

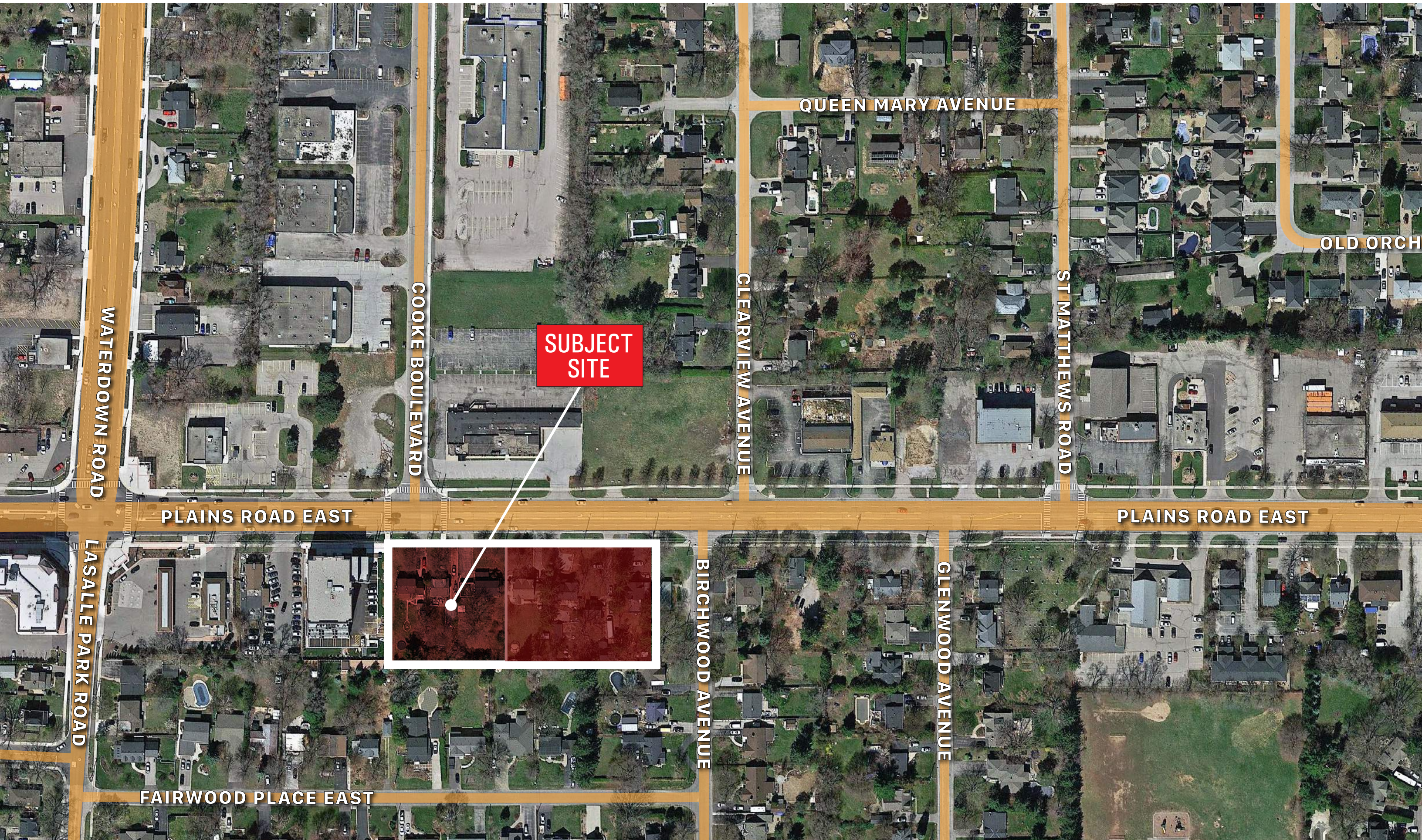
40-70 PLAINS ROAD EAST

STATUTORY PUBLIC MEETING
SEPTEMBER 14, 2021





SURROUNDING CONTEXT



**SUBJECT
SITE**

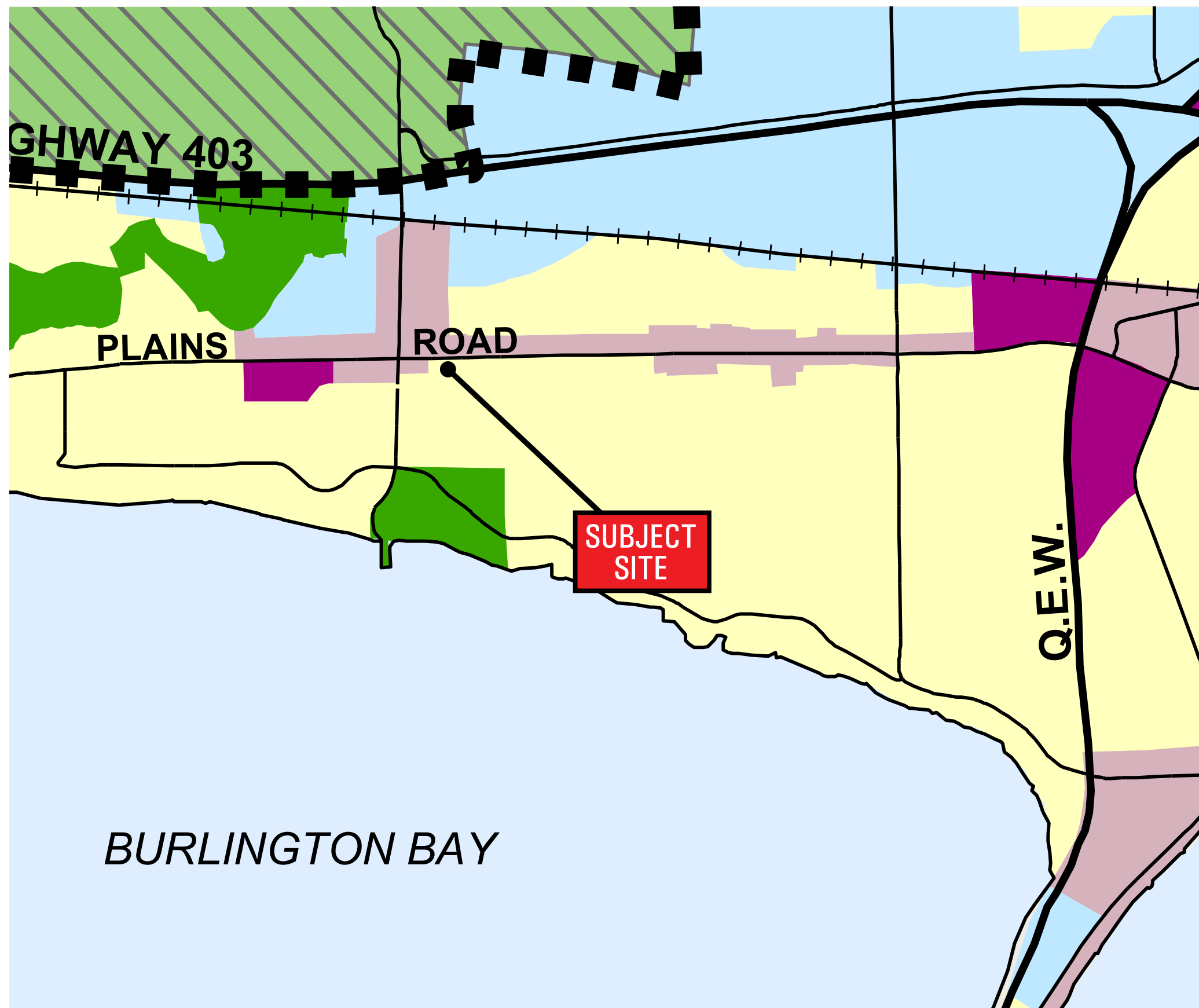
NEIGHBOURHOOD CONTEXT



SUBJECT SITE: VIEW LOOKING SOUTH



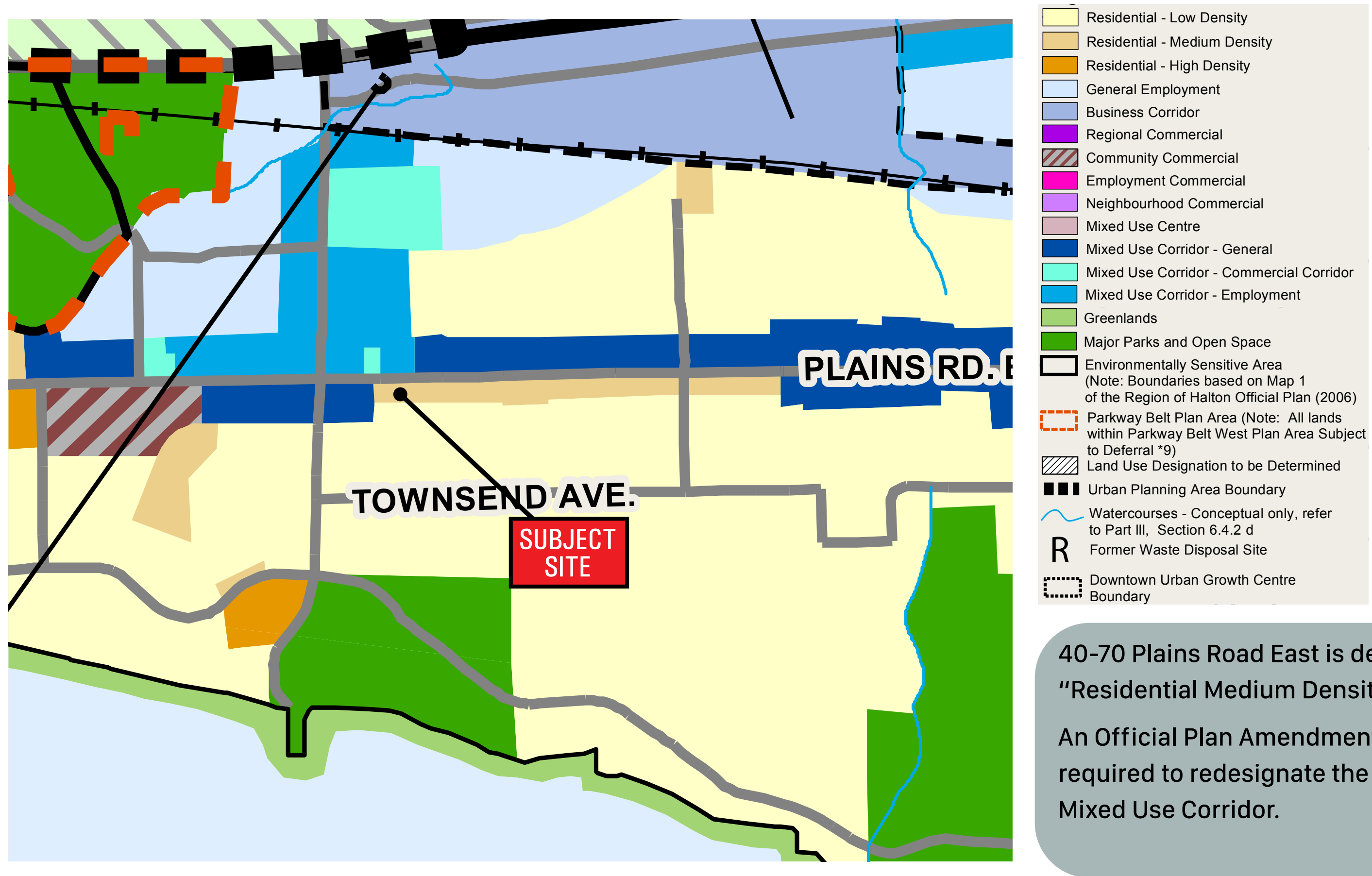
BURLINGTON STREET, VIEW LOOKING SOUTH



- | | |
|-------------------------------|-----------------------------|
| Residential Areas | Mixed Use Activity Areas |
| Employment Lands | Natural Features/Open Space |
| Major Retail Areas | Rural Lands |
| Rural Settlement Area | |
| North Aldershot Planning Area | |
| Urban Planning Area Boundary | |
- NOTE: For information on Deferrals and Referrals (*D or *R), please see the Explanatory Notes of the Official Plan.*

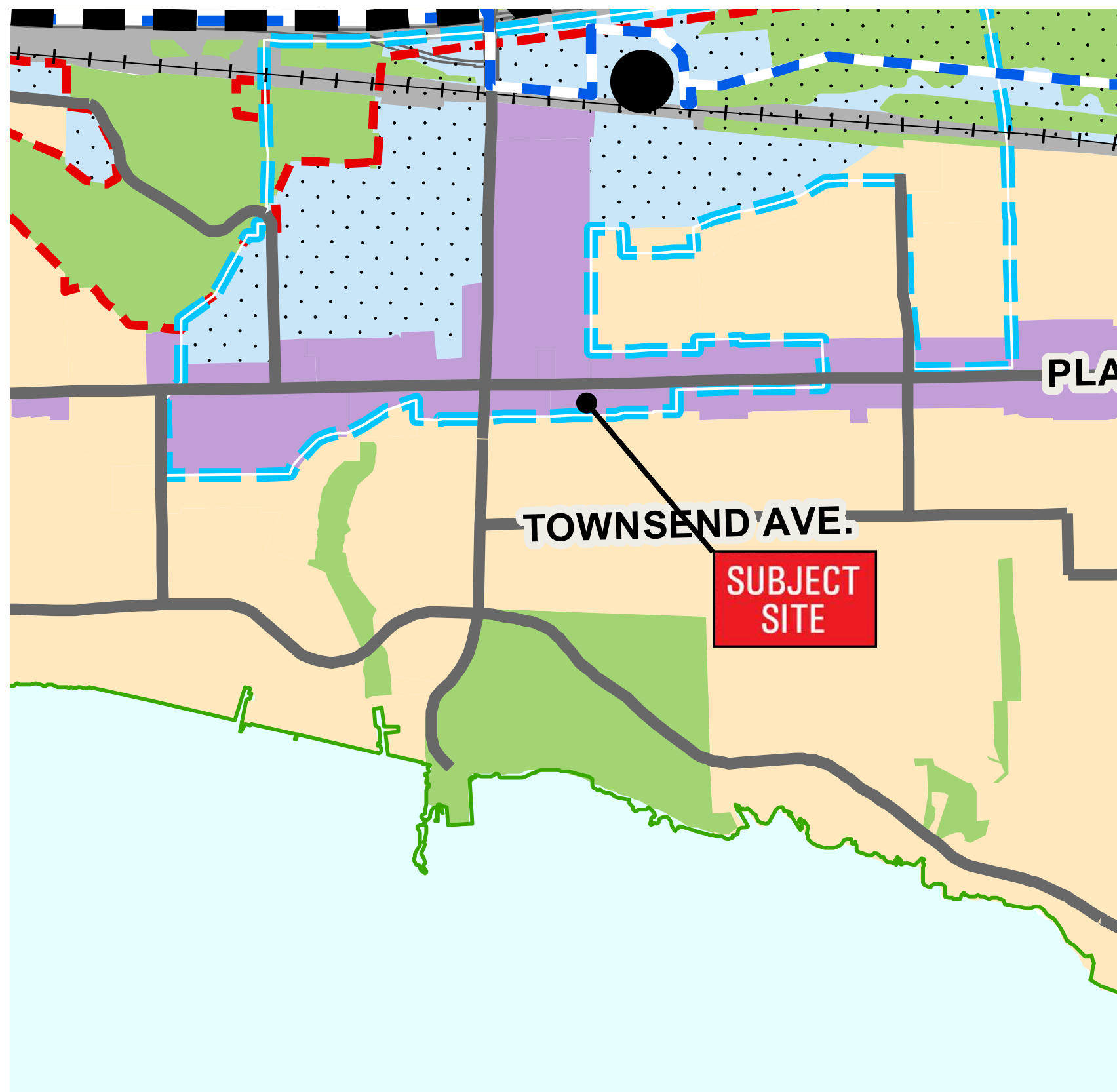
40-70 Plains Road East forms part of the City's "Residential Areas"

"Residential Areas" provide for housing and other land uses that are part of a residential environment. Housing may take many forms ranging from detached homes to high-rise apartment structures.



40-70 Plains Road East is designated "Residential Medium Density".

An Official Plan Amendment will be required to redesignate the lands to Mixed Use Corridor.



Mixed Use Intensification Areas

- Urban Centres
- MTSA Special Planning Areas
- Mixed Use Nodes and Intensification Corridors

Lands Designated for Employment Uses



Region of Halton Employment Area



Residential Neighbourhood Areas



Natural Heritage System, Major Parks and Open Space



Mineral Resource Extraction Area

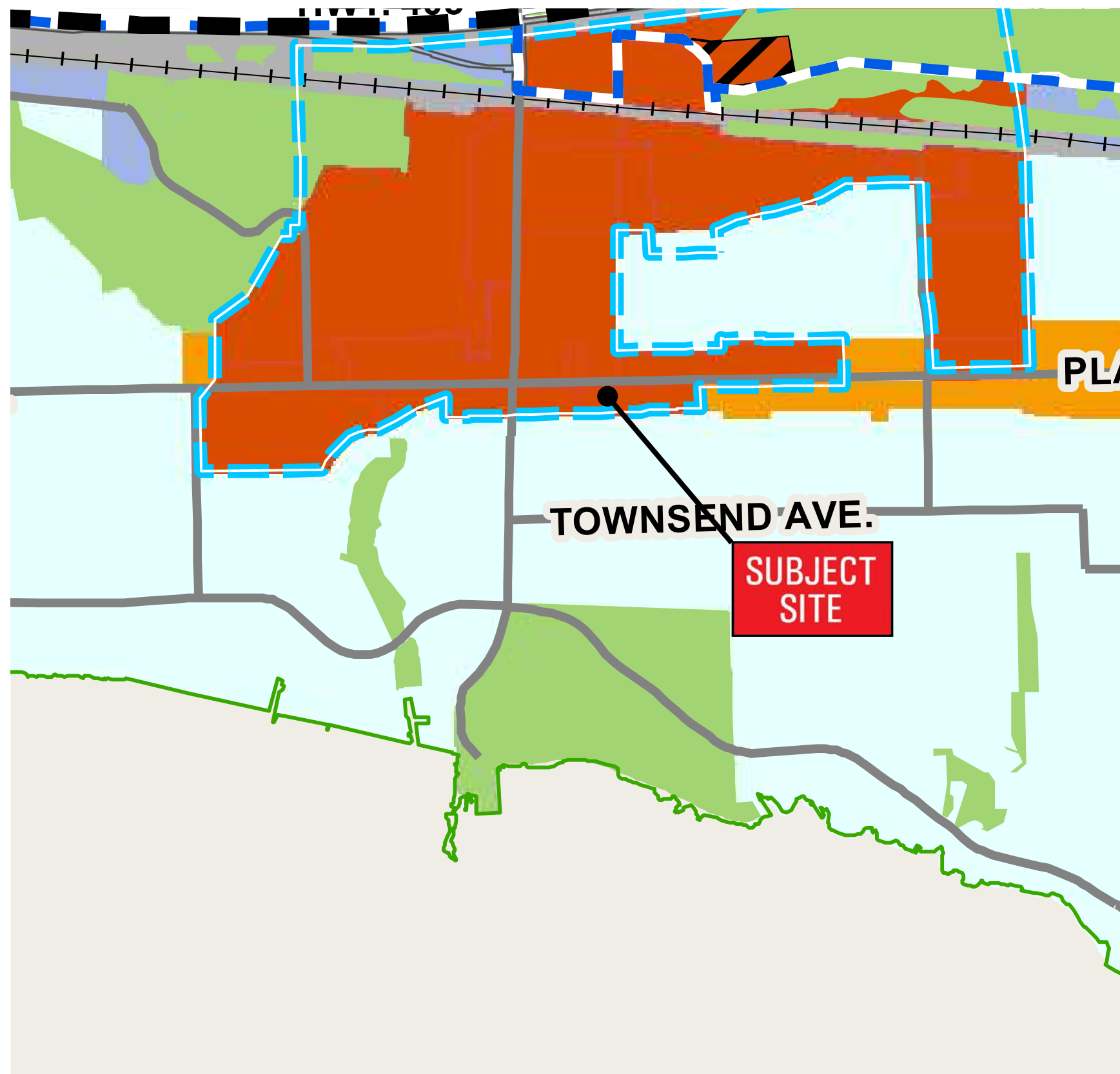


Infrastructure and Transportation Corridors



Contextual References

- Municipal Boundary
- Urban Boundary
- Delineated Built Boundary
- Urban Growth Centre Boundary
- Parkway Belt West Plan Area
- Major Transit Station
- Rail Line
- Provincial Freeway



Growth Areas

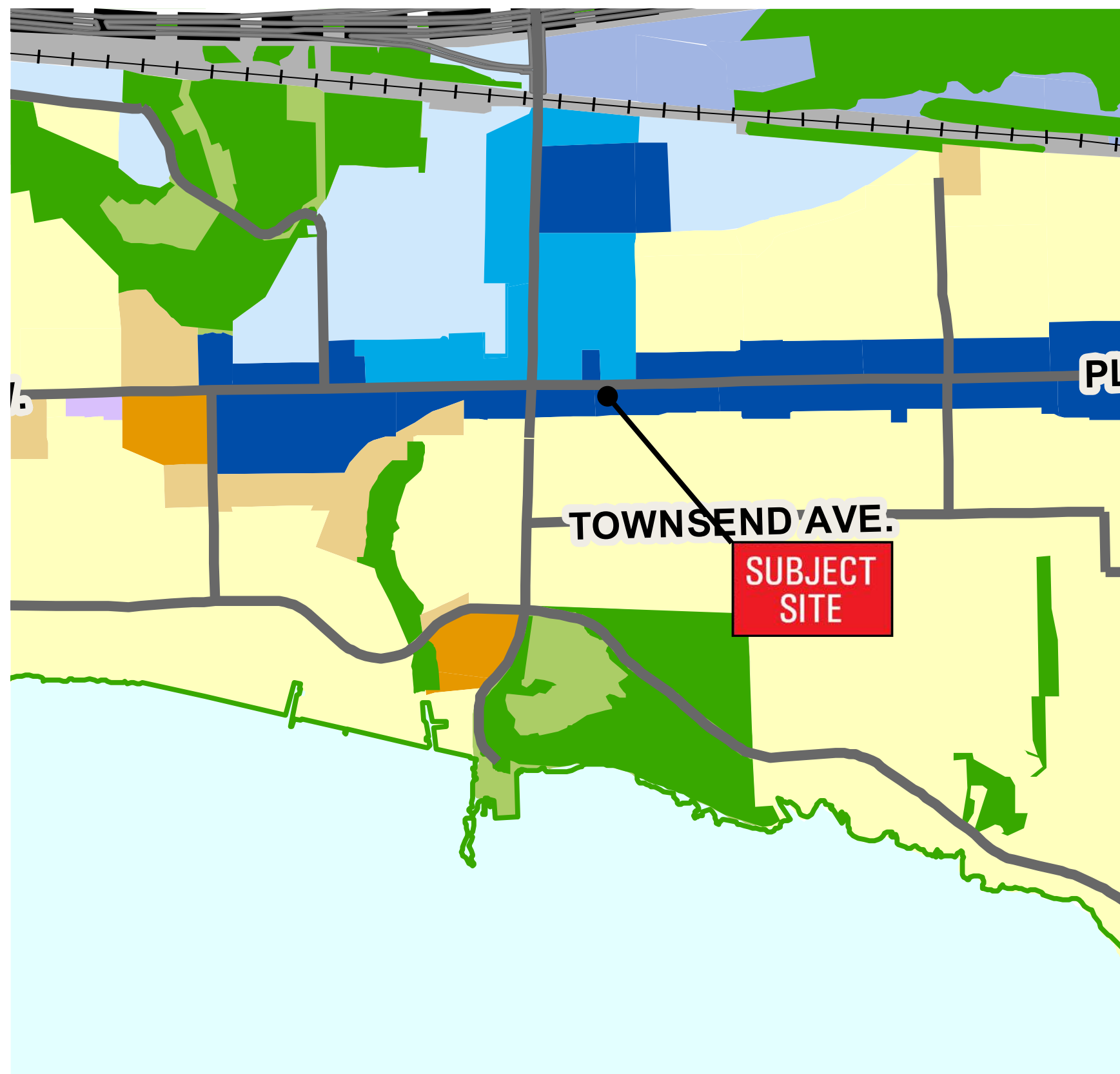
- Primary Growth Area
- Secondary Growth Area
- Employment Growth Area
- Established Neighbourhood Area

MTSA Special Planning Areas



Contextual References

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



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

RESIDENTIAL NEIGHBOURHOOD AREAS

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

NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

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

MINERAL RESOURCE EXTRACTION AREA

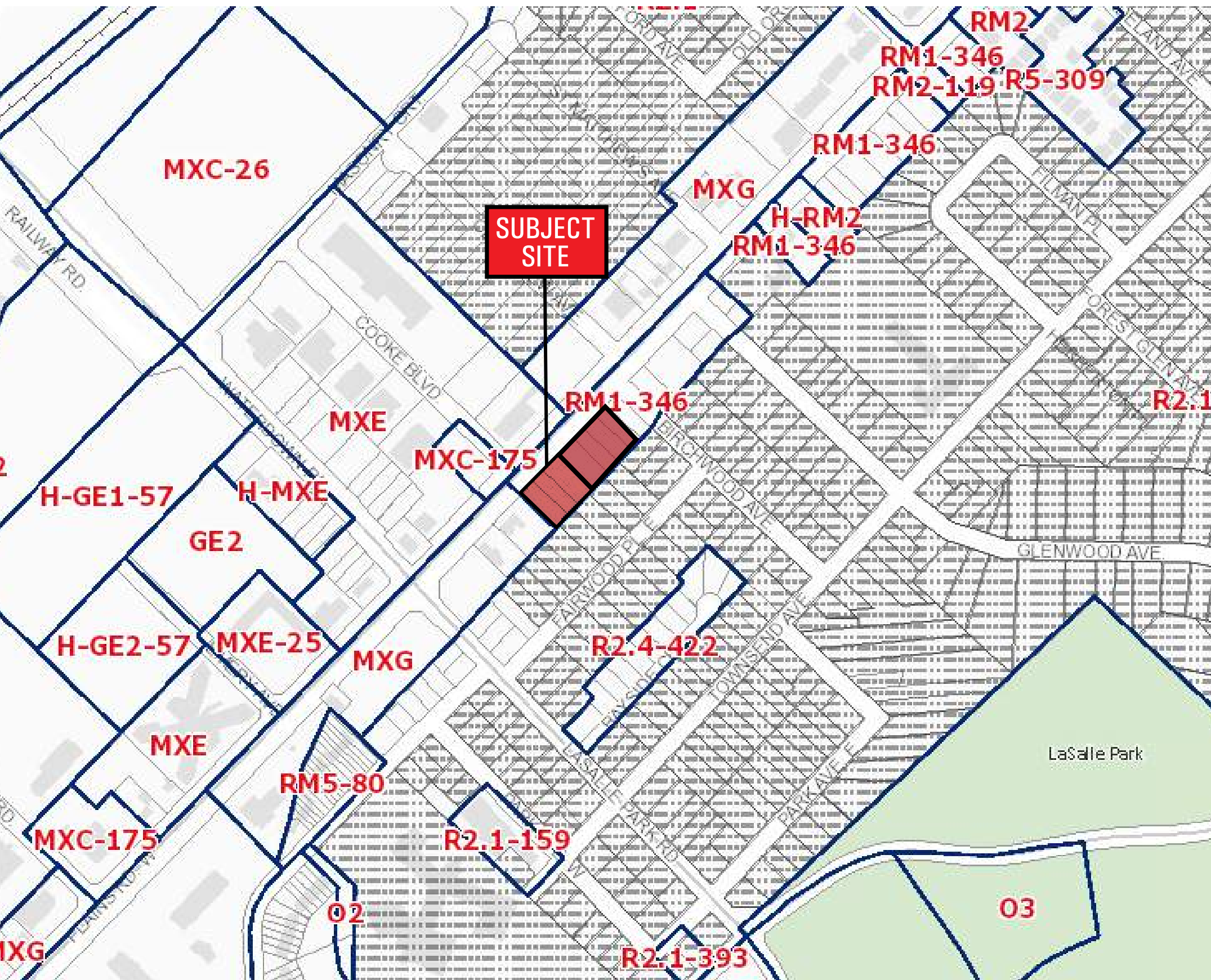


INFRASTRUCTURE AND TRANSPORTATION CORRIDORS



CONTEXTUAL REFERENCES

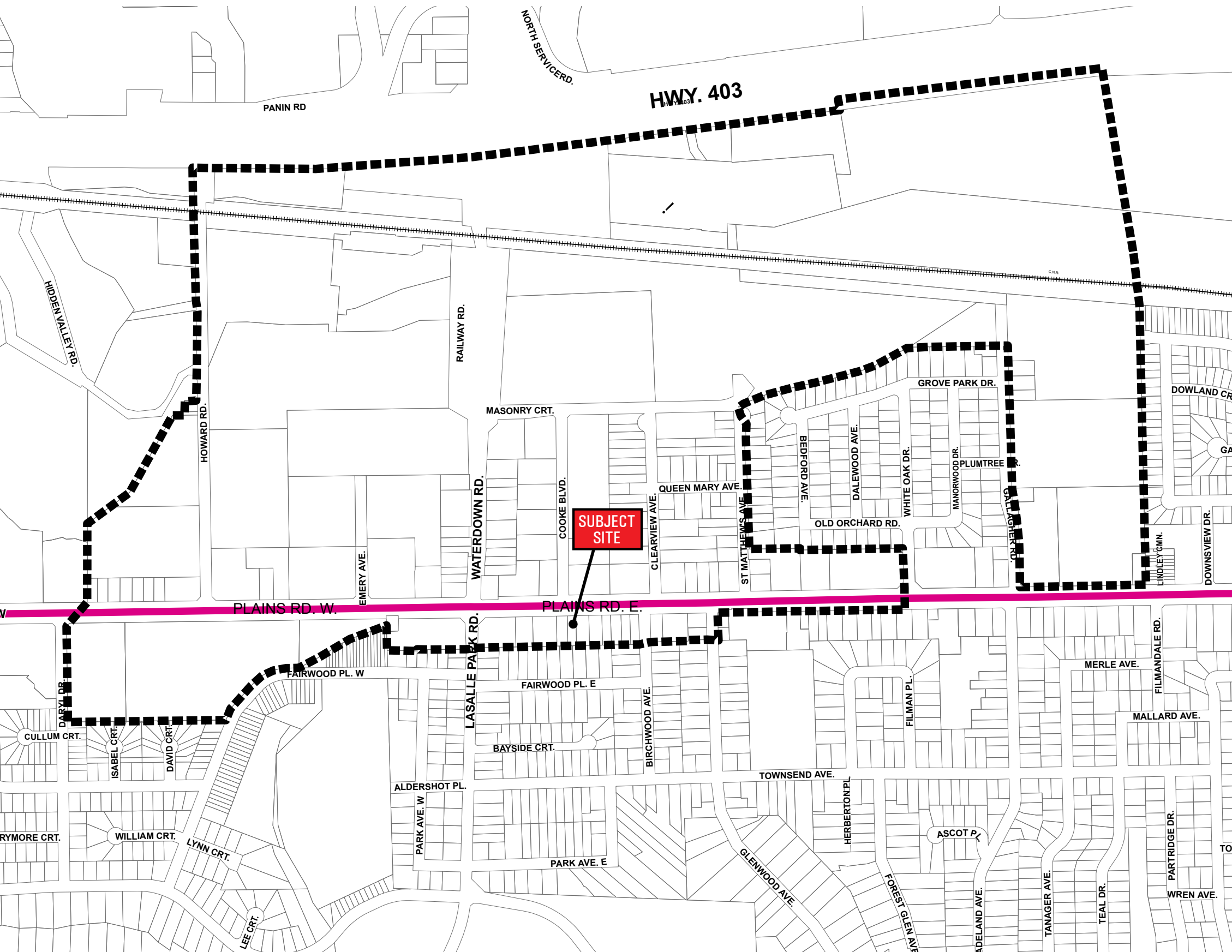
- Municipal Boundary
- Urban Boundary
- Urban Growth Centre Boundary
- Special Street (Tremaine Dundas Secondary Plan)



40-70 Plains Road East is zoned "RM1-346" (Residential Medium Density)

Permitted uses include detached dwellings, duplex and triplex buildings, retirement homes, lodges and community institutions.

A Zoning By-law Amendment will be required to change the zone to "MXG", to permit an apartment building and to allow for site-specific by-law regulations.



Legend

-  Mobility Hub
-  Mobility Hub Primary Connector
-  Railway
-  Major Transit Station

40-70 Plains Road East is within the Aldershot GO Mobility Hub.

In the Draft Precinct Plan from May 2018, 40-50 Plains Road East was identified as "Aldershot Main Street", which envisions a mid-rise form along this corridor.

The Mobility Hub Study for Aldershot GO is currently on-hold, pending other City studies.

ALDERSHOT GO MOBILY HUB

"Mid-rise buildings contribute to complete communities, provide a mix of housing and activity, and are built at densities that improve the viability of transit."

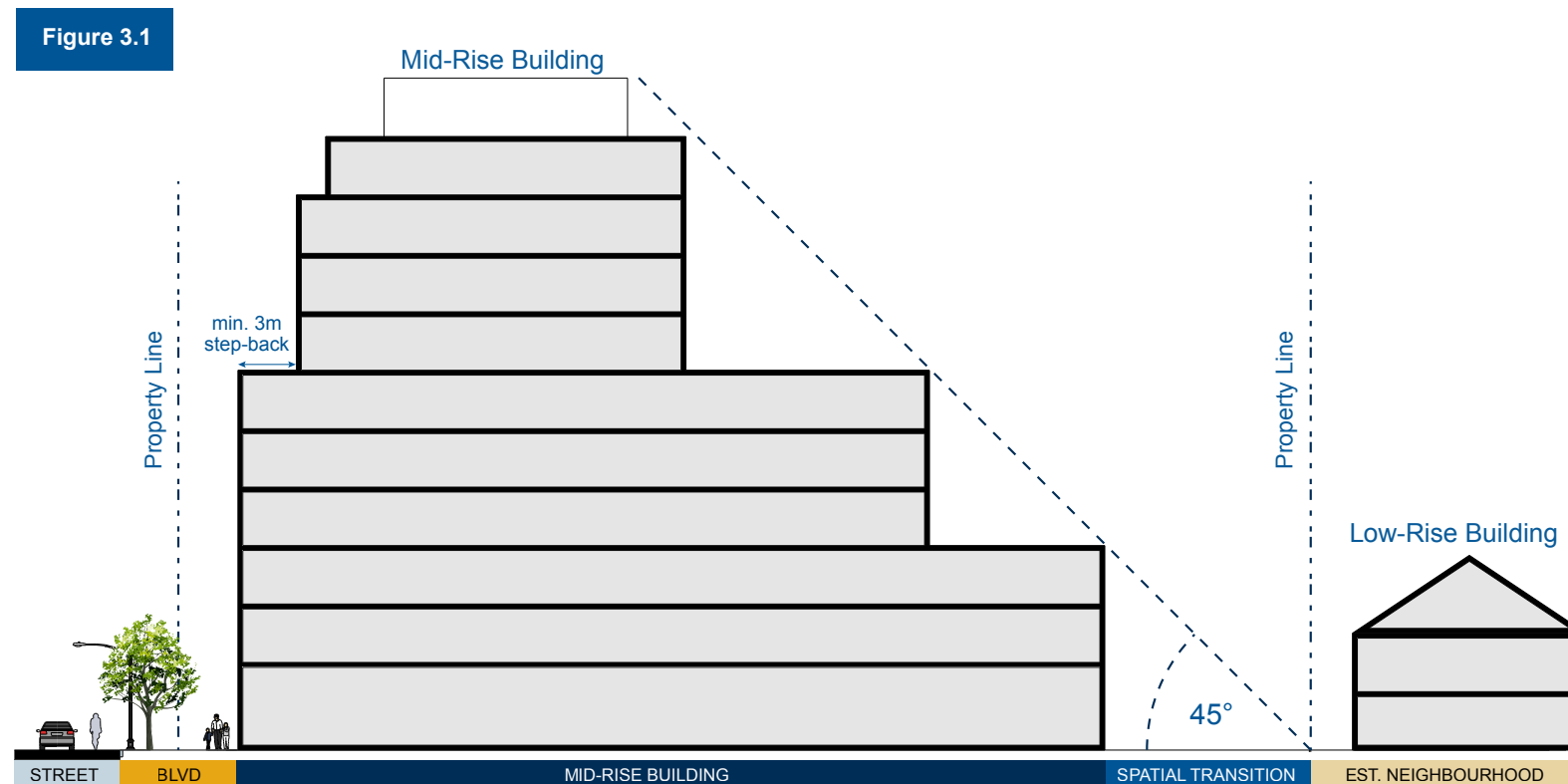
- Mid-rise buildings are **between 5 and 11 storeys** in height
- Where a continuous streetwall is desirable, side-yard setbacks are usually not required
- The streetwall should be limited to a height of **80% of the street right of way**, with additional storeys stepping-back
- Where transition to a low-rise residential area, a **45-degree angular plane** should be applied from the shared property line

Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings

March 2019



burlington.ca

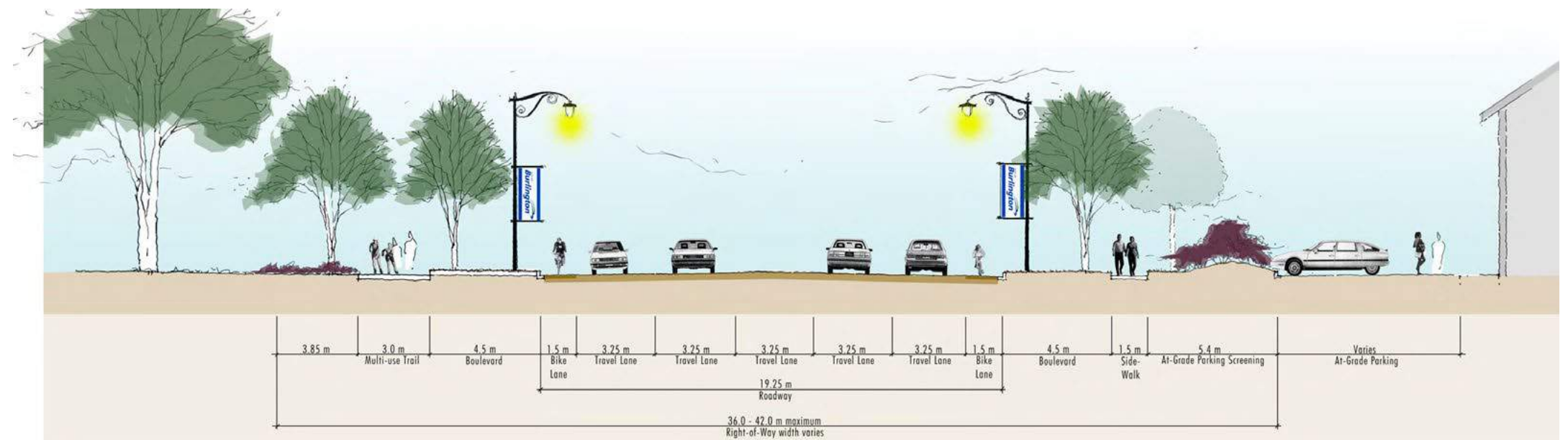


BURLINGTON DESIGN GUIDELINES FOR MID-RISE BUILDINGS



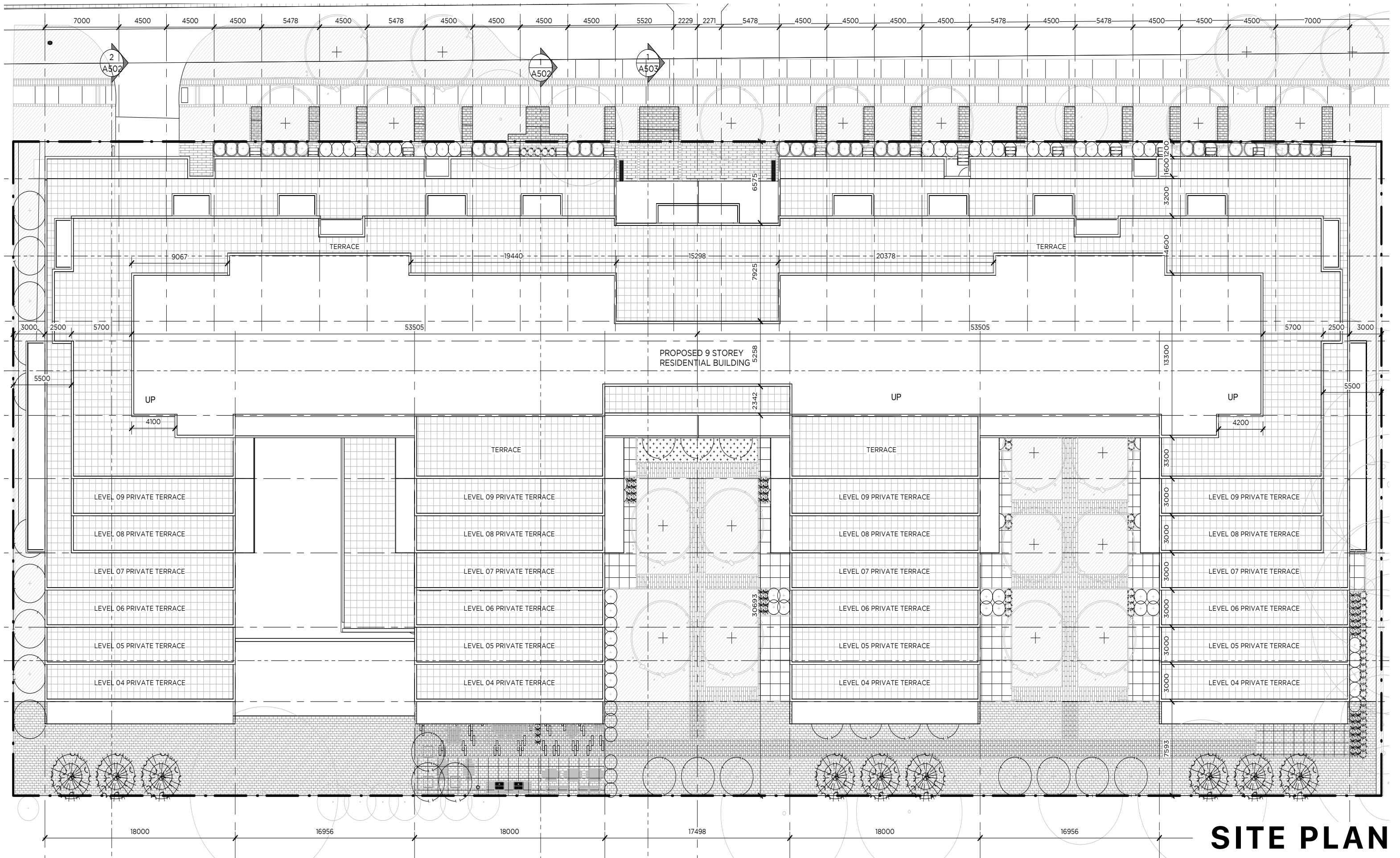
40-70 Plains Road East straddles the LaSalle and Shadeland Districts. LaSalle District is one area within the corridor identified as having enough focus of activity to successfully create a community and commercial destination. Shadeland District, along the south side of Plains, is more residential in nature.

Guidelines are provided with respect to Urban Design and Built Form.



Shadeland District Cross Section

PLAINS ROAD CORRIDOR URBAN DESIGN GUIDELINES



SITE PLAN

Site Area	6,823 square metres
FSI	4.34
Height	9 storeys 28.7 metres (32 metres to MPH)
Residential Units • Studio • 1 Bedroom • 2 Bedroom • Total	8 units (2%) 167 units (46%) 185 units (51%) 360 units (Average Unit Size ~70 square metres)
Amenity Space • Indoor • Outdoor	1,095 square metres 1,052 square metres (6 square metres per unit)
Landscape Open Space	1,060 square metres
Car Parking Spaces • Residential (1.0 space/unit) • Visitor (0.25 spaces/unit)	360 car spaces 90 car spaces
Bicycle Parking Spaces • Long-term Residential (0.5 spaces/unit) • Short-term Visitor (0.05 spaces/unit)	180 bicycle spaces 18 bicycle spaces

PROJECT STATISTICS



SERVICES



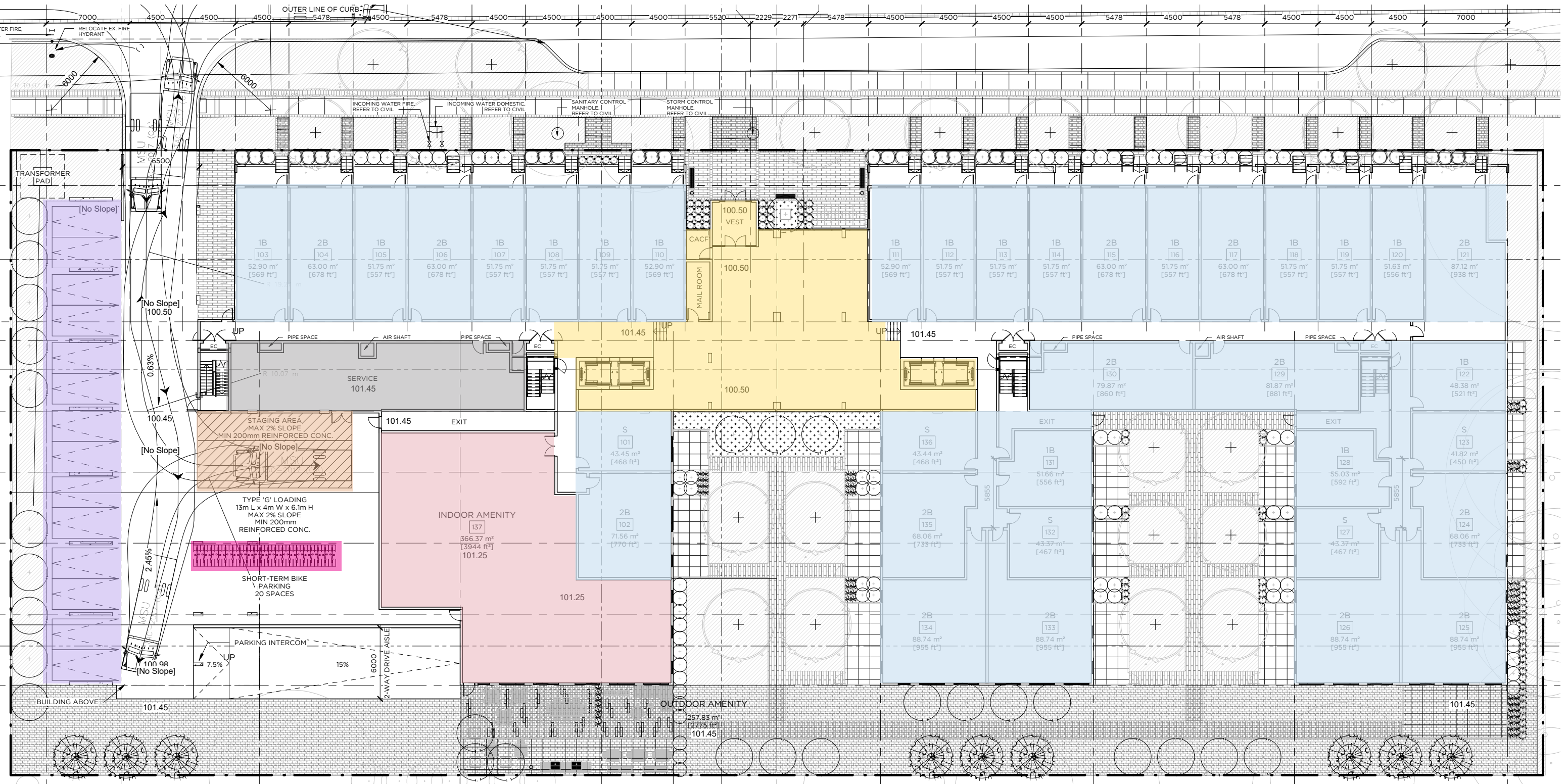
PARKING



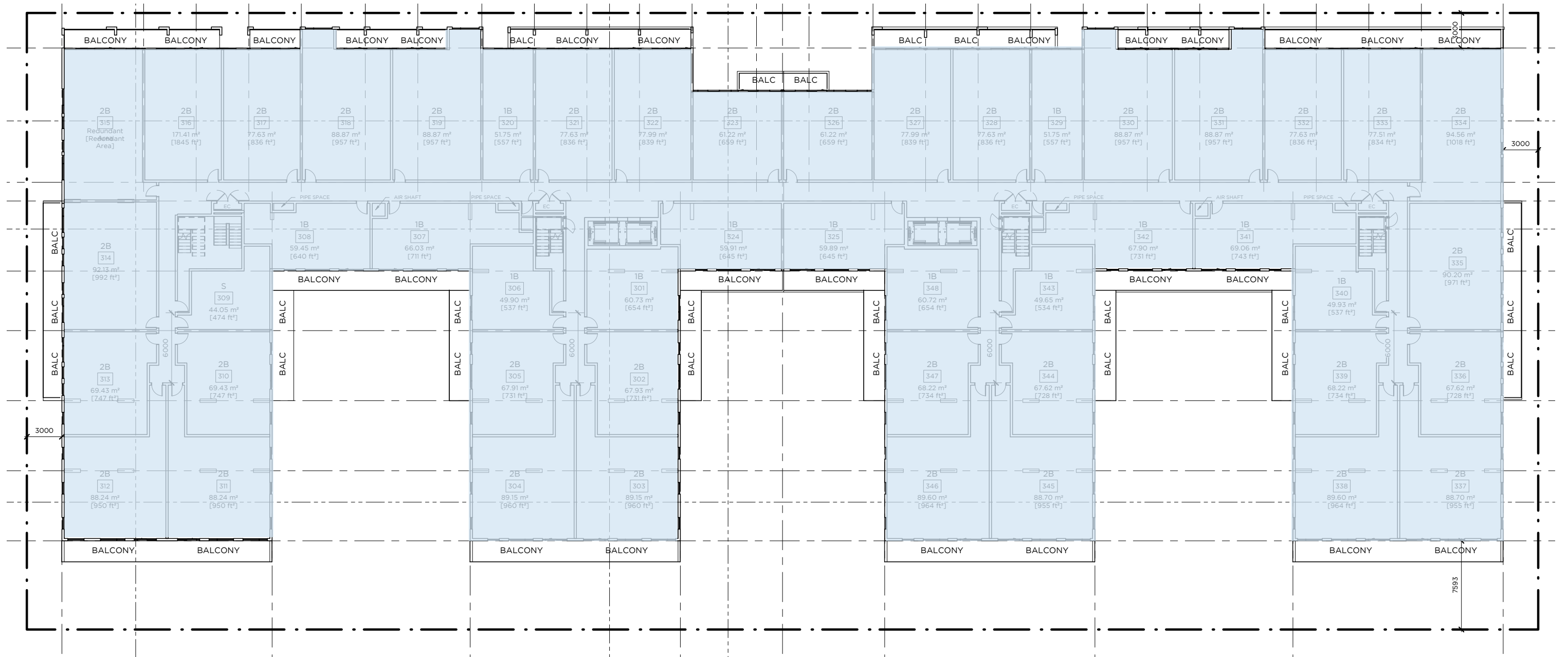
BICYCLE PARKING

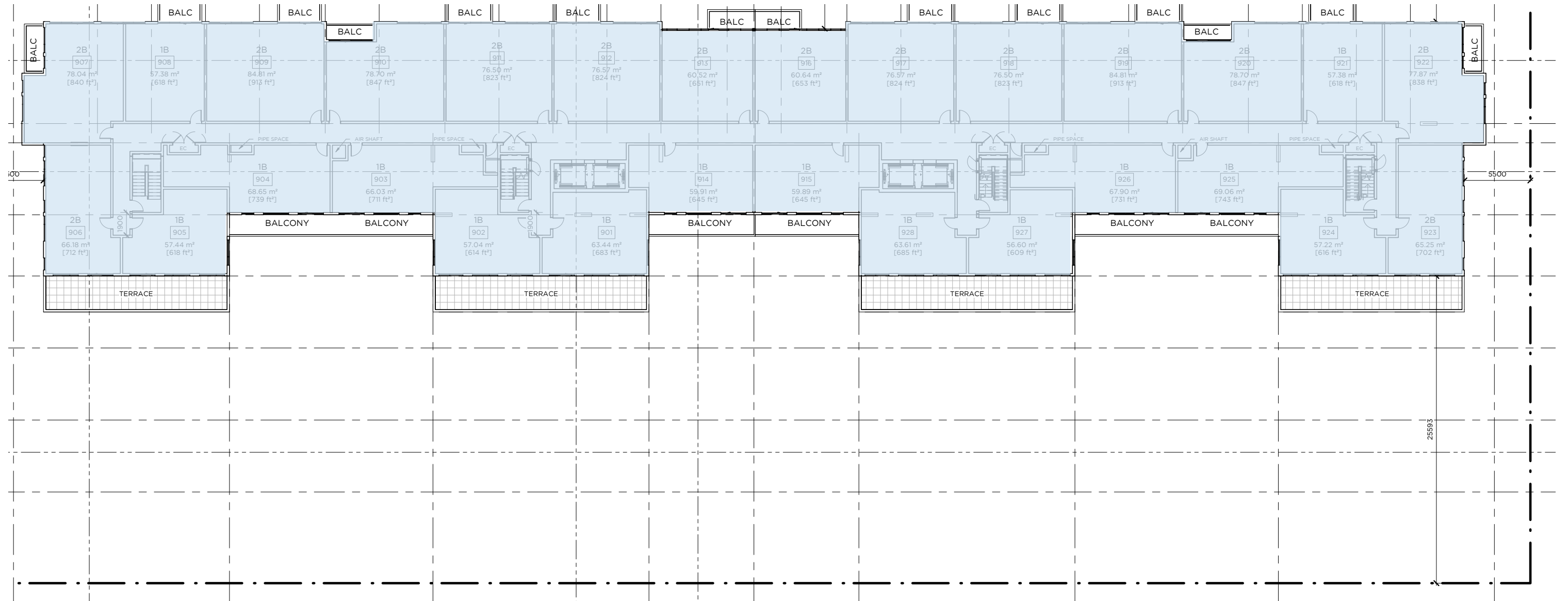


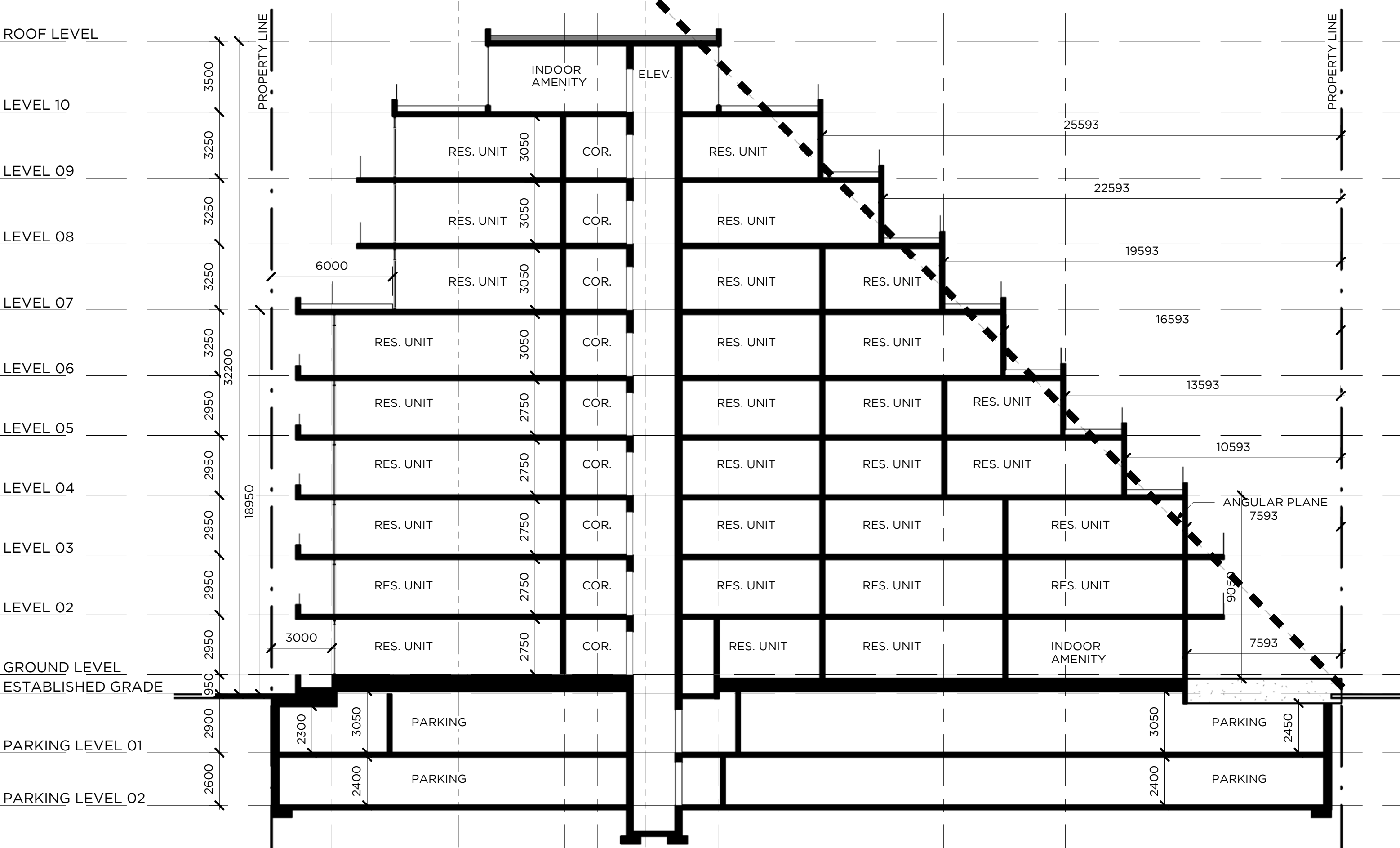
UNDERGROUND GARAGE PLAN (P1)



GROUND FLOOR PLAN







BUILDING SECTION



RENDERINGS



RENDERINGS



RENDERINGS



839 ST. CLAIR AVE W
TORONTO

• 9 STOREYS

The Nest

Toronto Ontario
Mixed-Use



MID-RISE EXAMPLES



The Roncy

Toronto Ontario
Mixed-Use



434 RONCESVALLES AVE
TORONTO
• 8 STOREYS

MID-RISE EXAMPLES



Hunt Club Terrace Condos

Toronto Ontario
Mixed-Use



QUEENSBURY & KINGSTON ROAD
TORONTO

• 6 STOREYS



MID-RISE EXAMPLES



Queensway Park

Etobicoke Ontario
Mixed-Use



787 THE QUEENSWAY
TORONTO
• 9 STOREYS

MID-RISE EXAMPLES



1940 IRONSTONE DR
BURLINGTON
• 6-16 STOREYS

Iron Stone

Burlington Ontario
Mixed-Use



BURLINGTON EXAMPLE

THANK-YOU

