

Statutory Public Meeting

Applications to amend the Official Plan and Zoning By-law

Applicant: MHBC Planning, Urban Design and
Landscape Architecture for Colterra
Development

Addresses: 1010 Downsview Drive and 355
Plains Road East

Date: December 6, 2022

Report: PL-79-22

File no.: 505-06/22, 520-07/22

Overview of Development Site

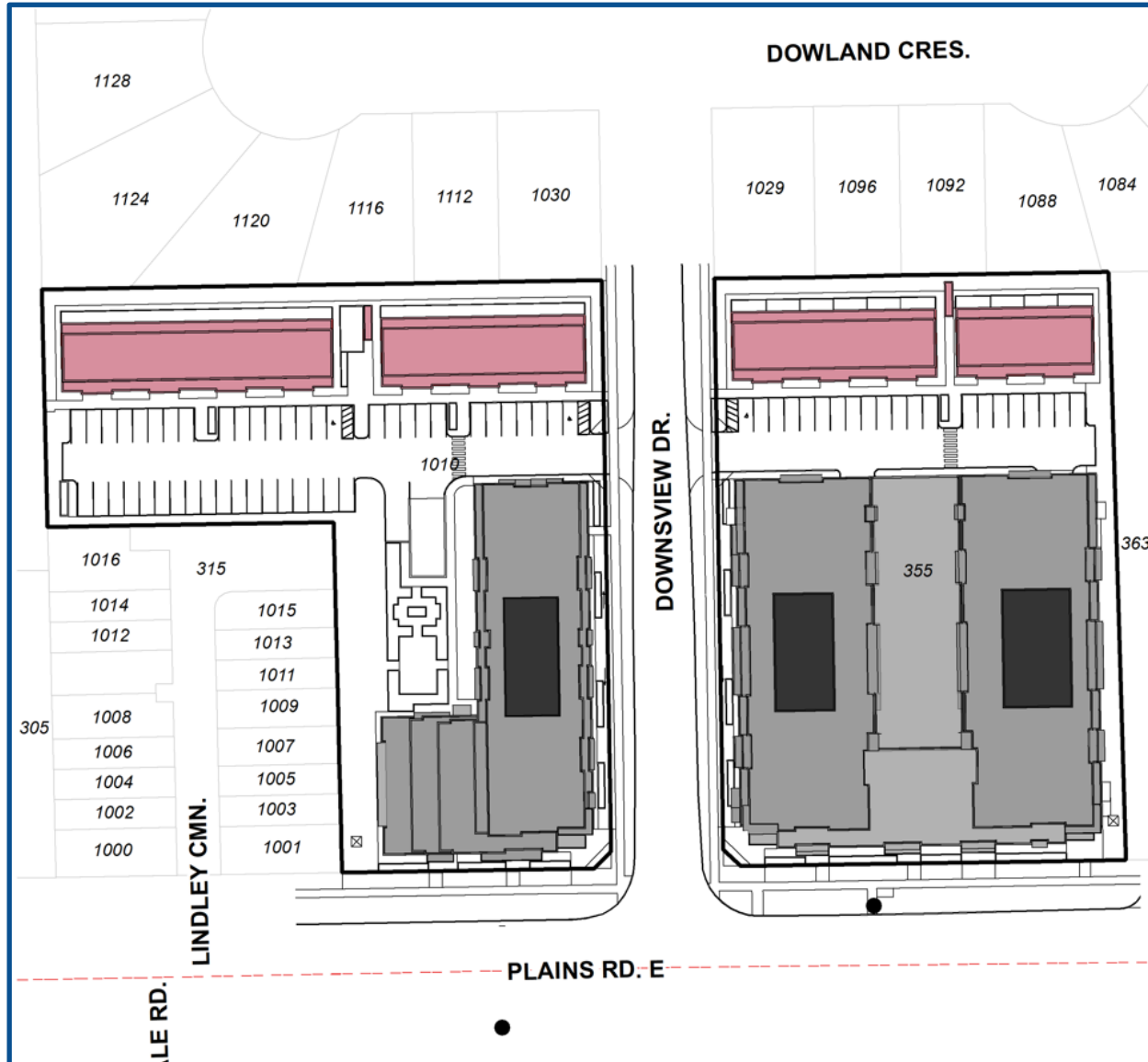


1010 Downsview Drive
Site Area: **0.72 hectares**
Frontage on Downsview Drive: 102 m

&

355 Plains Road East
Site Area: **0.75 hectares**
Frontage on Plains Road East: 69 m

Proposed Development



 Stacked Townhomes

 Mixed-use buildings

Proposed Development



Proposed Development



Proposed Development



Policy Context

- Provincial
 - Provincial Policy Statement (PPS), 2020
 - A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Regional
 - Halton Region Official Plan (ROP)
- Local
 - City of Burlington Official Plan
 - City of Burlington Zoning By-law 2020

Burlington Official Plan

Current Official Plan (1997 as amended)

Designation:	Mixed Use Corridor - General
Permits:	Mixed-use development with a maximum building height of six (6) storeys and a maximum Floor Area Ratio of 1.5:1.

New Official Plan (2020) (subject to appeals)

Designation:	Urban Corridor
Permits:	Mixed-use development to a maximum height of six (6) storeys and a maximum Floor Area Ratio of 2.0:1

Requested Official Plan Amendment

Designation:	Mixed Use Corridor - General, with site-specific policy
Permits:	Height up to eleven (11) storeys and Floor Area ratios of 4.48:1

Burlington Zoning By-law

Zoning By-law

Zone:	Mixed-Use Corridor – General (MXG)
Permits:	Mixed-use development with a maximum height of 6 storeys and a maximum Floor Area Ratio of 1.5:1

Requested Zoning By-law Amendment

Zone:	MXG-XXX (Mixed-Use Corridor – General with site-specific exception)
Permits:	Maximum Height: 8 Storeys (west parcel) 11 Storeys (east parcel) Maximum Floor Area Ratio: 2.7:1 (west parcel) 4.48:1 (east parcel) Reduced parking rate Reduced amenity area Reduced setback for below-grade parking structure Reduced landscape buffer abutting residential zone

Public Consultation

- January 31, 2022: Pre-Application Community Meeting
- Fall 2022:
 - Complete application submitted
 - Notices: sign on property, mailed to neighbours and in Burlington Post
- Webpage created: www.burlington.ca/plainsanddownsview
- December 6, 2022 (today): Statutory Public Meeting
- Public comments attached as Appendix B to Report PL-79-22
 - Traffic congestion (and associated noise pollution)
 - Parking supply
 - Building height and density
 - Types of commercial uses, and
 - Shadow impacts

Recommendation:

Receive and file report PL-79-22

For more information:

- Visit www.burlington.ca/plainsanddownsview
- Visit <https://olt.gov.on.ca/appeals-process/case-status>