

# 1497-1511 Old Plains Road West

Official Plan Amendment and Zoning By-Law Amendment  
Statutory Public Meeting – January 15<sup>th</sup>, 2019



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



2

## Team Members



1511 Old Plains Road West Inc.  
Mr. Jeff Paikin  
Mr. Mike Foley



Mr. Wayne Harrison



Mr. Steve Pongracz



Ms. Sarah Knoll



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



## Existing Conditions

Vacant Site-

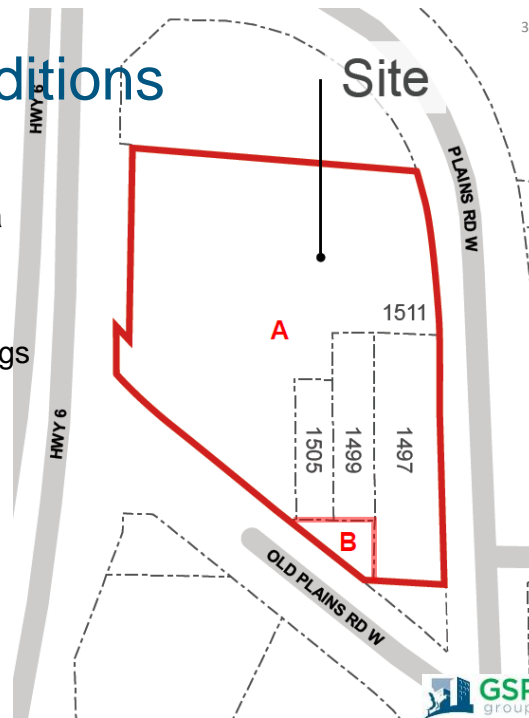
**A.** Four properties owned by a NHDG company

11,500m<sup>2</sup>, 1.15ha

Three single detached dwellings demolished in 2018.

**B.** Parcel owned by City

330m<sup>2</sup>, 0.03ha



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019

## Context



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



# Proposal

5

## Commercial Self Storage Facility

Modern Commercial Self-Storage Facility	Traditional Industrial Warehouse
Offer private spaces of various sizes where individual customers rent space and can store their personal belongings.	Used by retailers, wholesalers, transporters, manufacturers, exporters.
Individual customers, packing and unpacking by hand.	Load and offload inventory with heavy mechanical equipment such as cranes and forklifts.
Infrequently visited (confirmed by TIS)	Bustling facilities
Integrate more esthetic design elements, lower building mass profile.	Large building mass design, including high clearance heights due to receiving large transport truck delivery.

Municipalities have recognized self-storage facilities as a commercial use:

City of Brantford ZBL 160-90 (C8-General Commercial Zone),  
City of Hamilton ZBL 05-200 (C7-Arterial Commercial)

Proposed use requires extremely minimal water usage and generates a very low traffic volume.

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



6

# Policy Planning

Provincial Policy Statement, 2014 (PPS) –

Proposed development is consistent with the policies of the PPS.

Places to Grow Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan) -

Proposed development conforms to the Growth Plan.

Parkway Belt West Plan, 1978 (PBWP) –

Proposed development is consistent with policies of the PBWP. No amendment required as no development on the lands within the PBWP.

Region of Halton Official Plan (ROP) –

Proposed development is consistent with the policies of the ROP. No amendment required as confirmed by the Region, based on:

- Approval of City OPA/ZBA;
- No impact, nor within significant natural/rural/open space areas; and
- Located within the area “Eligible for Urban Services”.

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



## Official Plan Amendment

No amendment requested on the *Parkway Belt West* designated lands.

Amend the City of Burlington Official Plan to include a site specific policy to the existing *North Aldershot Commercial* designation to:

- Permit a self-storage facility
- Permit a maximum floor area ratio of 0.44

The proposal is in conformity with many policies in the Burlington Official Plan, as the development is:

- On an Multi-Use Arterial road, adjacent to a Provincial Highway
- Within the maximum height allowance

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



## Zoning By-Law Amendment

No amendment requested on the *S (Utility Zone)* zoned lands.

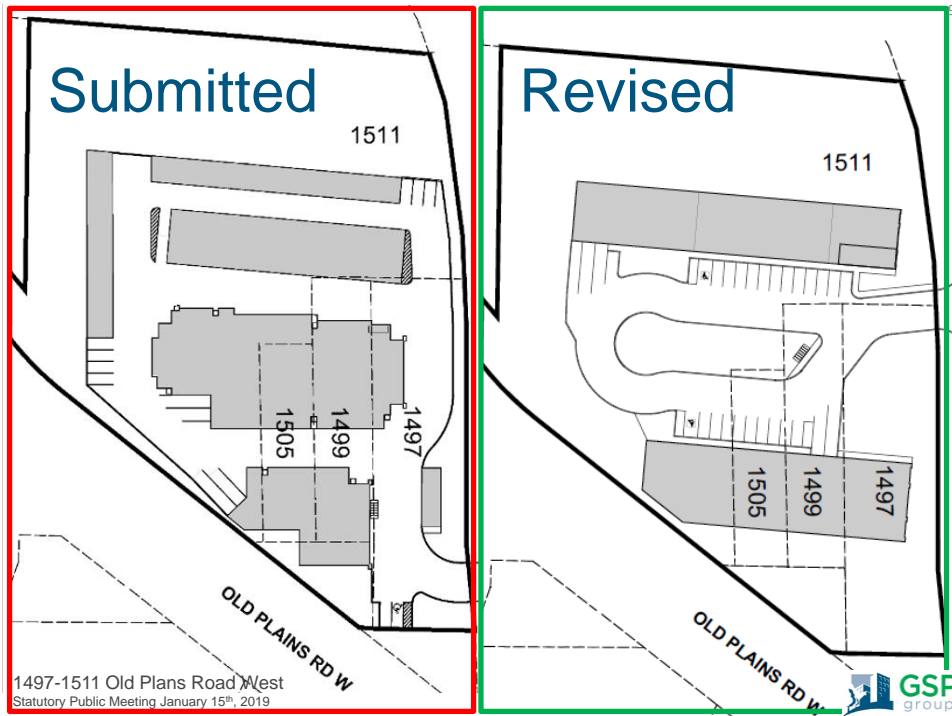
Amend the City of Burlington Zoning By-Law to include a site specific policy to the existing *CNA (North Aldershot Commercial)* zone to:

- Permit a self-storage facility and permit site specific regulations.

Based on comments received to date, specifically relating to design, landscaping, parking and fire flow requirements, the design has been amended.

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019





## Site Specific Amendments

### Design Related

10

CNA Regulation	Required	Provided	Previous
Minimum Street Side Yard (Defining Plains Rd W as front lot line)	6.0m	2.0m from Old Plains Rd W (southern lot line)	1.2m
Minimum Landscaped Area abutting Street	3.0m	2.0m Abutting Old Plains Rd W (southern lot line)	1.2m
Maximum Floor Area Ratio	0.3:1	0.44:1 Calculated on only CNA zoned lands.	0.45:1
Parking	46	24	11

1497-1511 Old Plains Road West  
Statutory Public Meeting January 15th, 2019

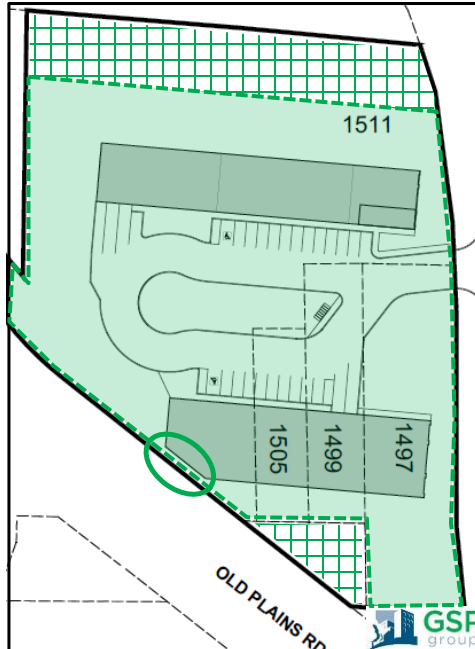


# Site Specific Amendments

11

## Design Related

1. Building Setback and Landscape Width
2. Floor Area Ratio
3. Parking –  
Meets ratios in the City Wide  
Parking Standards Review



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019

## Conceptual Landscaping & Perspectives

12



Looking southwest.



Looking northwest.



1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019

KNYMH  
KNOX COUNTY  
YOUTH & MENTAL  
HEALTH

GSP  
group

13

## Supporting Reports/Studies

- ✓ Functional Servicing and Stormwater Management Report
- ✓ Transportation Impact Study
- ✓ Parking Study
- ✓ Tree Management Plan
- ✓ Noise Feasibility Brief
- ✓ Phase 1 Environmental Site Assessment
- ✓ Planning Justification Report

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019



14

## Next Steps

- ✓ Review input received this evening
- ✓ Review comments forwarded by the City
- ✓ Address any outstanding items
- ✓ Schedule Planning Committee Meeting

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019





# Thank you for your time!

15



## Questions?

1497-1511 Old Plans Road West  
Statutory Public Meeting January 15<sup>th</sup>, 2019

