

STATUTORY PUBLIC MEETING

236 Plains Road East
City of Burlington

July 9, 2024

COW, July 9, 2024
PL-52-24
Delegation material from Martin Quarcoopome
representing Weston Consulting

Subject Property



Aerial Photo of the Subject Property

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

Property Size: 0.152 hectares (1,520 square metres)

Current Use: One single detached dwelling

Site Context – Surrounding Uses



Community Facilities Context Map

- The subject property is within approximately 800 metres of the **Aldershot GO Station**, within walking distance of **Holy Rosary Catholic School**, **Aldershot Park**, **Teal Greenway Park**.

Surrounding Uses

- **North:** Townhomes, single detached dwellings and a commercial plaza
- **South:** Single detached dwellings as part of a residential neighbourhood
- **East:** Single detached dwellings
- **West:** Residential townhomes and single detached dwellings

Site Context – Neighbouring Heritage



242 Plains Road East

Site Context – Nearby Townhouse Developments



218 Plains Road East



315 Plains Road East

Planning Context – City of Burlington Official Plan (2020)



CITY OF BURLINGTON OFFICIAL PLAN 2020:

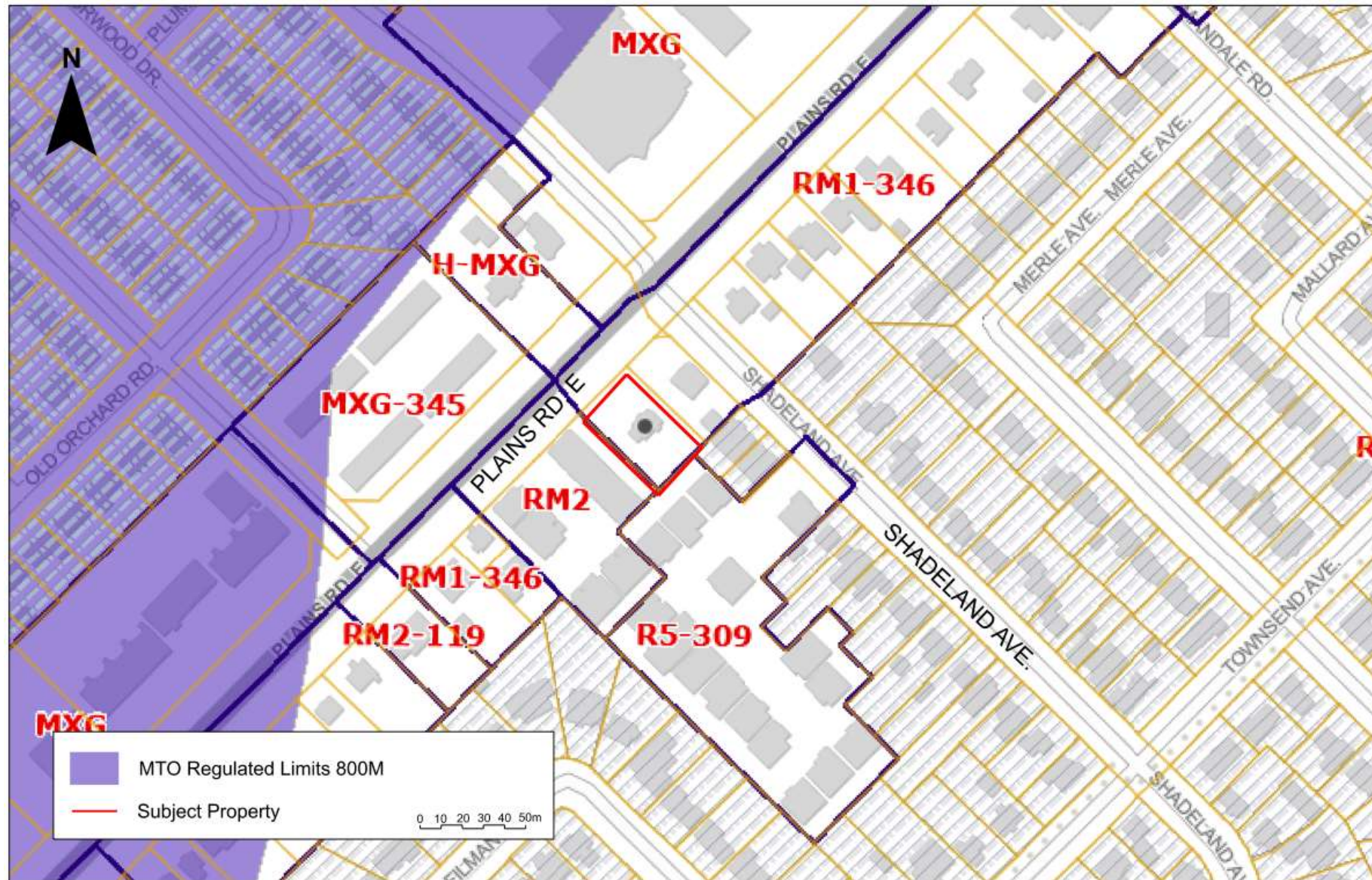
Land Use Designation – Urban Corridor

Permitted uses:

- Residential townhouses, maximum 6-storeys,

Burlington Official Plan 2020 Schedule C

Planning Context – City of Burlington Zoning By-law 2020



City of Burlington Zoning By-law 2020

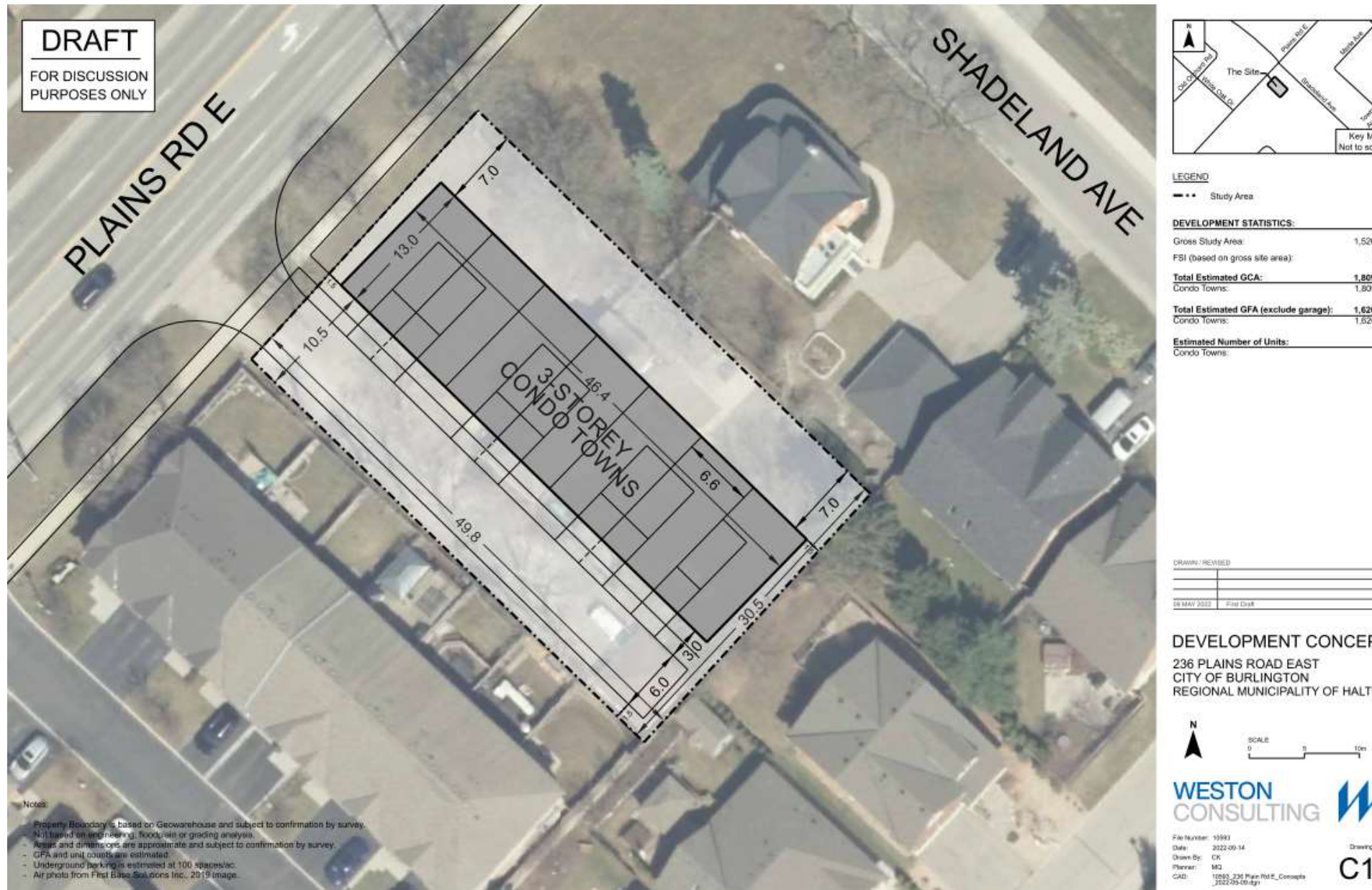
CITY OF BURLINGTON ZONING BY-LAW 2020

RM1-346

Permitted uses:

- Ground oriented multiple family housing including semi-detached, duplex and triplex dwellings
- Exception 356 establishes additional development standards (lot width, area, front yard and side yard). This exception does not permit Townhouses.

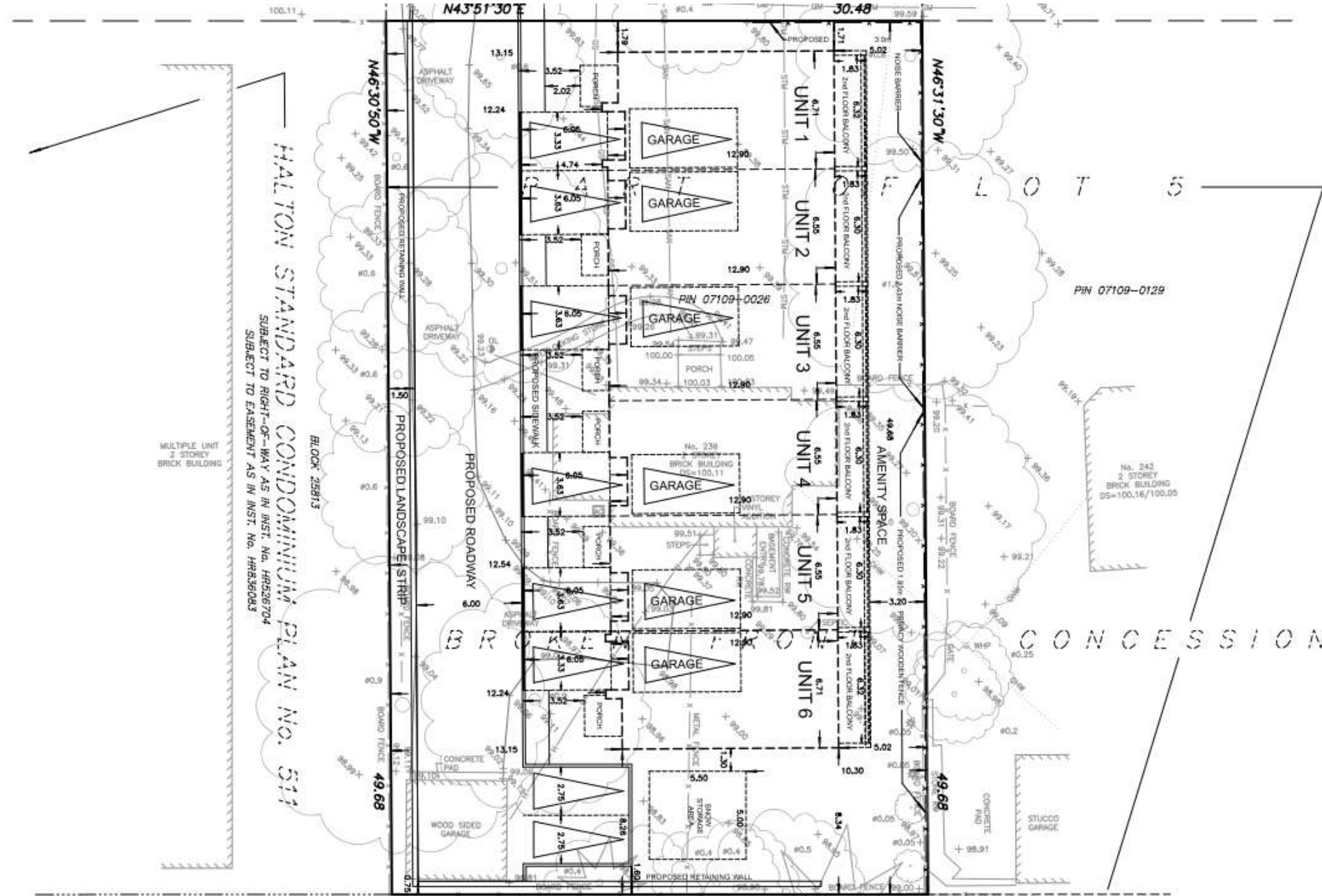
Proposed Development – Previous Site Plan (June 2023)



Site Plan

- 7 – three storey units
- No Visitor Parking
- No Snow Storage

Proposed Development – Site Plan

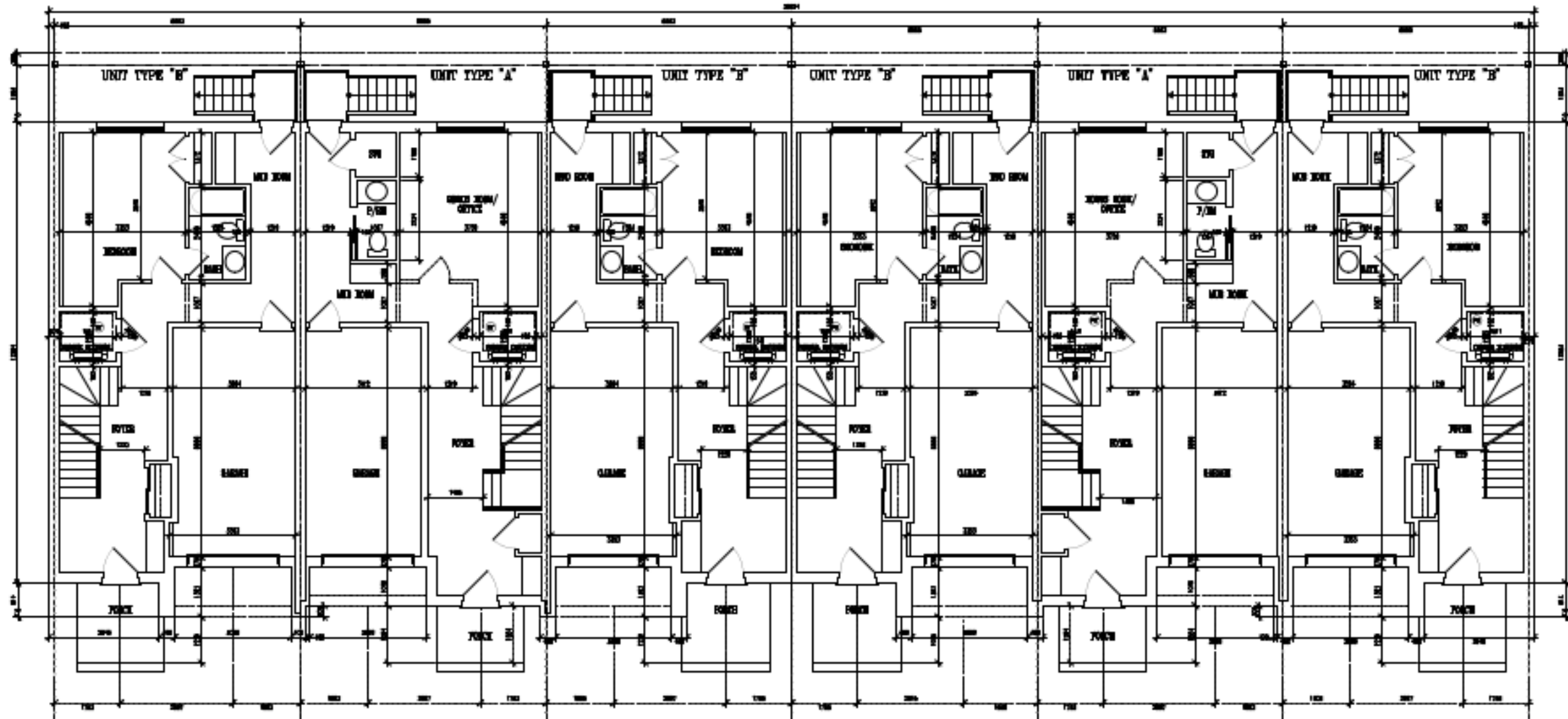


Site Plan

Proposed Development – Zoning Review

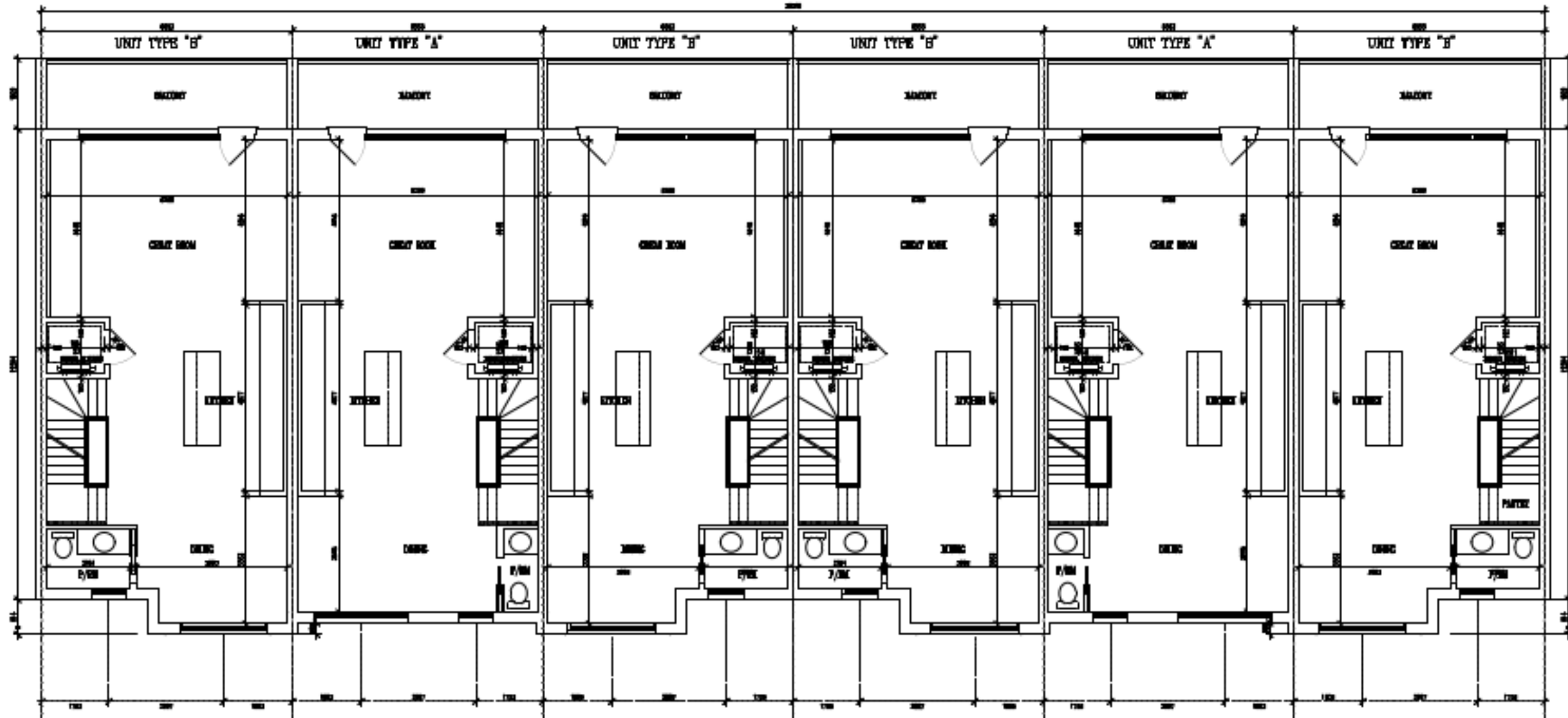
Provisions	City of Burlington By-Law , RM1 zone (current)	RM2 zone (proposed)	Proposed Development	Compliance
Permitted Uses	Detached dwelling, semi-detached dwelling, duplex building, triplex building, retirement home, Lodge,	Fourplex, Townhouse, Retirement Home	Townhouse	Y
Lot Width	6m/unit	45m	30.48m	N
Lot area (m ²)	200m ² /unit	0.4 ha	0.15ha	N
Front yard (m)	6m	9m	4.74m	N
Rear yard (m)	7.5m	9m	3.19m	N
Side yard (m)	Interior side 0m With attached garage or carport (two or more storey side): 1.8m	4.5m	8.34 m	Y
Street side yard (m)	4m	6m	1.71m	N
Landscape area	25%	4.5 m abutting a street having a deemed width up to 26 m OR 6 m abutting a street having a deemed width greater than 26 m	2.02m (East) 1.35m (West)	N
Building Height	Max 2 ½ storeys 3 stories to 10 metres	2 storeys	4 storeys 13.750 metres	N
Density		Minimum 25 units/ha Maximum 40 unit/ha	39.5 units/ha	Y
Amenity Space		25 m ² /bedroom = 450 m ²	29.07m ² /bedroom Total provided: 523.28 m ² , 6 units, 3 bedrooms per unit	Y
Privacy Area		20 m ² per unit	23.06 m ² per unit (includes 1 st and 2 nd floor balconies)	Y
Projection of Balconies onto the rear		1.6 metres	1.83 metres	N
Off Street Parking Standards		For Townhouse Dwellings: 2 occupant spaces per unit, 0.25 visitor spaces per unit = 14 spaces	14 spaces (2 per unit, 2 visitor spaces)	Y
General Parking Provisions		Area = 16.5 square metres Width = 2.75 metres	Min. Area = 16.5 sq. m. Min. Width = 2.75 metres	Y

Proposed Development – First Floor Plan



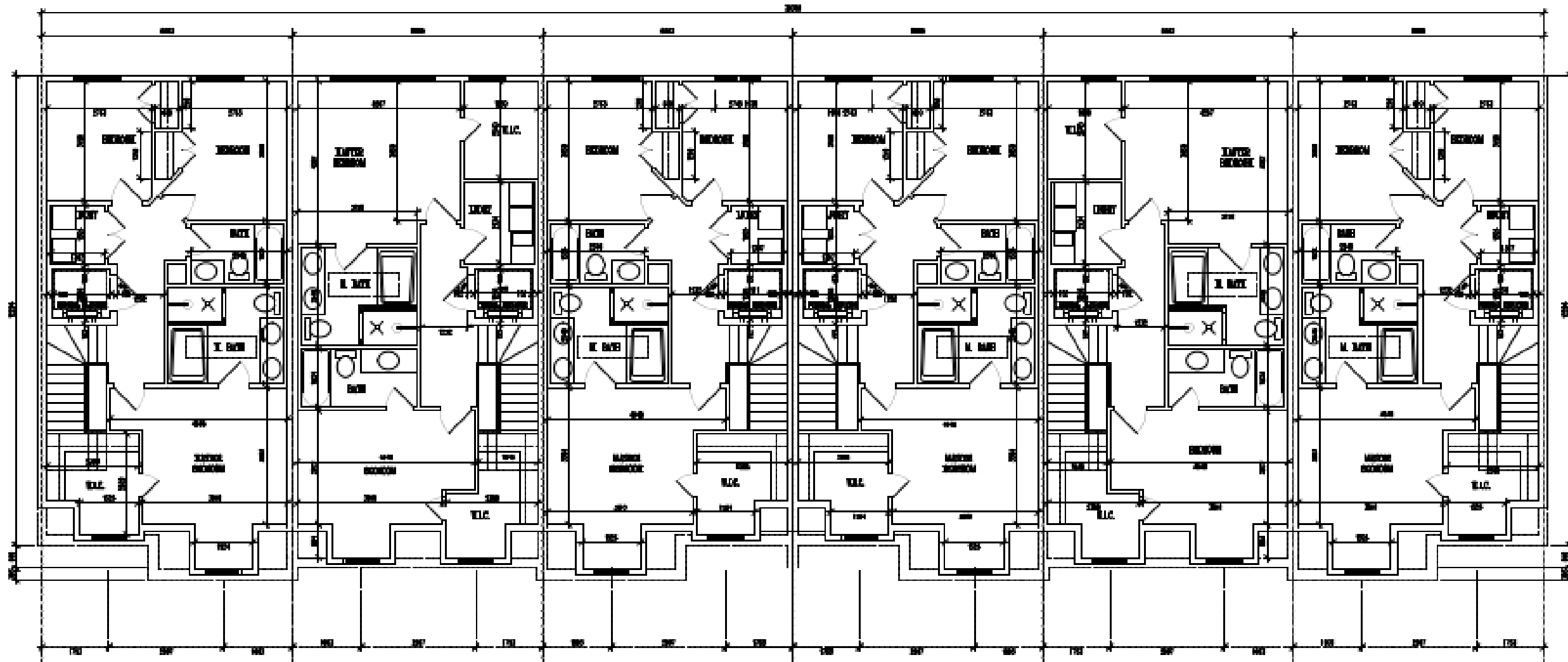
Site Plan

Proposed Development – Second Floor Plan



Site Plan

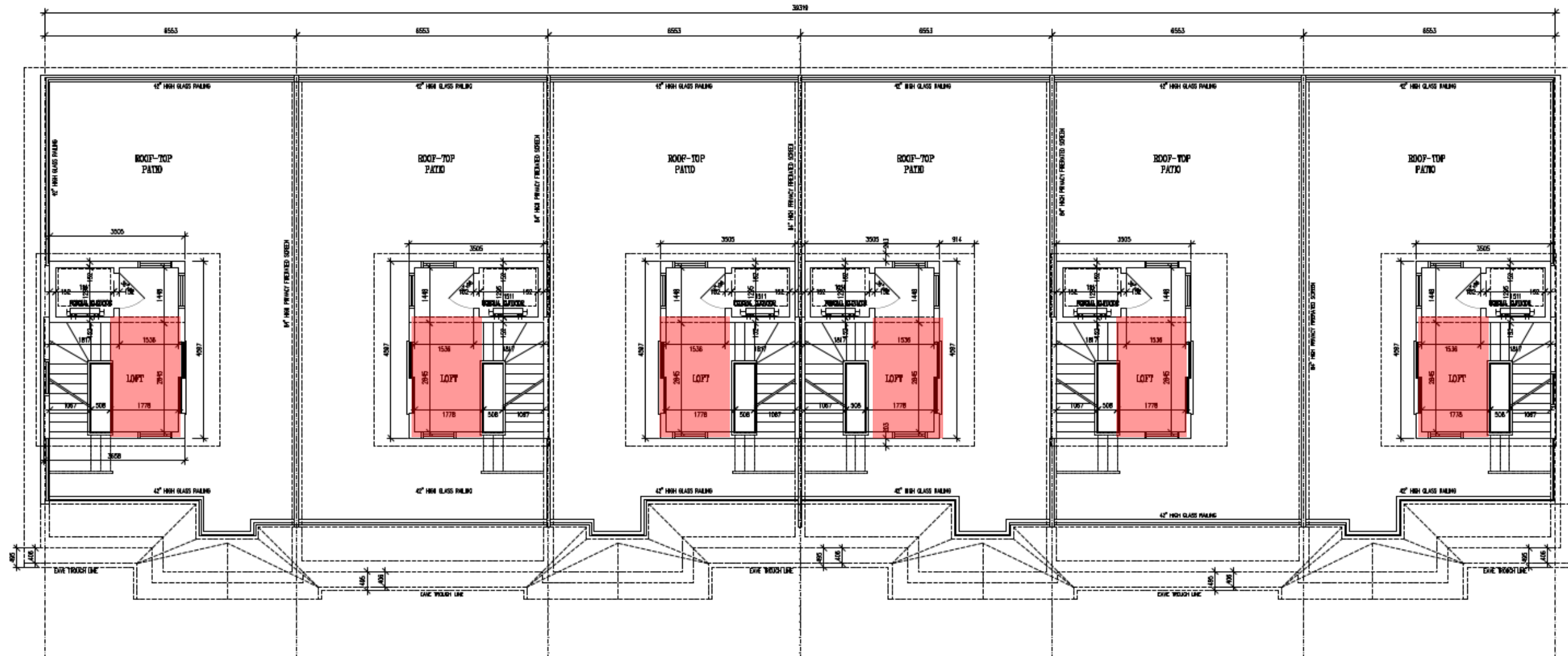
Proposed Development – Third Floor Plan



Site Plan

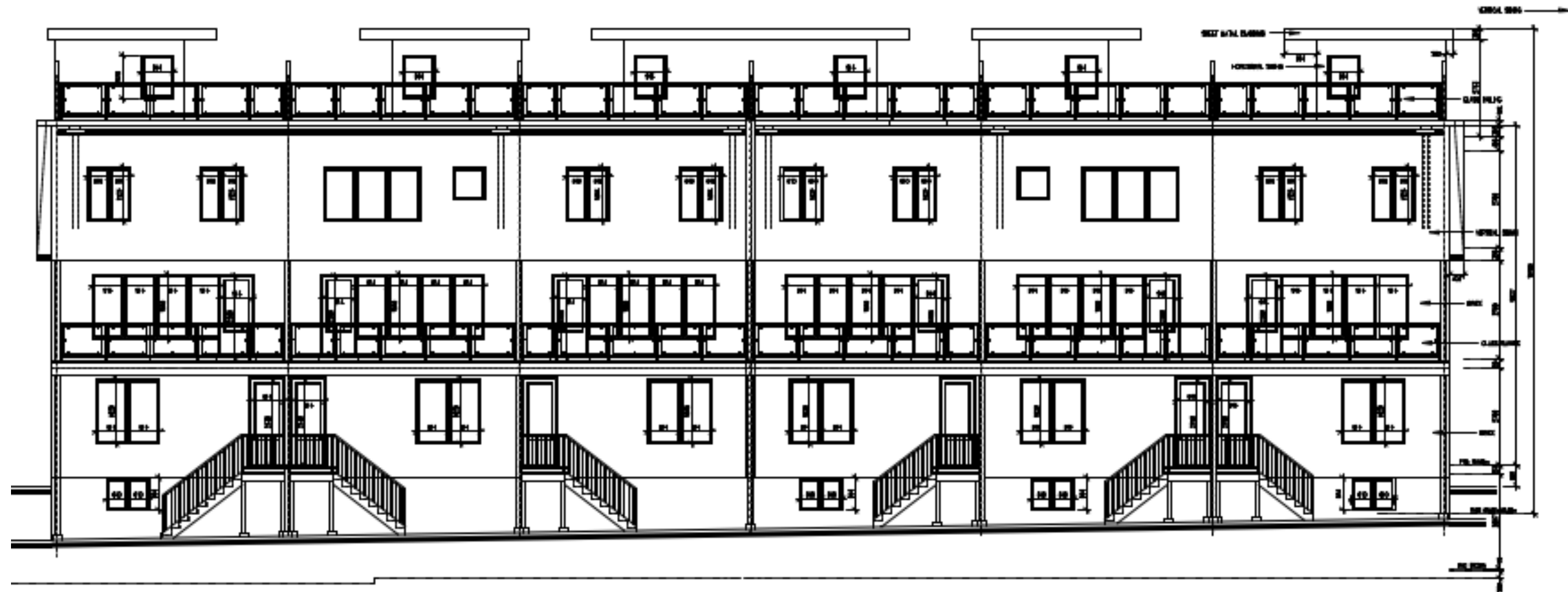
Proposed Development – Rooftop Plan

ROOF-TOP PLAN VIEW



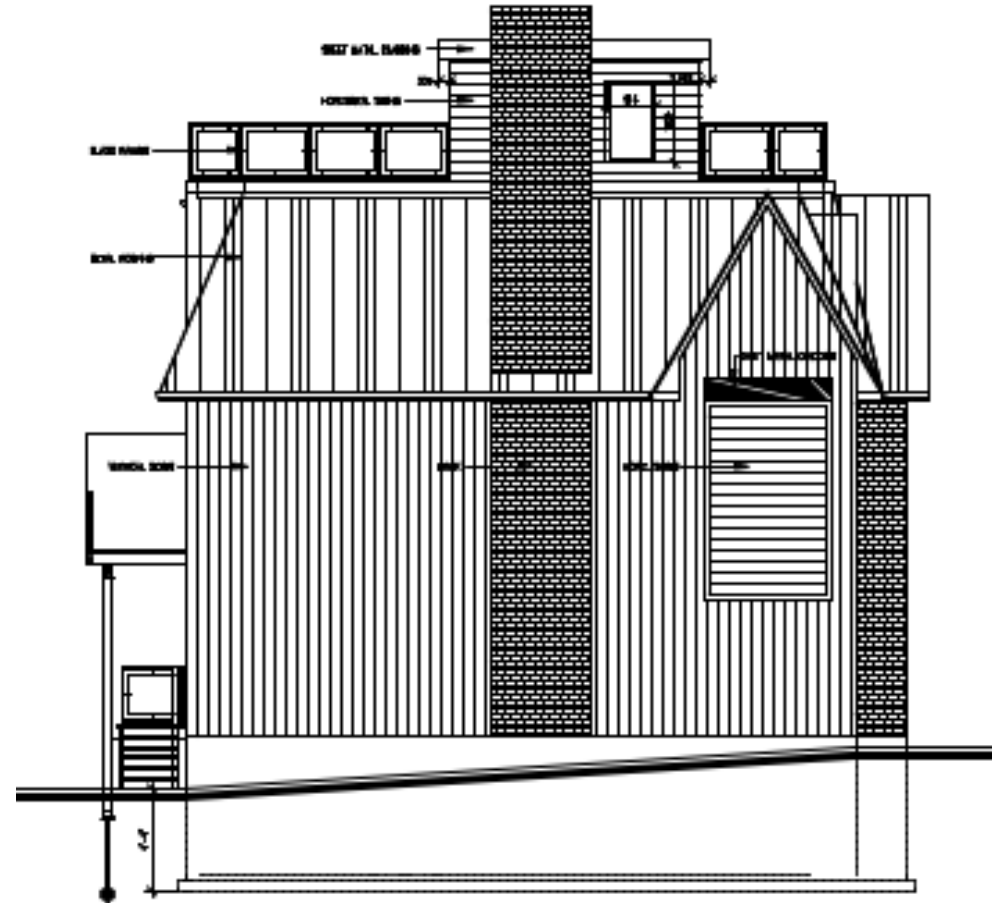
Proposed Development – Elevations

REAR ELEVATION – WEST

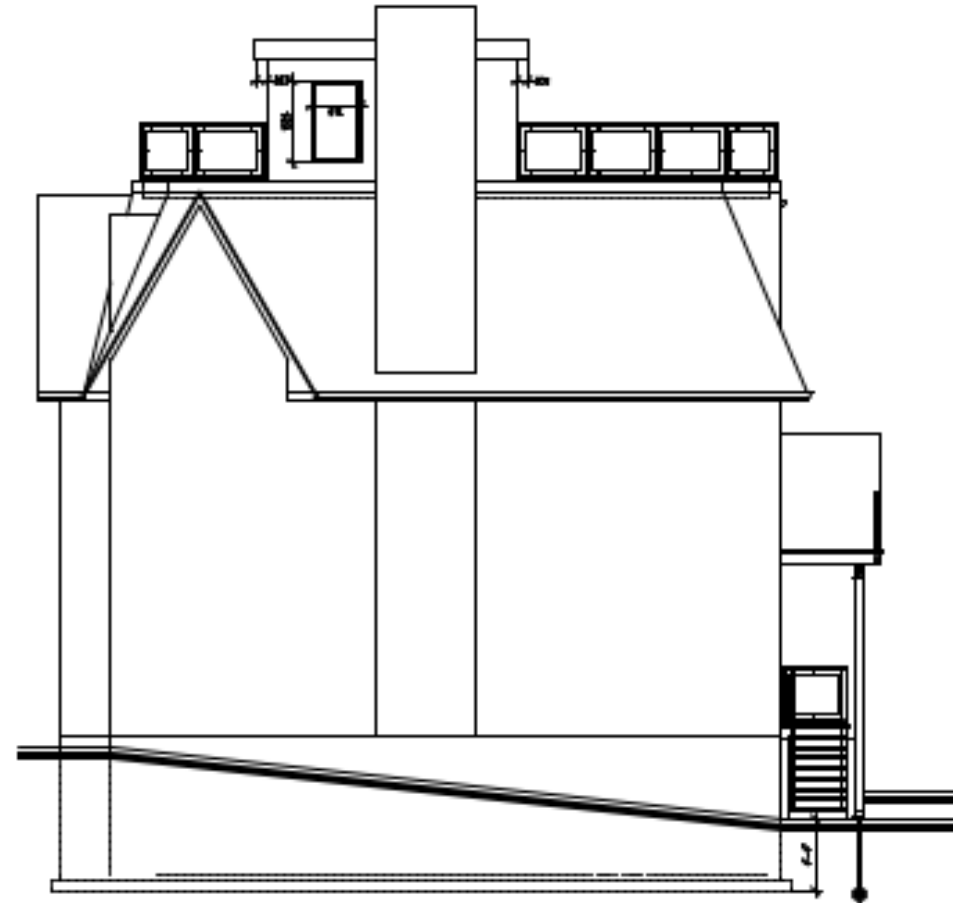


Proposed Development – Elevations

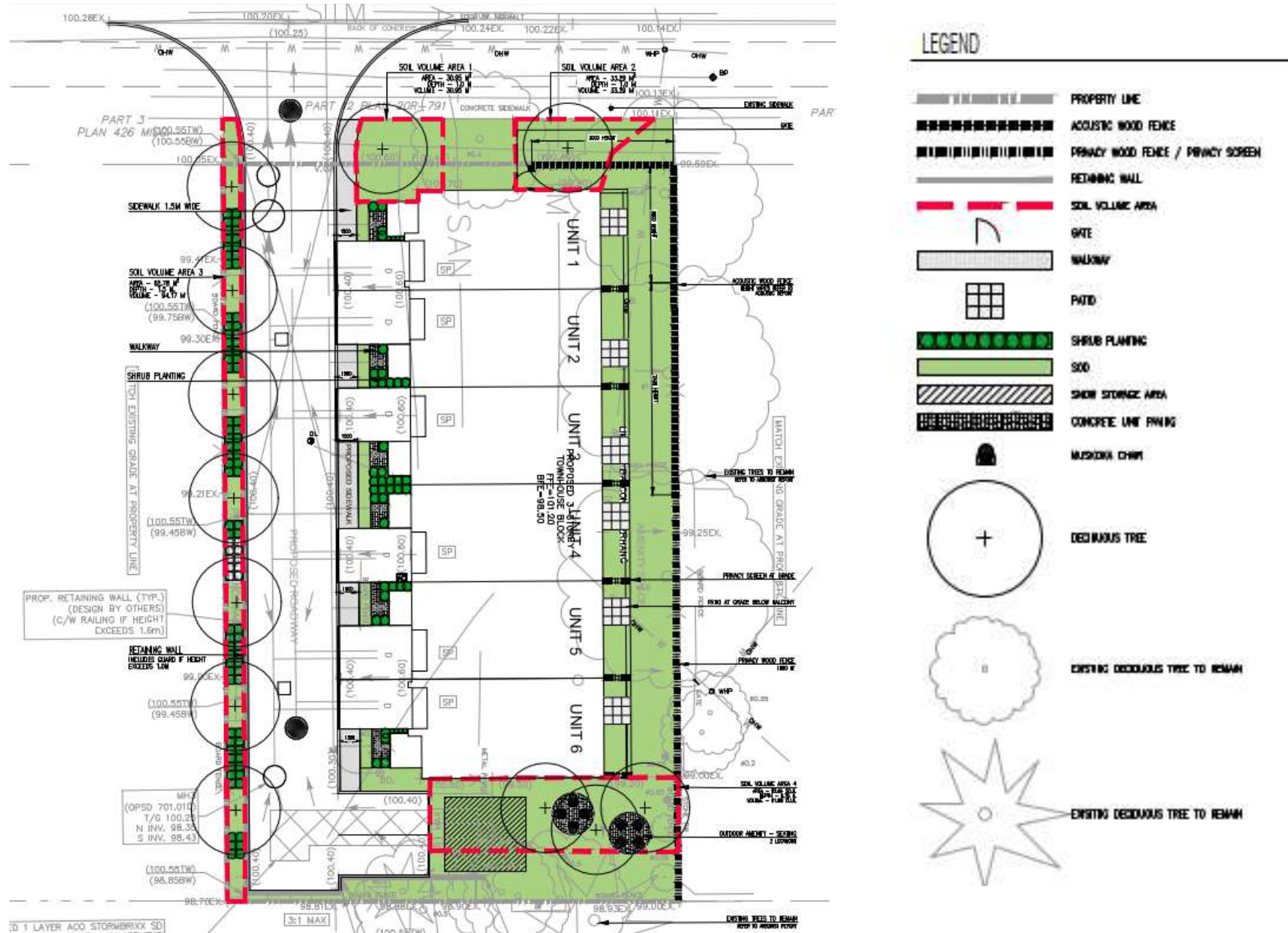
LEFT SIDE ELEVATION – NORTH



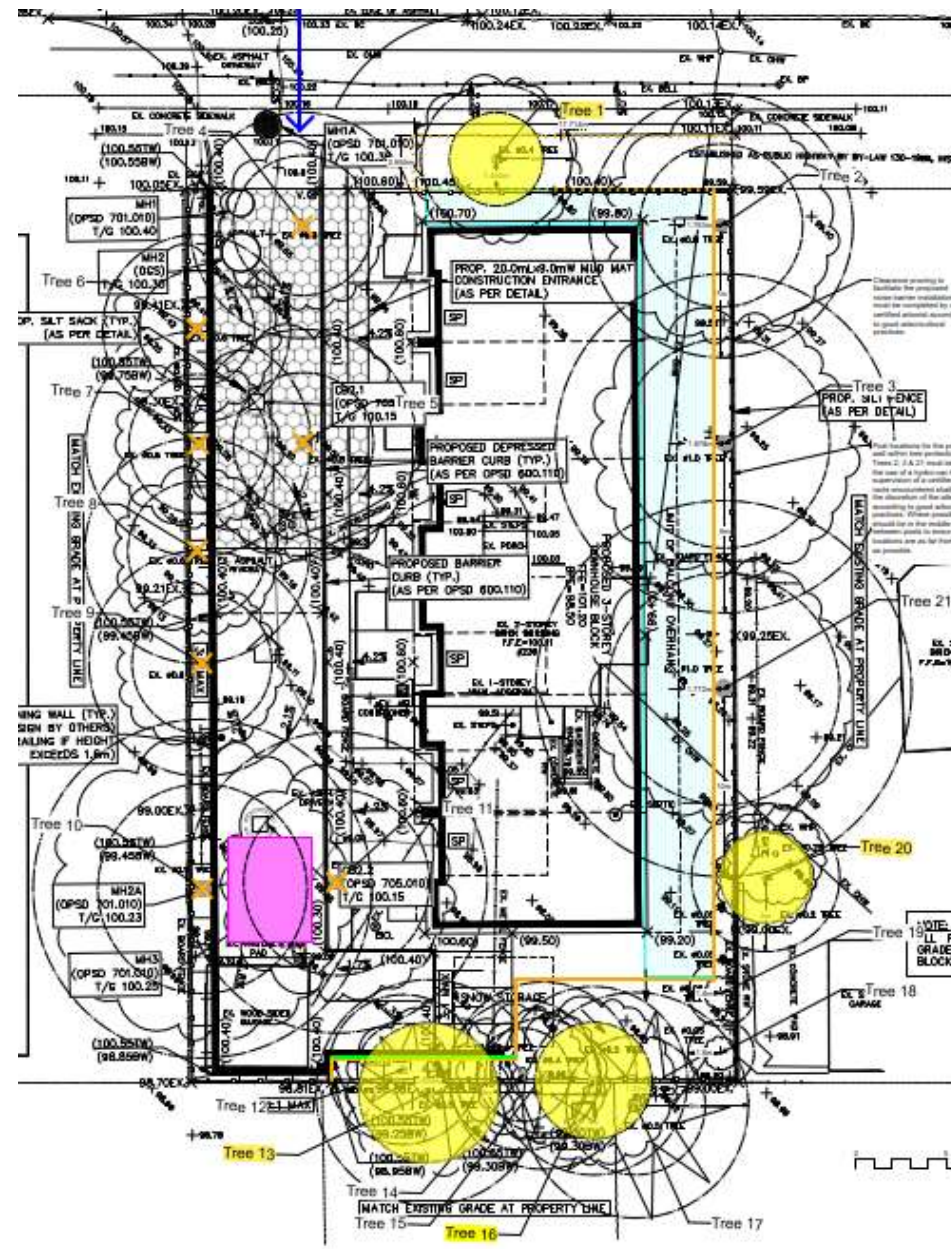
RIGHT SIDE ELEVATION – SOUTH












Proposed Development – Landscape Plan



Proposed Development – Tree Removal



Legend:

-  Tree Removal
-  4' Tall Plywood Tree Protection Fencing
-  4' Tall Snow Fence Tree Protection Fencing
-  Minimum Tree Protection Zone
-  Critical Tree Protection Zone
-  Material Storage Area
-  Site Access Route Approx. Width: 3m
-  Air spade location
-  Horizontal Tree Protection

Thank You

Comments & Questions?

Martin Quarcoopome, BES, MCIP, RPP

Weston Consulting

905-738-8080 ext. 266

mquarcoopome@westonconsulting.com

Duncan Russell, BURPI

Weston Consulting

905-738-8080 ext. 232

drussell@westonconsulting.com