

Statutory Public Meeting

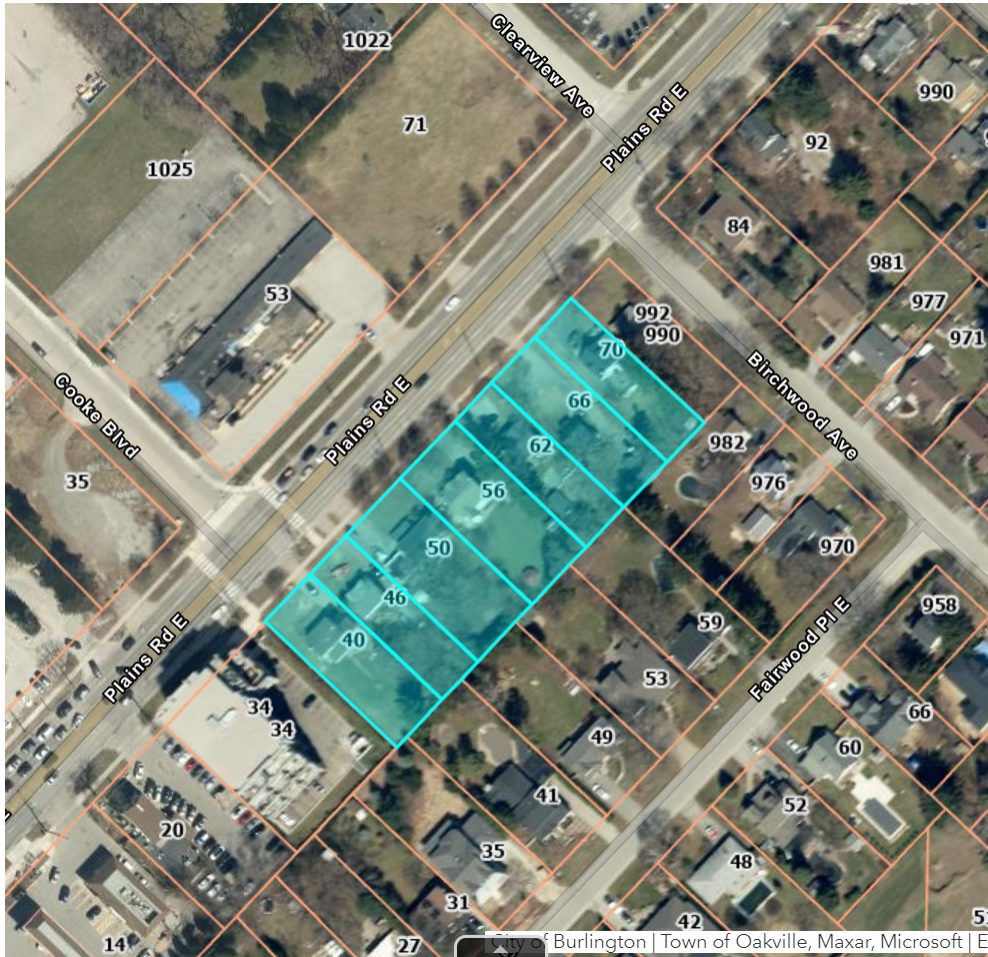
Applications to amend the Official Plan and Zoning By-law

Applicant: Infinity (Plains Road) Corporation,
Infinity (Aldershot) Developments

Addresses: 40-70 Plains Road East

Date: September 14, 2021

Overview of Development Site



40-70 Plains Road East

Site Area: 0.68 hectares

Frontage on Plains Rd E: 128 m

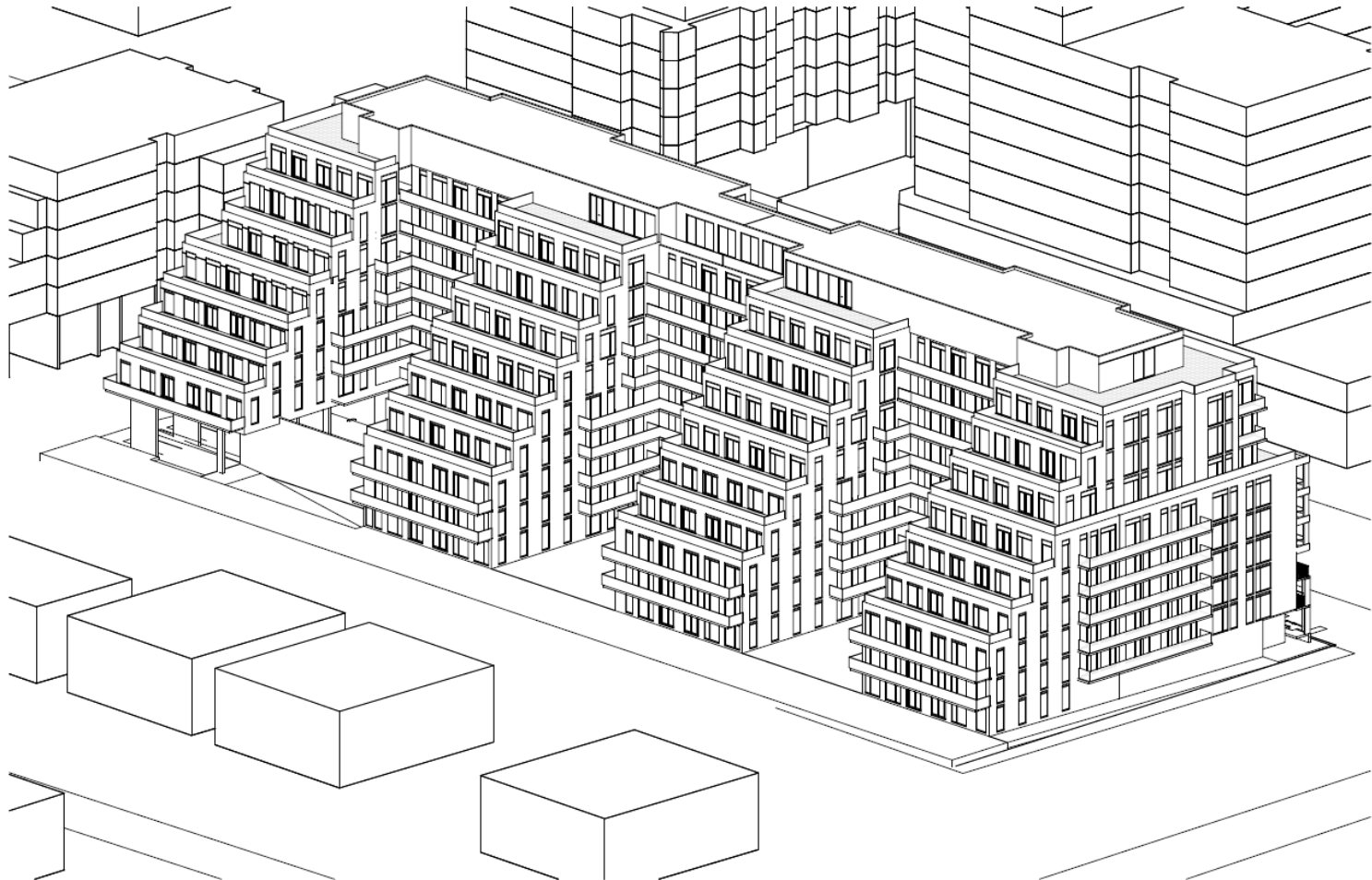
Depth: 50 m

Proposed Development

- 10-storey apartment building (32.2 metres)
- 360 dwelling units
- Proposed density: 527.6 units per hectare
- Proposed Floor Area Ratio: 4.33:1



Proposed Development (Rear View)



Policy Context

- Provincial
 - Provincial Policy Statement (PPS), 2020
 - A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Regional
 - Halton Region Official Plan (ROP)
- Local
 - City of Burlington Official Plan
 - City of Burlington Zoning By-law 2020

Burlington Official Plan

Current Official Plan (1997 as amended)

| | |
|---------------------|--|
| Designation: | Residential – Medium Density, with site-specific policy |
| Permits: | Residential uses up to 50 units per hectare |

New Official Plan (2020) (subject to appeals)

| | |
|---------------------|--|
| Designation: | Urban Corridor + within Primary Growth Area |
| Permits: | Maximum height: 6 storeys Maximum Floor Area ratio: 2.0:1 |

Requested Official Plan Amendment

| | |
|---------------------|--|
| Designation: | Mixed-Use Corridor – General, with site-specific policy |
| Permits: | Maximum height: 10 storeys Maximum Floor Area Ratio: 4.33:1 |

Burlington Zoning By-law

Zoning By-law

Zone: RM1-346

Permits: Medium-density residential uses, limited non-residential uses.

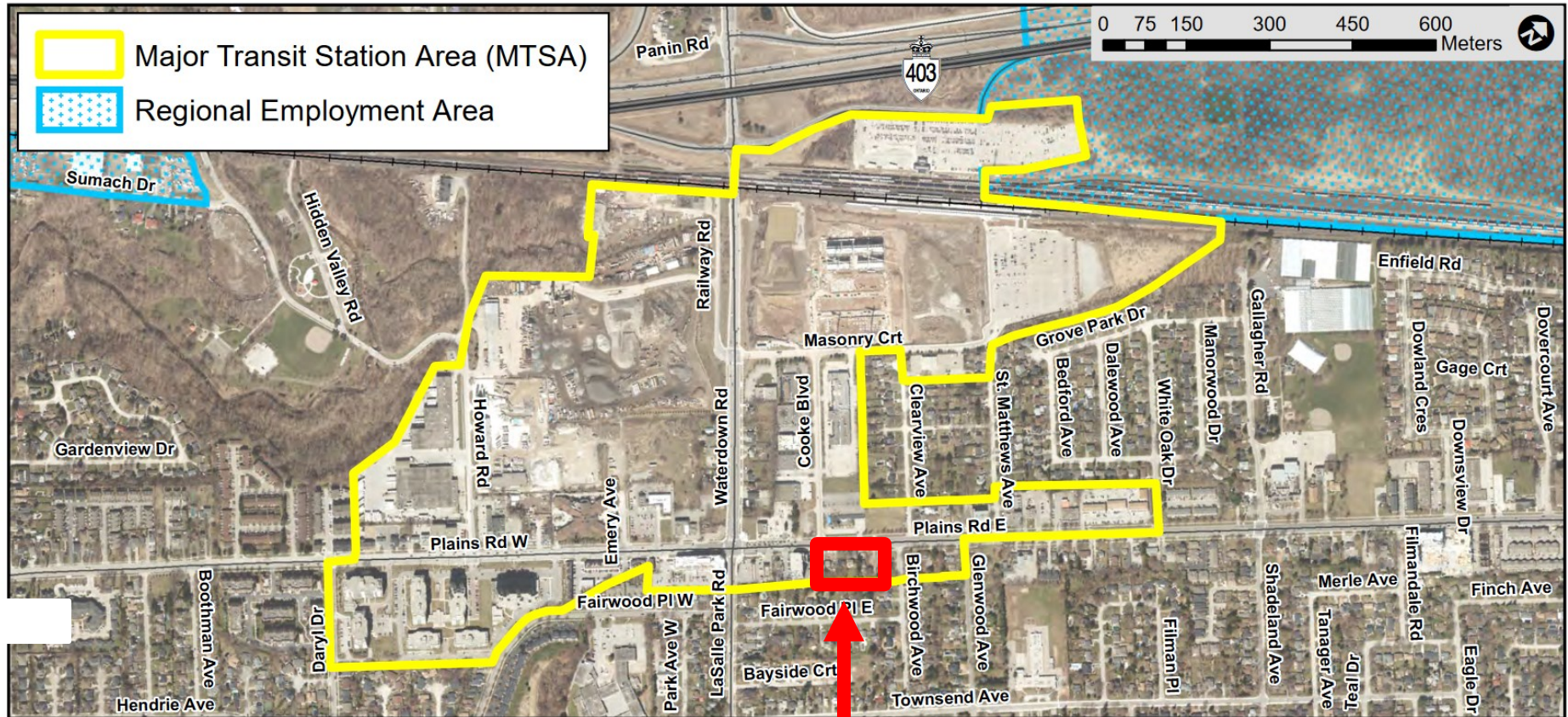
Requested Zoning By-law Amendment

Zone: MXG-XXX

Permits: Apartment building
Increased height: up to 10 storeys
Increased Floor Area Ratio: up to 4.33:1
Reduced parking (number of spaces, size of spaces)
Reduced yards, landscape areas, landscape buffers
Reduced amenity area

Major Transit Station Area

Map 6d - Aldershot GO MTSA



ROPA 48, adopted July 2021

Subject property

Public Consultation

- Jan. 2020: Pre-Application Community Meeting
- Spring 2021:
 - Complete application submitted
 - Notice sign on property
 - Notice mailed to neighbours
 - Webpage created: www.burlington.ca/70plains
- Sept. 2021: Statutory Public Meeting
- Public comments attached as Appendix C to Report PL-34-21

Recommendation:

Direct staff to continue to process the applications

For more information:

Visit www.burlington.ca/70plains

Contact:

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