



STATUTORY PUBLIC MEETING

Official Plan and Zoning By-law Amendment

100 Plains Road East

SEPTEMBER 9, 2025

SITE AND SURROUNDING CONTEXT



Legend

-  Subject Lands
-  Property Lines

PREVIOUS APPROVALS



- 92 Plains Road East was subject to previous OPA, ZBA, and SPA applications to permit a 7-storey mixed use building containing non-residential uses at-grade and 49 residential units on the above-ground levels
- Since the 2022 approval, the Subject Lands have expanded through land assembly, with ongoing area development, and recent changes to the land use planning framework positioning the site for a higher-density, mixed-use building.



EXISTING CONTEXT

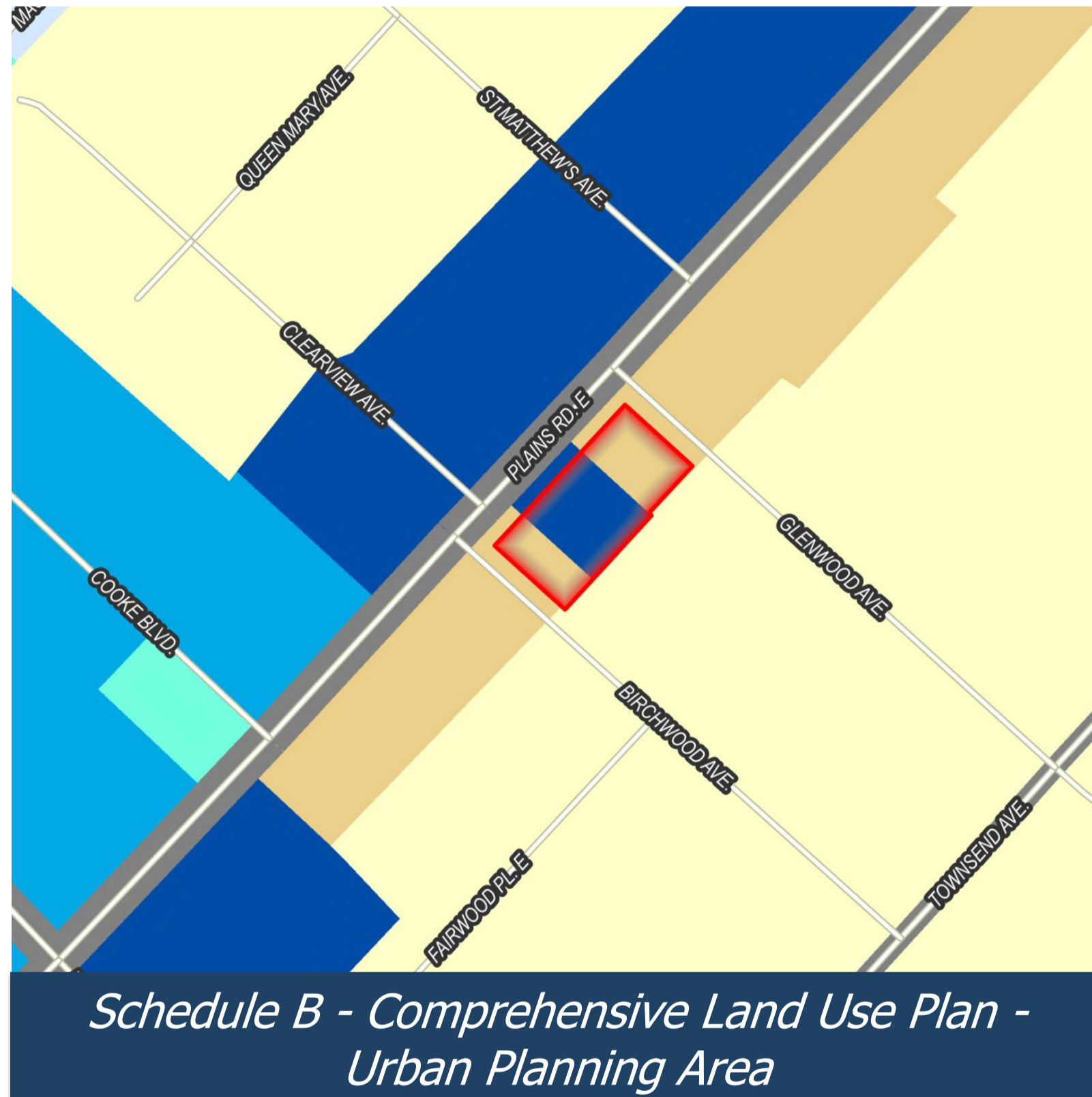


Legend

- Subject Lands
- Highway 403
- ▤ Regional Rail Line
- Arterial
- Major Collector
- Minor Collector
- Burlington Transit Bus Stop
- Aldershot GO Station
- Aldershot VIA Station

POLICY & REGULATORY CONTEXT

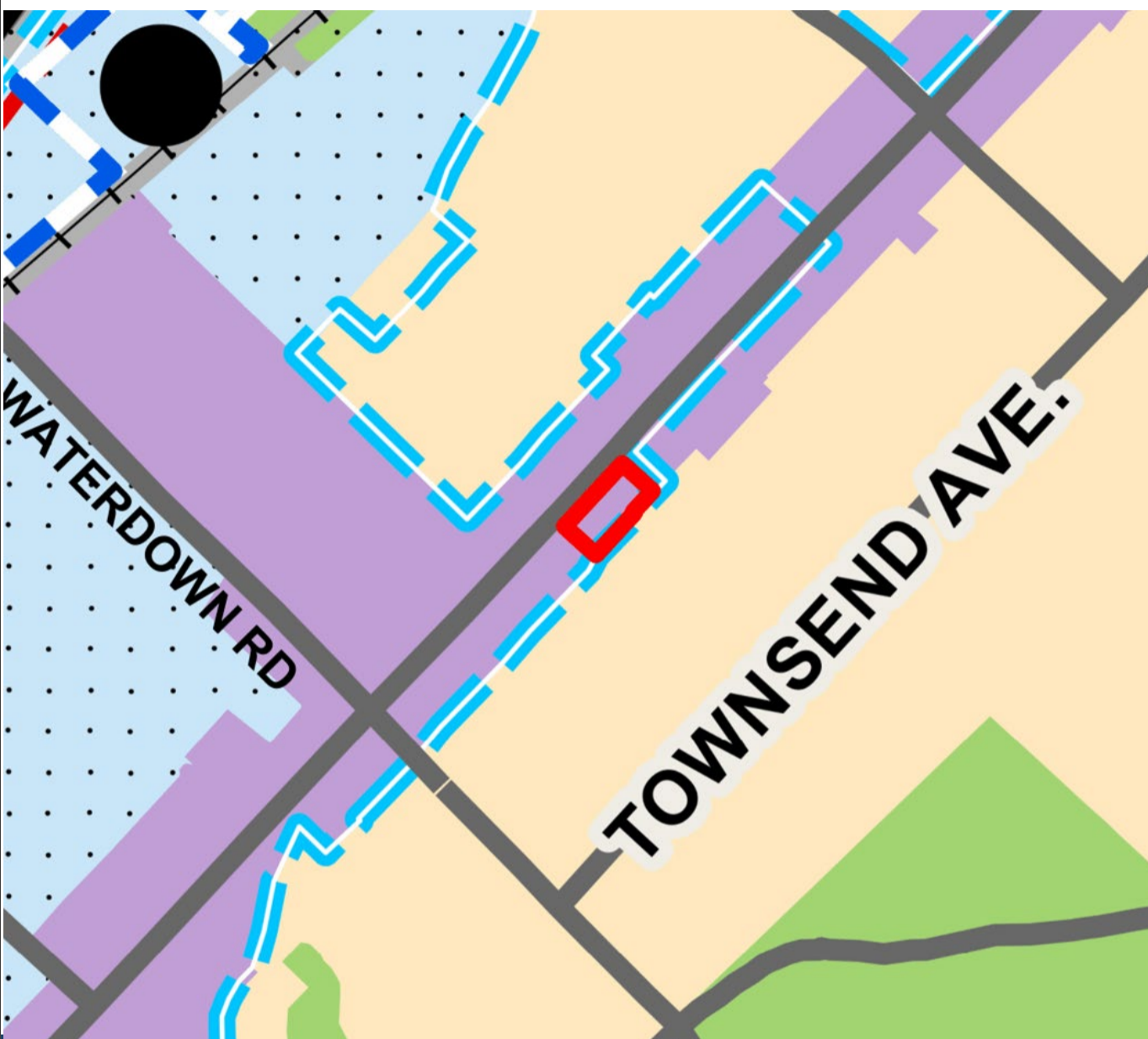
CITY OF BURLINGTON OFFICIAL PLAN (1997)



- 84 & 104 Plains Road East and 990 Glenwood Avenue are designated **Residential-Medium Density**
 - Permitted Uses:
 - Detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back-to-back townhouses, attached housing and walk-up apartments, with densities ranging between 26 and 50 units per net hectare
- 92 Plains Road East is designated **Mixed Use Corridor – General**
 - Permitted Uses:
 - Site-specific permissions for a mixed-use building consisting of residential and at-grade office uses, with a maximum density of 234 units per hectare and a maximum building height of 7 storeys being permitted.

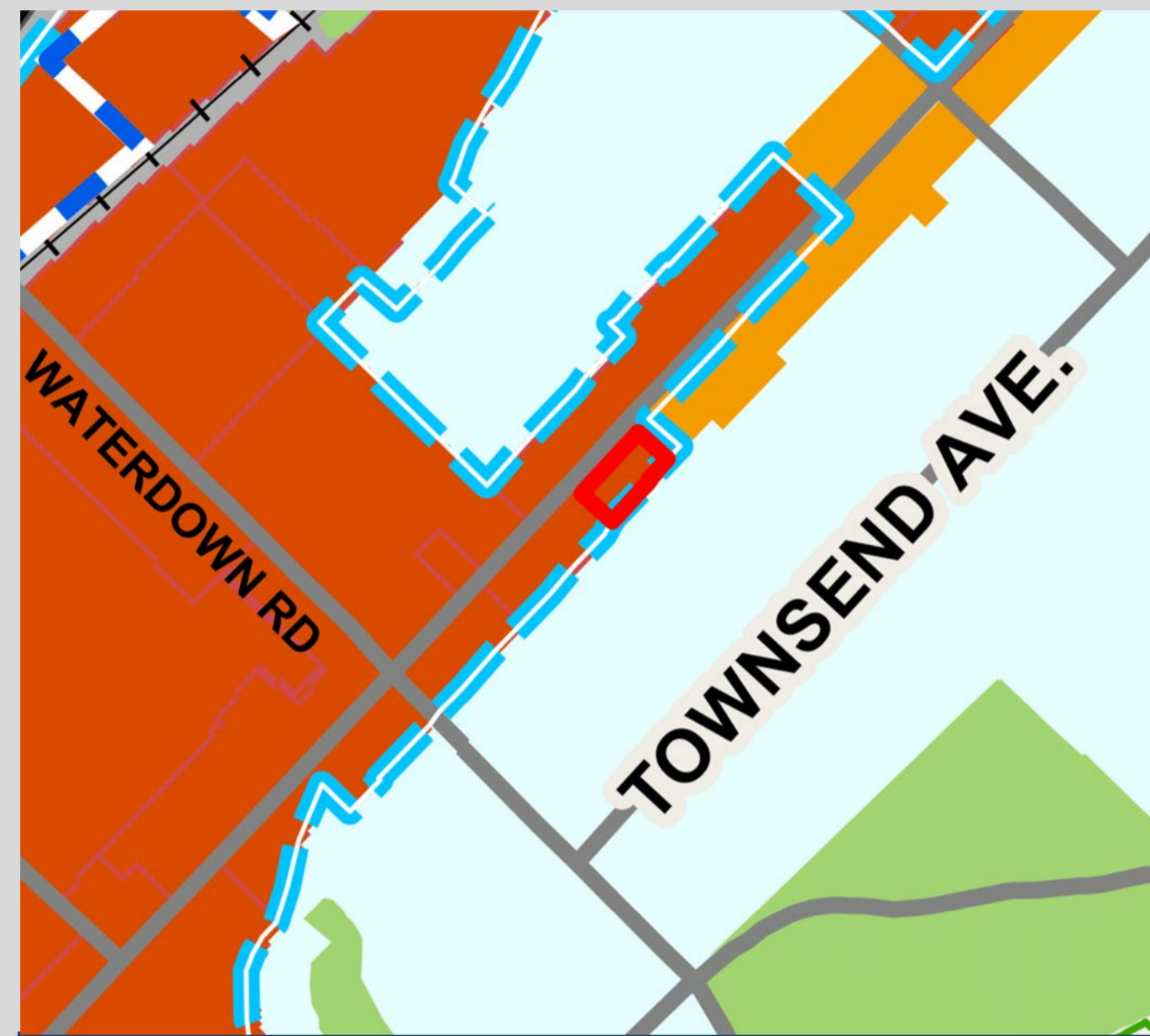
POLICY & REGULATORY CONTEXT

CITY OF BURLINGTON OFFICIAL PLAN (2020)



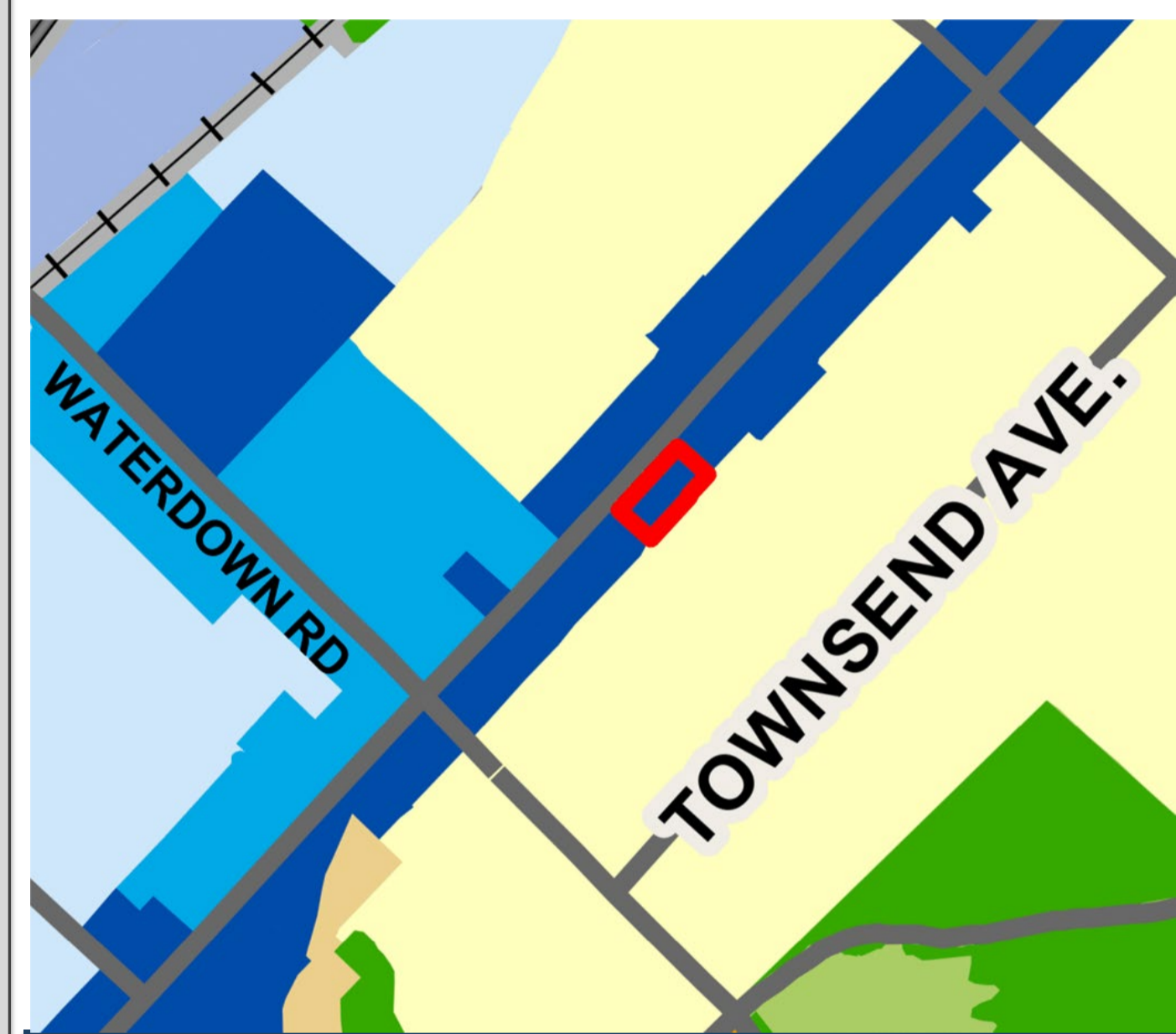
Schedule B: Urban Structure

Designated within the **Aldershot GO Major Transit Station Area (MTSA)** and **Mixed Use Nodes and Intensification Corridors**



Schedule B-1 - Growth Framework

Designated **Primary Growth Areas**



Schedule C - Land Use - Urban Area

Designated **Urban Corridor**, which permit mixed-use development in a compact built form, at a maximum building density of 2.0 FSI and building heights between 2-6 storeys, with additional terracing on the above-ground floors to ensure compatibility.

POLICY & REGULATORY CONTEXT

CITY OF BURLINGTON OFFICIAL PLAN

AMENDMENT 2



- **Aldershot GO MTSA** is planned to achieve a minimum density of 150 residents and jobs per hectare
- Designated **Aldershot Main Street**
 - Permitted Uses:
 - Envisioned as a mid-rise precinct, which provides a continuous retail frontage along Plains Road

Schedule G: Land Use – Aldershot GO Major Transit Station Area

Legend

- | | | |
|-----------------------|-------------------------|--|
| Subject Lands | Aldershot Main Street | Existing Natural Open Space |
| Aldershot GO MTSA | Cooke Commons | Proposed Street (see Schedule G-1 for details) |
| Rail Line | Emery Commons | Potential Linear Park & Greenway |
| Major Transit Station | Mid-Rise Residential | New Park |
| Transit Station Area | Natural Heritage System | Transit Station Plaza |
| Aldershot GO Central | | |

POLICY & REGULATORY CONTEXT

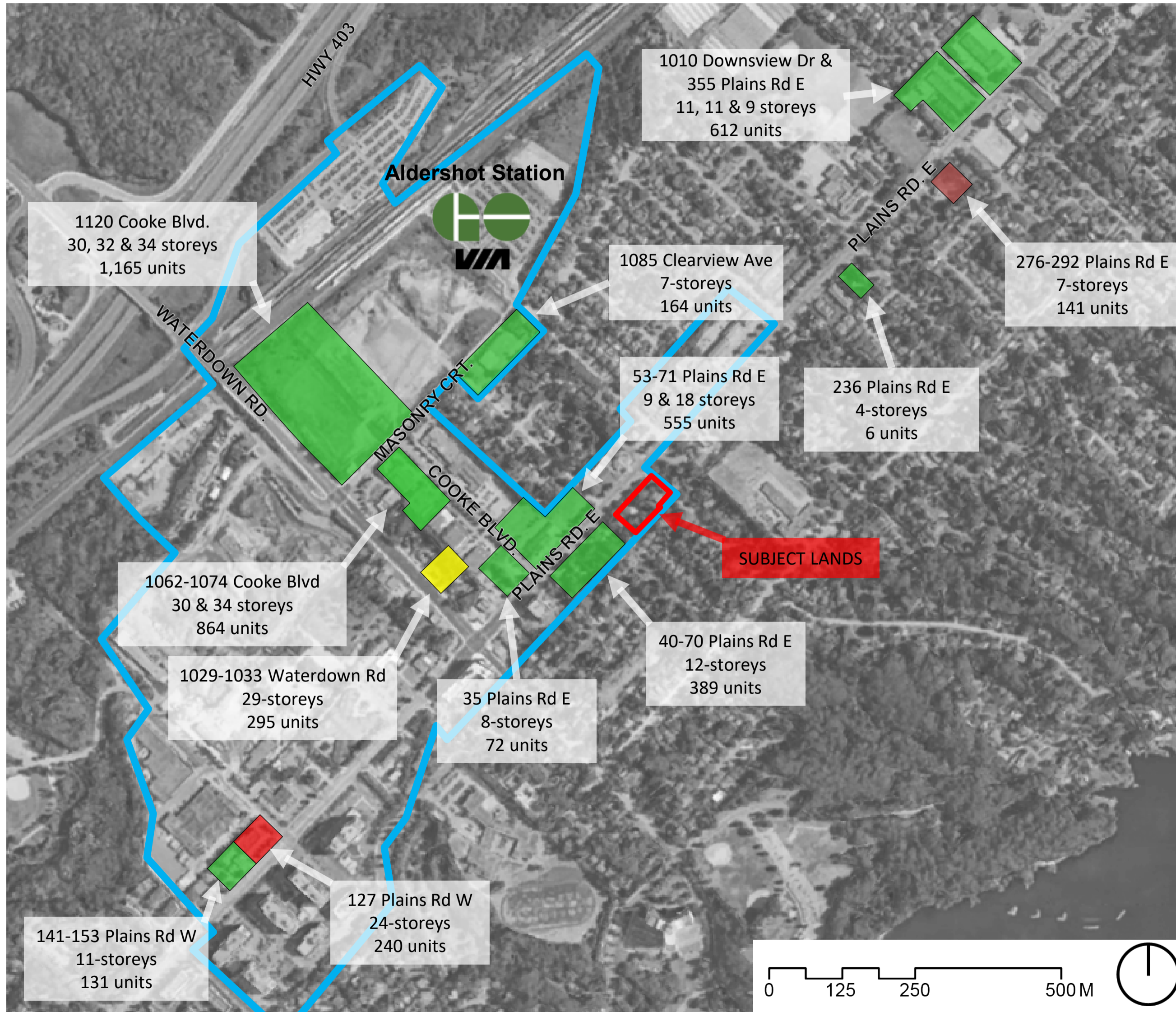
CITY OF BURLINGTON COMMUNITY PLANNING PERMIT SYSTEM (CPPS)



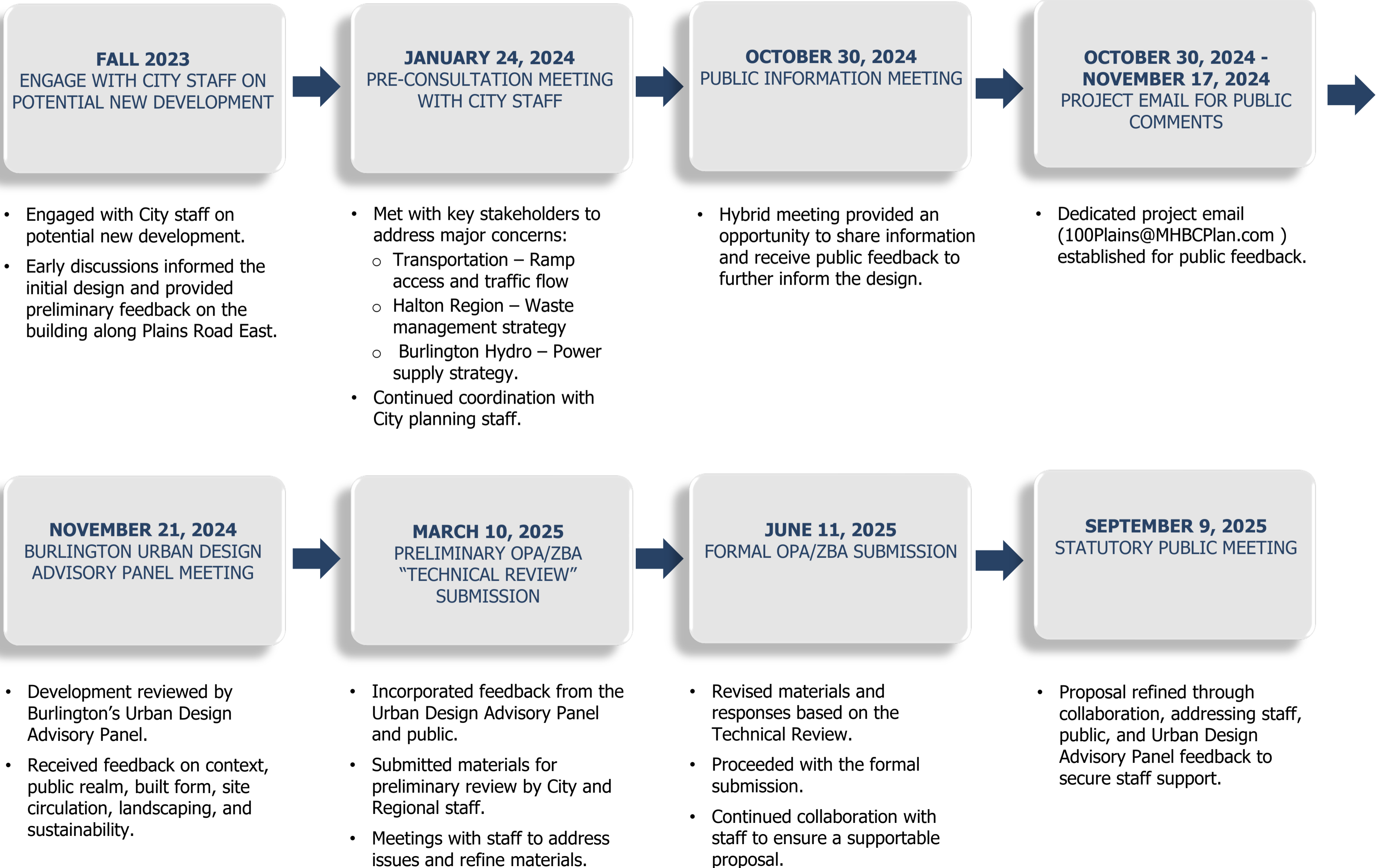
Schedule C-1: Precincts in the Aldershot GO MTSA Permit Area

- The CPPS establishes a vision for MTSAs as complete, mixed-use, transit-supportive communities that are safe and compatible with surrounding areas.
- The Subject Lands are within the Aldershot Main Street Area (AM) Precinct, which requires a mix of permitted uses
- The CPPS includes regulations for setbacks, landscaping, amenity space, ground-floor height, and angular plane transitions to neighbourhood areas.
- The CPPS identifies a maximum building height of 6 storeys for the Subject Lands (Schedules C-2 and C-3).

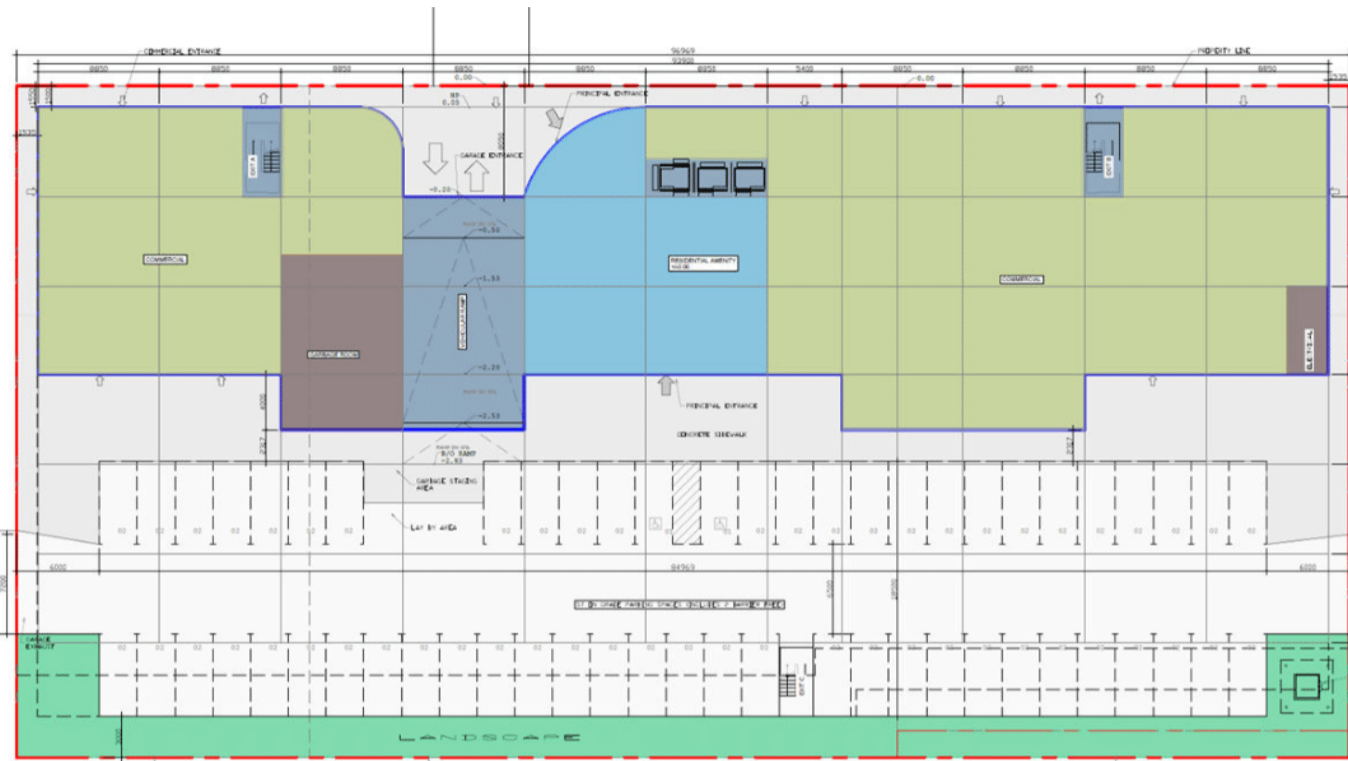
SURROUNDING DEVELOPMENTS



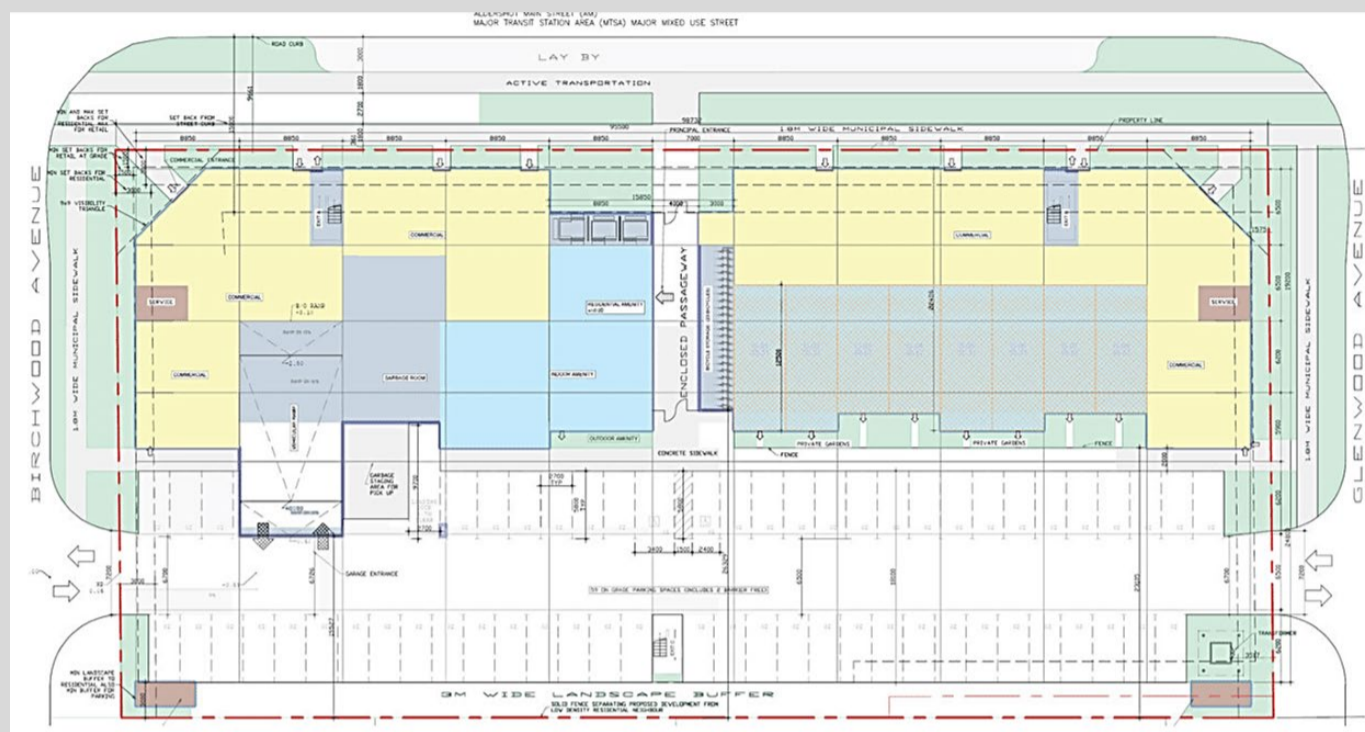
PROJECT TIMELINES



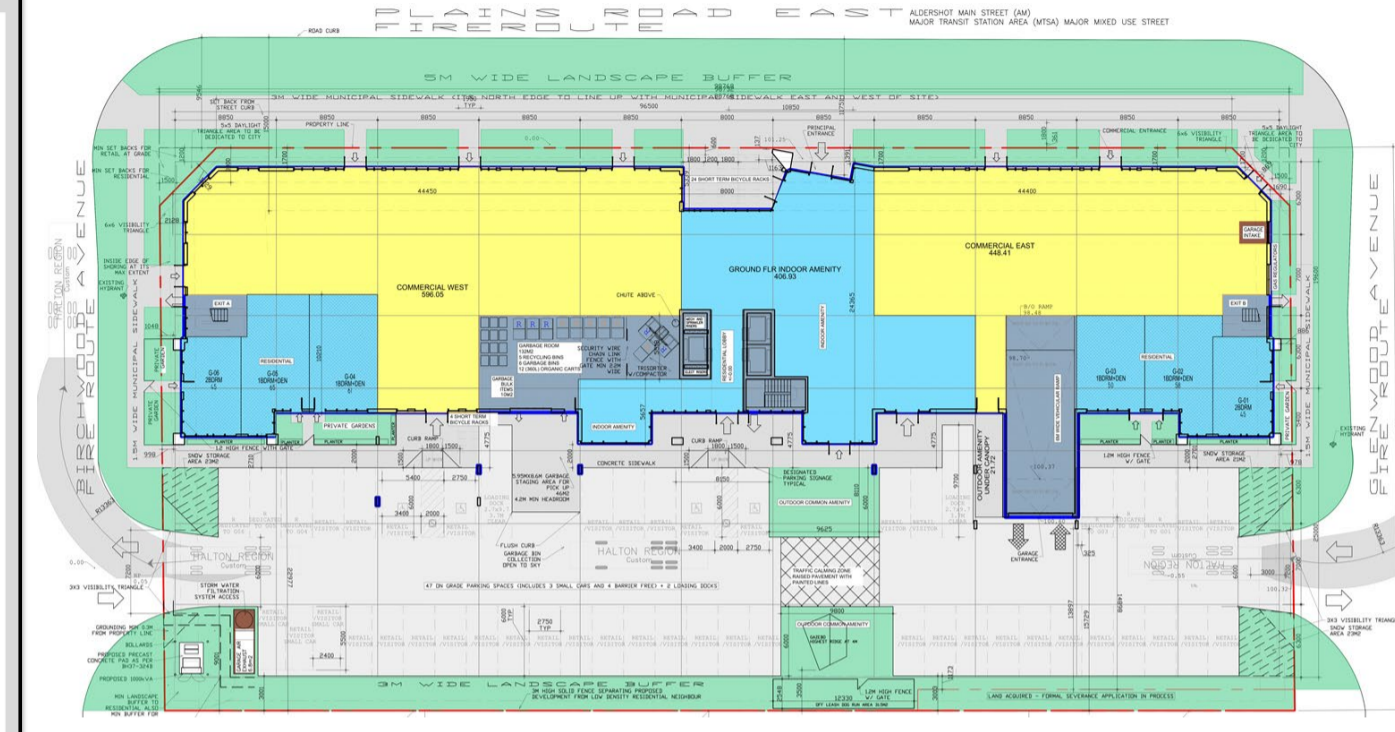
CHANGES IN PROJECT DESIGN



FALL 2023



JANUARY 2024



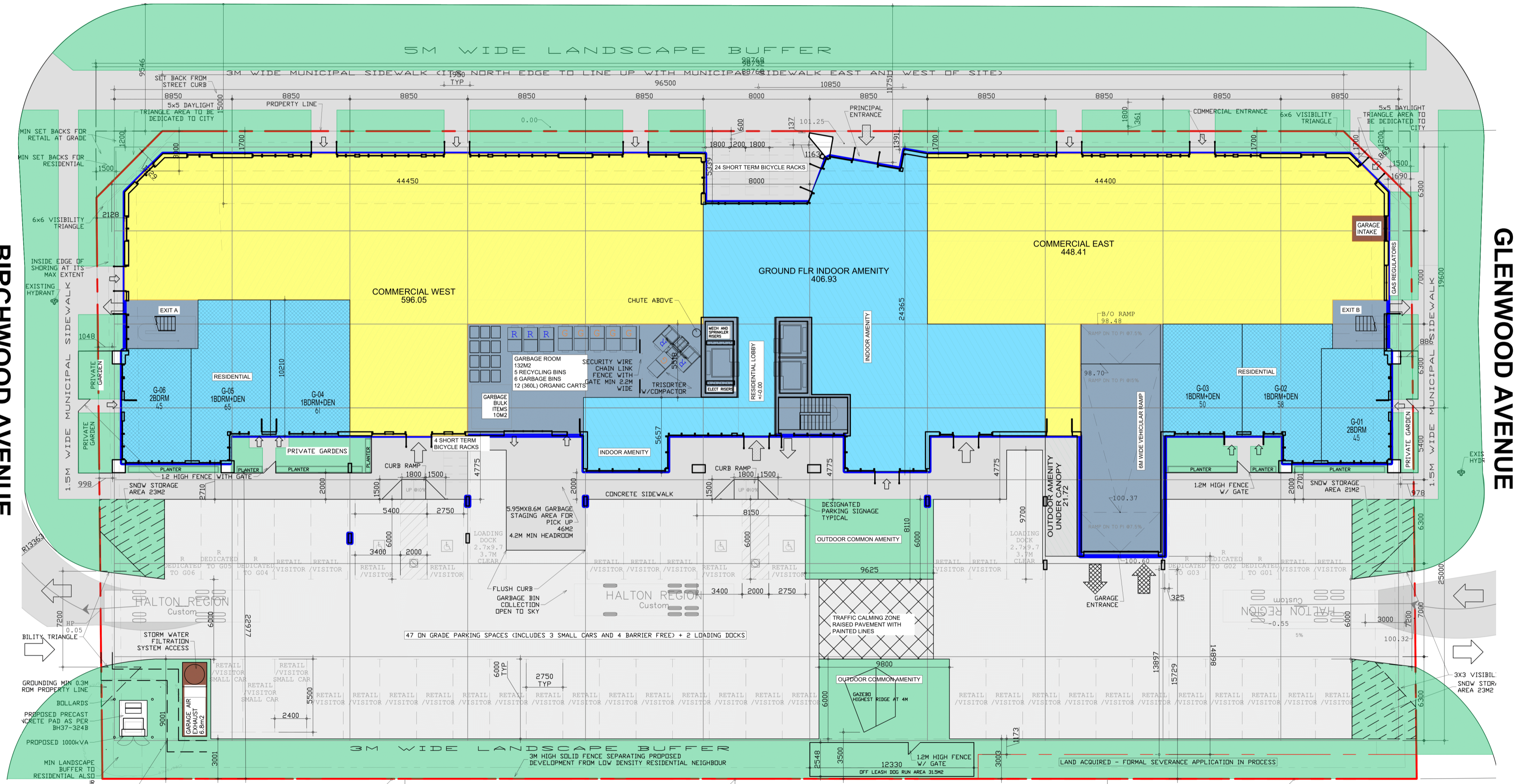
SEPTEMBER 2025

KEY REVISIONS TO THE PROPOSAL

- **Architecture & Massing:** Refined design, step-backs, rear yard setbacks, and minimized angular plane encroachment.
- **Public Realm:** Strengthened street relationship with a mix of grade-related commercial and residential uses, creating an active frontage with “eyes on the street,” supported by wider pedestrian connections.
- **Access & Circulation:** Removal of Plains Road East driveway with improved site access, servicing, and circulation
- **Landscaping & Amenities:** Reduced rear surface parking, expanded green space, and new outdoor amenity areas.
- **Privacy & Screening:** Stronger landscape buffer and fencing to improve separation from residential uses.
- **Materials & Detailing:** High-quality finishes to create a distinct, durable, and attractive building.

PROJECT SITE PLAN

PLAINS ROAD EAST



**Plains Rd at
Glenwood Ave**



**Plains Rd at
Birchwood Ave**



**Building Side/Rear
at Glenwood Ave**

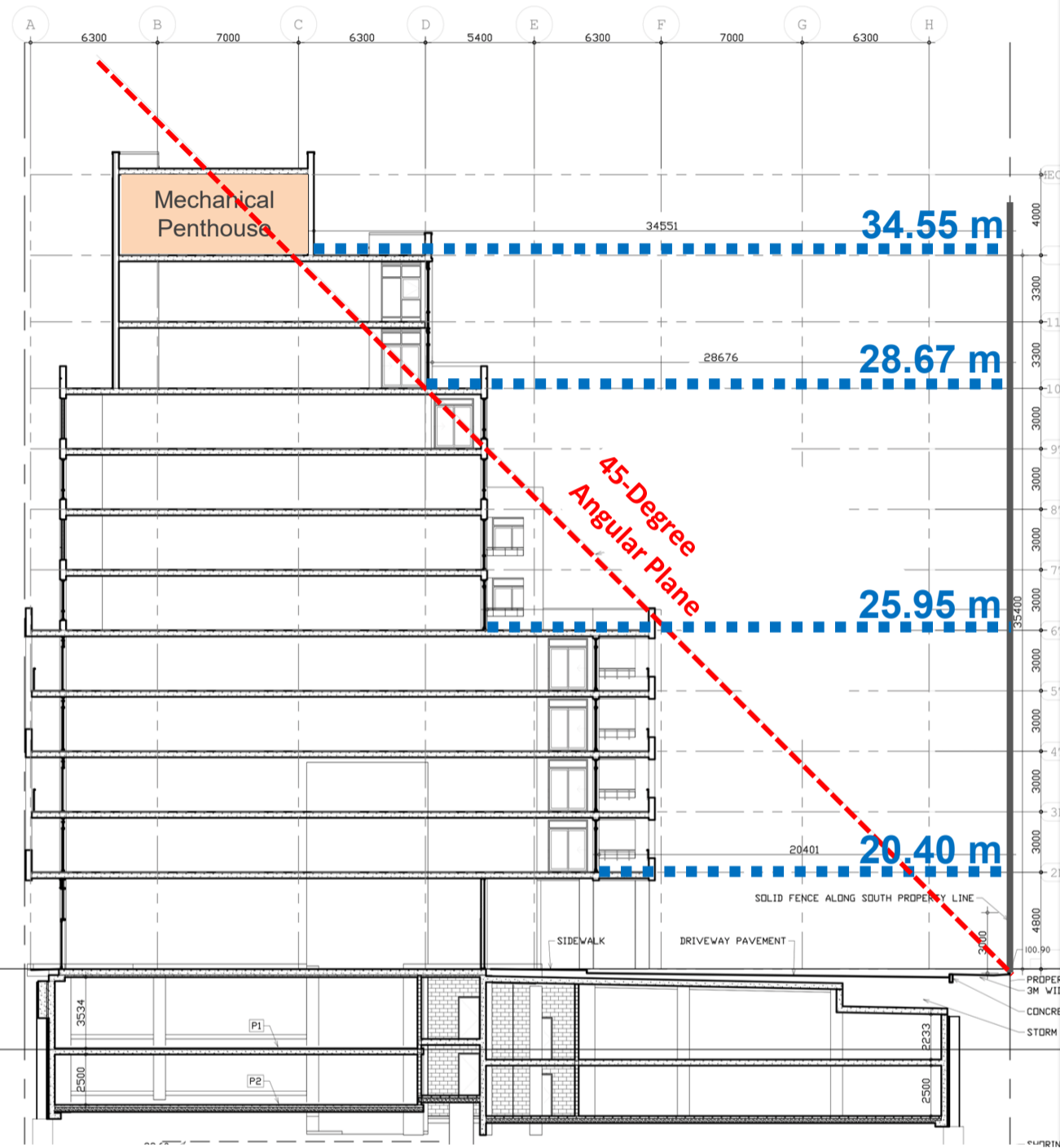


**Building Side/Rear
at Birchwood Ave**

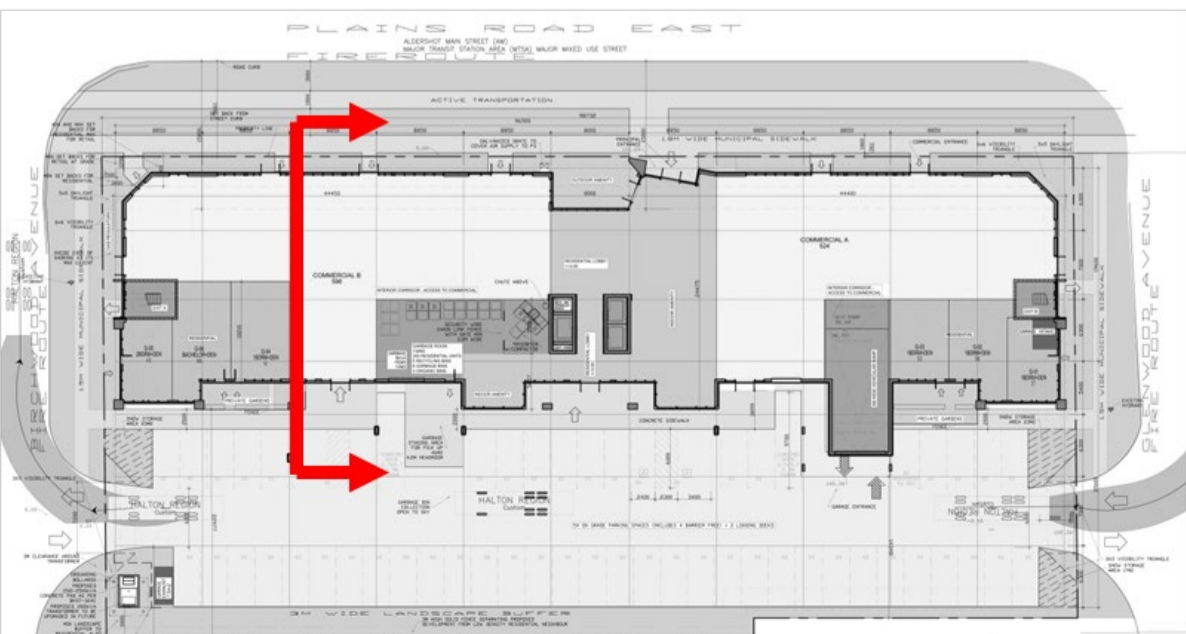


SECTIONS

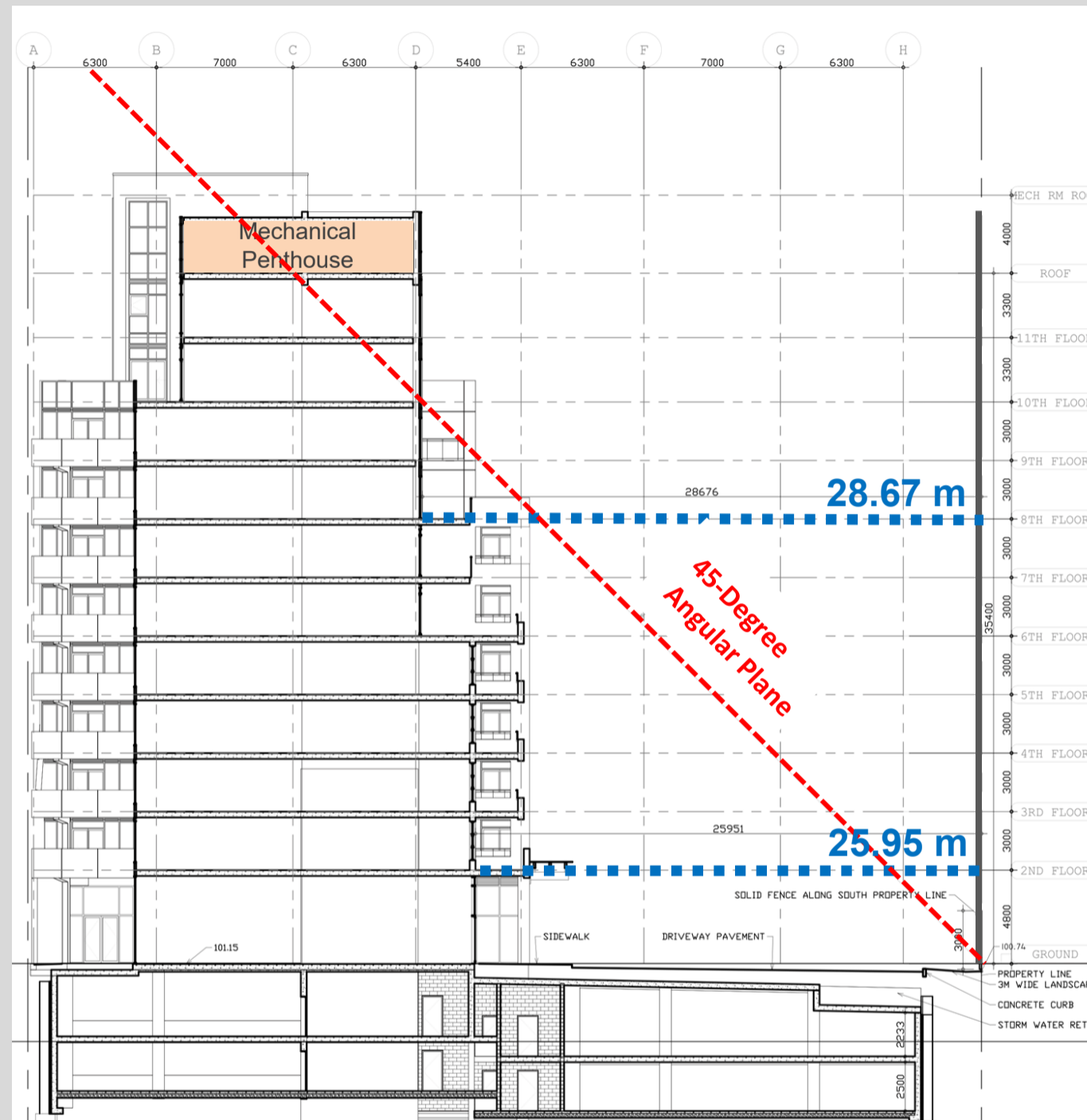
At Ground Commercial Unit



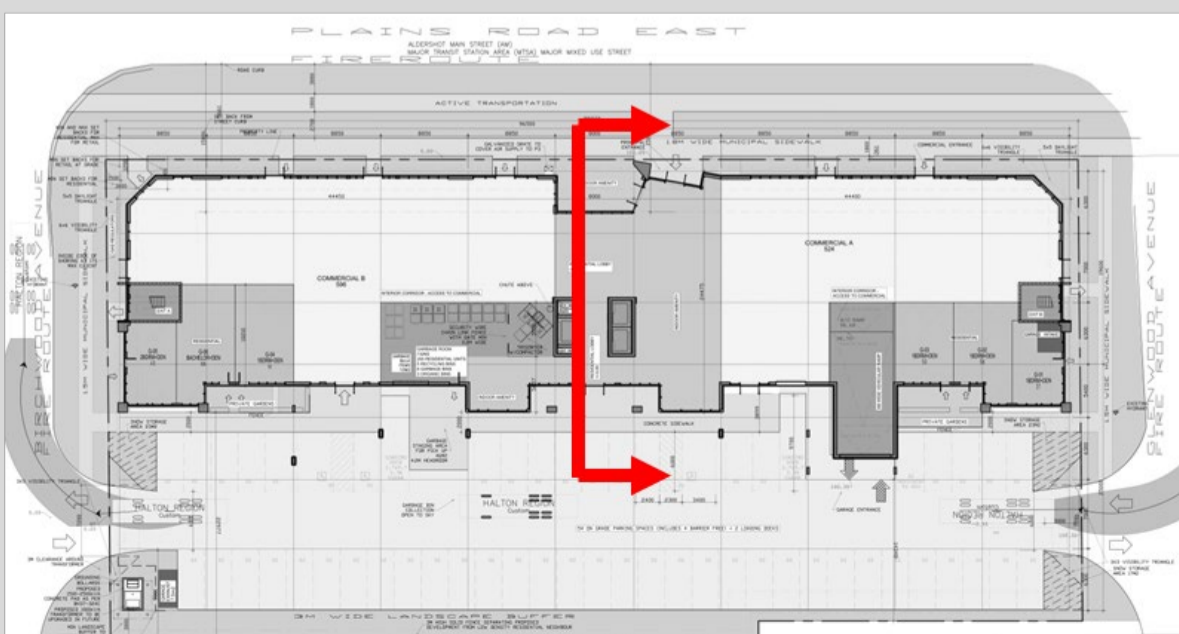
Section Key



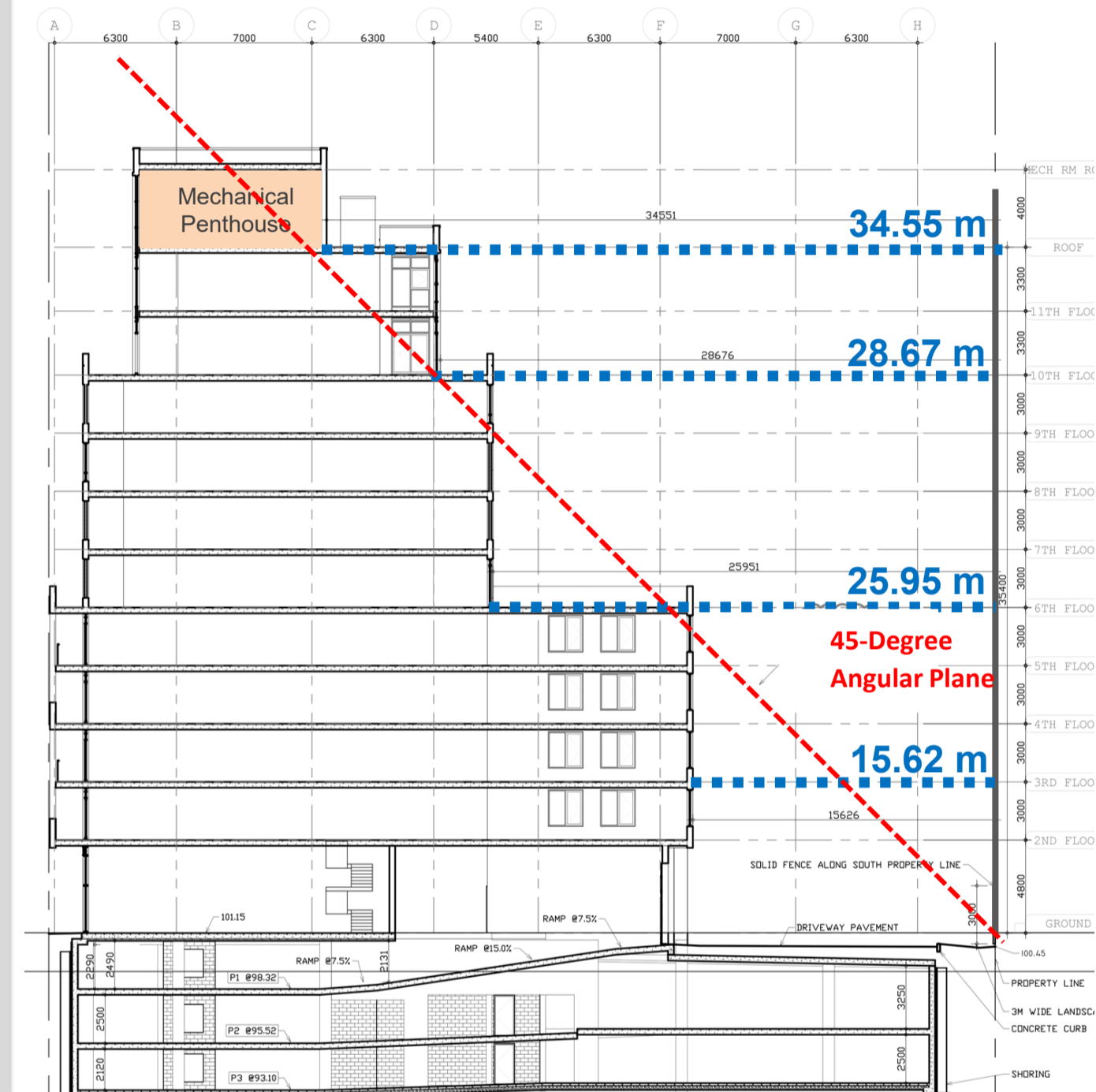
At Entrance Lobby



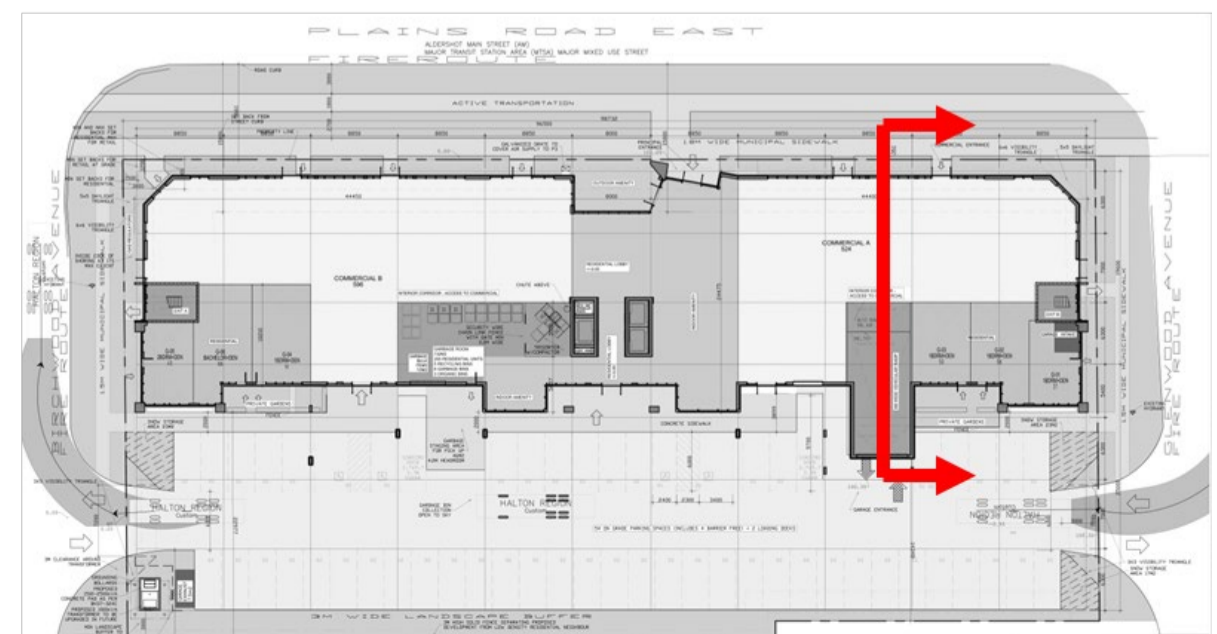
Section Key



At Underground Garage Entrance

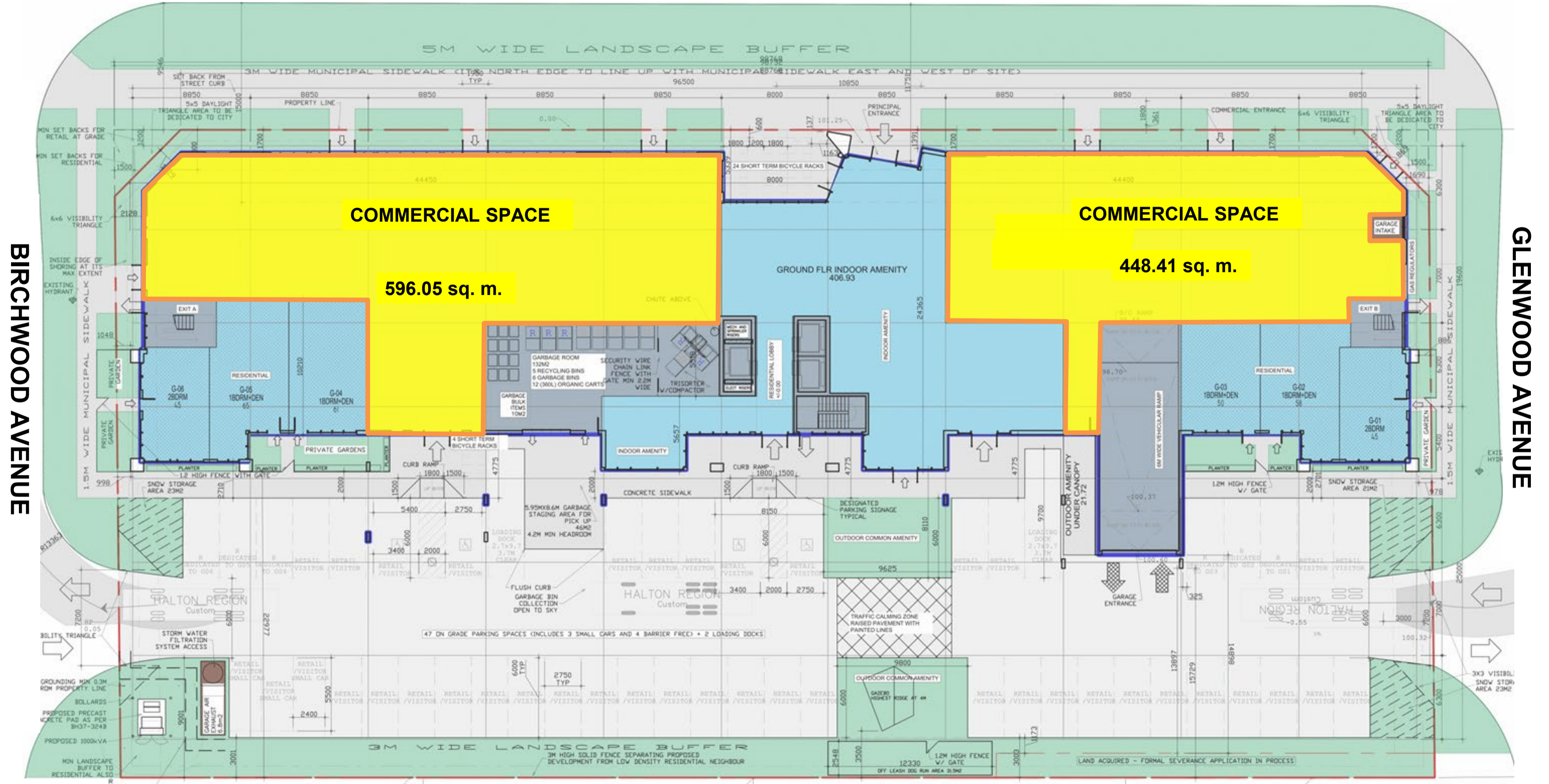


Section Key



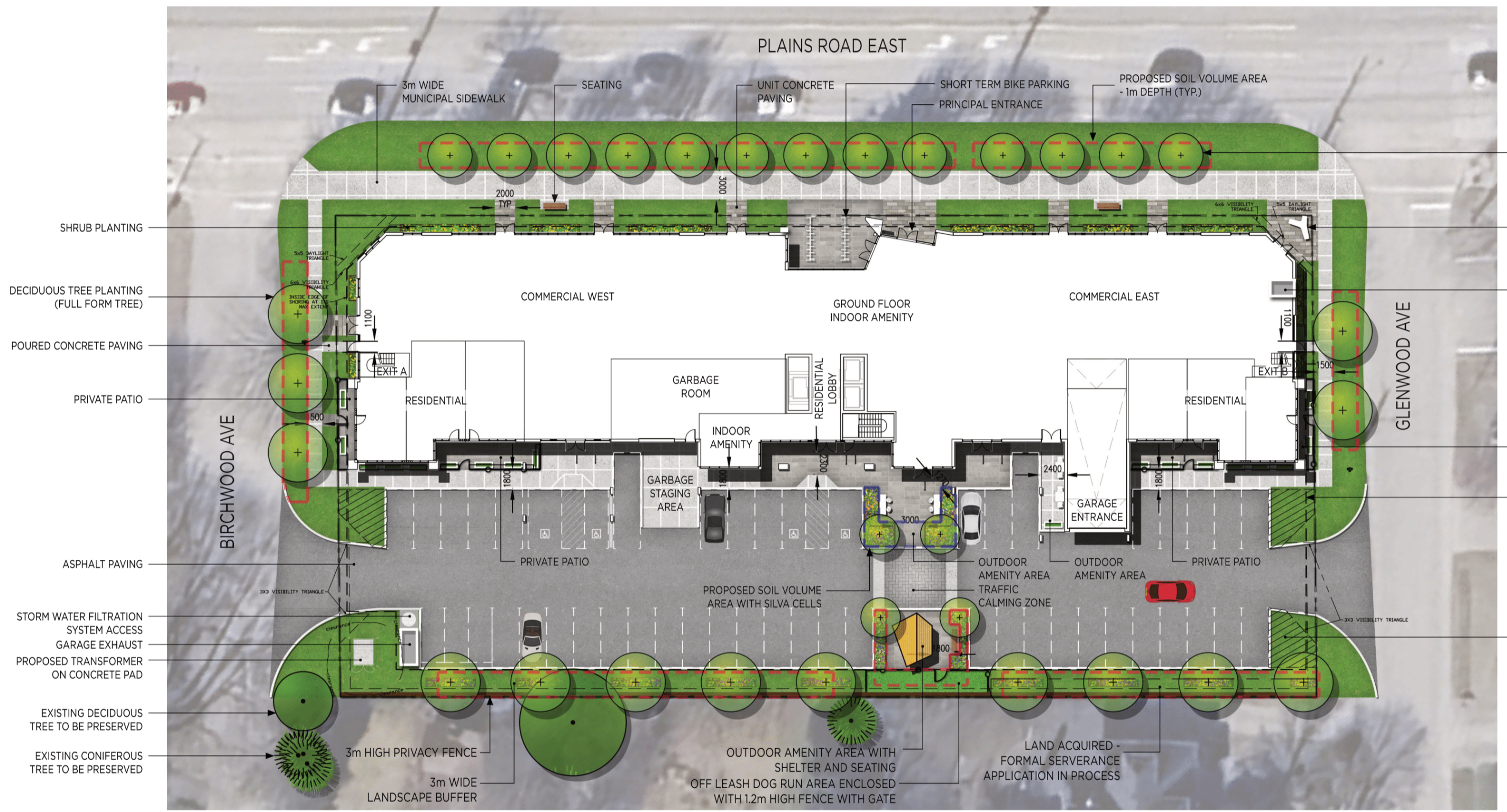
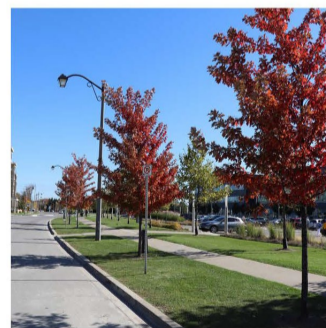
GROUND FLOOR COMMERCIAL COMPONENT

PLAINS ROAD EAST



LANDSCAPE PLANTING PLAN

TREES



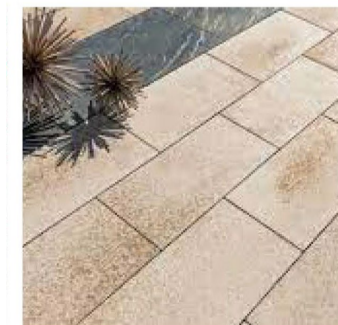
- SHRUB PLANTING
- DECIDUOUS TREE PLANTING (FULL FORM TREE)
- POURED CONCRETE PAVING
- PRIVATE PATIO
- ASPHALT PAVING
- STORM WATER FILTRATION SYSTEM ACCESS
- GARAGE EXHAUST
- PROPOSED TRANSFORMER ON CONCRETE PAD
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- EXISTING CONIFEROUS TREE TO BE PRESERVED

SHRUBS

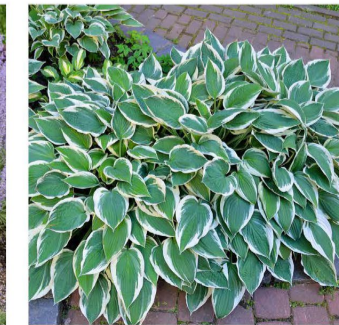


- DECIDUOUS TREE PLANT (SMALLFORM TREE PER E GUIDELINES)
- SEATING
- GARAGE INTAKE
- PRIVATE PATIO
- LIMIT OF UNDERGROUND PARKING
- SNOW STORAGE

UNIT PAVERS



PERENNIALS



ORNAMENTAL GRASSES



PARKING, VEHICULAR CIRCULATION, AND TRAFFIC



A Transportation Impact Study was undertaken to review traffic, parking, access, and mobility, including impacts from nearby planned developments. **The study found that:**

- **Traffic Operations:** Forecast peak-hour trips (48 AM, 78 PM) will have negligible impact on surrounding intersections; no mitigation required.
- **Transit Access:** Within 800 m of Aldershot GO, with frequent Burlington Transit service and future BRT along Plains Road, reducing car reliance.
- **Active Transportation:** Direct connections to sidewalks and bike lanes for convenient walking and cycling.
- **Parking & TDM:** 291 vehicle spaces provided, supported by measures such as bicycle parking, unbundled parking, and resident transit information.
- **Site Circulation:** Driveway layout ensures safe and efficient access for vehicles, servicing, and deliveries without negative traffic effects.

GRADING, DRAINAGE, AND SERVICING

A Functional Servicing and Stormwater Management Report has been prepared to evaluate and confirm servicing capacity for the Proposed Development. **The study found that:**

- **Infrastructure Capacity:** Existing municipal infrastructure can accommodate the Proposed Development in accordance with City and Region standards.
- **Water Servicing:** Connection to existing 200 mm watermain on Glenwood Avenue; estimated demand of 75 L/min with fire flow of 8,000 L/min.
- **Wastewater Servicing:** Sanitary connection 200 mm sewer on Birchwood Avenue.
- **Stormwater Management:** Runoff managed through roof storage and an underground tank, released gradually to the municipal storm sewer; controlled to 5-year pre-development levels up to the 100-year storm.
- **Drainage & Grading:** Site grading directs flows safely to drains; system designed to meet City, Region, and Building Code requirements.
- **Future Plans:** Construction Management and Erosion/Sediment Control Plans will be prepared to ensure effective implementation.



APPLICATIONS AND SUPPORTING STUDIES

Required Planning Applications

Official Plan Amendment

- Redesignation from Residential Medium-Density to Mixed Use Corridor – General
- Site specific policy to permit mixed use building at 12 storeys and 4.91:1 FAR

Zoning By-law Amendment

- Rezone from Medium Density Residential (RM1) to Mixed Use – General (MXG-545)
- Various site-specific exceptions including increase to height and density, decreases to some street fronting setbacks, increases to rear yard setbacks, parking, etc.

The image is a high-quality architectural rendering of a modern, multi-story residential building. The building features a mix of light-colored panels and dark grey brickwork. It has large windows, balconies with glass railings, and some balconies have small green plants. The building is set on a street corner with a crosswalk. In the foreground, there are several people walking, a person on a bicycle, and a few cars on the road. The sky is blue with some light clouds. A dark grey horizontal bar is overlaid across the middle of the image, containing the text 'THANK YOU' in white, bold, sans-serif capital letters.

THANK YOU

CREDITS: Diese Präsentationsvorlage wurde von Cadresgo erstellt, inklusive Icons von FlatIcon, Infografiken & Bilder von Freepik und Illustrationen von Storyset.