

Statutory Public Meeting

Applications to amend the Official Plan and the Zoning By-law

Applicant: GSP Group

Addresses: 1497, 1499, 1505, 1511 Old Plains Rd. W.

Date: January 15, 2019



Overview of Development Site



Site Area:
1.2 hectares



Burlington Official Plan & Zoning By-law



Existing Land Use

Designation:

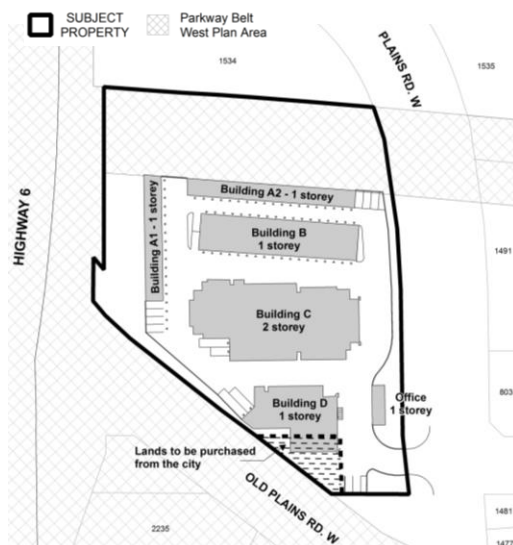
- North Aldershot Commercial; and
- Parkway Belt West

Existing zoning:

- North Aldershot Commercial (CNA); and
- Utility (S)



The Application



- To amend the Official Plan and Zoning By-law to allow self-storage use, increased floor area ratio, reduced parking, and reduced setback and landscape area beside Old Plains Road West.
- The application will support the redevelopment of the site with five self-storage buildings and an associated office building.



Public Consultation

- Public comments are attached as Appendix B to report PB-01-19
- General themes:
 - Concern with traffic, speeding and number of heavier trucks/vehicles on Plains Road West;
 - Loss of vegetation and incompatibility with character of area
 - Concern that removal of vegetation will increase highway noise experienced by residents;
 - Opinion that the architectural and landscape design of the development does not create a 'Gateway' to Burlington;
 - Interest in seeing the site developed with a business that meets the daily needs of residents, or with residential uses.



For more information:

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Visit the City's website:

www.burlington.ca/1511OldPlainsRoad

