

# 484 Plains Road East, City of Burlington (Phase 2)

City File No. 520-07/24

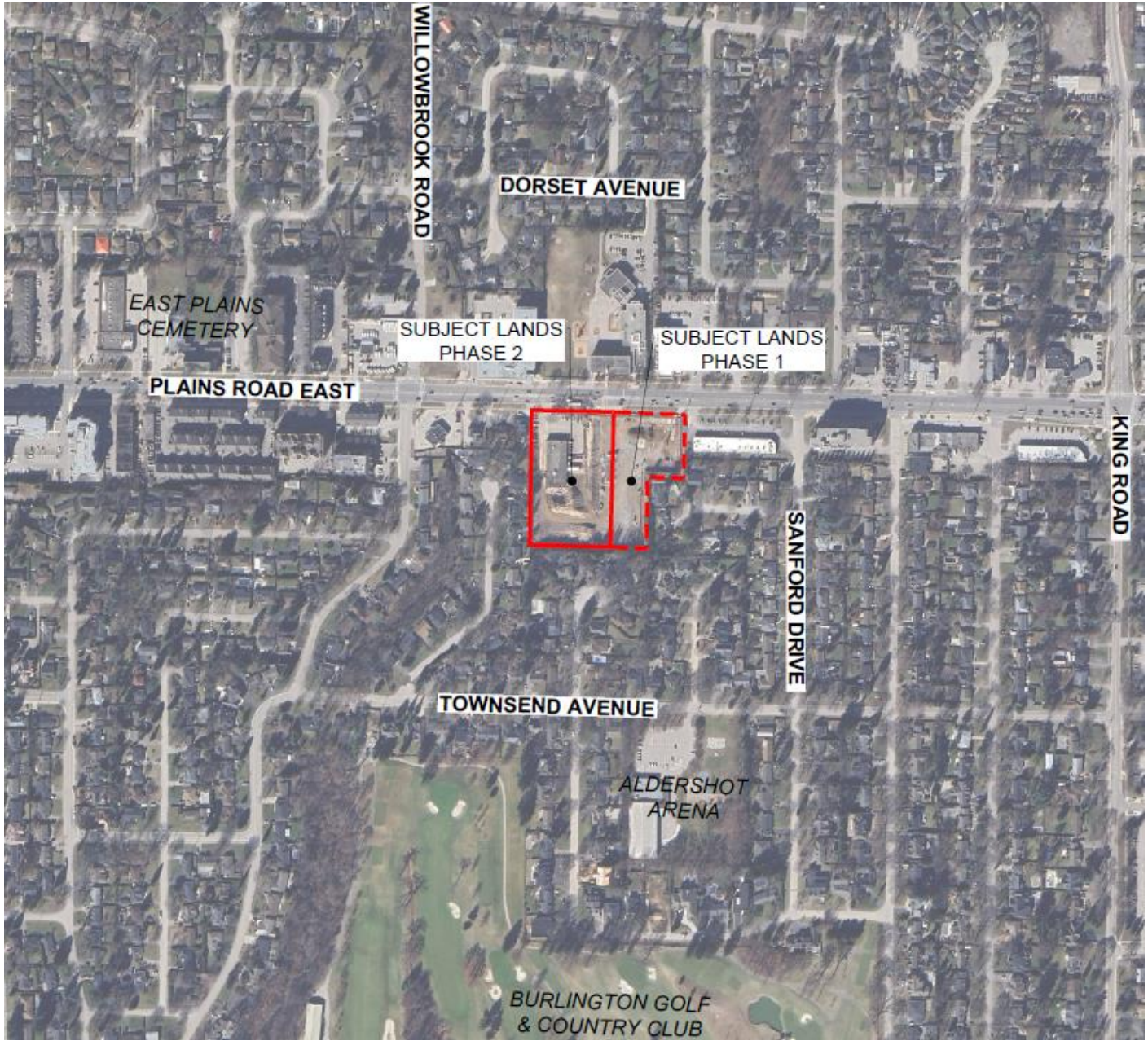
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## **PUBLIC MEETING**

August 7, 2024

# **ZONING BY-LAW AMENDMENT**

# AERIAL CONTEXT



# SUBJECT LANDS



Phase 1 construction



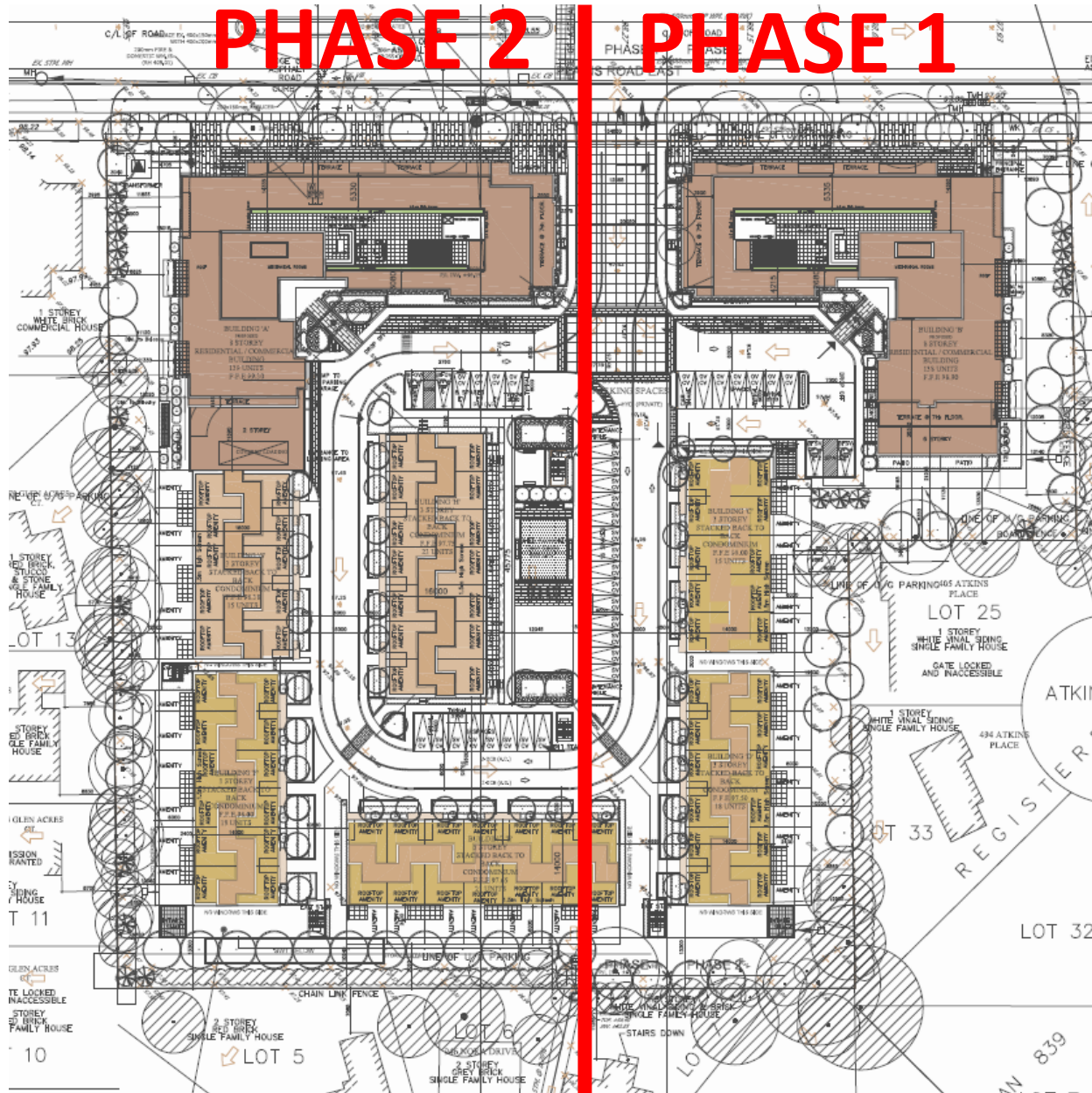
Phase 2 lands - Existing sales office

# APPROVAL HISTORY

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- **February 26, 2020** – LPAT (now OLT) approved a settlement for an Official Plan and Zoning By-law Amendment for a mixed-use development consisting of two, nine-storey apartment buildings with a total of 277 apartment units and 110 back-to-back, four-storey townhouse units.
- **November 29, 2023** – The City’s Committee of Adjustment approved a Minor Variance Application for Phase 1.
- **February 13, 2024** – Site Plan Approval for Phase 1.
- Phase 1 is currently under construction. Occupancy targeted for Fall 2025

# APPROVAL HISTORY (Cont.)

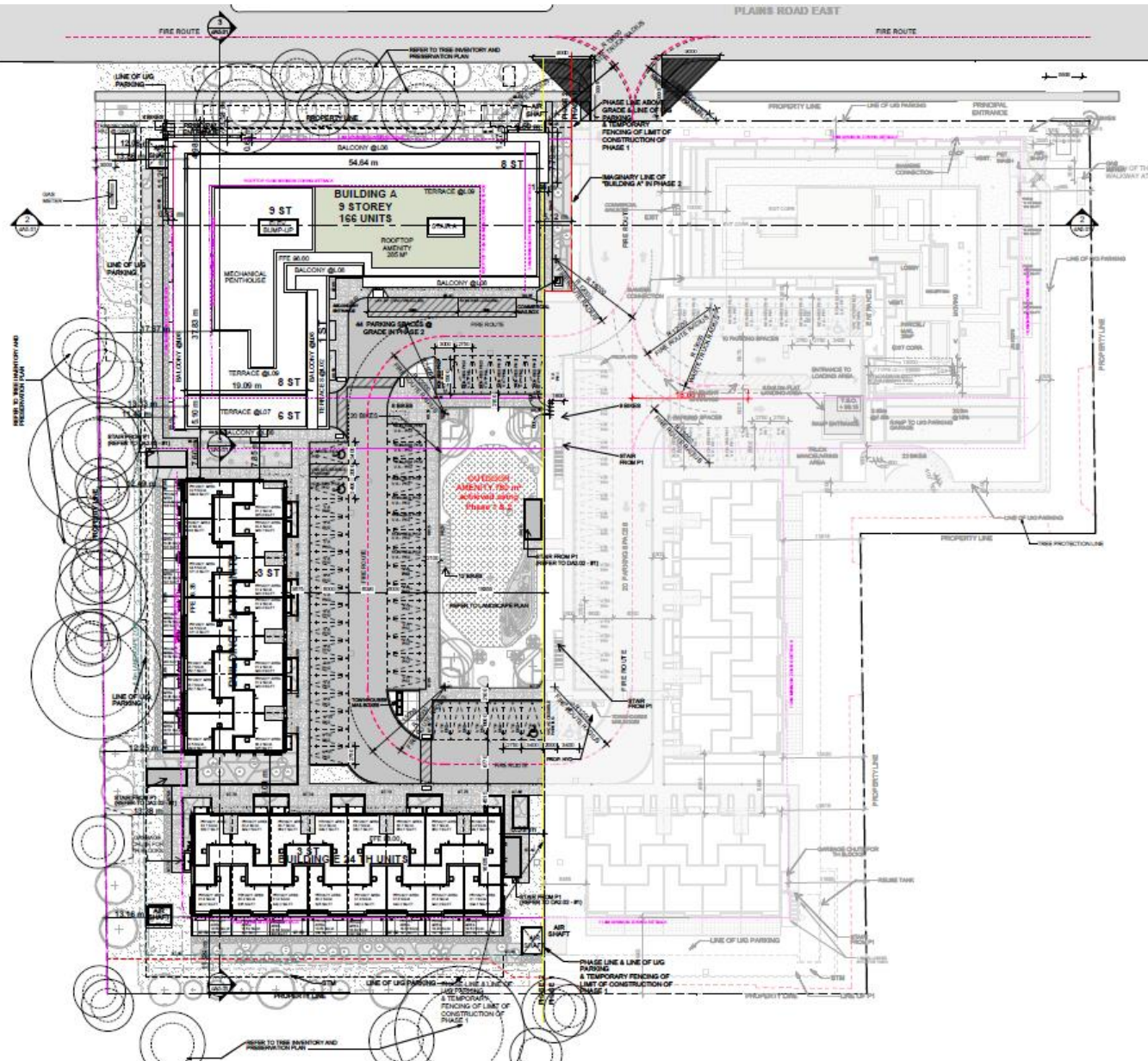


## Key Statistics (OLT Approval):

- Mixed-use development consisting of:
  - 2 nine-storey apartment buildings with a total of 277 apartment units;
  - 110 stacked back-to-back townhouse units;
  - 998 square metres of commercial floor area



# PROPOSAL (Phase 2)



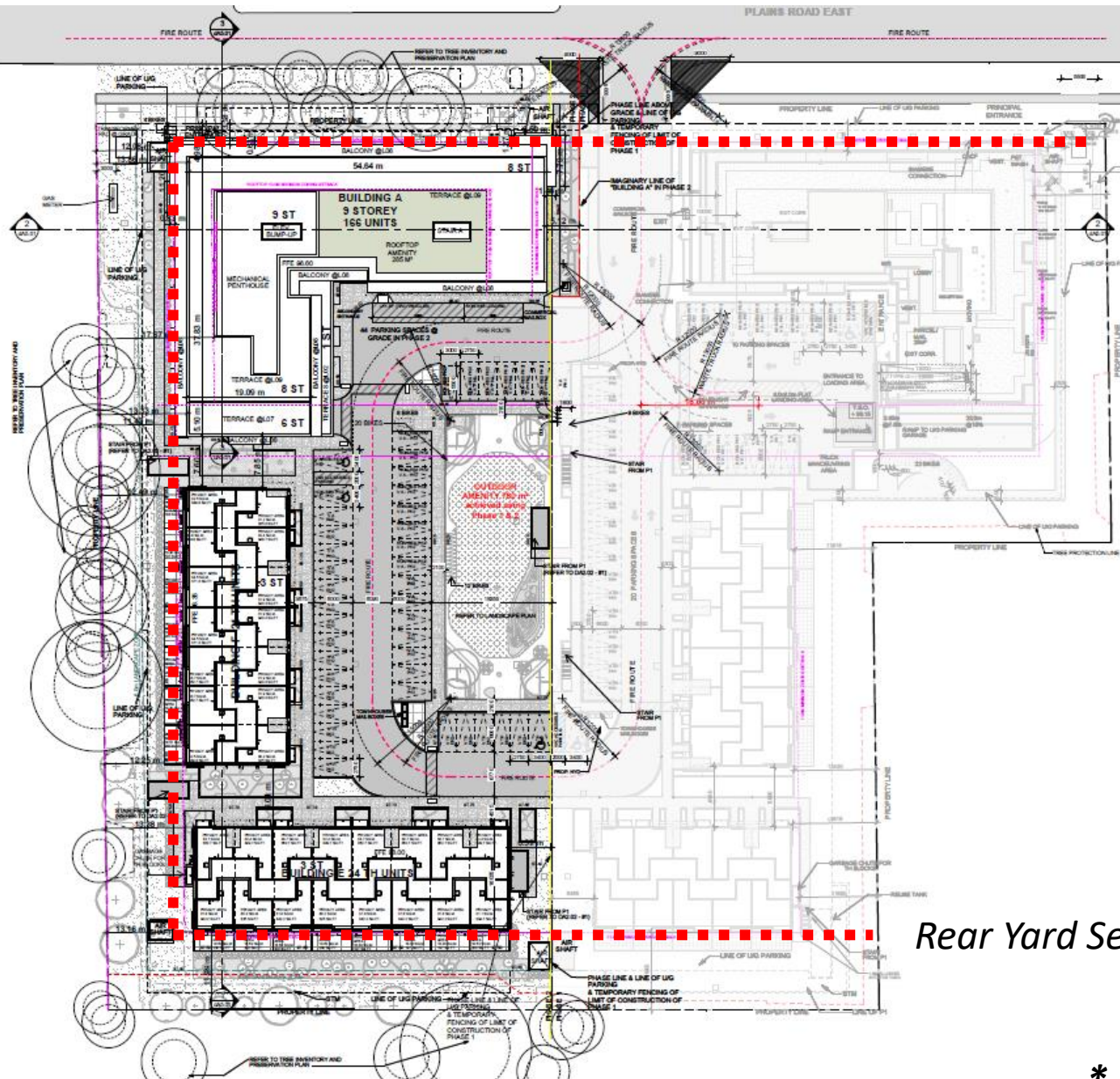
## Key Statistics:

- No change in the number of storeys on apartment building or stacked townhouse
- No change in front, rear or side yard setbacks
- Adjusting the overall number of stacked back-to-back townhouse units from 110 to 81; a reduction in 29 townhouse units;
- A redistribution in the unit configuration. **Increase in the overall number of residential apartment units by 13;**
- Increase in size of central private amenity area (increase from 600 square metres to 780 square metres)

# PROPOSAL (Phase 2) –ZONING (Building Setbacks)

Side Yard Setback:  
Apartment Building  
11.6 m\*

Stacked Townhouses  
11.9 m\*



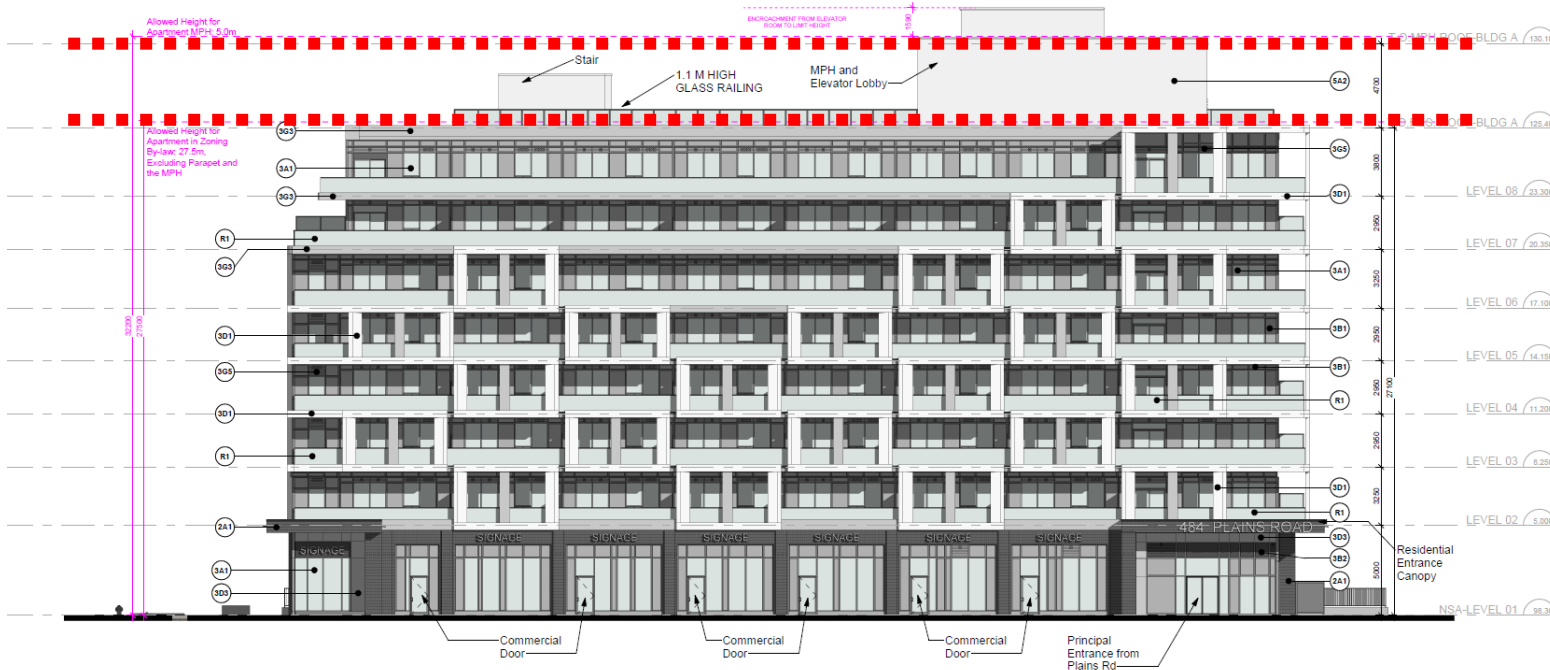
Front Yard Setback: min. 2.9 m\*

Rear Yard Setback: 11.9 m\*

\* No change from previous OLT approval



# PROPOSAL (Phase 2)



**OLT APPROVAL (mid-rise building)**  
 Maximum Building Height – 27.5 m plus 5 m  
 for rooftop amenity and mechanical penthouse

**Proposal:**  
 Increase the mechanical penthouse and rooftop  
 amenity space height of 6.6 m. Maximum height  
 of 34.1 m



**OLT APPROVAL (Stacks)**  
 Maximum Building Height – 10 m plus 2.5 m for  
 rooftop amenity

**Proposal:**  
 Increase the rooftop amenity space to 2.7 metres  
 for a stacked townhouse. Maximum height of  
 12.7 m

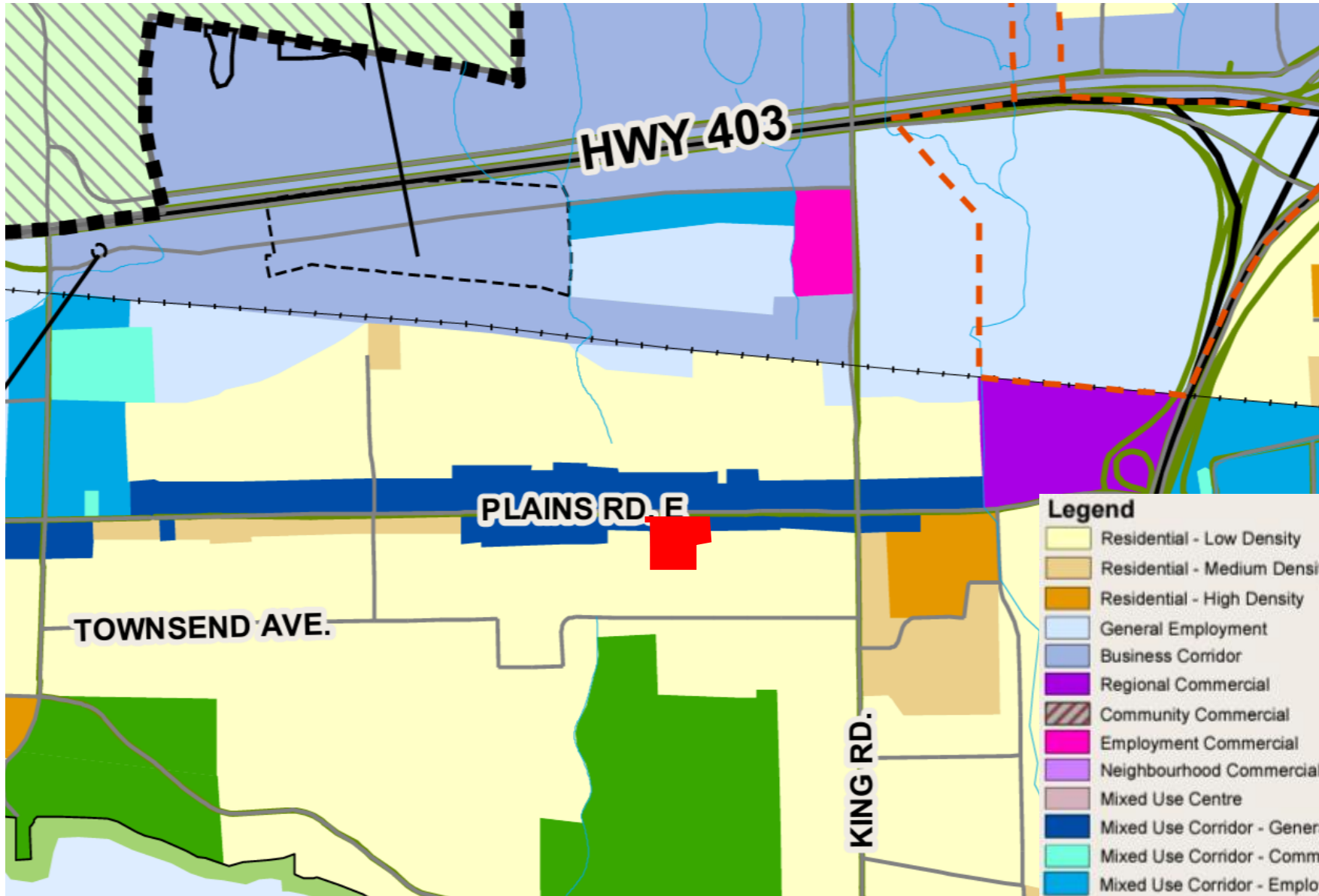


GSAI

Glen Schnarr & Associates Inc.

# ADDITIONAL MATERIALS

# OFFICIAL PLAN (1997, as amended)



## Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- General Employment
- Business Corridor
- Regional Commercial
- Community Commercial
- Employment Commercial
- Neighbourhood Commercial
- Mixed Use Centre
- Mixed Use Corridor - General
- Mixed Use Corridor - Commercial Corridor
- Mixed Use Corridor - Employment

- Greenlands
- Major Parks and Open Space
- Environmentally Sensitive Area (Note: Boundaries based on Map 1 of the Region of Halton Official Plan (2006))
- Parkway Belt Plan Area (Note: All lands within Parkway Belt West Plan Area Subject to Deferral \*9)
- Land Use Designation to be Determined
- Urban Planning Area Boundary
- Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d
- Former Waste Disposal Site
- Downtown Urban Growth Centre Boundary

# OFFICIAL PLAN (2020)



## SCHEDULE C Land Use - Urban Area City of Burlington

- Legend**
- MIXED USE INTENSIFICATION AREAS**
    - Urban Centres
    - Mixed Use Nodes and Intensification Corridors
      - Mixed Use Commercial Centre
      - Neighbourhood Centre
      - Local Centre
      - Employment Commercial Centre
      - Urban Corridor
      - Urban Corridor - Employment
  - RESIDENTIAL NEIGHBOURHOOD AREAS**
    - Residential - Low Density
    - Residential - Medium Density
    - Residential - High Density

- EMPLOYMENT LANDS**
  - General Employment
  - Business Corridor
- NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE**
  - City's Natural Heritage System
  - Major Parks and Open Space
- MINERAL RESOURCE EXTRACTION AREA**
  -
- INFRASTRUCTURE AND TRANSPORTATION CORRIDORS**
  -
- CONTEXTUAL REFERENCES**
  - Municipal Boundary
  - Urban Boundary
  - Urban Growth Centre Boundary
  - Special Street (Tremaine Dundas Secondary Plan)

# AMENITY AREA

