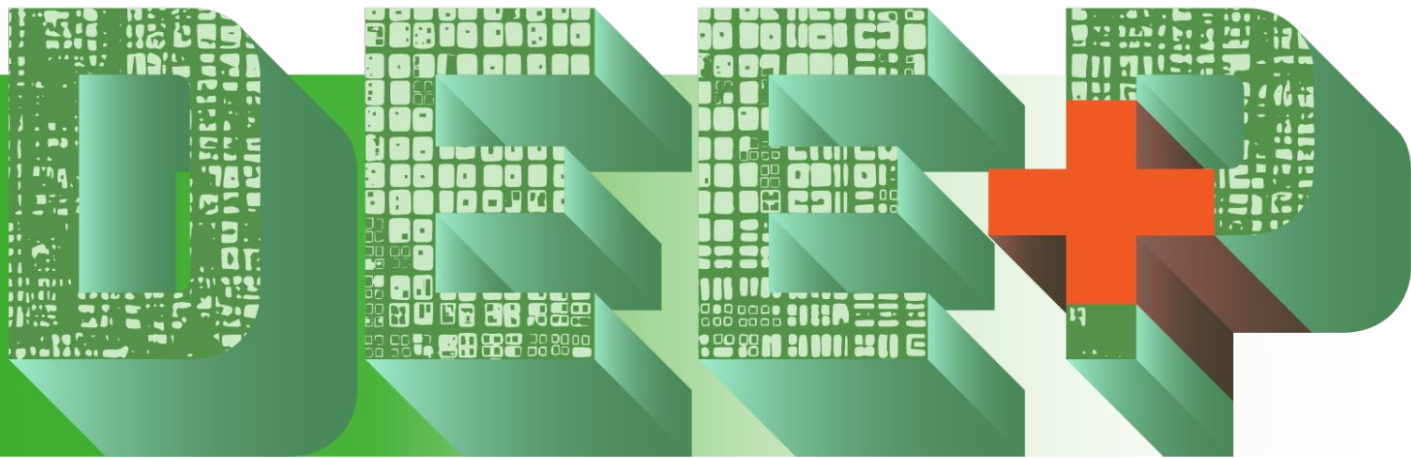


# OP & ZBL Amendment Application

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35 Plains Road East \* Burlington \* Ontario  
Report # DGM-40-25

KFA



# Presentation Structure

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0 Surrounding Context

1 Project Overview

2 Planning Alignment

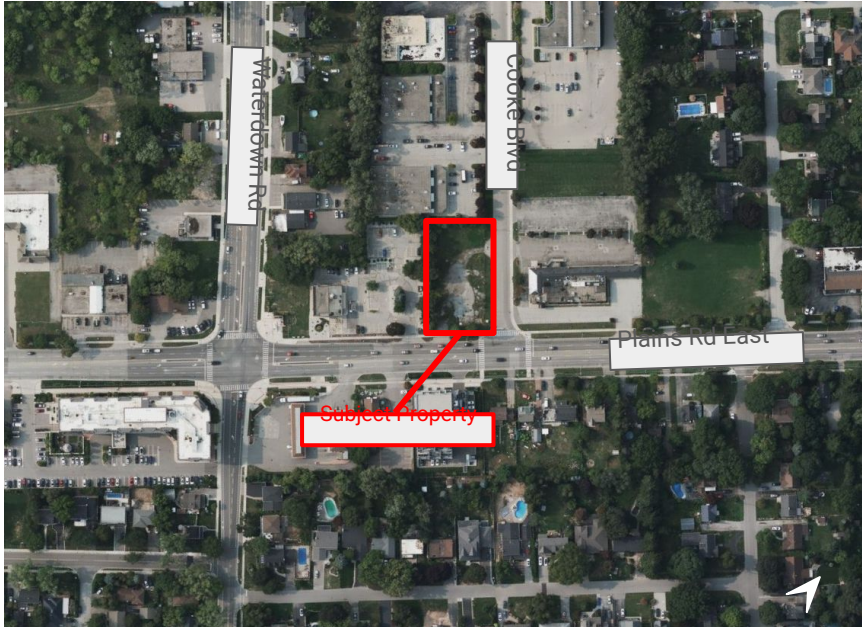
3 Key OPA and DZBLA Objectives

4 Planning Process

5 A Collaborative Vision for Plains Road

# 0 Surrounding Context

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Aerial View, Source: Google Maps

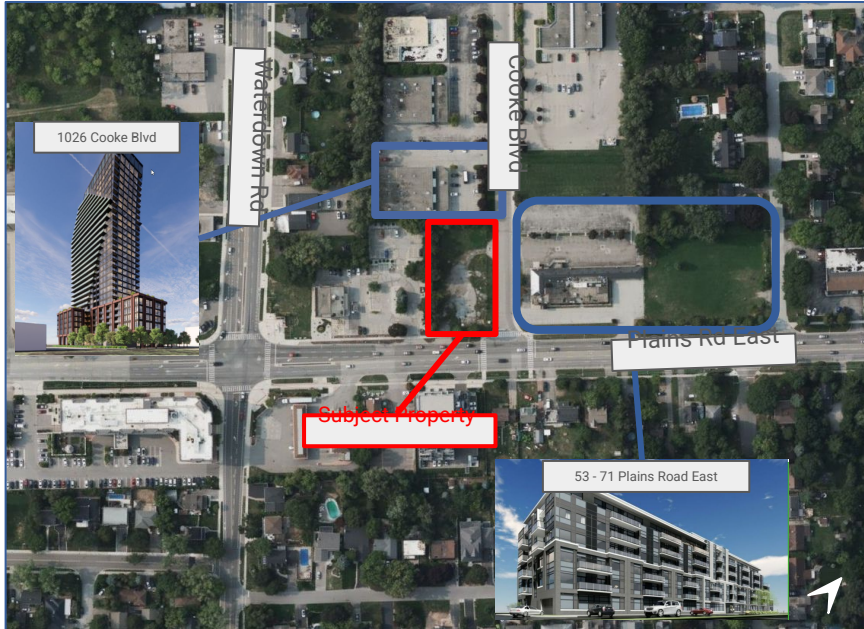
- Location: **Plains Road East & Cooke Boulevard**
- Vacant lot: **1,992 square metres**



Street View of the Subject Property - Source: Google Maps

# 0 Surrounding Context

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Aerial View of the Subject Property - Source: Google Maps

- **North:** Property approved for a **24-storey mixed-use** building (1026 Cooke Boulevard)
- **East:** Properties approved for **two mixed-use** buildings of **18- & 9- storeys** (53 - 71 Plains Road East)
- **South:** 1-2 storey residential and commercial uses, including a **6-storey mixed-use** building
- **West:** 1-storey building currently occupied by the Royal Bank of Canada

# 1 Project Overview

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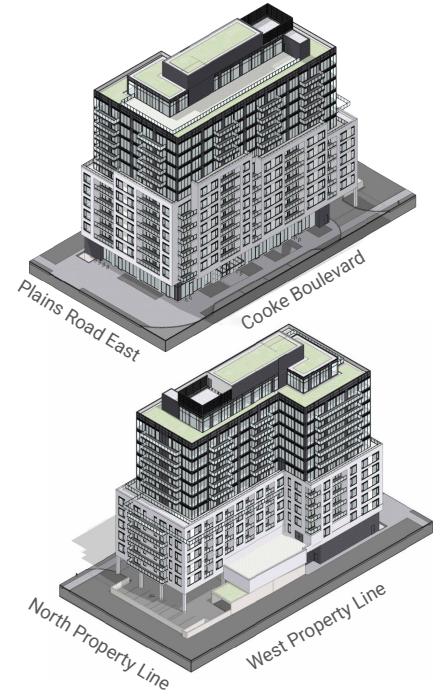
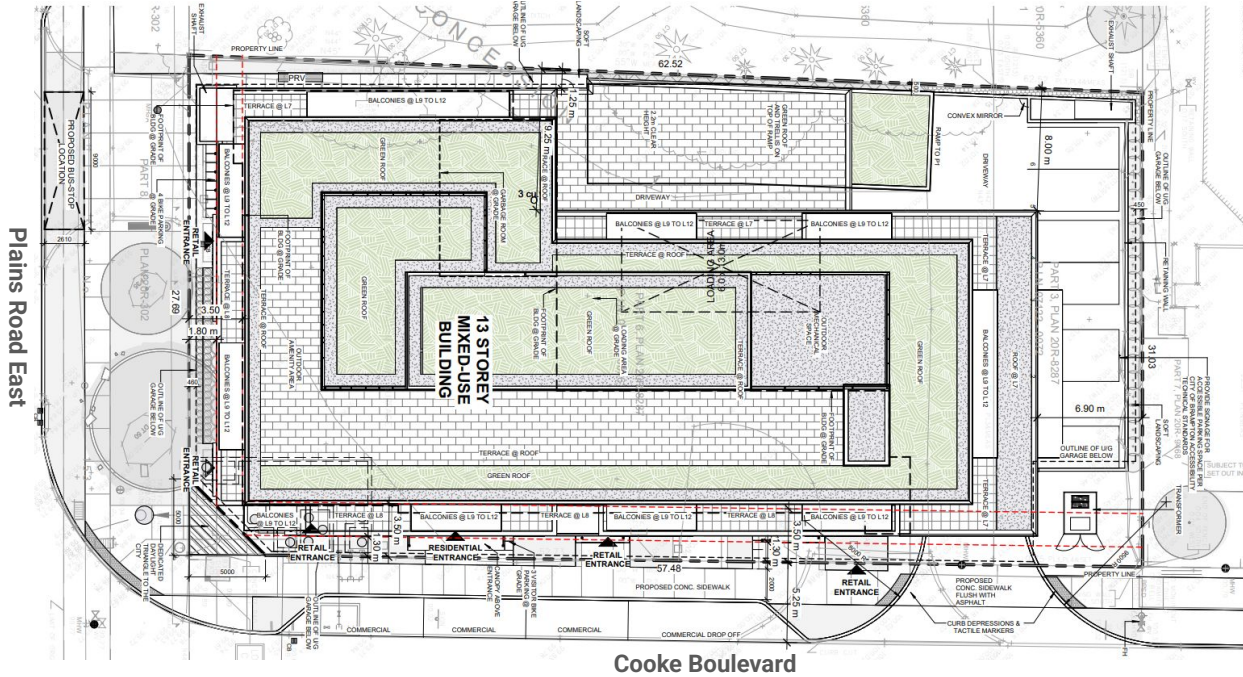
*'A complete community vision for a mixed-use, transit-supportive development.'*



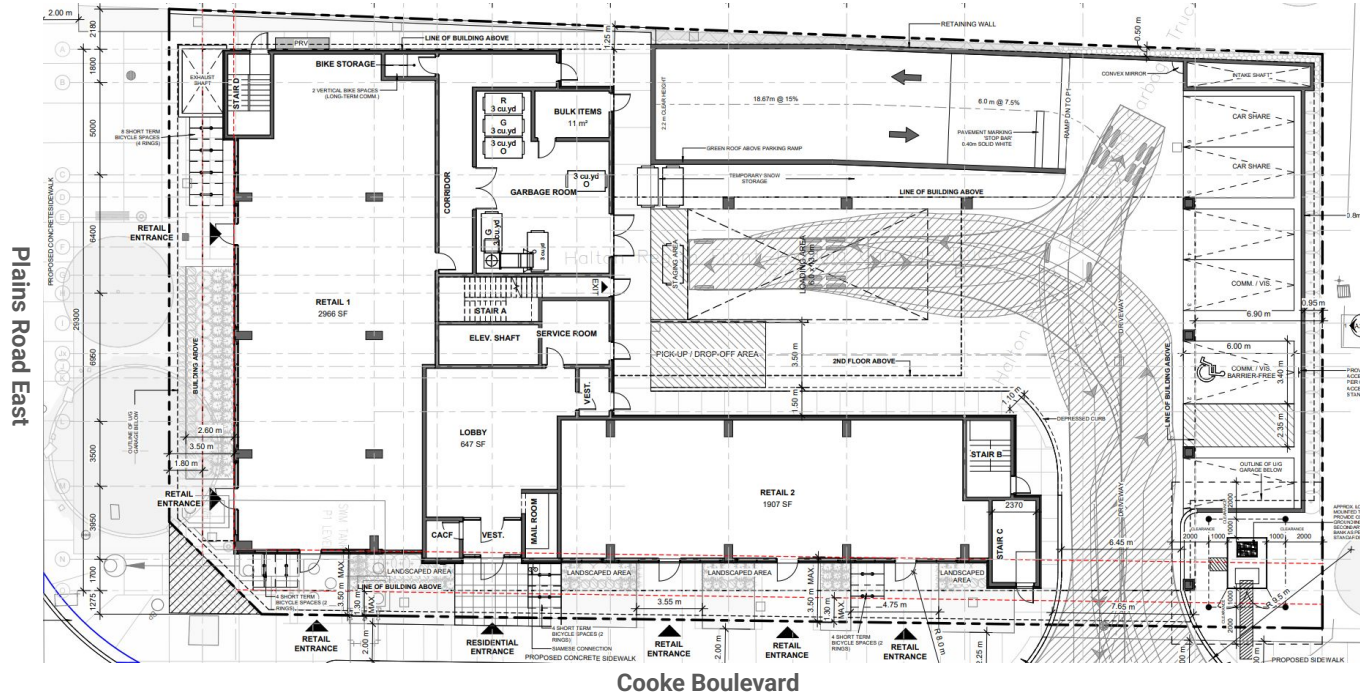
Rendering of the Proposed Development - KFA Architects + Planners

- Height: **13-storeys (42.5 metres)**
- Density (GFA): **6.9**
- Total # of Units: **159 units**
  - 1- bedrooms: **89 (56%)**
  - 2 - bedrooms: **53 (34%)**
  - 3 - bedrooms: **16 (10%)**
- Commercial Space: **457 square metres**
- Parking: **116 spaces (0.69 parking space / unit)**
  - 2 levels of underground parking
- Bicycle Parking: **103 spaces**
- Amenity Space: **2479.94 square metres**

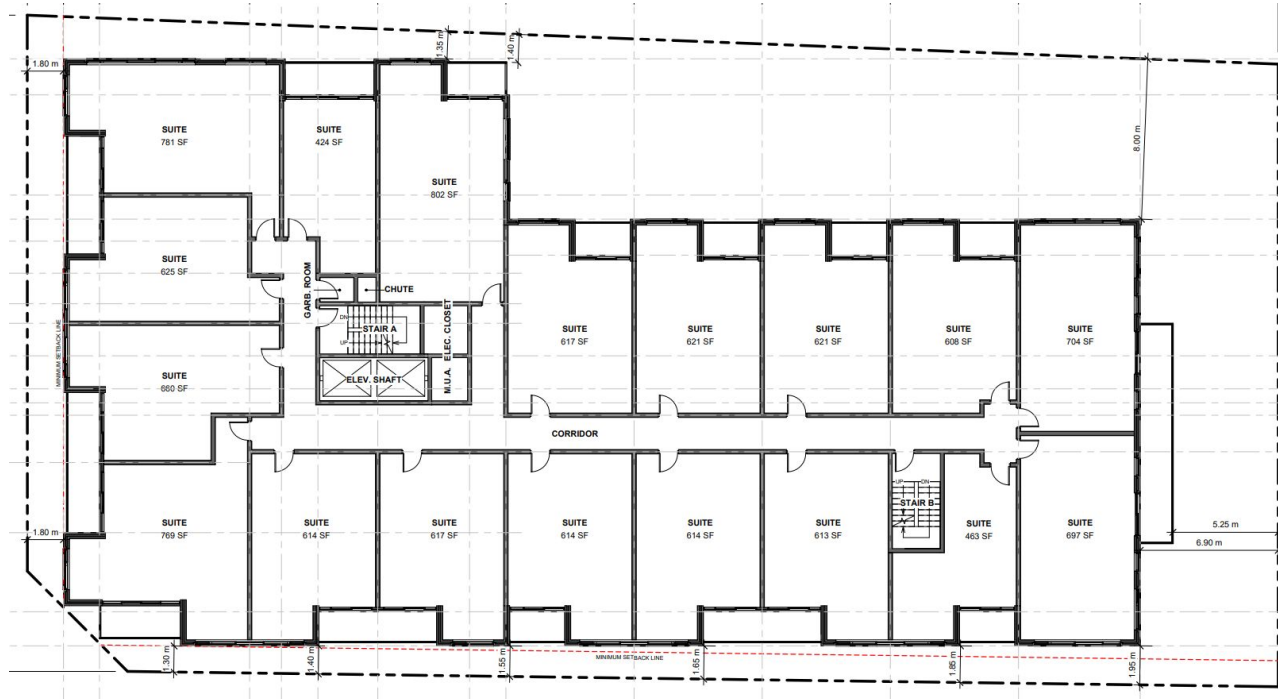
# 1 Project Overview - Site Plan + Aerial Views



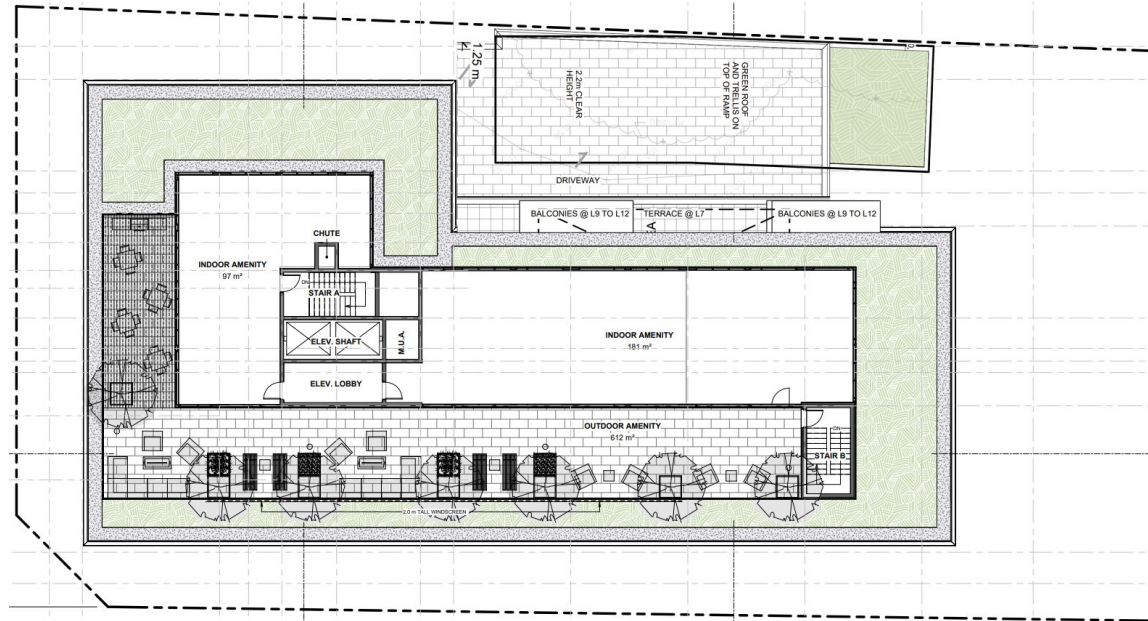
# 1 Project Overview - Ground Floor



# 1 Project Overview - Typical Floor (Unit Layout)



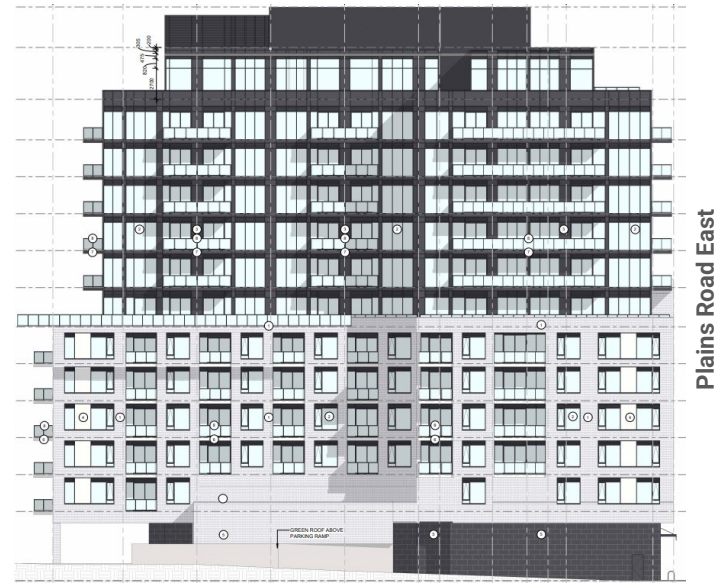
# 1 Project Overview - Amenity Space



# 1 Project Overview - Elevations

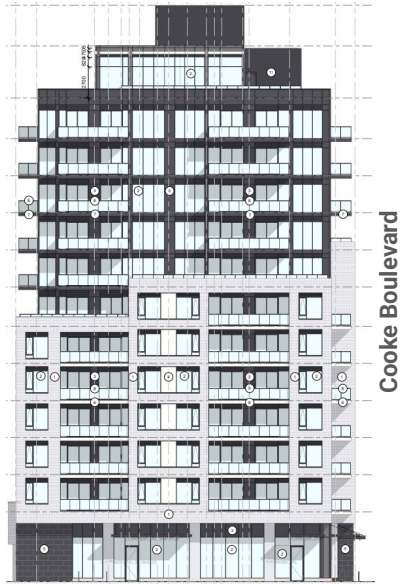


East Elevation

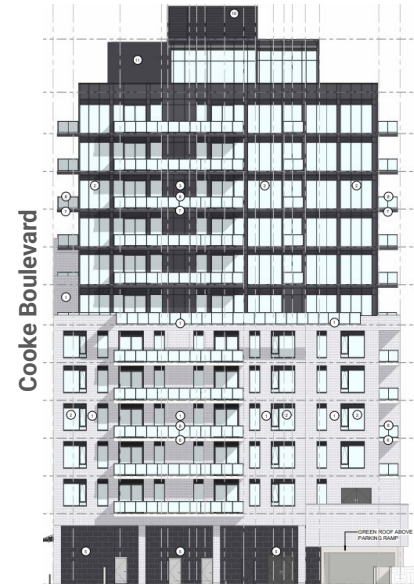


West Elevation

# 1 Project Overview - Elevations



South Elevation



North Elevation

# 2 Planning Rationale

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## Provincial Policy Statement, 2024 (PPS):

- ⇒ The proposal supports the achievement of compact, transit-oriented, and complete communities within a Major Transit Station Area (Section 2.4.1.3).
- ⇒ Provides a mix of housing options to meet the needs of current and future residents (Section 2.2.1 & 2.4.2)
- ⇒ Optimizes the use of a vacant lot, existing resources, infrastructure, and public services (Section 2.3.1.1)
- ⇒ Supports residential and employment growth objectives by delivering a mixed-use development (Section 2.4.2)

## City of Burlington Official Plan (2020):

- ⇒ Subject property is designated as '**Mixed Use Nodes and Intensification Corridors**' under Schedule C and is located within the '**Aldershot MTSA Special Planning Area**' as per Schedule B
- ⇒ Makes appropriate use of land with a mixed-use development with residential and commercial uses (Section 8.1.3 (7.1)c)
- ⇒ The proposal encourages active transportation, and maximizes the use of existing transportation services (Section 2.4.2.(1) & Section 12.1.2 (2.2))  
including the GO Train and Burlington Transit bus routes
- ⇒ Achieves high-quality urban design by contributing to a vibrant, active, and walkable built environment, with active frontages and cohesive architectural design (Section 12.1.2 (2.2), including policies in Chapter 7)

## 2 Planning Rationale - Housing Delivery

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- ⇒ The proposal to provide housing for approximately **288 people**
- ⇒ Contributes to meeting housing goals set by provincial, regional, and local authorities
  - City of Burlington: **20,500 housing units** by 2041
- ⇒ Delivers housing for families - **16 units**

# 2 Planning Rationale - Public Realm Benefits

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Partial East Elevation - Corner



Partial East Elevation - Residential Entry

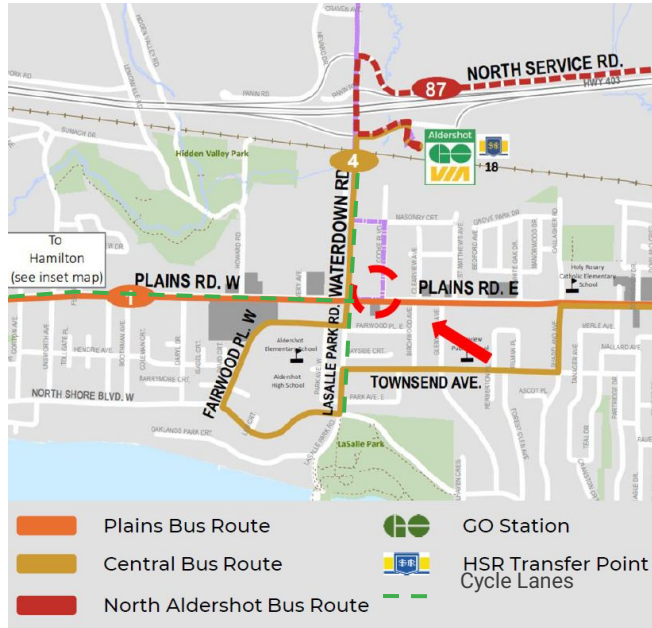


Partial East Elevation - Commercial

**The proposal facilitates and strengthens the public realm by:**

- Creating vibrant streetscapes with active frontages and landscaped areas
- Encouraging walking, cycling and public transit use along Plains Road East and Cooke Boulevard through ground-floor activity
- Integrating with the local retail identity through commercial uses as grade
- Incorporates facade articulation and variety for visual interest

# 2 Planning Rationale - Transit Supportive Development



➤ Aldershot GO station:

- 17 min walk
- 5 min by cycling
- 8 min by transit
- 3 min by car

➤ Supported by Bus Routes:

- **Route 1:** King St. at James St. (Hamilton) - Appleby GO
- **Route 4:** Aldershot GO - Appleby GO
- **Route 87:** Aldershot GO - Burlington GO

➤ Bus stops as close as a **3 min. walk**

➤ **Cycle lanes** beginning at the intersection of Plains Road East and Waterdown Road

# 3 Key OPA and DZBLA Objectives

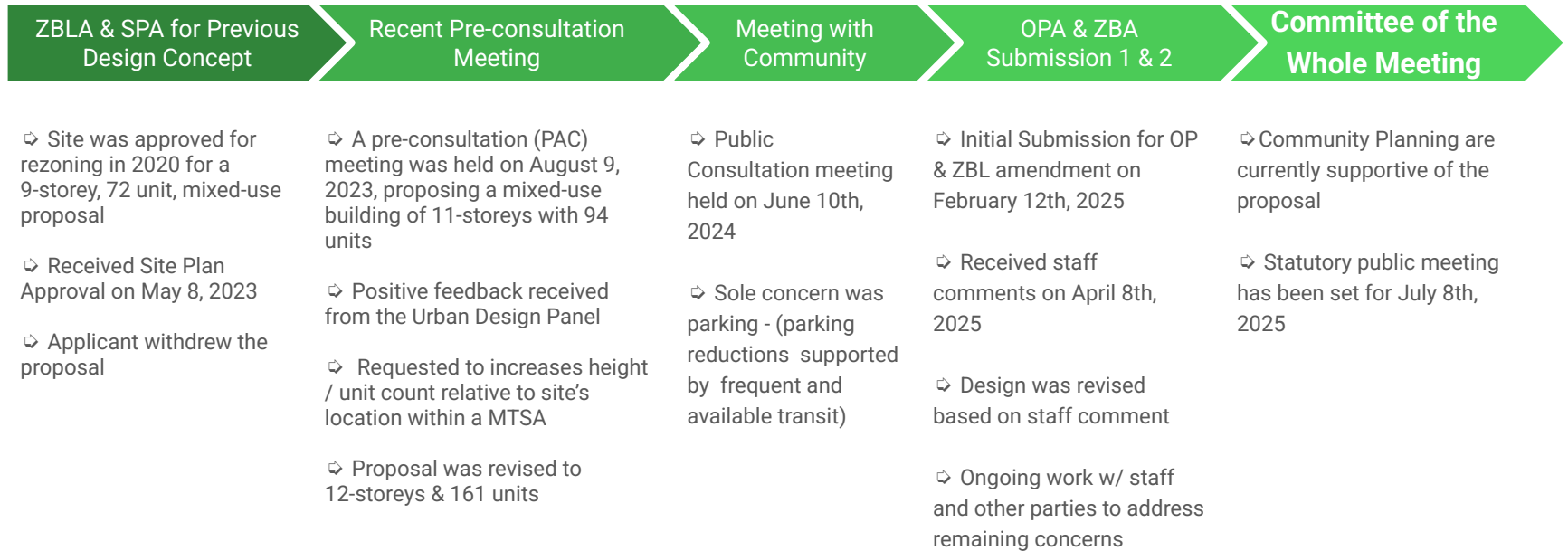
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*GFA, Height, Density Increases:*

<i>Design Elements</i>	<i>Currently Permitted</i>	<i>Proposed</i>
Height	<b>9 Storeys</b>	<b>13 Storeys</b>
Floor Area Ratio	<b>4.4:1</b>	<b>6.9:1</b>
Residential Units	<b>72 Units</b>	<b>159 Units</b>
Retail/Service Commercial Space	<b>278 Square Metres</b>	<b>457 Square Metres</b>

# 4 Planning Process

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# 4 Summary of Consultation & Revisions

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Key Staff Comments:	Applicant Response:
<p>⇒ The proposal to incorporate <b>10 m<sup>2</sup> of amenity area per unit</b> (a total of <b>1657 m<sup>2</sup></b>), staff recommendation is <b>15 m<sup>2</sup> per unit (2415 m<sup>2</sup>)</b></p>	<p>⇒ The proposal meets amenity space request.</p>
<p>⇒ <b>Urban Forestry and Landscaping</b> awaiting permission from neighbouring properties for proposed tree removal .</p> <p>⇒ Tree 2 to be retained.</p>	<p>⇒ Coordination with RBC representatives in progress for consent.</p> <p>⇒ Tree 2 to be preserved.</p>
<p>⇒ <b>Transportation Planning</b> requested the removal of the four commercial parking spaces in a lay-by on Cooke Boulevard</p>	<p>⇒ Lay-by spaces removed.</p>
<p>⇒ <b>Burlington Hydro:</b> concerns over the proposals location within the hydro distribution system with limited capacity.</p>	<p>⇒ Coordination with Electrical Engineer /Hydro representatives underway.</p> <p>No issues anticipated in meeting requirements or securing capacity.</p>
<p>⇒ <b>Halton Region:</b> Applicant to address concern over trunk sewer replacement and revise Functional Servicing Report (FSR)</p>	<p>⇒ Ongoing communication with Halton Region / ADI Developments underway.</p>

# 5 A Collaborative Vision for Plains Road

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## **Proposal Achievements:**

- ↗ Reflects appropriate growth that integrates well with the current and anticipated urban context.
- ↗ Provides a mix of housing options near available transit.
- ↗ Positively contributes to the public realm.
- ↗ The project has been shaped through meaningful input from both staff and the community.

**Thank you.**