



SUBJECT: Statutory Public Meeting for Official Plan and Zoning By-law Amendment Applications for 1010 Downsview Drive & 355 Plains Road East

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-79-22

Wards Affected: 1

File Numbers: 505-06/22,520-07/22

Date to Committee: December 6, 2022

Date to Council: December 13, 2022

Recommendation:

Receive and file community planning department report PL-79-22 regarding Official Plan and Zoning By-law amendment applications for 1010 Downsview Drive and 355 Plains Road East.

PURPOSE:

The purpose of this report is to provide background information to the Committee and the public for a Statutory Public Meeting for the lands known as 1010 Downsview Drive and 355 Plains Road East.

Vision to Focus Alignment:

The subject applications relate to the following focus areas of the 2018-2022 Burlington's Plan: From Vision to Focus.

- Increase economic prosperity and community responsive city growth
 - Improve integrated city mobility
 - Support sustainable infrastructure and a resilient environment
-

Executive Summary:

RECOMMENDATION:		Receive and file	Ward:	1
Application Details	APPLICANT:	MHBC Planning, Urban Design & Landscape Architecture		
	OWNER:	Coletara Development		
	FILE NUMBERS:	505-06/22,520-07/22		
	TYPE OF APPLICATION:	Official Plan Amendment, Zoning By-law Amendment		
	PROPOSED USE:	<p>1010 Downsview Drive: an 8-storey mixed-use building with retail at grade and stacked townhome units along the rear of the property</p> <p>355 Plains Road East: 9-storey and 11-storey mixed-use buildings connected by a 6-storey podium with retail at grade as well as stacked townhome units along the rear of the property</p>		
Property Details	PROPERTY LOCATION:	North side of Plains Road East at the intersection of Plains Road East and Downsview Drive		
	MUNICIPAL ADDRESS:	1010 Downsview Drive and 355 Plains Road East		
	PROPERTY AREA:	0.72 hectares and 0.75 hectares		
	EXISTING USE:	Two commercial strip plazas including office, retail, service commercial, institutional, and recreational uses		
Documents	1997 OFFICIAL PLAN Existing:	Mixed Use Corridor – General		
	1997 OFFICIAL PLAN Proposed:	Mixed Use Corridor – General with site-specific policies for height, Floor Area Ratio		
	2020 OFFICIAL PLAN Existing:	Urban Corridor		
	2020 OFFICIAL PLAN Proposed:	Urban Corridor with site-specific policies		

Processing Details	ZONING Existing:	Mixed-Use Corridor – General (MXG)
	ZONING Proposed:	MXG-XXX with site-specific regulations
	APPLICATION MADE AND COMPLETE AS OF:	July 15, 2022
	STATUTORY DEADLINE:	November 12, 2022
	PRE-APPLICATION COMMUNITY MEETING:	January 31, 2022
	PUBLIC COMMENTS:	As of October 31, 2022, the City has received written comments from eight members of the public on this application. Notices were sent in September 2022 to 546 addresses within 120 metres of the subject property.

Background and Discussion:

On July 15, 2022, the City received complete applications from MHBC Planning requesting Official Plan Amendments and Zoning By-law Amendments to permit development at 1010 Downsview Drive and 355 Plains Road East consisting of mixed-use, mid-rise buildings with retail and residential uses fronting on Plains Road East and Downsview Drive, as well as stacked townhouses at the rear of both properties.

The purpose of this report is to provide an overview of the applications, an outline of applicable policies and regulations, and a summary of technical and public comments received to date.

Description of Subject Properties and Surrounding Land Uses

The subject properties (1010 Downsview Drive and 355 Plains Road East) are located on the north side of Plains Road East at the intersection of Plains Road East and Downsview Drive, as shown in Appendix A of this report. The property at 1010 Downsview Drive (on the west side of Downsview Drive) has an area of 0.72 ha, with 102.29m of frontage on Downsview Drive and 45m of frontage on Plains Road East. This property is L-shaped.

The property at 355 Plains Road East (on the east side of Downsview Drive) has an area of 0.75 ha, with 68.78m of frontage on Plains Road East and 102m of frontage on Downsview Drive. This property has a rectangular shape with a depth of 102.29m.

The sites are currently occupied by two commercial strip plazas which include retail, service commercial (e.g.: restaurant), office, institutional (e.g.: daycare), and recreational (e.g.: martial arts studio) uses.

Surrounding uses are as follows:

- North: Immediately north of the Subject Lands is a low-rise residential neighbourhood with single detached residential houses. Further to the northwest is the Aldershot Park and Aldershot GO Station. Aldershot Park is approximately 168m in walking distance from the proposed development travelling along Downsview Drive and Dowland Crescent and through the pedestrian walkway. Aldershot GO Station is located approximately 1.3 km walking distance from the development via Plains Road East and St Matthews Ave.
- East: Immediately east of the Subject Lands is East Plains United Church, which contains a Child Care Centre and a cemetery. Further east, there is a mix of residential buildings and low-rise commercial buildings.
- South: Immediately south of the Subject Lands, across Plains Road East, is a mix of residential buildings and 6-storey mixed-use buildings. Further to the south is a low-rise residential neighbourhood.
- West: Immediately west of the Subject lands are 3-storey townhouses. Further to the west is Holy Rosary Church and Holy Rosary Catholic Elementary School, as well as a mix of townhouses and low-rise commercial uses.

There is a westbound bus stop located directly in front of 355 Plains Road East and an eastbound bus stop located directly across the street from 1010 Downsview Drive. Both bus stops are serviced by Burlington Transit Routes 1, 101 and 4. These routes provide access to the Aldershot GO Station. Routes 1 and 101 also provide access to Downtown Hamilton and the Burlington GO Station. Downtown Burlington can be reached by route 4.

Description of Applications

The applications request Official Plan amendments and Zoning By-law amendments to permit the development of mid-rise, mixed-use buildings along Plains Road East and stacked townhouses at the rear of the properties, as shown on the Concept Plan in Appendix A of this report.

The proposal at 1010 Downsview Drive (on the west side of Downsview Drive) is to develop an 8-storey mixed-use building with 141 residential units with retail at grade along Plains Road East and 56 stacked townhouse units at the rear of the property.

The proposal at 355 Plains Road East (on the east side of Downsview Drive) is to develop two mid-rise buildings, 9 storeys and 11 storeys in height, connected by a 6-storey lower building with retail at grade along Plains Road East, and stacked townhouses at the rear of the property. The proposed development at 355 Plains

Road East includes 347 residential units and 40 stacked townhouse units along the rear of the property.

There are 262 parking spaces proposed at 1010 Downsview Drive and 489 parking spaces proposed at 355 Plains Road East.

A combined amenity space (includes indoor, outdoor, rooftop and private balcony amenity area) of 4,298m² is proposed at 1010 Downsview Drive and 5,865.5m² is proposed at 355 Plains Road East. This equates to an average of 21.8m² of combined amenity space per unit at 1010 Downsview Drive and an average of 15.2m² of combined amenity space per unit at 355 Plains Rd E. These averages do not distinguish between apartment units and townhouse units. Through review of the subject applications, staff will assess how much of the proposed amenity space is available to residents of the proposed townhouses and how much is available to residents of the proposed apartment units on each property.

Application materials are posted on the City's Development Project webpage at burlington.ca/plainsanddownsview.

On November 17, 2022, the applicant appealed the subject applications to the Ontario Land Tribunal (OLT) on the basis that the City did not make a decision within the 120-day timeline outlined in the Planning Act. A future Case Management Conference will be held by the OLT concerning these appeals.

Supporting Documents

The applicant has submitted the following materials in support of the subject applications:

1. [Architectural Plans](#) (May 2022)
2. [Arborist Report](#) (May 2022)
3. [Civil Drawings – 1010 Downsview Drive](#) (May 2022)
4. [Civil Drawings – 355 Plains Rd E](#) (May 2022)
5. [Construction Management Plan 1010 Downsview Dr](#) (May 2022)
6. [Construction Management Plan 355 Plains Rd E](#) (May 2022)
7. [Cover Letter](#) (July 2022)
8. [Draft Official Plan Amendment](#) (May 2022)
9. [Draft Zoning Bylaw Amendment](#) (May 2022)
10. [Environmental Considerations](#) (April 2022)
11. [Environmental Noise Assessment](#) (May 2022)
12. [Environmental Site Screening Questionnaire](#) (April 2022)
13. [Financial Impact Statement](#) (May 2022)

14. [Functional Servicing Report](#) (May 2022)
15. [Geotechnical Considerations](#) (April 2022)
16. [Height Survey of Adjacent Buildings](#) (May 2022)
17. [Housing Impact Statement](#) (May 2022)
18. [Landscape Plan](#) (May 2022)
19. [Pedestrian Wind Study](#) (April 2022)
20. [Phase One Environmental Site Assessment -1010 Downsview Dr](#) (July 2015)
21. [Phase One Environmental Site Assessment – 355 Plains Rd E](#) (July 2015)
22. [Phase Two Environmental Site Assessment – 355 Plains Rd E](#) (March 2016)
23. [Planning Justification Report](#) (May 2022)
24. [Reference Plan](#) (May 2022)
25. [Region of Halton Letter of Reliance](#) (April 2022)
26. [Renderings](#)
27. [Shadow Study Written Analysis](#) (July 2022)
28. [Shadow Study](#) (July 2022)
29. [Soil Sampling – 1010 Downsview Dr](#) (March 2016)
30. [Stormwater Management Plan – 1010 Downsview Dr](#) (May 2022)
31. [Stormwater Management Report – 355 Plains Rd E](#) (May 2022)
32. [Supplemental Environmental Considerations](#) (April 2022)
33. [Supplemental Geotechnical Considerations](#) (July 2022)
34. [Sustainability Checklist](#)
35. [Transportation Impact and Parking Study](#) (May 2022)
36. [Tree Inventory](#) (January 2022)
37. [Urban Design Brief](#) (May 2022)
38. [Waste Management Report](#) (May 2022)
39. Title Search and PIN Report

Application materials are posted on the City's Development Project webpage at burlington.ca/plainsanddownsview.

Strategy/process

This section provides information on staff's ongoing review of the subject applications, including the applicable policy framework, technical circulation, and the comments received to date from members of the public.

Policy Framework

The subject applications are subject to the policy framework described below.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. All planning decisions must be consistent with the PPS.

The PPS promotes the achievement of healthy, livable, and safe communities through various means including by promoting efficient development and land use patterns; accommodating an appropriate and market-based mix of land uses; preparing for the regional and local impacts of a changing climate; and promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) provides a policy framework for managing growth in an area of Ontario that includes the City of Burlington. All planning decisions within the Growth Plan area must conform to the Growth Plan.

The Growth Plan is intended to support the achievement of complete communities with access to transit networks, protected employment zones, and an increase in the amount and variety of housing available. The Growth Plan also envisions a healthy natural environment and agricultural lands, which will contribute to the region’s resilience and our ability to adapt to a changing climate. To accomplish its vision, the Growth Plan establishes policies regarding how land is developed, resources are managed and protected, and public dollars are invested.

Halton Region Official Plan

The Halton Region Official Plan (ROP) outlines a long-term vision for Halton’s physical form and community character. To achieve that vision, the ROP identifies an Urban Area and a Regional Urban Structure that are intended to manage growth in a manner that fosters complete communities, enhance mobility across Halton, address climate change, and improve housing affordability, sustainability, and economic prosperity. All planning decisions in Halton Region, which includes the City of Burlington, must conform to the ROP.

Regional Official Plan Amendment (ROPA) 48 was approved by the Minister of Municipal Affairs and Housing on November 10, 2021. This amendment is the first amendment to be advanced as part of the Regional Official Plan Review under section 26 of the Planning Act. ROPA 48 defines specific elements of a Regional Urban Structure including Strategic Growth Areas.

In accordance with Map 1H “Regional Urban Structure” of the ROP, as amended by ROPA 48, the subject property is located within the Urban Area. The goal of Urban Areas is to “manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improved housing affordability, sustainability, and economic prosperity” (ROP 72). The policies of ROPA 48 are in effect and not subject to appeal.

ROPA 49 is the second amendment to be advanced as part of the Regional Official Plan Review. ROPA 49 was adopted by Regional Council on June 15, 2022 and was approved by the Minister of Municipal Affairs and Housing with 45 modifications on November 4, 2022. ROPA 49 outlines a land use policy framework to guide growth and development within the Region to 2051, including policies and schedules that address housing and growth management and long-term planning for employment and infrastructure.

City of Burlington Official Plan (1997, as amended)

The City’s Official Plan (1997, as amended) (the OP) outlines a long-term vision of the community and quality of life for Burlington residents and provides policy direction to the public and private sectors on land use, development, and resource management matters to guide the future planning and development of the City towards the desired community vision.

As shown on Schedule B of the OP, the subject property is located within Mixed Use Corridor – General designation. This designation permits a wide range of retail, service commercial, personal service uses; financial institutions and services; a broad range of office uses; entertainment, recreation, and other community facilities such as a day care centres; and small-scale motor vehicle dealerships; high density residential uses, and a full range of office uses. This designation permits mixed-use development with a maximum building height of 6 storeys and a maximum Floor Area Ratio of 1.5:1. Townhouses may only be permitted as a component of an overall development of mixed residential or residential/commercial building forms.

The applicant proposes to amend the Official Plan (1997) to permit mixed-use development on the subject property with maximum building heights of 8, 9, and 11 storeys, and maximum Floor Area Ratio of 2.07:1 on the west parcel and 4.48:1 on the east parcel.

City of Burlington New Official Plan (2020)

On November 30, 2020, Halton Region issued a Notice of Decision approving a new City of Burlington Official Plan (2020) (“the new OP”). The new OP is subject to appeals, including an appeal by the owner of the subject property. Appeals are currently before

the Ontario Land Tribunal (OLT). For up-to-date information on the status of the new OP and relevant appeals, visit www.burlington.ca/officialplan.

The City of Burlington's new Official Plan (2020) ("new OP") designates the subject property as Urban Corridor as shown on Schedule C "Land Use – Urban Area". The policies in Section 8.1.3(7) of the new OP permit mixed use development to a maximum height of six storeys and a maximum Floor Area Ratio of 2.0:1. Evaluation of applications shall consider whether the proposed use is compatible with existing and proposed uses on nearby lands, and consistent with the policies of the new OP. The subject properties are not located within a Major Transit Station Area (MTSA), as shown on Schedule B of the new OP.

The Growth Framework policies in Section 2.4 of the new OP recognize Primary Growth Areas and Secondary Growth Areas as the areas that will accommodate the majority of the City's forecasted growth and be the priority areas for investment in infrastructure improvements to accommodate growth. The subject property is located within the Secondary Growth Area as shown in Schedule B-1, "Growth Framework", of the new OP. These areas shall be limited to a maximum of mid-rise building form, unless otherwise permitted by the policies of the new OP.

Secondary Growth Areas are also subject to policies for Urban Design and Built Form in Section 7.3 of the new OP. This section acknowledges that built form characteristics, siting, access, servicing, and parking arrangements can positively contribute to the success of the public realm. Development in Secondary Growth Areas shall promote a transit-supportive and pedestrian-oriented environment and ensure compatibility with adjacent land uses, particularly Established Neighbourhood Areas.

Zoning By-law 2020

The City's Zoning By-law zones the subject property as Mixed-Use Corridor – General (MXG). This zone permits mixed-use development with a maximum height of 6 storeys and a maximum Floor Area Ratio of 1.5:1, consistent with the policies of the Official Plan (1997). Requirements for parking spaces and amenity spaces are also outlined in Part 5 of the Zoning By-law.

The applicant proposes to amend the Zoning By-law to rezone the property from MXG (Mixed-Use Corridor – General) to MXG-XXX, creating a new site-specific exception (-XXX) to permit building heights of 8, 9, and 11 storeys, a maximum Floor Area Ratio of 2.07:1 on the west parcel and 4.48:1 on the east parcel, reduced parking requirements, reduced amenity space requirements, and other site-specific regulations to permit the proposed development.

Table 1 below summarizes the site-specific regulations that have been requested by the applicant, in comparison to the base requirements set out in the MXG zone.

Table 1: Summary of site-specific regulations requested by applicant, compared to MXG zone regulations

	MXG zone requirements	Site-specific regulations requested by applicant
Maximum building height	6 storeys	8 storeys (west parcel) 11 storeys (east parcel)
Maximum Floor Area Ratio	1.5:1	2.7:1 (west parcel) 4.48:1 (east parcel)
Minimum amenity area	15 m ² per efficiency dwelling unit; 20 m ² per one-bedroom dwelling unit; 35 m ² per two or more bedroom dwelling unit; Back-to-back townhouse: 25 m ² per dwelling unit	15.2 m ² per dwelling unit
Minimum parking supply for apartment occupants	1.25 spaces per unit inclusive of visitor parking. Tandem parking spaces not counted.	1.1 spaces per unit inclusive of visitor parking. Tandem parking spaces counted.
Minimum parking supply for retail/service commercial uses	5 spaces per 100m ² gross floor area, less a factor of 5%	
Minimum setback for below-grade parking structure	3 m	2.3 m
Landscape Buffer abutting residential zone	6 m	3 m

As of the time of writing this report, Zoning staff have not yet completed their review of the subject applications. Through their ongoing review of the applications, Zoning staff will confirm the extent of zoning conformity issues and the detailed amendments to the Zoning By-law that would be required to permit the proposed development.

Urban Design Guidelines

The proposed development is subject to the following Council-approved urban design guidelines:

- Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings (2019)

- Plains Road Corridor Urban Design Guidelines (2006)
- Shadow Study Guidelines and Terms of Reference (2020)
- Pedestrian-Level Wind Study Guidelines and Terms of Reference (2020)
- Sustainable Building and Development Guidelines (2021)
- Stormwater Management Design Guidelines (2020)

Planning staff will evaluate the subject applications in accordance with the applicable urban design guidelines.

Technical Comments

A request for comments has been circulated to external agencies and relevant City departments.

Public Comments

Members of the public who wish to provide comments on the subject applications should submit their written comments to the Planner on file, using the contact information provided at burlington.ca/plainsanddownsview. Public input will be considered by staff in the review of the subject applications.

As of October 31, 2022, Planning staff have received written comments via email from eight members of the public. These comments are appended in Appendix B of this report.

Of the eight comments received, two expressed support for the proposed development, provided that it contain sufficient multi-bedroom units for families, and that construction be managed to avoid sidewalk closures. The other six comments received by staff identified concerns with the proposed development, which are summarized in Table 2 below.

Table 2: Summary of public comments received by Planning staff as of October 31, 2022

Row #	Public comment theme	Staff response
1	<p><u>Traffic</u></p> <p>Concerns were expressed that the proposed development would cause traffic congestion problems, and associated noise and pollution</p>	<p>A Transportation Impact and Parking Study was submitted with the applications and is available online at burlington.ca/plainsanddownsview. This study will be reviewed by Transportation staff.</p> <p>An Environmental Noise Assessment was also submitted with the applications and is also available online at the web address above.</p>
2	<p><u>Parking Impacts</u></p> <p>Concerns were expressed about the lack of availability of at-grade parking for visitors and customers to the proposed development</p>	<p>A Transportation Impact and Parking Study was submitted with the applications and is available online at burlington.ca/plainsanddownsview. This study will be reviewed by Transportation staff.</p>
3	<p><u>Height and Density</u></p> <p>Some concern was expressed that the proposed development may contribute to the area becoming overpopulated beyond the character of what is believed to be representative of a village or Aldershot Village</p>	<p>The subject property is located within an Urban Corridor in the City's new Official Plan that permits a mix of uses. With this in mind, planning staff at the City and Halton Region will review the subject applications and determine whether the proposed level of density is appropriate for the subject property.</p>
4	<p><u>Types of Commercial Use</u></p> <p>One commenter expressed a need for development to accommodate different types of commercial businesses that are needed in the community.</p>	<p>Planning staff will review the subject applications to determine whether the proposed development meets the objectives of the Official Plan, which include an objective for development in Urban Corridors to provide opportunities for a range of small and medium-scale retail and service commercial uses in locations that meet residents' day-to-day and weekly goods and service needs.</p>
5	<p><u>Shadow Impacts</u></p> <p>One commenter raised concerns about the potential loss of sunlight to their building/unit from the proposed development on neighbouring properties</p>	<p>A Shadow Study was submitted with the applications and is available online at burlington.ca/plainsanddownsview. This study will be reviewed by Planning staff.</p>

6	<u>Construction Management</u> One commenter expressed concern that construction of the proposed development, if approved, would require temporary sidewalk closures.	A Construction Management and Mobility Plan has been submitted with the applications and is available online at burlington.ca/plainsanddownsview . This study will be reviewed by Transportation and Site Engineering staff.
7	<u>Impacts to neighbouring property values</u>	Property values are not a planning consideration.
8	<u>Impacts to private views</u>	Impacts to private views are not a planning consideration.

Financial Matters:

All application fees have been received in accordance with the Development Application Fee Schedule.

Climate Implications

In February 2020, City Council approved the City of Burlington Climate Action Plan to support the City's path to a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The Plan identifies seven implementation programs, including programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; electrify City, personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion.

Engagement Matters:

A virtual Pre-Application Community Consultation Meeting was held by the applicant on January 31, 2022. This meeting was attended by approximately 40 members of the public as well as by City staff, Mayor Marianne Meed Ward, and ward 1 Councillor Kelvin Galbraith. At this meeting, the applicant sought feedback from the public on the proposed development.

Since receiving a complete application for the subject lands, City staff have engaged members of the public through the City's standard public notification and consultation practices for an Official Plan Amendment and/or Zoning By-law Amendment application:

- A webpage with information about the subject applications was published on the City's website at burlington.ca/plainsanddownsview;
- Notice signs were erected on the subject property in September 2022;

- A notice was mailed to all property owners and tenants within 120 metres of the subject property (a total of 546 addressees) in September 2022;
- A Statutory Public Meeting will be held on December 6, 2022. This report has provided information about the subject applications to inform discussion at the Statutory Public Meeting.
- Notice of the Statutory Public Meeting was published in the City Update section of the Burlington Post on November 10, 2022. Notice of the meeting was also posted on the website and sent by mail to owners and tenants within 120 metres of the subject property.

Interested members of the public can continue to provide written comments to City staff using the contact information provided on the webpage linked above or by contacting the Community Planning Department.

More information on the planning process in Burlington, including opportunities for public consultation, can be found at www.burlington.ca/planningprocess.

Conclusion:

This report provides a description of the applications for Official Plan Amendment and Zoning By-law Amendment for 1010 Downsview Drive and 355 Plains Road East, an update on the technical review that is underway, and a summary of technical and public comments received to date.

Respectfully submitted,

Thomas Douglas MCIP RPP

Senior Planner

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Appendices:

- A. Zoning and Concept Plans
- B. Public Comments

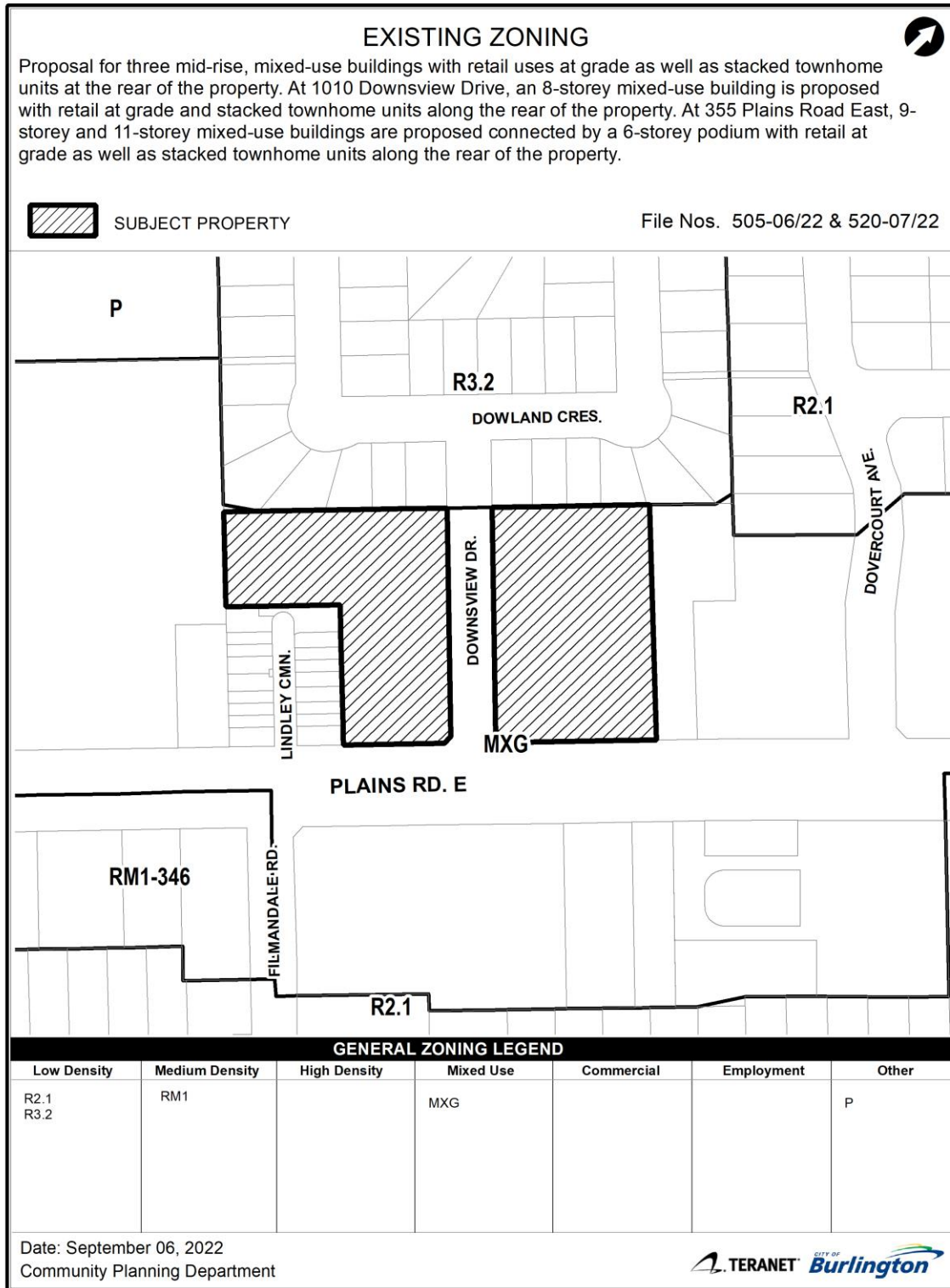
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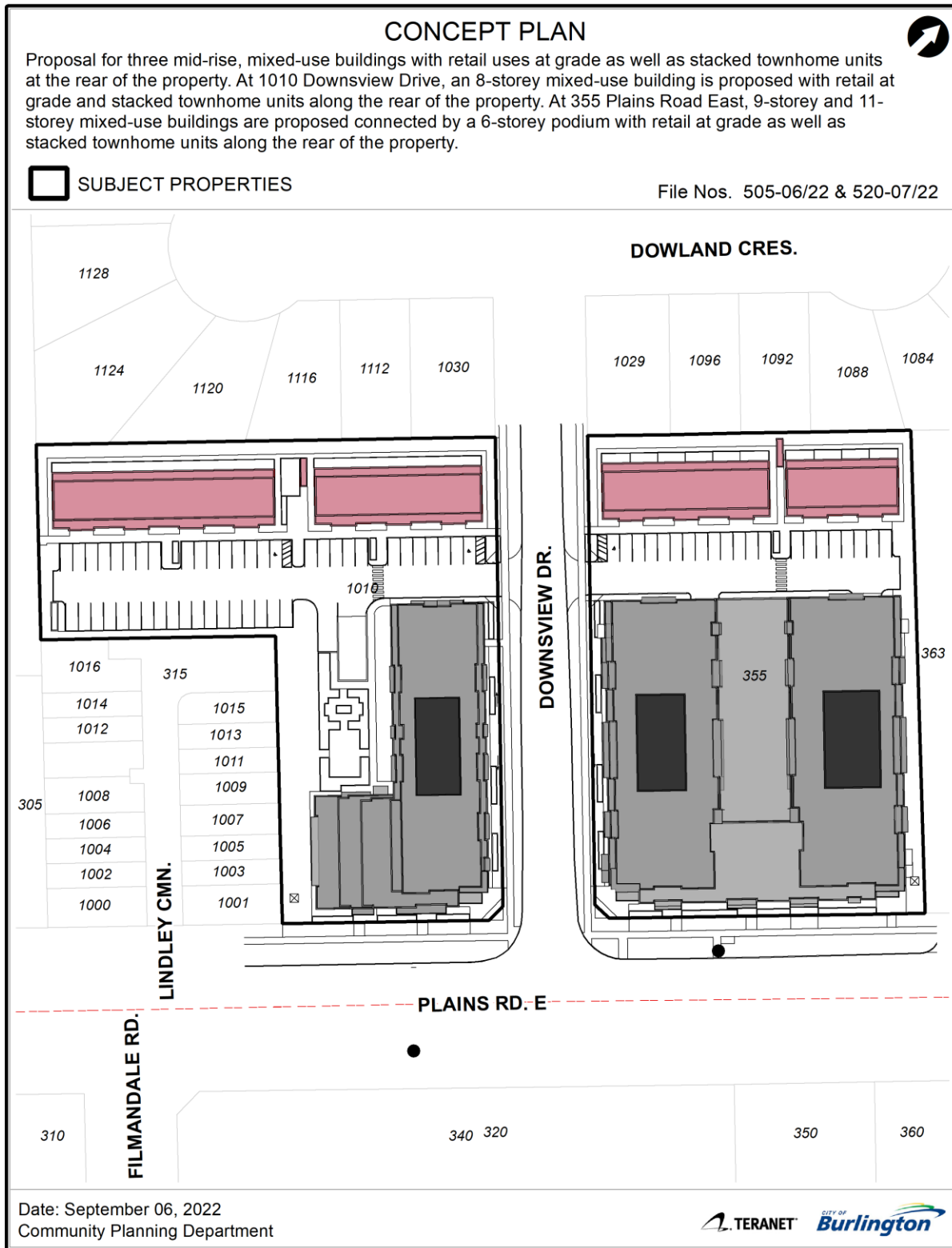
Jillian Sparrow, MHBC Planning, Urban Design, and Landscape Architecture

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

Appendix A: Zoning and Concept Plans





Appendix B: Public Comments

Comment 1

From: Anna Maida

Date: September 21, 2022

Hello, my name is Anna Maida and I own [REDACTED]. I purchase my condo from Rosehaven builder and I never was told about any future constructions in this area . My windows are facing Plains rd and I am absolutely definitely disagree and oppose any construction of new condo development and housing on this plaza . It will block off all the view that I have from my windows and it will take all the charm off this neighborhood , it will be so depressing looking in to another building across from my balcony , no views and it will take all the sun exposure that I possibly can get. Please not allow this project to go true . This is my investment my retirement home , this street is busy enough. Please , please not allow this to happen.

Thank you ,

Anna Maida homeowner of [REDACTED]

Comment 2

From: Chris Benoit

Date: September 21, 2022

Hello,

I saw the notice in the mail about the planned development on Downsview and Plains. I live in [REDACTED]. I think the new development looks totally fine, we need more missing-middle style places for people to live, that aren't just single family homes on huge lots, or skyscrapers. The third building is a bit on the tall side I guess, but the project overall looks like it would be a great addition to Aldershot. I know sometimes these sorts of plans only attract opponents, so I thought I would write in and contribute some feedback from the yes-in-my-backyard side. Ideally there would be some 3-bedroom units and larger townhouses to accommodate families, and not just a bunch of 1-bedroom places.

Thanks,

Chris Benoit

Comment 3

From: Adam Maciorowski

Date: September 22, 2022

Morning,

I received a letter stating that there would be a development at 1010 Downsview dr & 355 Plains rd. This area has a lot of traffic and noisy cars/motorcycles driving by. Local businesses should stay for all of us shop around in. I oppose in any new development.

Thank you

Adam Maciorowski

Comment 4

From: Luke Chrusciel

Date: September 24, 2022

Hi Thomas

We are an owner at [REDACTED]. We raise a concern specific to traffic and noise level attributed to building condo units right across the street. Additional 750+ parking spaces implies 750 additional cars over a small area, which will negatively impact the traffic flow and noise levels for the existing residents. We recognize the need for additional housing units, however, I strongly recommend that the buildings be limited in height and not 11 or 9 stories. They all should be low rise on that stretch and consider the development of new buildings at the intersection of Waterdown road and Plains Rd East, with plenty of existing real estate space.

Thank you for considering.

Luke

Comment 5

From: Barbara

Date: September 27, 2022

Hello,

I own a condo unit in the building located at [REDACTED]. Please reconsider the construction of this high density building that will not only obstruct the views of the escarpment from my unit and devalue my unit, but it will bring increased traffic to the area as well as pollution. I am concerned about the noise levels that will last for an extended period of time during the constructions phase. Please do not permit this development.

Thanks,

Barbara

Comment 6

From: Resident [name redacted by request]

Date: October 4, 2022

Hello Thomas,

First, as per the Municipal Freedom of Information and Protection of Privacy Act, I **request** that my name and address **NOT** be made available to the public.

My comments are as follows:

I live [REDACTED]. The building I live in is 6 stories high and almost all of the nearby surrounding condo buildings are about the same height, (except for the apartments on Plains at Howard). I feel that new buildings with towers 8, 9 stories and almost double the height, at 11 stories, is too high as it will begin to change the aesthetic from that of a "village" to that of a high rise cityscape. This is Aldershot **Village**, and the charm is that it is village-like! It ought be important to maintain this village atmosphere for those who have already chosen to live in this "village community".

Also, I think with a development that size, there is going to be too many residents and subsequently too many vehicles, for Plains Rd.. It's too late to dispute this impact on the roads now, as the property has already been sold to such Developers, however, the sad consequence is that it will be painfully congested Monday to Friday during rush hours, and again, making our village become more like a city. I do realize that I too live in a condo development, however, at some point, too much becomes enough. Although the city is currently reconstructing the roadway to make it more conducive to traffic flow and safer for cyclists and walkers, the vast majority won't be travelling by bike or foot and the congestion will be unavoidable. It may not feel much like a village once these residences are populated.

Finally, I hope these mixed- use sites will be conducive to new establishments **other than** dental offices, hair and nail salons. I hope there has been some thoughtful planning about these spaces which should be built to invite a variety of businesses that would provide some of the day to day necessities for a local, walkable ,sustainable and thriving smaller community, on the fringes of the city.

Perhaps I am not the only one expressing these opinions. I trust my thoughts, comments and concerns will be taken into consideration for the staff report, about the application.

Thank you for your time.

Comment 7

From: Bill Powell

Date: October 7, 2022

Hi,

In looking at the proposed development plan for both sides of Dowland Cres, one major issue stands out that is the lack or non existing outside parking for both of these proposal.

Why is this an issue, two reasons: first there is no visitor parking area and second I understand that there will commercial/retail space on the 1st floor in both with no parking space for their clients.

This will be a major issue for residents since the only options for both visitors and clients would be parking on the street. Or of more concern visitors maybe decide to park in the parking lot behind 320-340 Plains Rd E. across the street.

Always once a year our condo complex [REDACTED] requires our residents to remove their cars for garage cleaning even with are visitor parking capacity this is always an issue for residents. So I assume both of these condo developments will have the same requirement. Where will they park during this and worst there is more units then ours plus two underground parking lots.

This concept plan need major adjustment for surface parking which currently does not exists. I am sure the townhome owners at the back of both will not appreciate there parking spaces being used by the condos.

Although there is a note about parking spaces 262 for Dowland and 489 for 335 plains rd I am sure this is only for residents of the condo and not for visitors or retail customers, at else the plan does not show any outside parking spaces.

Bill Powell

Comment 8

From: Herman and Dini Schut

Date: October 7, 2022

My wife and I live in a townhouse [REDACTED]. We have no problem with amending the Official Plan and Zoning Bylaw to permit the development as proposed. However, we ask dat during construction (which may be many years in the future!) the sidewalk for the total width of the project remains open for use by pedestrians (with appropriate protection, of course) as both of us are avid walkers in the neighborhood.

Thank you.

Herman and Dini Schut