment Lands
- Major Retail Areas
- Mixed Use Activity Areas
- Natural Features/Open Space
- Rural Lands
- Rural Settlement Area
- North Aldershot Planning Area
- Urban Planning Area Boundary



Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment
- Greenlands
- Major Parks and Open Space
- Environmentally Sensitive Area
(Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006))
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral *9)
- Land Use Designation to be Determined
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary



Legend

Mixed Use Intensification Areas

- Urban Centres
- Mobility Hubs
- Mixed Use Nodes and Intensification Corridors

Employment Lands



Areas of Employment Overlay



Residential Neighbourhood Areas



Natural Heritage System, Major Parks and Open Space



Mineral Resource Extraction Area



Infrastructure and Transportation Corridors



Tremaine Road Special Planning Area (see Chapter 12)

Bronte Creek Meadows (see Chapter 5)

Innovation District (see Chapter 5)

Contextual References

Municipal Boundary

Urban Boundary

Delineated Built Boundary

Urban Growth Centre Boundary

Parkway Belt West Plan Area

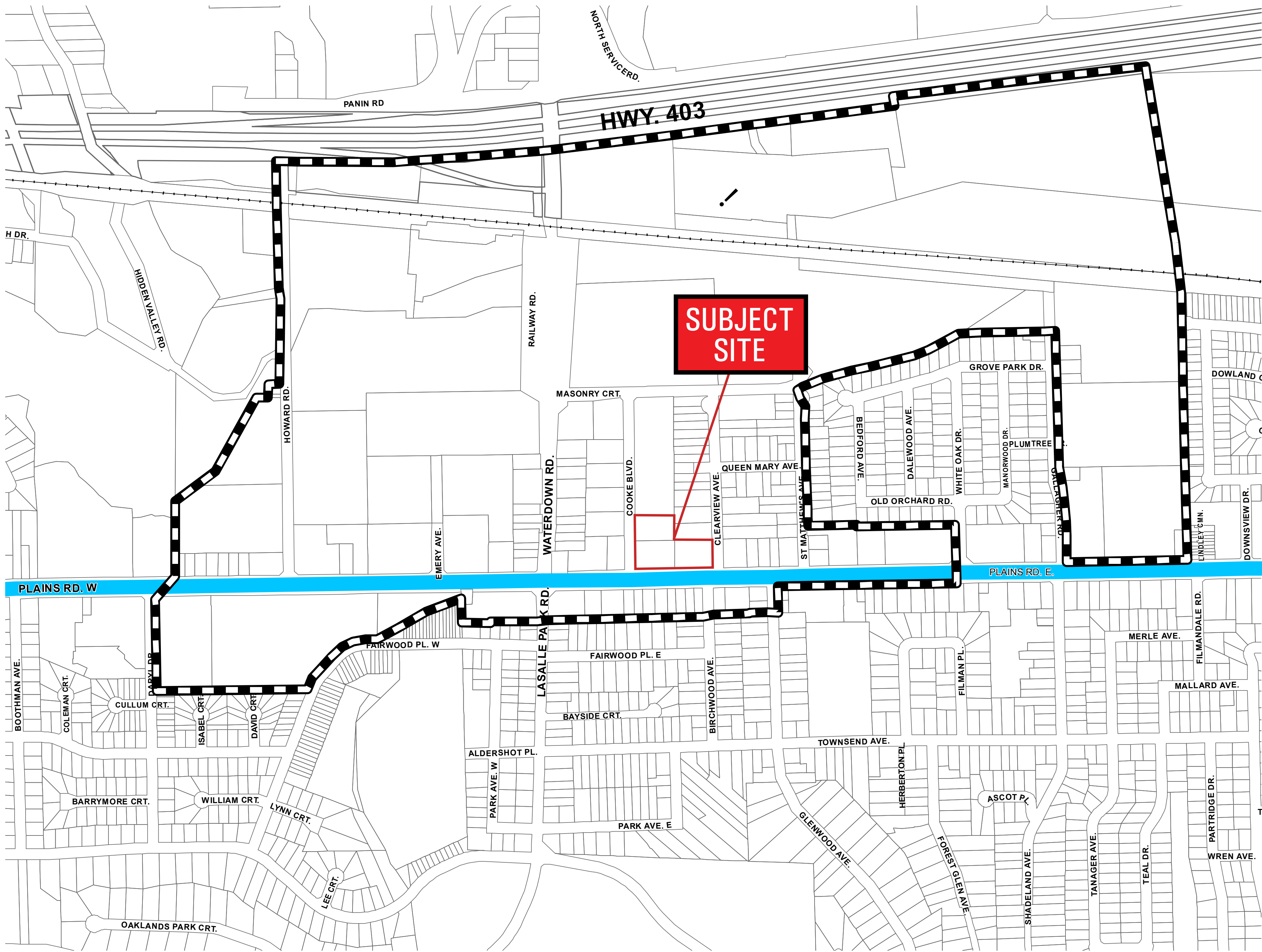
Major Transit Station

Potential Future Major Transit Station (Approximate Location)

Rail Line

Provincial Freeway

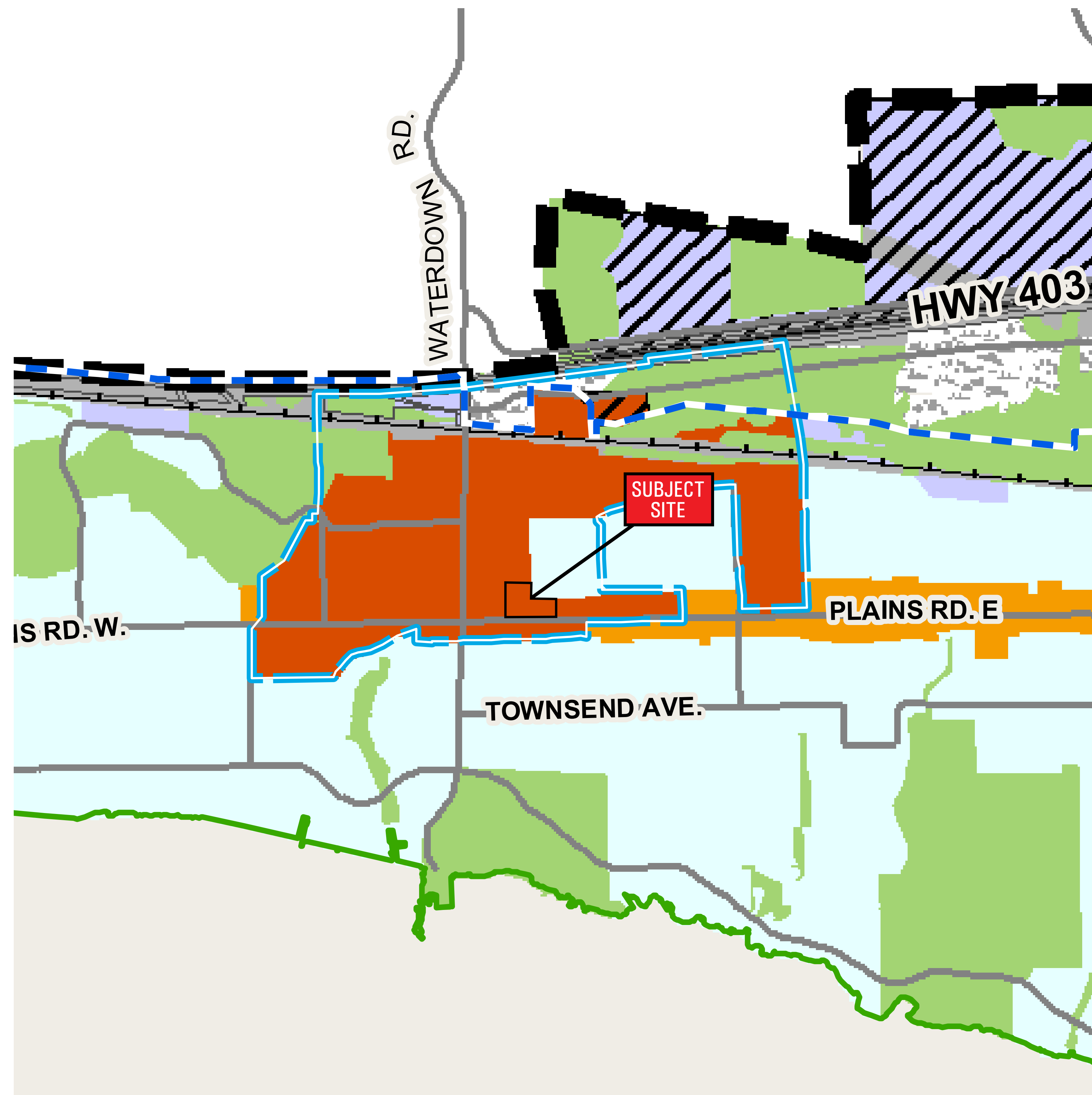
Approved (April 2018) by City Council and Under Review by Halton Region



Legend

- Mobility Hub
- Mobility Hub Primary Connector
- Rail Line
- Major Transit Station

Approved (April 2018) by City Council and Under Review by Halton Region



Legend

Growth Areas

- Primary Growth Area
- Secondary Growth Area
- Employment Growth Area
- Established Neighbourhood Area

Mobility Hubs



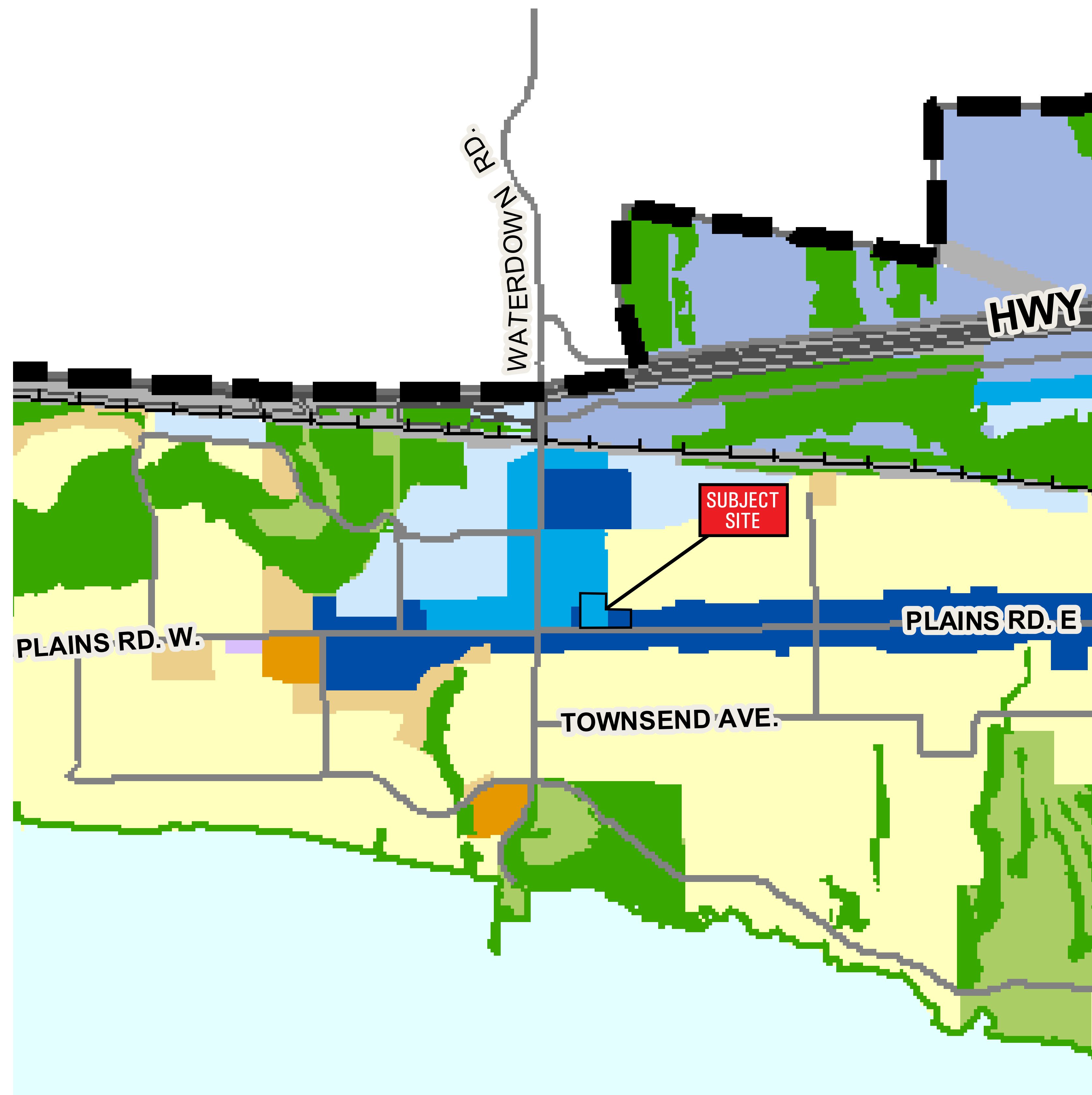
Designated Greenfield Area

- Developed Area Outside Delineated Built Boundary
- Undeveloped Area Outside Built Boundary (not subject to Intensification Framework)

Contextual References

- Natural Heritage System, Major Parks and Open Space
- Infrastructure and Transportation Corridors
- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary

Approved (April 2018) by City Council and Under Review by Halton Region



Legend

MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors**
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment Lands

RESIDENTIAL NEIGHBOURHOOD AREAS

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

- General Employment
- Business Corridor

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

- City's Natural Heritage System
- Major Parks and Open Space

MINERAL RESOURCE EXTRACTION AREA



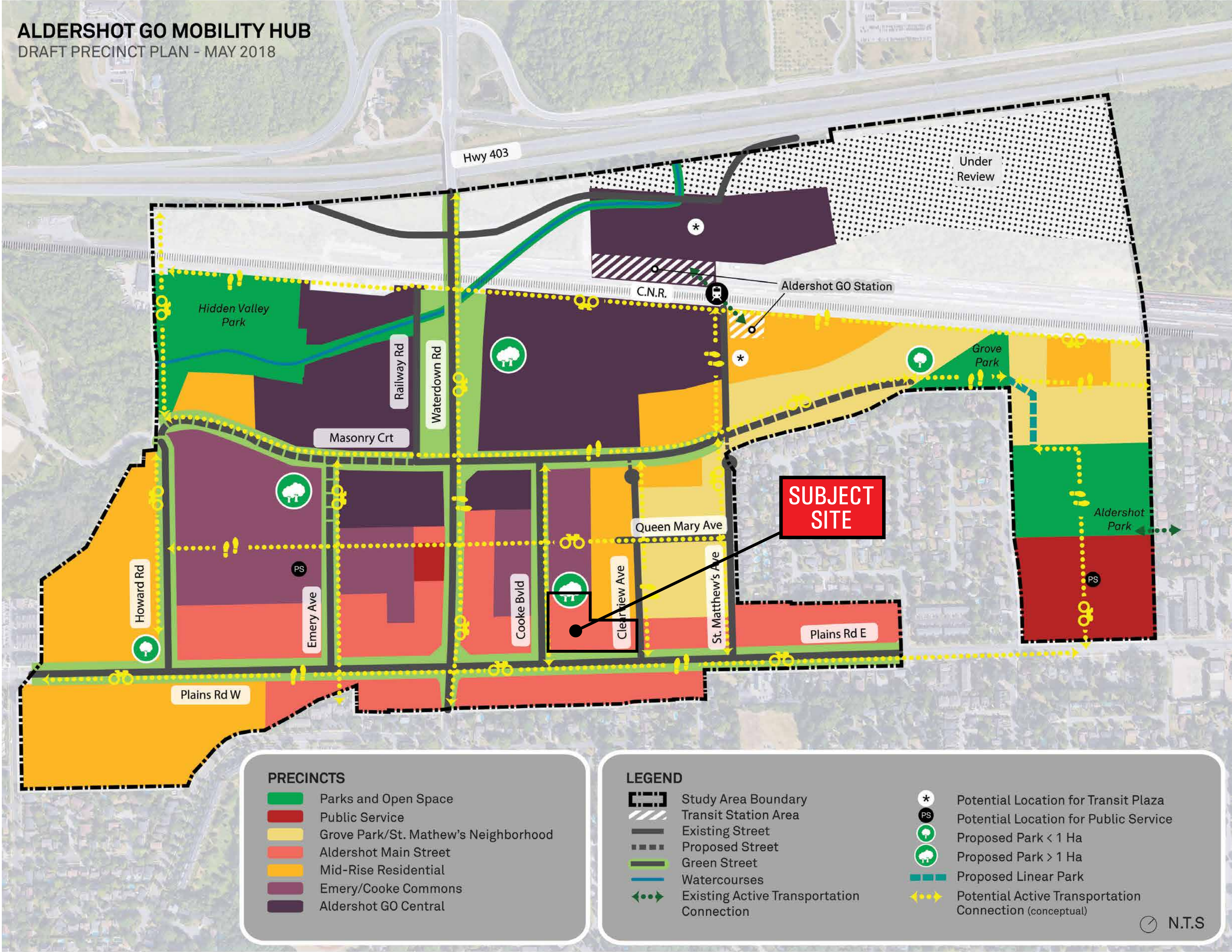
INFRASTRUCTURE AND TRANSPORTATION CORRIDORS



- Municipal Boundary
- Urban Boundary
- Urban Growth Centre Boundary

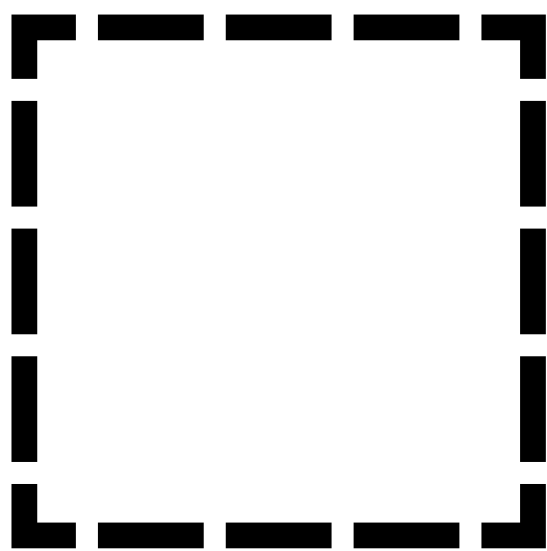
Approved (April 2018) by City Council and Under Review by Halton Region





Please note that the draft precinct plan, precinct boundaries, associated intention statements and key directions are preliminary and subject to change as a result of on-going technical studies and community and stakeholder feedback.

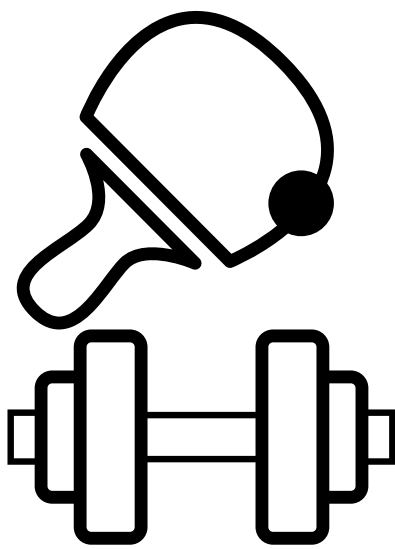
- **Official Plan re-designation for a portion of the site, from Mixed Use Corridor – Employment to Mixed Use Corridor – General with a site-specific exception to permit the proposed height, density and land uses.**
- **Rezoning from Mixed Use Corridor – General (MXG) and Mixed Use Corridor – Employment (MXE) to Mixed Use Corridor – General (MXG-XXX) with a site-specific exception to increase the permitted height and density and other development standards as necessary.**



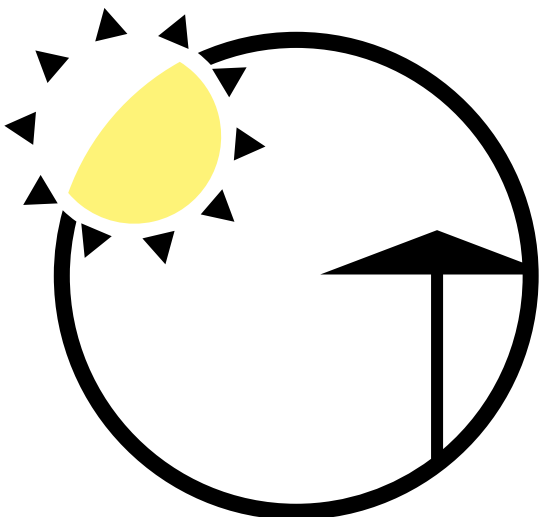
SITE AREA
10,856 m²
1.08 ha



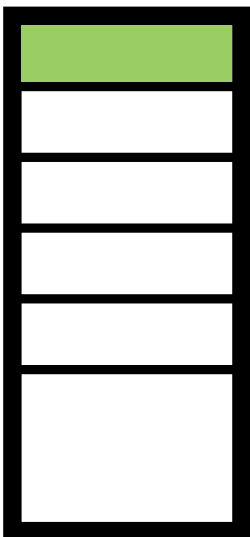
RETAIL AREA
1,208 m²



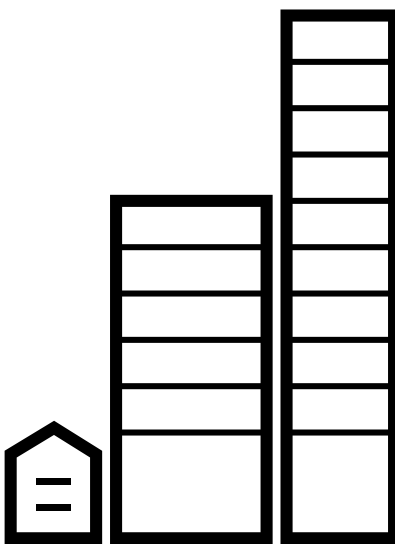
411 m²
INDOOR
AMMENITY



357 m²
OUTDOOR
AMMENITY



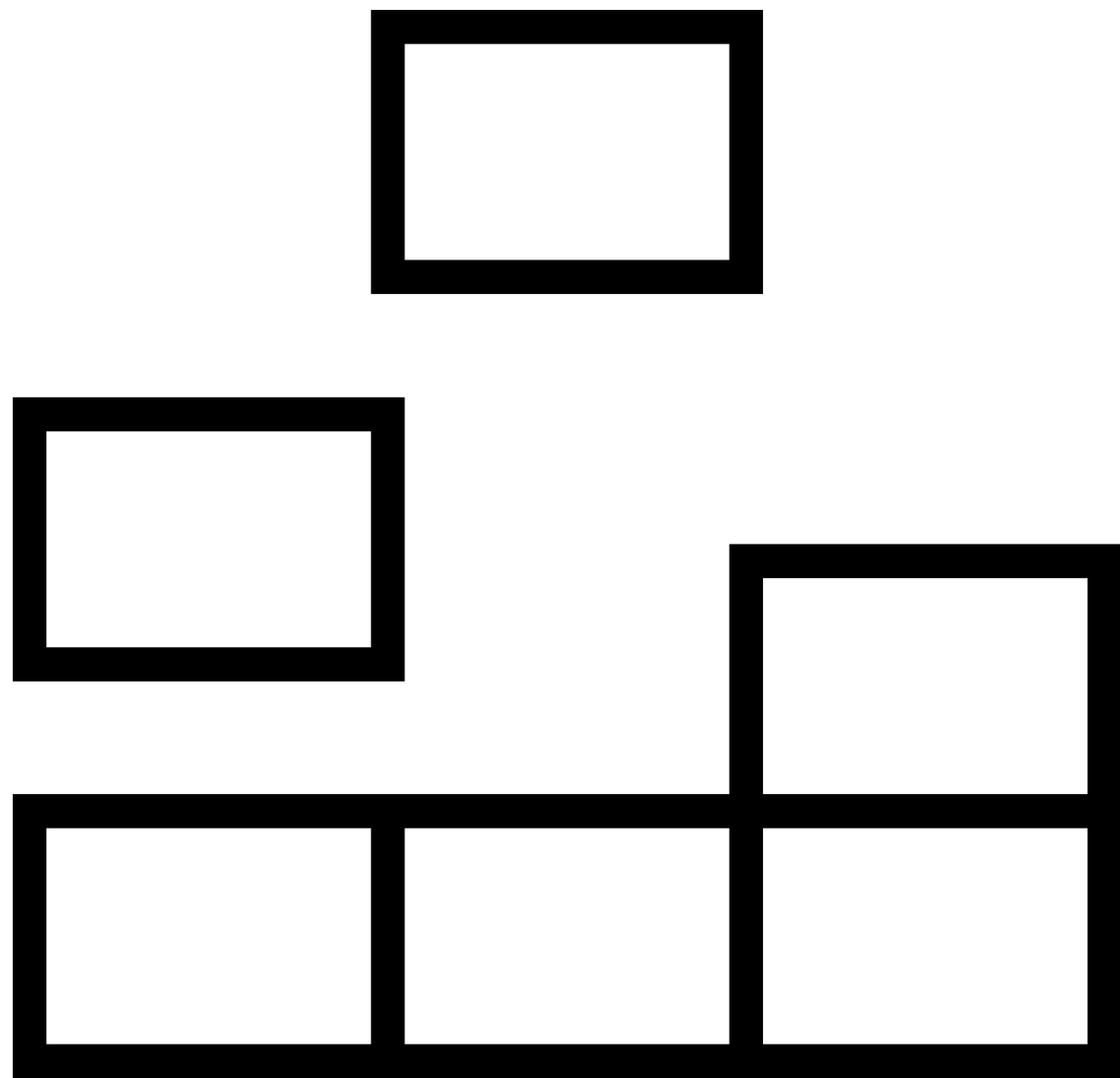
TOTAL HEIGHT
39.31 m (12 Storeys)
33.22 m (10 Storeys)



RESIDENTIAL AREA
37,612 m²



581
PARKING SPACES



450 UNITS

TOWNHOUSE



23

STUDIO



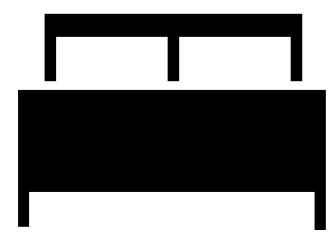
6

1 BED-
ROOM



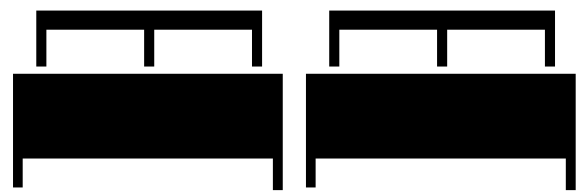
39

1 BED-
ROOM
+DEN

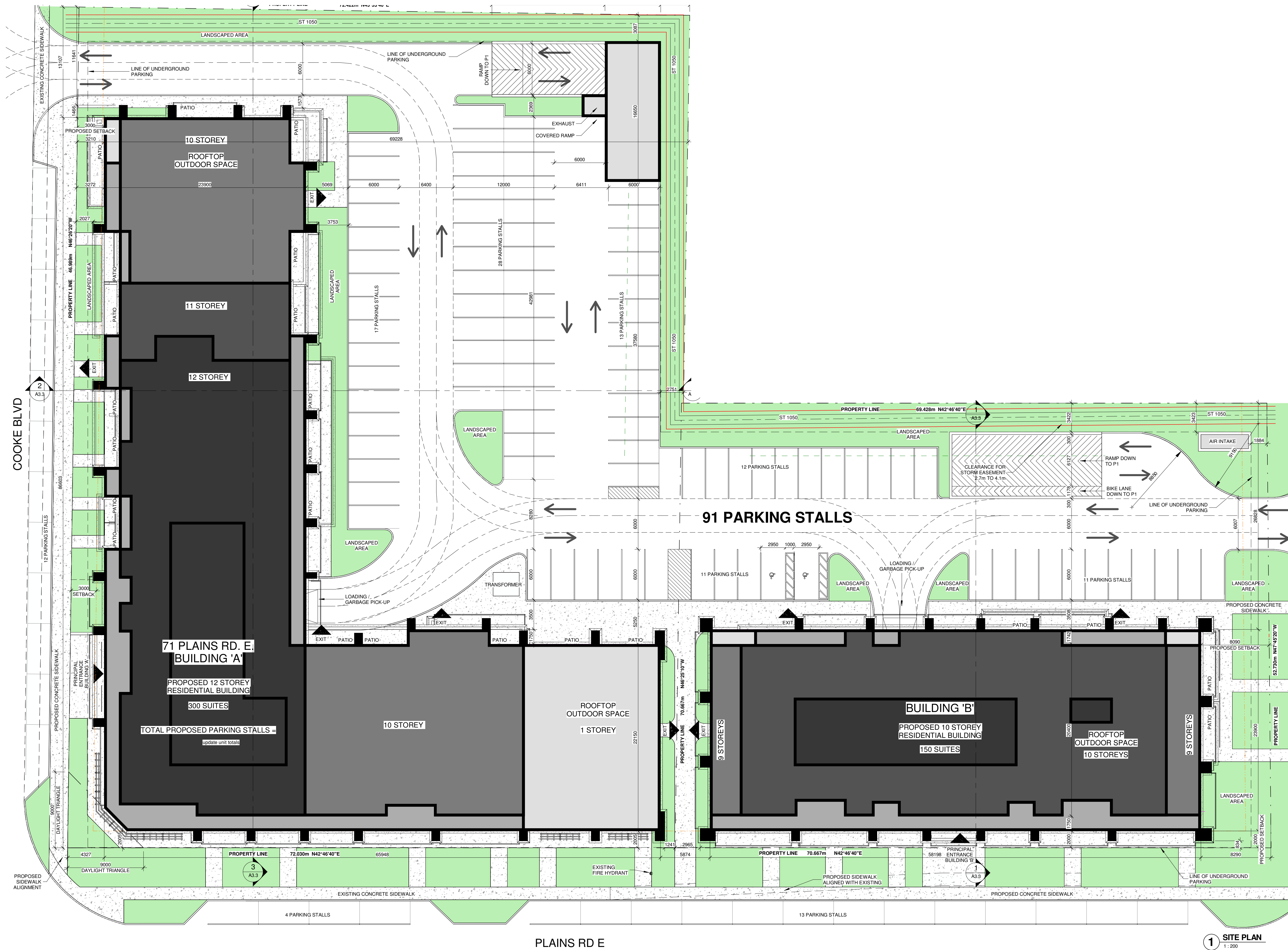


197

2 BED-
ROOM



185







STREET VIEW ALONG PLAINS RD. E.



STREET VIEW AT CORNER OF COOKE BLVD. & PLAINS RD. E.





- **Address and respond to comments from the Region, City and external commenting agencies**
- **Make revisions to the proposal and resubmit for approval**

