

1335-1355 PLAINS ROAD EAST

Proposed Townhouses Development
July 10, 2018



Architects
Construction
Managers



Development Team

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

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July 10, 2018



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Community Context

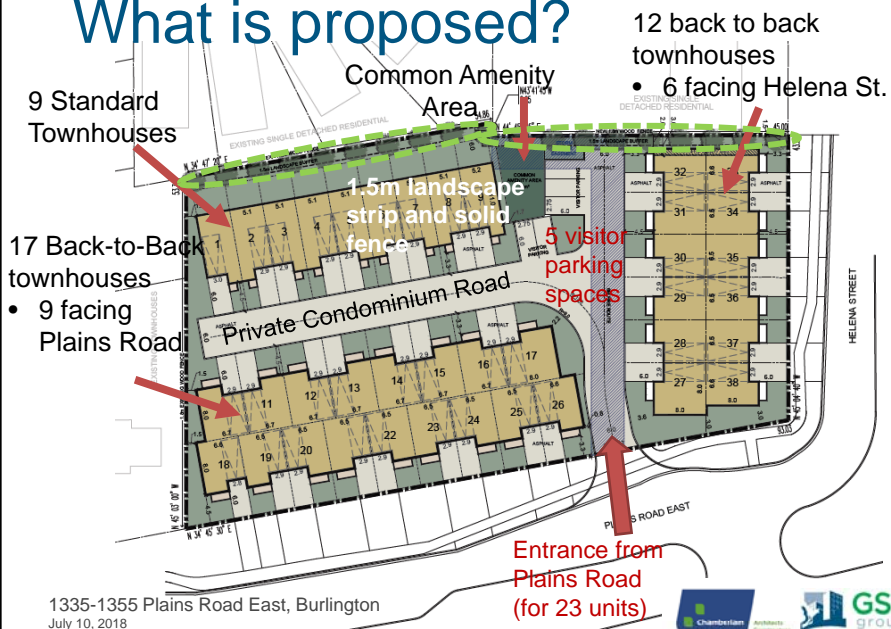
1335, 1339, 1343,
1349, 1355 Plains
Road East

- 0.46 hectares



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July 10, 2018

What is proposed?



March Community Open House

Community concerns raised:

- Setback and overlook for townhouses backing onto Bonnie Crt (i.e., loss of privacy)
- Width of landscape buffer strip
- Visitor Parking
- Density and associated Traffic/Safety
- Alignment of Helena Street with Plains Road

Staff concerns (preliminary):

- Internal driveway length
- Amount of common amenity space

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July 10, 2018



Response:



- Reduction in standard townhouse units from 9 to 5



- Increase in building setback adjacent to rear yard of singles on Bonnie Court from 6 to 8m
- Increase in landscaped buffer from 1.5 m to 3m
- Overall increase in visitor parking:
- Increase in common amenity space
- Increase in driveway length from 6m to 6.7m
- Realignment of Helena Street with Plains Road (standard T intersection).

1335-1355 Plains Road East, Burlington
July 10, 2018



Parking:

	Resident	Visitor (on-site)	Visitor (Boulevard)	Total
Standard Townhouses	10 (2 / garage)	10 (2 / driveway)	0	20
Back-to-Back townhouses	68 (1 in garage, 1 in driveway)	6	7 in driveways within blvd	81
				101

Parking Ratios provided:

- **Standard Townhouses:** 2/unit + 2 visitor/unit – exceeds 2.5/unit By-law requirement
- **Back-to-back Townhouses:** 2/unit + .2 visitor/unit (.38 visitor /unit including boulevard parking)

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July 10, 2018



9

3 Storeys vs 4 storeys

Back-to-Back Townhouses



3 storeys + Rooftop amenity space = 4 storeys



1335-1355 Plains Road East, Burlington
July 10, 2018



10

Required Official Plan Amendment

- 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.**

1335-1355 Plains Road East, Burlington
July 10, 2018



Required Zoning By-law Amendment

- Site Zoned *MXG (Mixed –Use General)*
- **Requesting approval of a Site Specific Amendment to the MXG Zone to accommodate the proposed design**

1335-1355 Plains Road East, Burlington
July 10, 2018



Proposed Site Specific Zoning:

Overall Site:

- Permit townhouses to be located within 25 metres of Plains Rd
- ↑ density from 30 units/ha to 71 units/ha (previously 82)
- ↓ 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)
- ↓ visitor parking from 0.35 spaces to 0.2 spaces per unit (6 vs 10 spaces) - (not including proposed +7 boulevard parking)

Townhouses:

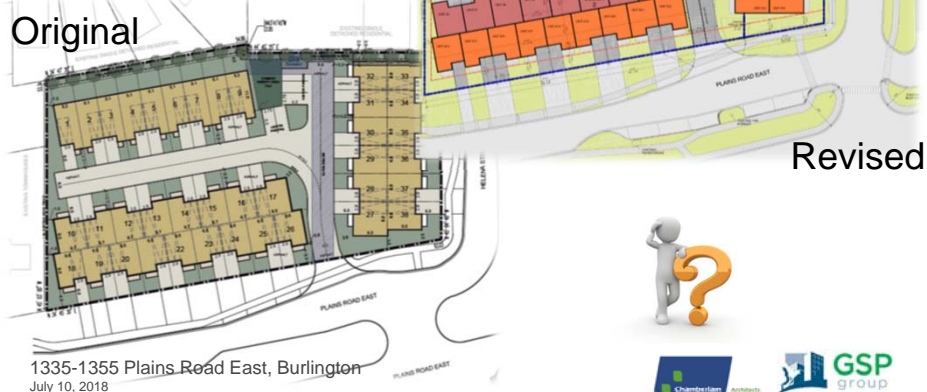
- ↓ rear yard setback from 12m to 8m
- ↓ rear yard landscape buffer from 6m to 3m and 1.5m

1335-1355 Plains Road East, Burlington
July 10, 2018



Comments / Questions

Original



Revised

1335-1355 Plains Road East, Burlington
July 10, 2018

