

DGM-61-25, Special Council Meeting
Stephanie Mirtitsch and Dave Aston,
August 13, 2025



127 Plains Road East, Burlington

Official Plan Amendment & Zoning By-law Amendment

Special Council Meeting - August 13, 2025

Overview and Request to Council

- We would like to request a deferral (Option 2) to amend our application to continue working with staff to respond to comments received.
- We received comments and the staff report on August 1 and have since been developing an alternative concept and application for reduced building height (16 storeys).

Site Context

- Redevelopment of existing plaza to higher density to support MTSA and frequent transit corridor (Plains Road)
- Existing on site:
 - Ground floor commercial
 - Upper floor residential
- Well serviced by existing transit service, commercial, institutional uses and parks



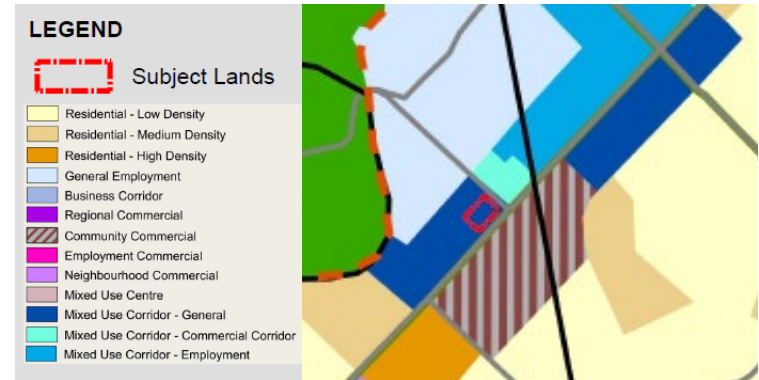
Policy Framework

1997 Official Plan Amendment

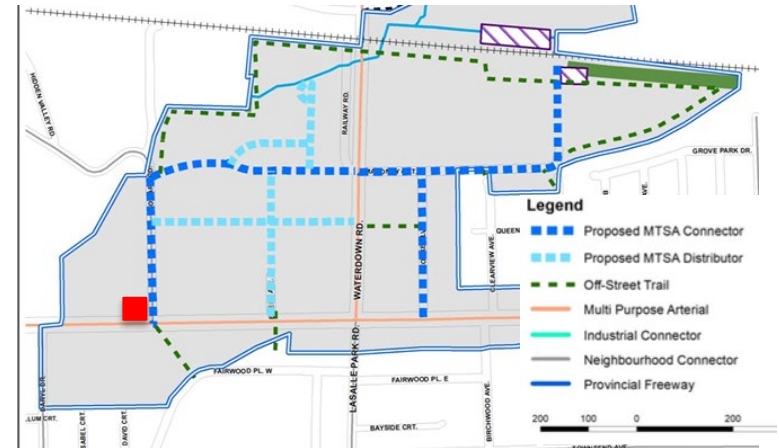
- Designation: Mixed Use Corridor – General
- OPA 2 recently adopted by Council identifies the lands within the Aldershot MTSA

Zoning By-law Amendment

- Zoned: Mixed-Use Corridor (MXG)
- Establish site specific regulations to establish:
 - Floor Area Ratio
 - A maximum building height
 - Reduce yard abutting a street setback to 0m to locate building at public street
 - Amenity area provisions



1997 Official Plan Schedule B



OPA 2 Schedule G1 – Aldershot GO Transportation Network

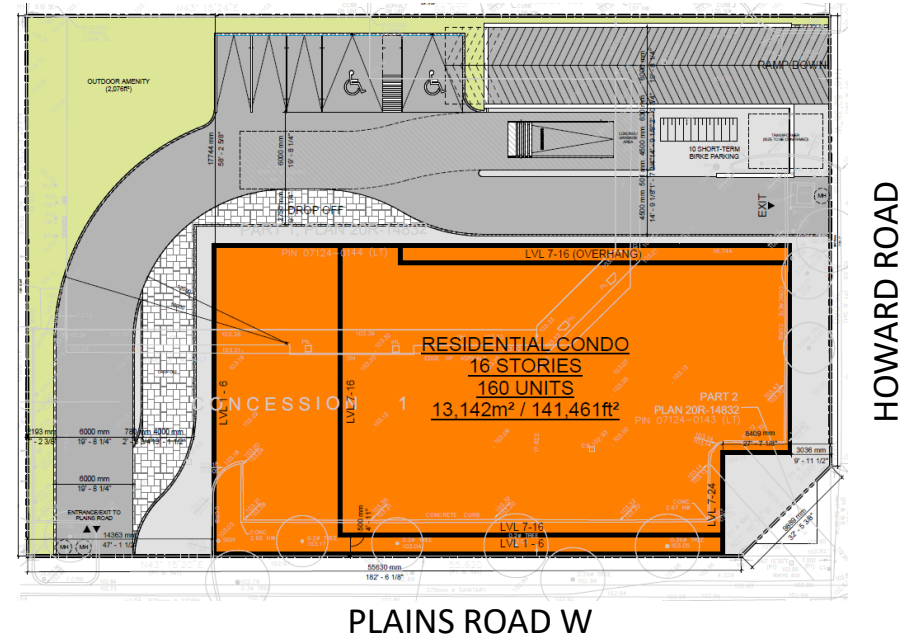
Submitted Concept Site Plan

- 24 storey building with 240 apartment units
- Ground floor commercial / retail uses
 - 475 square metres and design flexibility for future users
- 160 underground parking spaces (approx. 0.67 spaces / unit)
- 120 long-term bicycle parking spaces
- Indoor and outdoor amenity areas



Proposed Alternative Concept Plan

- 16 storey building with 160 apartment units
- Ground floor commercial / retail uses
 - 475 square metres and design flexibility for future users
- Underground parking
- Indoor and outdoor amenity areas



General Policy Comments

1) **Appropriate Development for Location within Aldershot GO MTSA**

- The proposed applications will support Provincial objectives for growth in an MTSA as adopted by Council. The subject lands are well serviced by existing transit and within walking distance to the Aldershot GO Station and along a frequent transit corridor.

2) **Mix of Uses**

- The proposed development introduces additional apartment dwellings into an MTSA, contributing to the overall range and mix of housing types in accordance with the PPS and Official Plan. Commercial uses will be provided to support a complete community.

3) **Land Use Compatibility**

- The subject lands are currently designated for and contain residential uses. A Land Use Compatibility Study, Air Quality Study and Noise & Vibration Impact Study were submitted with the application. Details associated with mitigation can be addressed at the time of site plan application.

4) **Transportation**

- A Transportation Impact Study was submitted with the application which supported the access arrangements. Access details can be addressed at the time of site plan application.

5) **Housing**

- Provides for additional housing units in the MTSA to support increasing housing options in the City. Relocation of existing tenants will be considered.

6) **Site Plan Considerations**

- Details associated with shadows, landscaping, lighting and wind will be addressed through future site plan approval.

Technical Comments

- We have reviewed the comments and identified the following with the current application:
 - Transportation Planning support the OPA / ZBA including the proposed parking rate.
 - Engineering supports the applications with a holding “H” provision
 - Heritage Planning – No concerns
 - Parks – Support applications with cash-in-lieu of parking requirement
 - MTO / Metrolinx – No concerns
 - School boards have no objections to the application
 - Aldershot BIA supports develop that contribute to the long term vibrancy and functionality of the Aldershot MTSA
- **Our request would provide an opportunity to work with staff to respond to comments.**

Conclusion and Request to Council

We request a deferral (Option 2) to continue working with staff to respond to comments and resubmit applications for a 16 storey concept.

