



LOCATION PLAN

Applications to permit the development of a 6-storey apartment building with a total of 117 residential units (including two-storey townhouse units and amenity area on the ground level) and 147 parking spaces (combination of underground and surface parking areas) and bicycle parking. The total proposed gross building floor area is 9,276.0 m² and the overall building height is 24.45 metres (including mechanical penthouse). A rooftop amenity area is also proposed.



SUBJECT PROPERTY

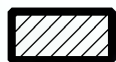
File Nos. 505-07/21
& 520-08/21





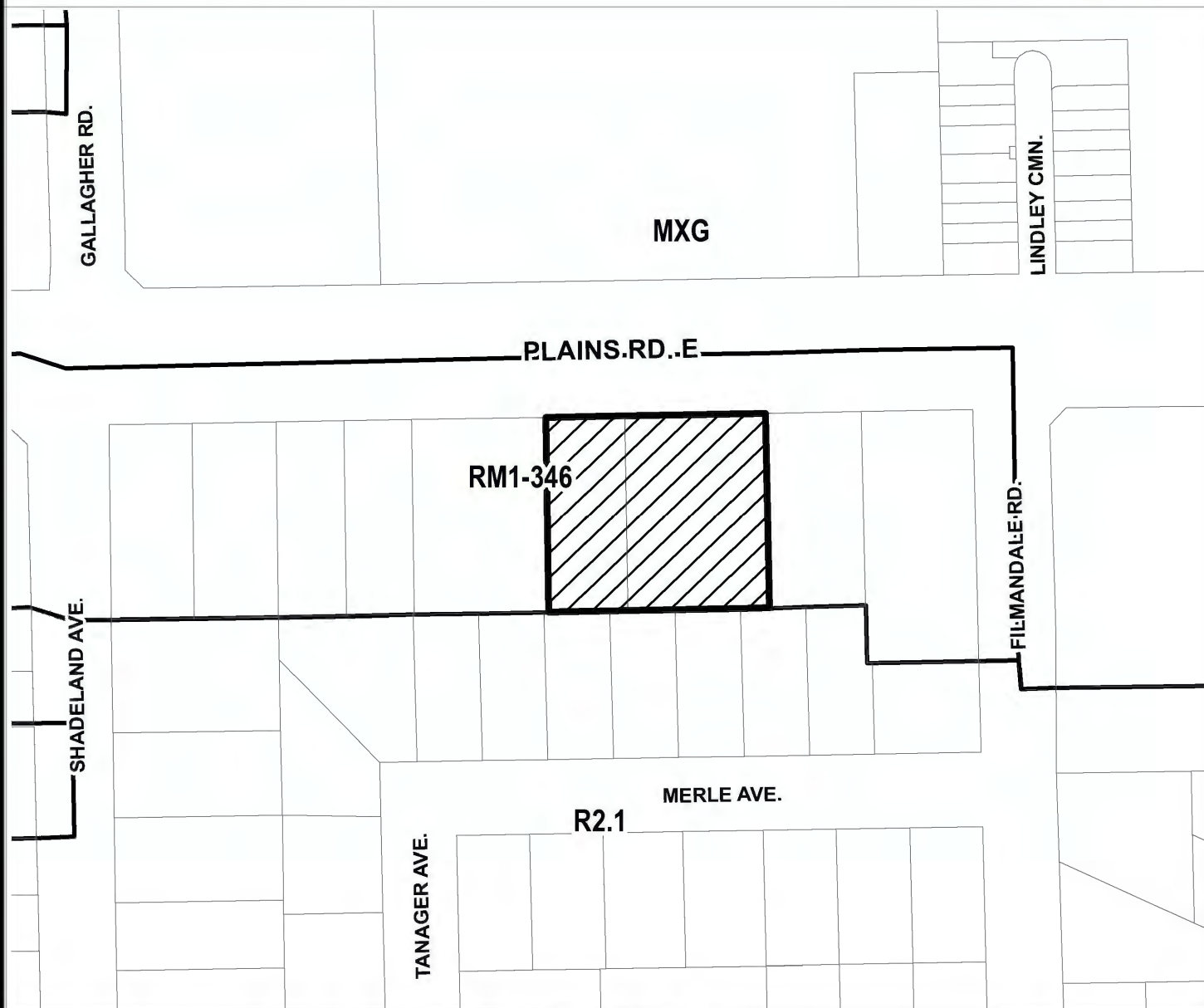
EXISTING ZONING

Applications to permit the development of a 6-storey apartment building with a total of 117 residential units (including two-storey townhouse units and amenity area on the ground level) and 147 parking spaces (combination of underground and surface parking areas) and bicycle parking. The total proposed gross building floor area is 9,276.0 m² and the overall building height is 24.45 metres (including mechanical penthouse). A rooftop amenity area is also proposed.



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GENERAL ZONING LEGEND

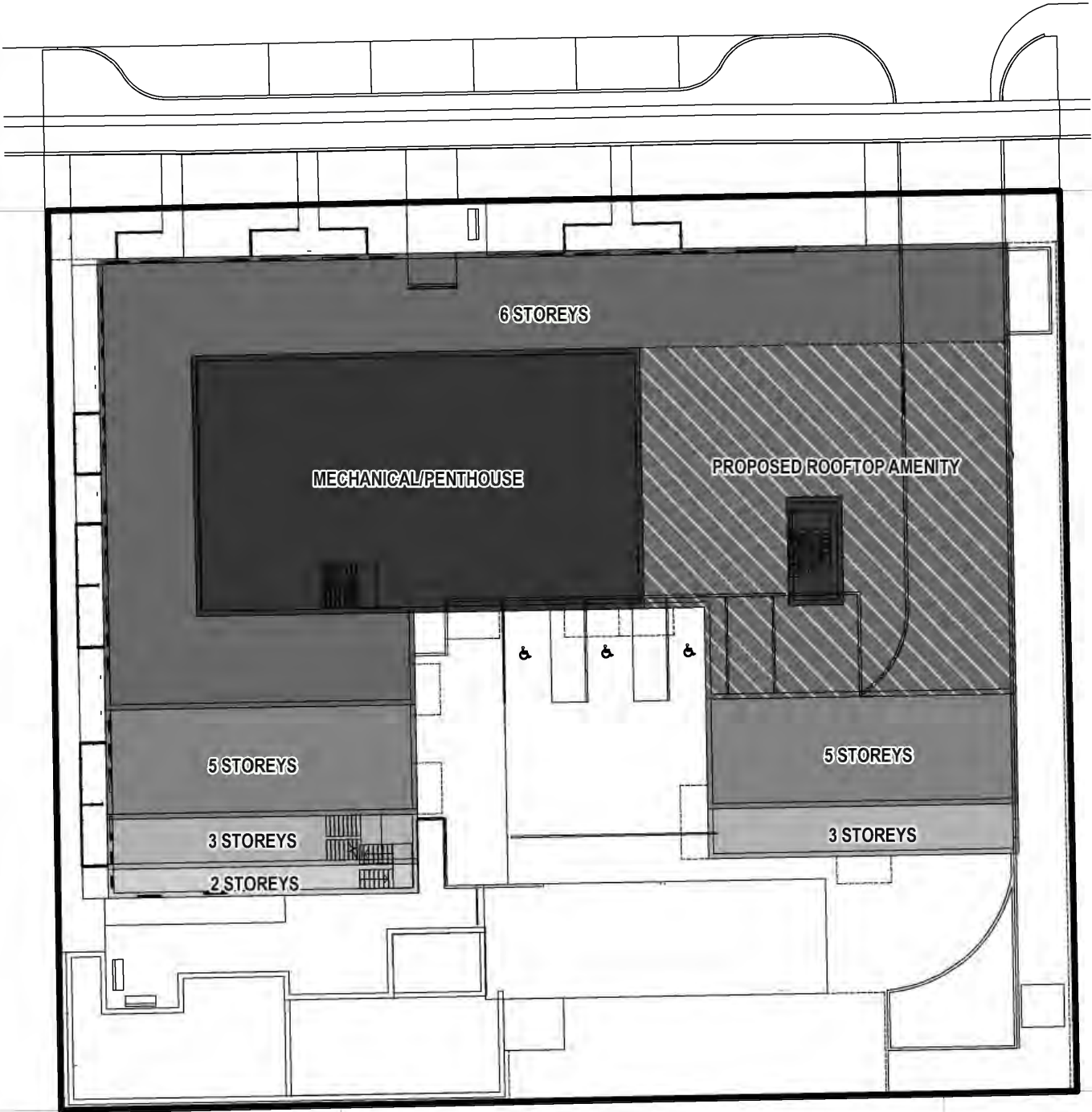
Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.1	RM1		MXG			

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PLAINS RD. E





NORTH ELEVATION VIEW
284-292 PLAINS RD. E, BURLINGTON

20042
2021-09-14
ISSUED FOR RE-ZONING



PERSPECTIVE VIEW LOOKING WEST
284-292 PLAINS RD. E, BURLINGTON

20042
2021-09-14
ISSUED FOR RE-ZONING

srm

ARCHITECTS INC.
8/15/2021 1:38:56 PM



#	Contact Information	Comments	Appendix B of PL-01-22 Date Received
1	<p>Kelleigh MacKinnon Merle Avenue Burlington, ON</p>	<p>I am writing you today regarding an urgent, time sensitive matter pertaining to the protection of a large number of mature trees in Aldershot from being destroyed. I am a resident of Aldershot, development by Corley Developments located at 284-292 Plains Road East. Information about this project can be found on the City of Burlington website at https://www.burlington.ca/en/services-for-you/284-plains-road-development-inc-284-292-plains-rd-e.asp. In Aldershot, we love and value our trees. Some of the oldest and healthiest trees in Burlington grow and thrive in the yards, gardens, parks, and boulevards of our neighbourhood. More species of trees grow in Aldershot than anywhere in the city: Maple, Oak, Elm, Gingko, Beech, Pine, and Cedar, all of which provide shade and shelter to the people, birds, and animals that live among them. They also provide a great deal of beauty to our community, as well as the numerous environmental benefits. At the centre of our community is the 30-ft Aldershot Christmas tree: some 400 people from all over Burlington kicked off the holiday season recently with the annual tree lighting this past November. You, too, were in attendance at this wonderful community event along with Councillor Galbraith.</p> <p>It is a very positive community initiative that Burlington is proactive in protecting our tree canopy. Burlington's private and public tree protection bylaws are considered the most rigorous in the GTA for safeguarding the green canopy from haphazard cutting and urban development. I am writing you today because I have trees that are in urgent need of the City's protection.</p> <p>My house was built in the 1950s. It's a small house, but like many of my neighbours, I bought it largely for the beautiful property and the trees. My backyard is a beautiful oasis in the city, which is one of the major reasons I purchased my home. Along the rear of my back property, I have a long row of mature Norway Spruce trees that create a natural fence. These beautiful trees provide a great deal of privacy for my yard and also serve as a sound barrier against traffic noise on Plains Road - for myself and others residing on Merle Avenue. My neighbour also has a row of mature Norway Spruce along the rear of her back yard as well. They truly are magnificent trees, 16 in total, reaching at least 40-60 feet in height. These trees are very important to me, my neighbour and our neighbourhood.</p> <p>I attended the meeting with the developer, represented by Weston Consulting, seeking public input about the proposed development several months ago. You were also in attendance at that meeting, as was Ward 1 Councillor Kelvin Galbraith. During that meeting, several of my neighbours and myself all raised concerns about the invasion of privacy this building would be on our properties. The developer reassured us numerous times at this meeting that the row of Norway Spruce along the rear of my property were being left intact, and in fact, were essential to the project and had been incorporated into their landscape plan to preserve the privacy of the neighbouring properties. This was told to us many, many times during this meeting.</p> <p>I would like to direct your attention to the arborist report for the proposed development that is posted on the City of Burlington's website. The report can be found at this link: https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Current_Development_Projects/Ward_1/284-Plains-East/supporting-documents/Arborist_Report_and_Tree_Inventory_and_Preservation_Plan.pdf</p> <p>Of particular concern, the arborist report specifically states the following, pertaining to my Norway Spruce trees, and those of my neighbour:</p> <p>"Without modifications to the development plan, it is expected that most of the shared/neighbouring trees could experience root loss/injury, possibly to such an extent that removal will be necessary to mitigate structural concerns and expected decline post- construction. Per Appendix 1, a total of 21 trees have shared ownership with (or are entirely owned by) 300 Plains Road East, 287 Merle Avenue, or 291 Merle Avenue. As further shown on Figure 1, the dripline of certain trees occurring about 3 m beyond property lines of 295 Merle Avenue and 276 Plains Road East also extend into the proposed areas of disturbance and could experience root injury. Per case law in Ontario, a tree is considered shared if any portion of its trunk (i.e., area between the root collar and lowest canopy branch) extends across a property line. Section 10(3) of the Forestry Act prohibits the injury or destruction of a tree growing on the boundary of adjoining properties (or neighbouring properties) without the adjacent landowners' consent. As such, the following measure is recommended to address any necessary removal of shared/neighbouring trees:</p> <p>The Applicant must secure approval to remove/impact all shared/neighbouring trees from relevant property owners prior to construction."</p> <p>-Terrastory Environmental Consulting Inc. Arborist Report, Project No. 2066, p. 4</p> <p>This certainly is not in alignment with what was represented to the neighbouring property owners at the meeting you attended. To paraphrase the professional opinion of the arborist, a Tree Protection Plan and hoarding fence can't save our Norway Spruce trees located on our property: only a change to the development plan will. Since the Norway Spruce are not shared assets with the developer, the developer does not have the legal right to decide their fate. In fact, the Tree Preservation contained within the arborist report specifically recommends the removal of all of the Norway Spruces.</p> <p>These trees belong to me and my neighbour and are an integral part of our property. They are NOT in the property owned by the developer. Removal of these trees is out of the question as it would severely impair my own enjoyment of my yard, along with destroying the private sanctuary that I purchased and pay property taxes to enjoy. As noted by the arborist, I draw your attention to Section 10(3) of the Forestry Act which prohibits the developer from injuring or destroying my trees without my consent.</p> <p>Herein, I would like to formally state that I do not consent to having my trees removed, nor am I accepting of any possibility that any development on the adjacent property behind me damage my property. This is in alignment with the Forestry Act as noted by the arborist. This letter is also being sent to the representative for the builder, Martin Quarcoopome from Weston Consulting so they have been formally notified of my objection as well.</p>	12/2/2021

#	Contact Information	Comments	Date Received
		<p>Our City has a mandate to preserve our trees and protect them from being destroyed in favour of development. I am requesting your help to advise of next steps that need to be taken to protect our trees. My request also aligns with the spirit of the tree protection bylaw, and in the interest of protecting my own property. It is unacceptable that a developer is permitted to make decisions about destroying property they do not own. Madame Mayor, I voted for you based on your environmental record and your desire to protect the integrity of our neighbourhoods in our City. I need your help. I have also copied Ward 1 Councillor Kelvin Galbraith in hopes that he will reach out to you to discuss next steps. I would like to request a meeting with both of you to discuss this matter as soon as possible. I look forward to hearing back from you at your earliest convenience.</p>	
2	<p>Sylvianne Kohl [REDACTED]</p>	<p>This is just a note to let you know about my family's extreme disappointment in the height of the new condo developments in Aldershot, Ward 1. I have completed the city's surveys for feedback but feel like completing them has been a waste of time. I know that many of my neighbours in Garden Trails feel the same way. We do NOT have the infrastructure to support the growth - I can't even imagine how horrible driving will be on Plains Road. We are still not seeing plans for another grocery store or even restaurants in the west end.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>All this to say I can only hope someone is listening and maybe this letter will make a difference.</p>	12/6/2021
3	<p>Ross Hanham [REDACTED]</p>	<p>With respect to the above-noted development application – It's good that the proposed height has been reduced to 6 storeys since the Apr 26/21 Pre-Application Community Consultation Meeting, which I understand the Official Plan permits (8.1.3(7.2)h)). Little else has changed however and, despite lopping off the 3 top storeys, the proposed floor area ratio (FAR) remains at 2.96 which far exceeds the Official Plan maximum FAR of 2.0:1 intended as appropriate built form for this site. This is absolutely not appropriate built form for the adjoining +65 year-old neighbourhood of single-family homes. We have lived on neighbouring Filmandale Road for 35 years and have observed the changing community. The empty-nesters of 1986 have now been increasingly replaced by young families with children who use the neighbourhood streets for walking, cycling and scootering. This has been greatly added to by residents of the 6-storey Affinity Condominium at 318-384 Plains Road, many of whom walk with their dogs. At the same time, motorists increasingly exceeding the 40 km/h speed limit on our street, sometimes reaching 70-80 km/h. This is an accident waiting to happen. I've reported it to both the City and the Halton Police (see attached email), but have achieved nothing rather than being issued a plastic "Please Slow Down" sign. This proposed development will only add to the problem, proportionately increasing with the density. Traffic control measures in the neighbourhood should be part of any densification development along Plains Road. Perhaps the City could consider one of those illuminated signs advising drivers of their speed. Other options include – •Speed bumps •3-way stop at Filmandale Road/Mallard Ave •3-way stop at Filmandale Road/Merle Ave (currently completely uncontrolled). Trusting these comments to be fair and reasonable, I sincerely hope the applicant reconsiders what they propose for this development.</p>	12/9/2021
4	<p>Joshua Perell [REDACTED] Townsend Avenue Burlington, ON [REDACTED] [REDACTED]</p>	<p>My name is Joshua Perell and I co-own a home in Burlington. As mentioned in my previous email to you, dated December 6, 2021, I am a member of the Law Society of Ontario and I act on behalf of the City of Burlington in some matters. I am writing today only on behalf of myself as a concerned resident of Burlington. Thank you for the opportunity to provide feedback and submit comments to the Community Planning, Regulation and Mobility Committee of Council regarding the proposed redevelopment of 284 and 292 Plains Road East. As a resident of Aldershot, I am concerned that the proposed redevelopment of 284 and 292 Plains Road East does not constitute good planning for the following reasons: 1.The land is not suitable for the proposed purpose. The two lots under review are too small to accommodate the scale of the proposed redevelopment; 2.The proposed redevelopment is incompatible with adjacent land uses. Given the small size of the two lots, the proposed redevelopment will impose upon the homes directly behind the new structures as well as the one and two story commercial buildings on either side of the proposed new structures; 3.Vehicular access to the redeveloped site is inadequate. The proposal includes parking facilities for 147 vehicles. The proposed redevelopment will result in increased vehicular traffic and traffic congestion which the relevant section of Plains Road East was not designed to accommodate. In particular, there is no intersection or traffic light in front of the proposed redevelopment to safely manage increased traffic; 4.The zoning changes required to approve the proposed redevelopment as set out in the Notice of Complete Application released by the City of Burlington are comprehensive and amount to creating site-specific zoning that conflicts with the City's Official Plan as well as the zoned permitted building type/use, minimum floor area, landscape buffer, amenity size, and required parking of all the surrounding structures in this part of the neighborhood. Given the number and extent of the zoning changes required for the proposed redevelopment plan, it is difficult to see how the general intent and purpose of the area's zoning by-law and of the City's Official Plan can be maintained.</p>	12/30/2021

#	Contact Information	Comments	Date Received
		In my opinion, Council should refuse this plan for the proposed redevelopment of 284 and 292 Plains Road East. Please treat this letter as written submissions to Council for the purposes of obtaining standing to appeal to the Ontario Land Tribunal under section 34 (or any other relevant section) of the Planning Act, R.S.O. 1990, c. P.13 (or as amended).	

 Public Comment forwarded by Ward Councillors' Office

 Public Comment forwarded by Mayors Office