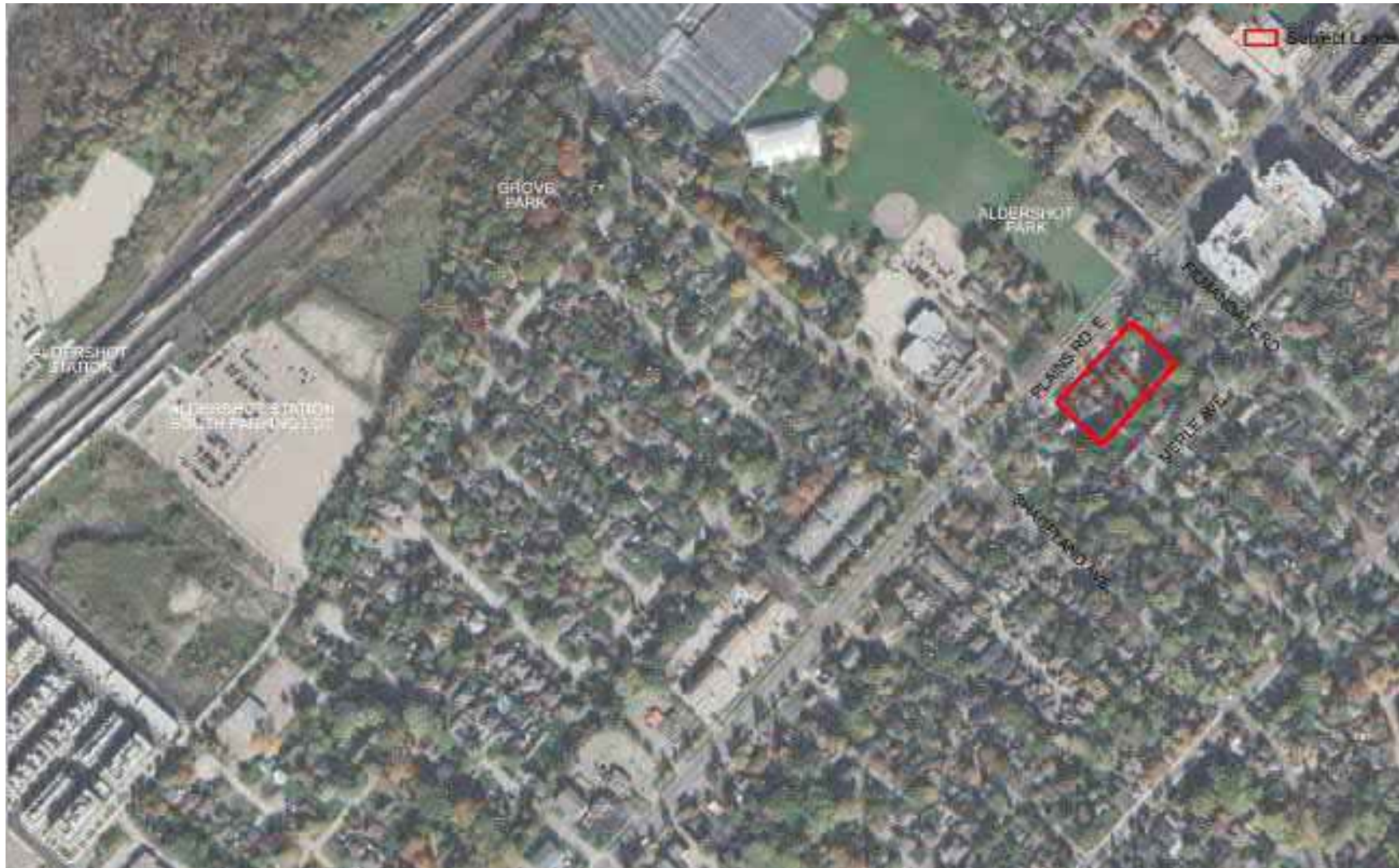


BURLINGTON COMMITTEE OF THE WHOLE

276, 284 and 292 Plains Road East
City of Burlington

May 13, 2024

Subject Property



Aerial Photo of the Subject Property

Location: South side of Plains Road East, East of Shadeland Avenue

Property Size: 0.31 hectares (3,131.4 square metres)

Current Use: Two vacant single-detached residential dwellings (284 and 292 Plains Road E), converted for commercial uses, and a medical clinic (276 Plains Road E)

Site Context – Subject Lands



284 and 292 Plains Road East



276 Plains Road East

Site Context – Recent Developments



320 Plains Road East



457 Plains Road East

Site Context – Recent Developments



490 Plains Road East



1010 Downview Dr.

Planning Context – City of Burlington Official Plan (2020)



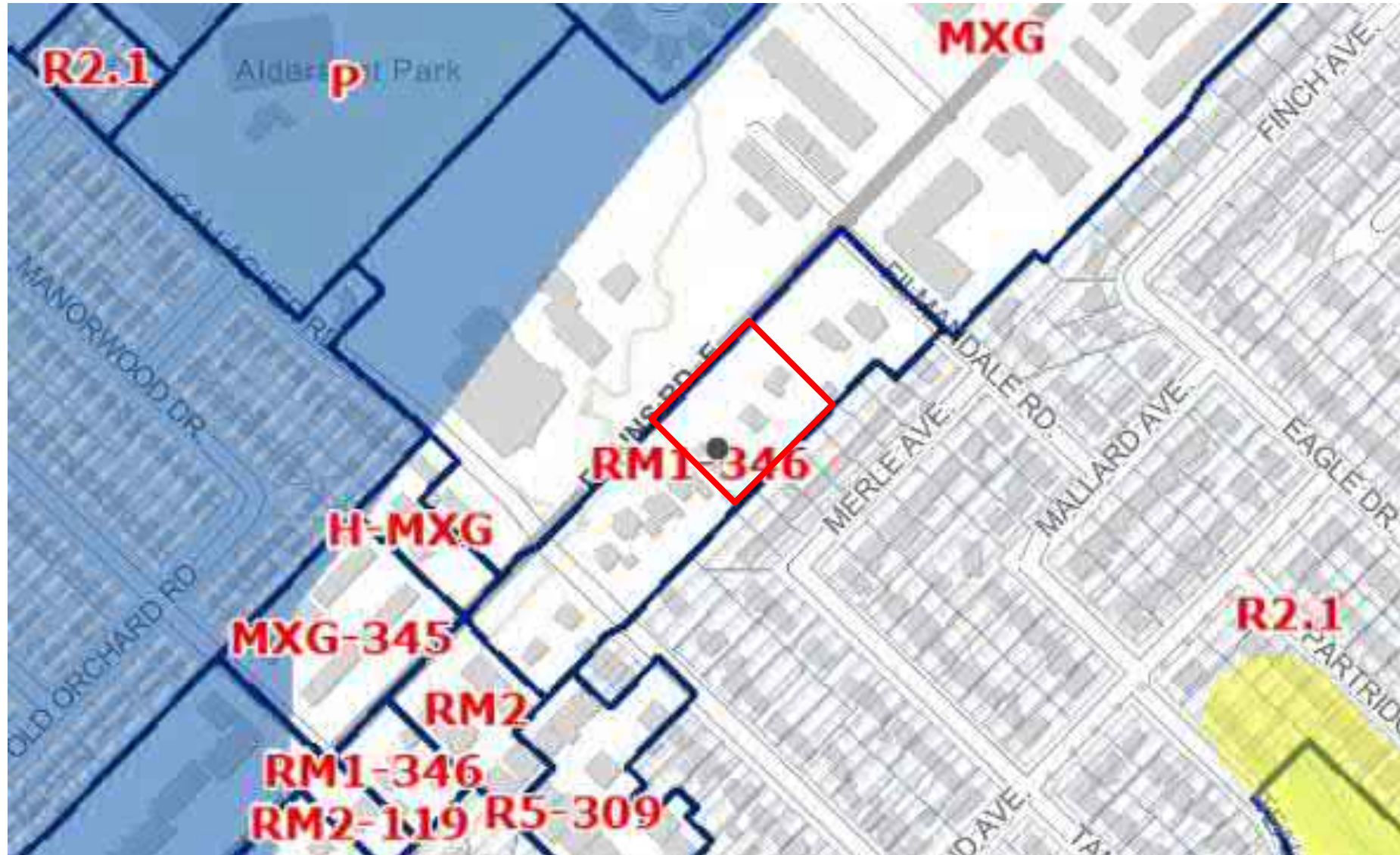
Urban Corridor

- Permitted Uses: retail and service commercial uses; residential uses, mixed-use apartments
- Density: the maximum FAR of development is 2.0:1
- Height: the minimum allowed building height is 2 storeys, the maximum is 6 storeys



City of Burlington Official Plan (2020) Land Use Schedule

Planning Context – City of Burlington Zoning By-Law 2020



City of Burlington Zoning By-law Interactive Mapping

RM1 Zone

- Permitted Uses: detached dwelling; semi-detached dwelling; duplex building; triplex building;
- Building Height: the maximum building height is 2.5 storeys

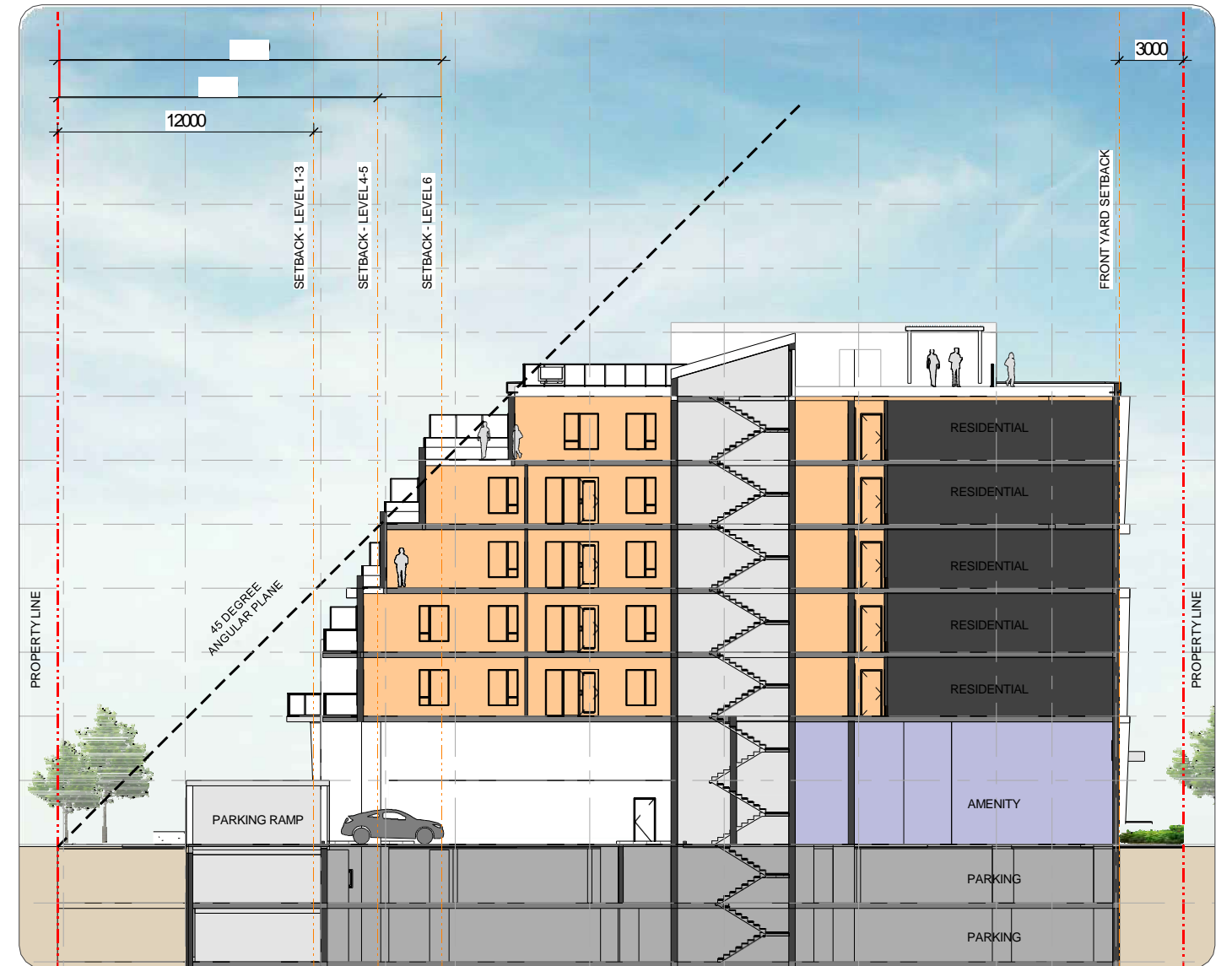
Exception 346

- The development of townhouses is prohibited
- Additional regulations for office uses

Proposed Development Evolution



April 2021, Pre- Application Neighbourhood Meeting



Feb. 2022, Statutory Public Meeting

Proposed Development Evolution



Revised Proposal – 6 storeys (284 and 292 Plains only)



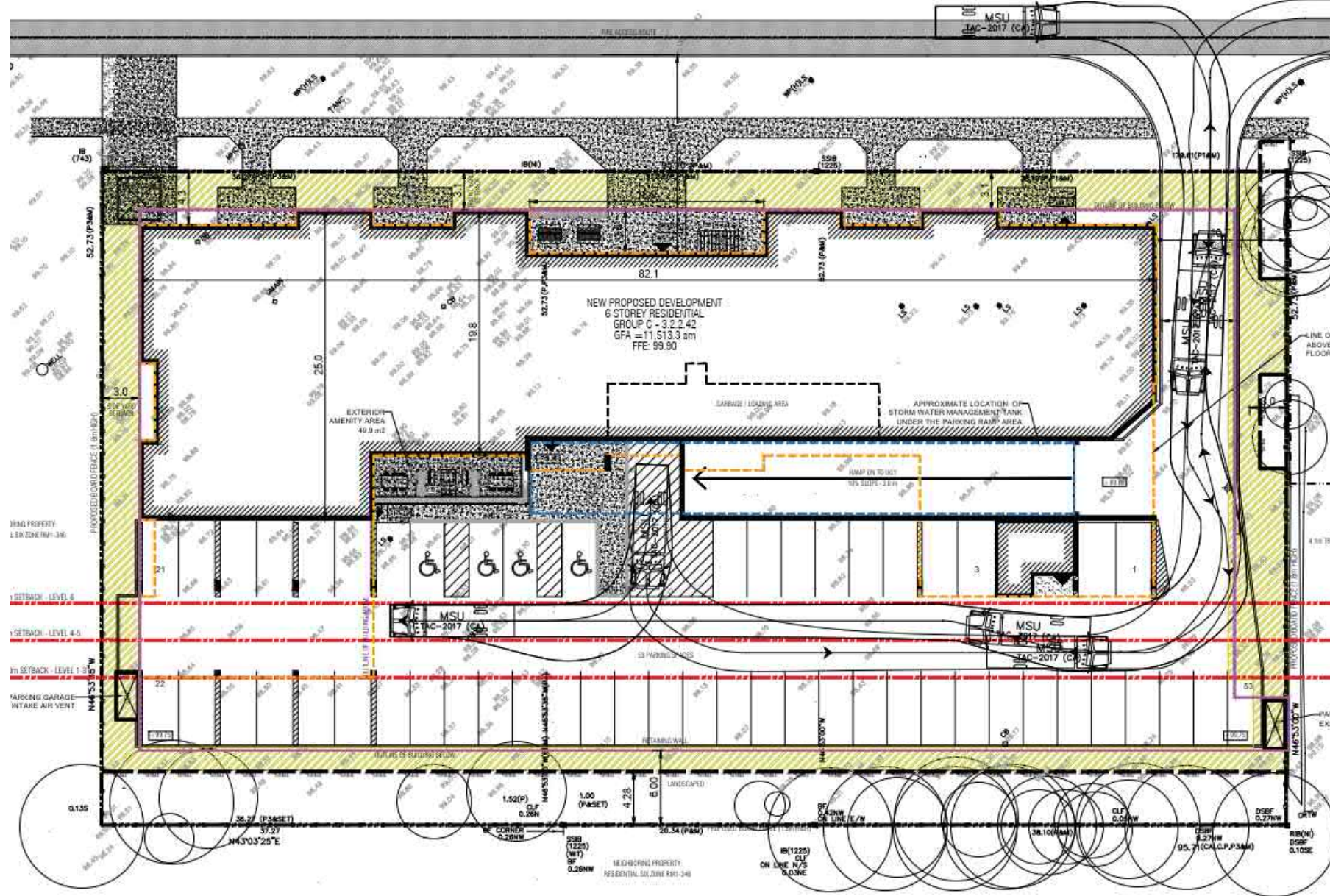
Current Proposal – 6 storeys (Addition of 276 Plains)

Proposed Development – Statistics

Item	Existing Zoning Requirement	Proposal
Zoning Category	RM1	MXG
Height	Max: 2.5 storeys (6 storeys/ MXG)	7 storeys
Parking Spaces	177 (1.25/unit)	153 (1.08/unit)
Density (FSI)	1.5	2.3
Amenity Space (m2)	4,735	2,784.6

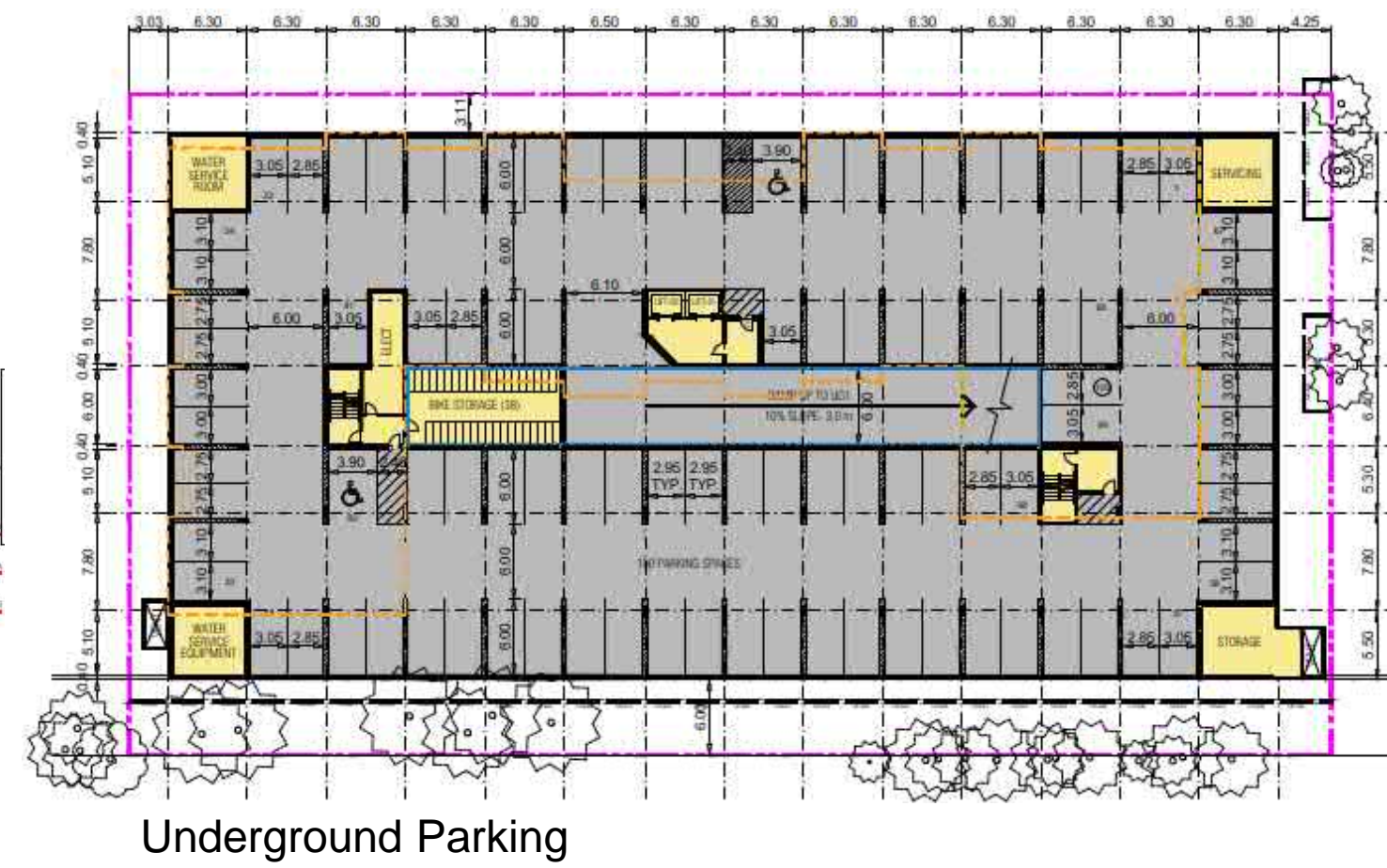
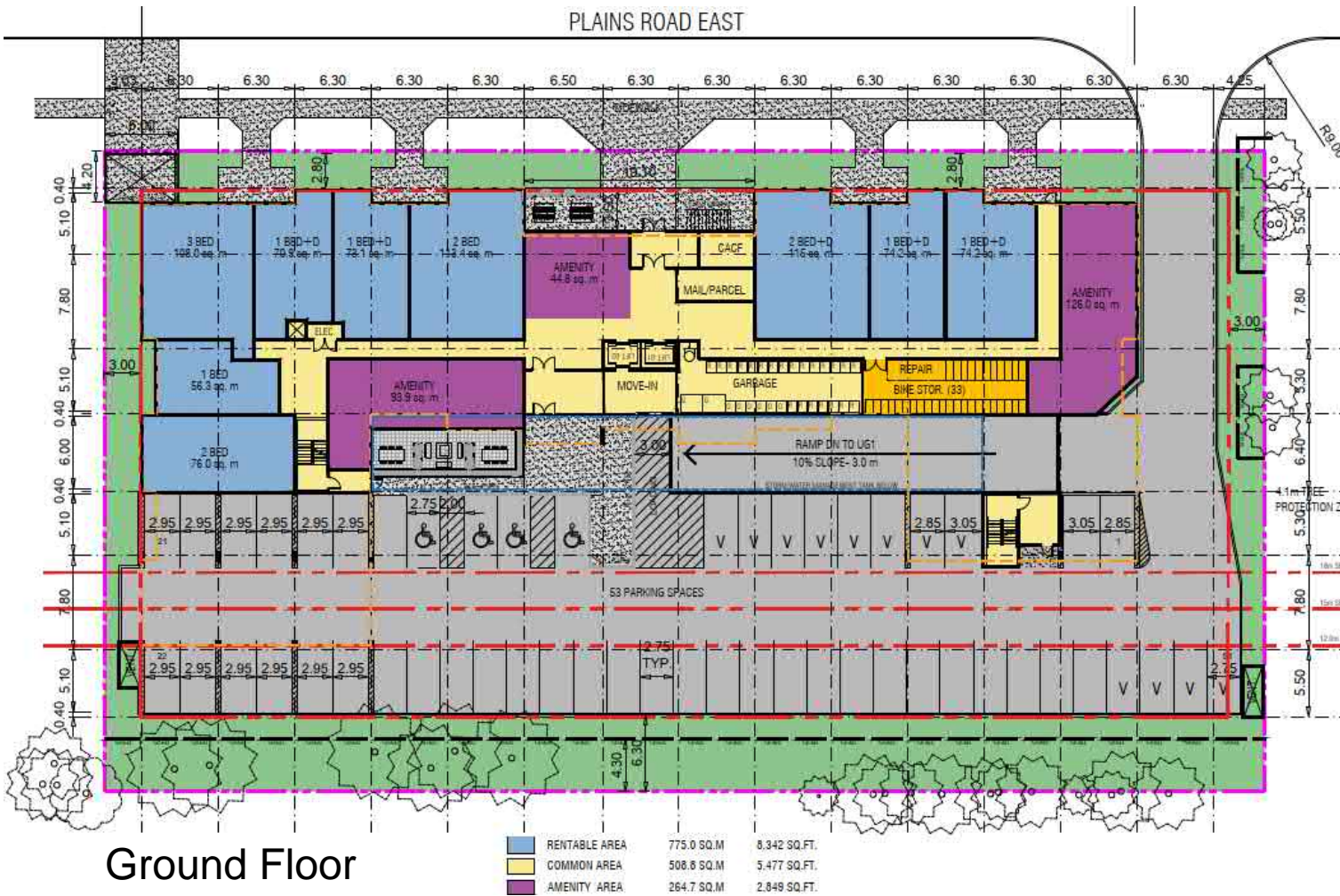
Building Areas				Unit Count						
Parking	Metric (sq.m.)	Imperial (sq. ft.)	Parking							
P1 – Underground Parking	3839.9	41332	100							
Level 1 – Main Level Parking	2100.7	22612	53							
Residential Building	Metric (sq.m.)	Imperial (sq. ft.)		1 BED (Efficiency)	1 BED	1 BED+D	2 BED	2BED+D	3BED	TOTAL
Level 1 – Entry Lobby/Amenity/Cores	773.5	8326								
Level 1 – Residential	775.0	8342		0	1	4	2	1	1	9
Level 2 – Residential	2043.6	21997		2	14	1	9	0	1	27
Level 3 – Residential	2043.6	21997		2	14	1	9	0	1	27
Level 4	1987.2	21390		2	12	2	10	0	0	26
Level 5	1987.2	21390		2	12	2	10	0	0	26
Level 6	1931.2	20787		2	14	2	8	0	0	26
Total GFA – Above Grade	11541.3	124229	153	10	67	12	48	1	3	141
FSR (5043 sq.m. Lot Area)	2.3			Parking Spaces/Unit = 1.085106						

Proposed Development – Site Plan

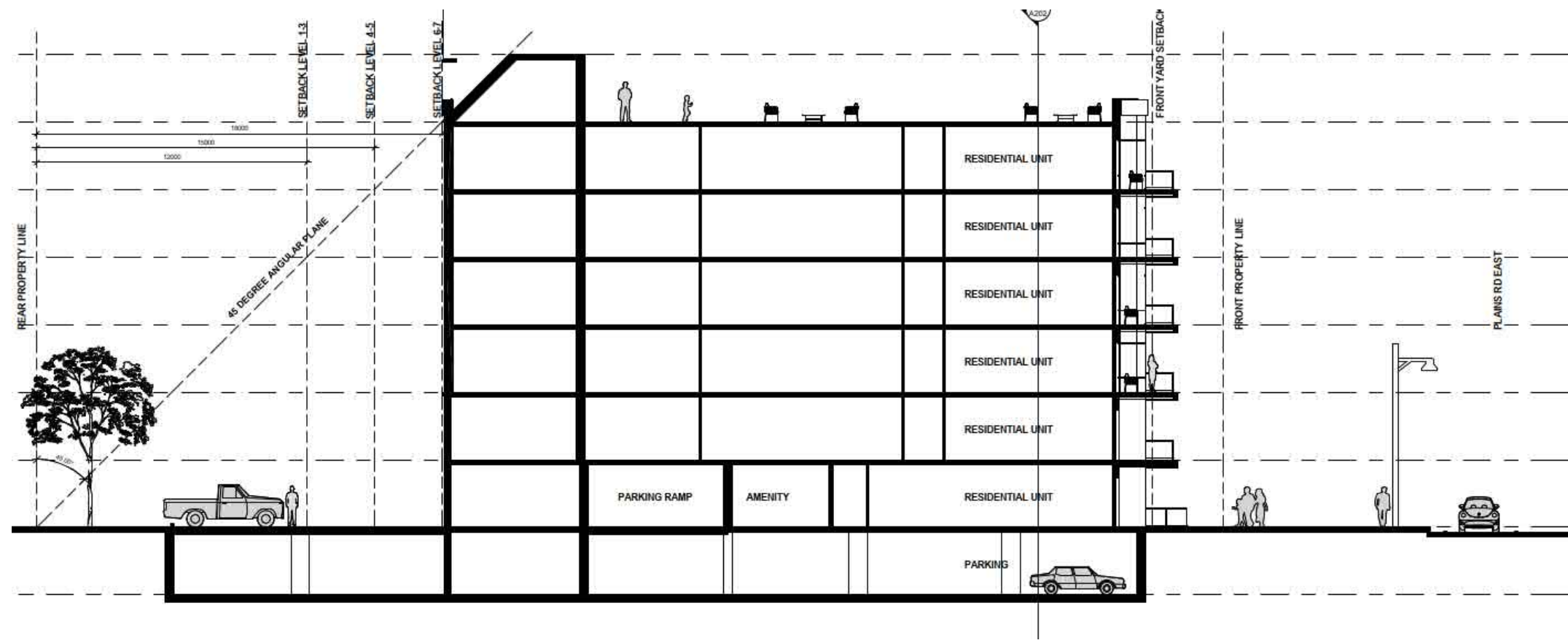


Site Plan prepared by Reinders + Law

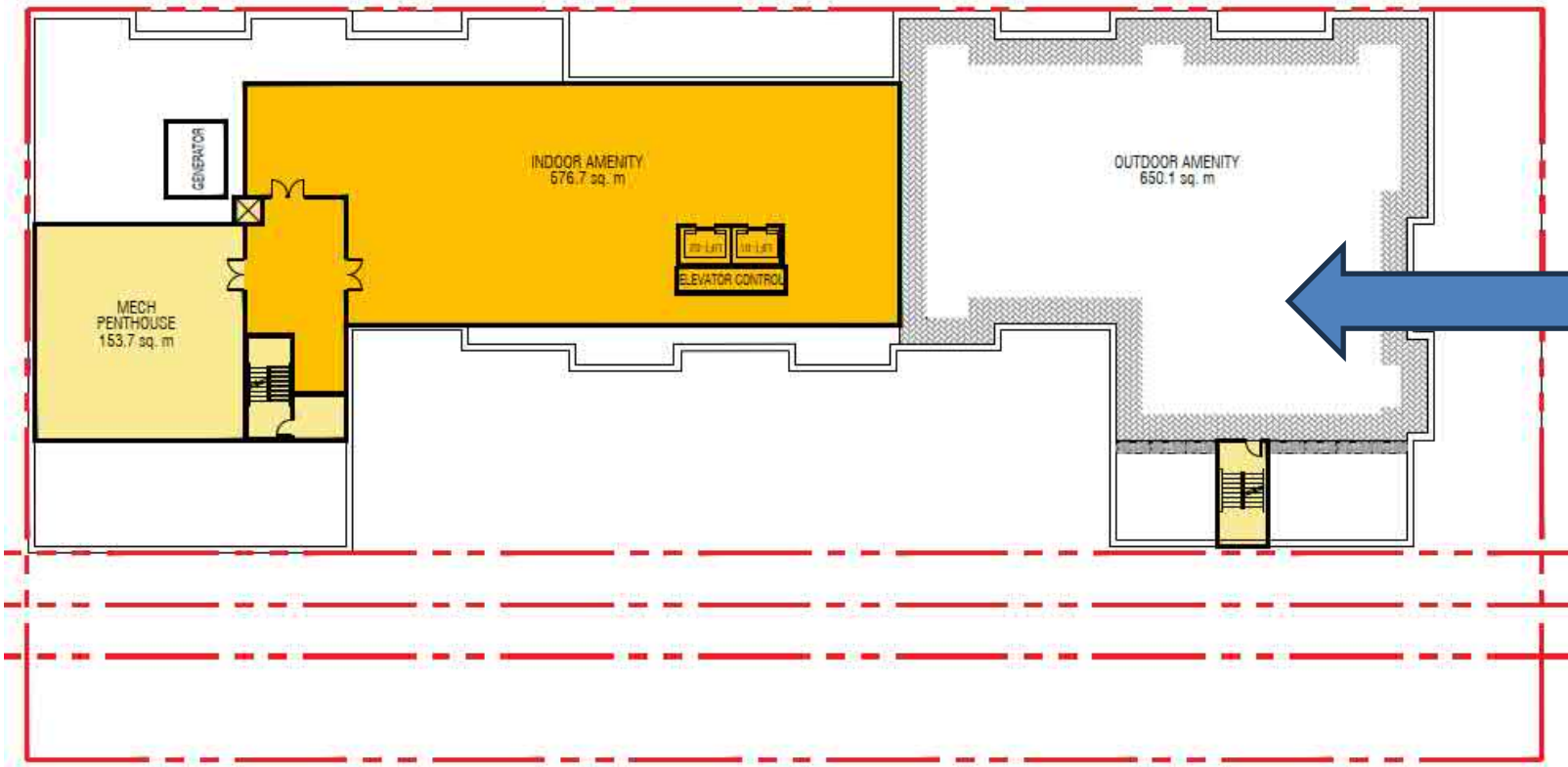
Proposed Ground Floor and Underground Parking Level



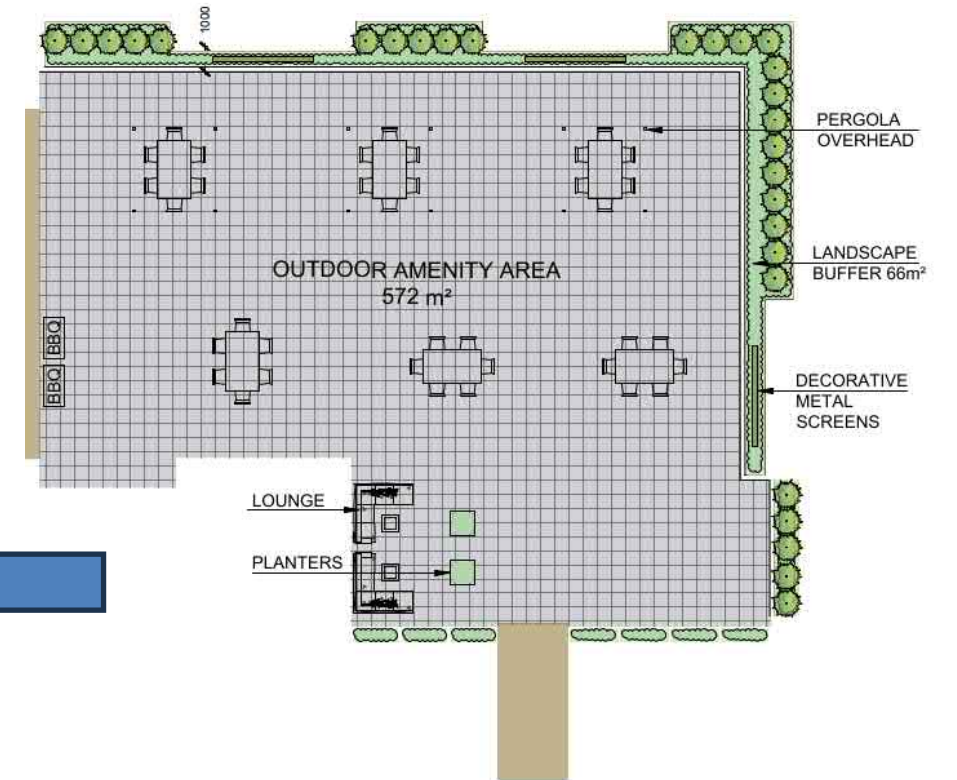
Angular Plane



Proposed Rooftop Amenity



Roof Plan



Proposed Renderings



Front of Building



Back of Building

Thank You

Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP
Weston Consulting
905-738-8080 ext. 266
mquarcoopome@westonconsulting.com