

# Strategically located mixed use development lands for sale

277 PLAINS ROAD E, BURLINGTON

- Mixed-use Urban Corridor designation
- Minutes to major transit routes and amenities
- Located in a strong development area and arterial roadway
- Rare development offering and opportunity



**LOT SIZE**  
2.75 acres



**ZONING**  
MXG



**OFFICIAL PLAN**  
Mixed-use Urban Corridor



**ASKING PRICE**  
\$13,750,000

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**AVISON  
YOUNG**



## Property summary

Lot size	2.75 acres										
Site buildings	Vacant land being severed										
Official plan	Mixed use - Urban Corridor										
Zoning	MXG										
Development charges (Effective June 1, 2025)	<table> <tr> <td>Bachelor &amp; one bedroom Apartments &amp; stacked townhouses</td> <td>\$39,691.79 per unit</td> </tr> <tr> <td>Two bedroom+ Apartments &amp; stacked townhouses</td> <td>\$49,441.07 per unit</td> </tr> <tr> <td>Three or more bedrooms</td> <td>25% reduction</td> </tr> <tr> <td>Two bedrooms</td> <td>20% reduction</td> </tr> <tr> <td>All other bedroom quantities</td> <td>15% reduction</td> </tr> </table>	Bachelor & one bedroom Apartments & stacked townhouses	\$39,691.79 per unit	Two bedroom+ Apartments & stacked townhouses	\$49,441.07 per unit	Three or more bedrooms	25% reduction	Two bedrooms	20% reduction	All other bedroom quantities	15% reduction
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Two bedroom+ Apartments & stacked townhouses	\$49,441.07 per unit										
Three or more bedrooms	25% reduction										
Two bedrooms	20% reduction										
All other bedroom quantities	15% reduction										
If built for rental housing											



Bus routes #1 (downtown) and #4 (GO station) have stops immediately adjacent to the subject site



2km to Highway 403 access / 2.1km to QEW access



Aldershot GO station: 31 min walk / 8 min drive / 16 min bus line #4



Holy Rosary Elementary School borders the property line  
900m to Glenview Public School

The City of Burlington will look at potentially eliminating development charges for two years to aid the housing industry. At its Oct. 14, 2025 meeting, Burlington city council voted unanimously to direct the city's commissioner of development and growth management to report back to the committee of the whole in January 2026 on a bylaw update that would temporarily eliminate development charges.

## Location overview

The subject property is ideally strategically located within 20 minutes of two major highways, Highway 403 and QEW, two major GO Stations, multiple city centres and major institutions. Given the site's open and flexible zoning and Official Plan designation, the development opportunity is abundant and can vary depending on the highest and best use.

The immediate area is currently undergoing an expansive growth and development period, of which the subject property has been discussed. The City of Burlington is both expecting and welcoming of a new development at 277 Plains Road E.

### Services and amenities available in the Aldershot / La Salle neighbourhoods include:

- Holy Rosary Catholic Elementary School
- Glenview Public School
- King's Road Public School
- Saint-Philippe Catholic Elementary School
- Aldershot Arena
- Burlington Golf & Country Club
- IKEA
- Fortinos
- JYSK
- Aldershot GO station

### Drive times 287 Plains Road E

- |                       |              |                       |            |
|-----------------------|--------------|-----------------------|------------|
| - GO Station          | Five minutes | - McMaster University | 14 minutes |
| - Downtown Burlington | Nine minutes | - Downtown Oakville   | 24 minutes |
| - Downtown Hamilton   | 10 minutes   | - UofT Mississauga    | 26 minutes |

### Demographics

3 km radius

**24,960**  
Population

**22,600**  
Daytime population

**48.6**  
Median age

**\$137,470**  
Average household income

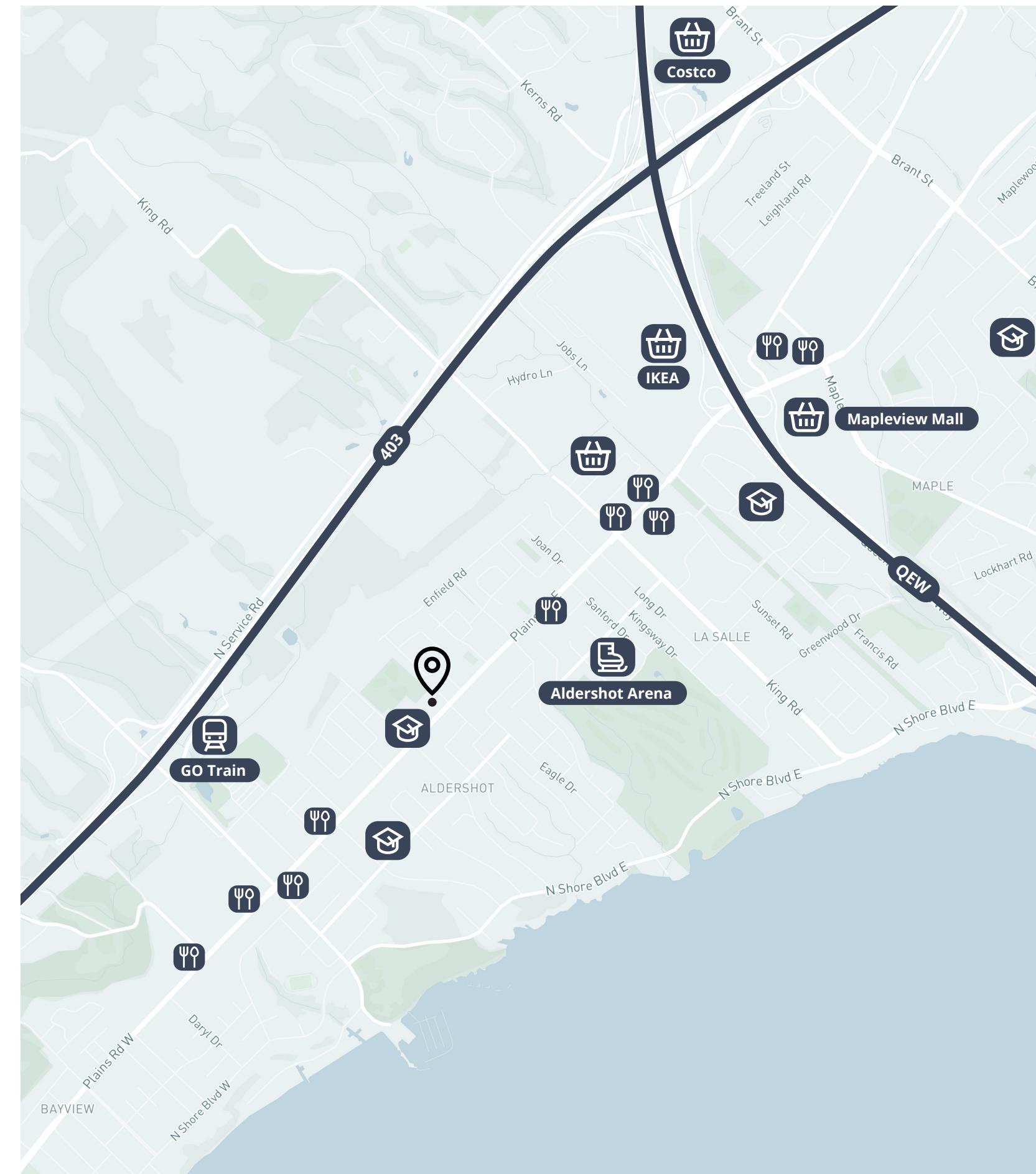
5 km radius

**76,780**  
Population

**74,869**  
Daytime population

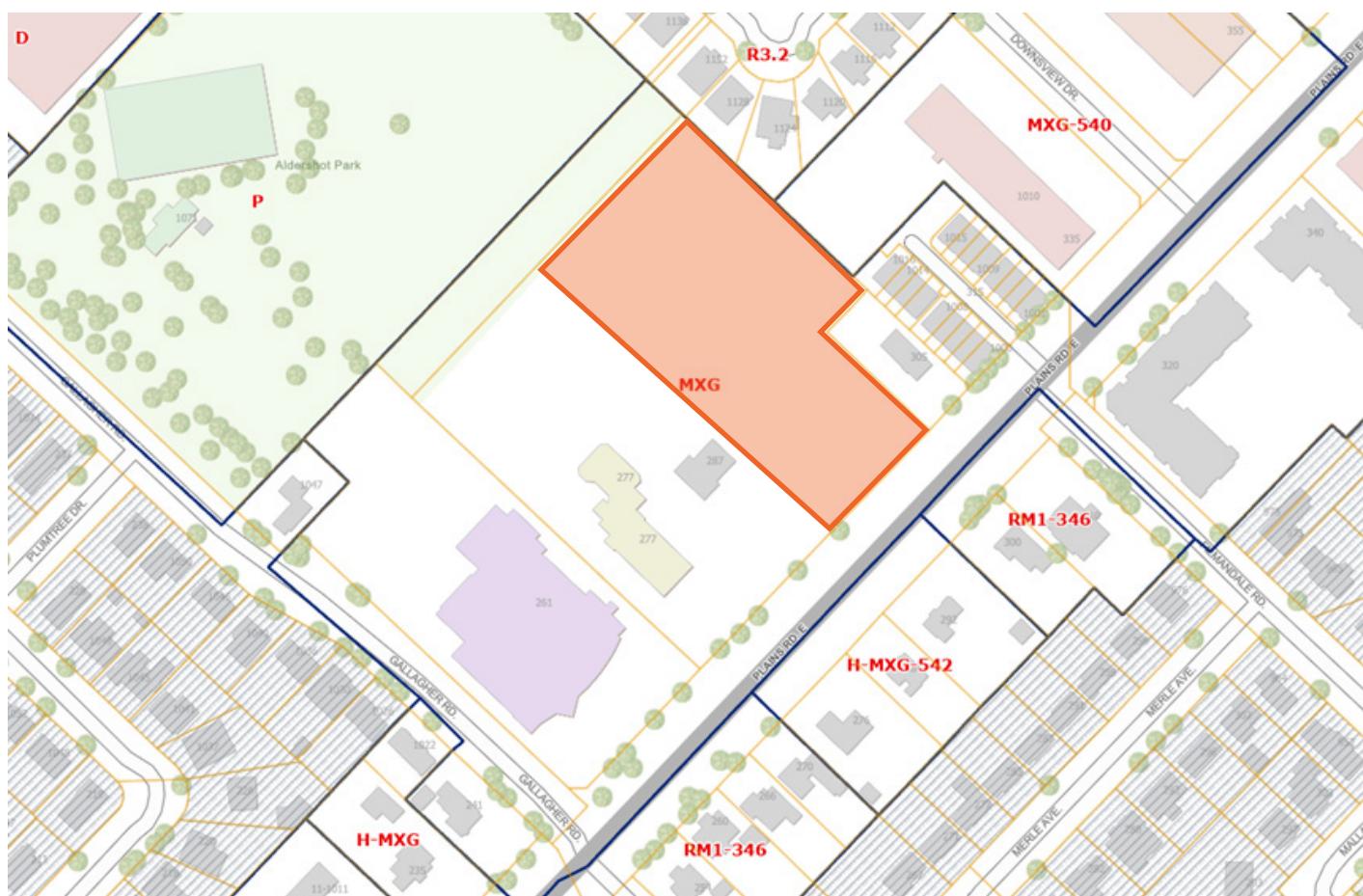
**45.3**  
Median age

**\$131,831**  
Average household income



## MXG zoning overview

- Convenience / specialty food store
- Other retail stores
- Standard restaurant
- Standard restaurant with dance floor
- Fast food restaurant
- Convenience restaurant
- Dry cleaning depot, laundromat, laundry service
- Veterinary services
- Elevated parking facility
- Other service commercial uses
- Outdoor patio
- All office uses
- Community institution
- Car wash
- Motor vehicle service station
- Motor vehicle sales, leasing, rental and service
- Recreational establishment
- Entertainment establishment
- Night club
- Apartment building
- Retirement home
- Dwelling units in a commercial / office building
- Stacked townhouse
- Back-to-back townhouse
- Townhouse
- Additional residential uses



## Nearby developments

- 1 **276, 284, 292 Plains Road E** (site plan approved)  
Residential - 7-storey, 141 units, 153 parking stalls
- 6 **53-71 Plains Road E** (site plan approved)  
Residential - mixed use 18-storey & 9-storey
- 2 **236 Plains Road E** (site plan approved)  
Residential - 4-storey townhouse, 6 units
- 7 **1029 - 1033 Waterdown Road** (site plan appealed)  
Residential - 29-storey mixed-use, 295 units
- 3 **1010 Downsvi ew Drive** (site plan approved)  
Residential - 4 mid-rise buildings mixed-use, 488 units, 96 townhomes
- 8 **1062 - 1074 Cooke Boulevard** (site plan appealed)  
Residential - 30-storey & 32-storey, 809 units, 641 parking spaces
- 4 **92 Plains Road E** (site plan approved)  
Residential - 6-storey, 49 unit, mixed-use
- 9 **1120 Cooke Boulevard** (site plan approved)  
Residential - 33-storey, 29-storey, 21-storey, 1,165 units, 1,145 parking spaces
- 5 **40-70 Plains Road E** (site plan approved)  
Residential - 12-storey, 389 units



## Growth framework map



### Aldershot GO Central

- Be the focus area for the Aldershot GO MTSAs highest densities .
- Be the preeminent destination for major office, retail and service commercial uses within Aldershot Corners, encourage affordable housing where permitted and focus tall buildings close to the GO station.
- Ensure that, through built-form transitions, increased density is Aldershot GO Central also met with street-scape design that creates a pedestrian focused area for travelers to arrive in, find amenities, and enjoy outdoor spaces.
- Be planned with the tallest buildings in the precinct located along the rail corridor, where shadows will have the least impact, and with the height peak of the precinct located where Waterdown Road intersects the rail line.

### Aldershot Main Street (Subject Property)

- Be characterized as a mid-rise precinct that advances the historic, neighbourhood driven-Plains Road Village Vision and establishes Aldershot Main Street a unique community destination with a focus on a continuous retail frontage and main-street pedestrian experience along the frequent transit corridors of Waterdown Road and Plains Road (East and West).

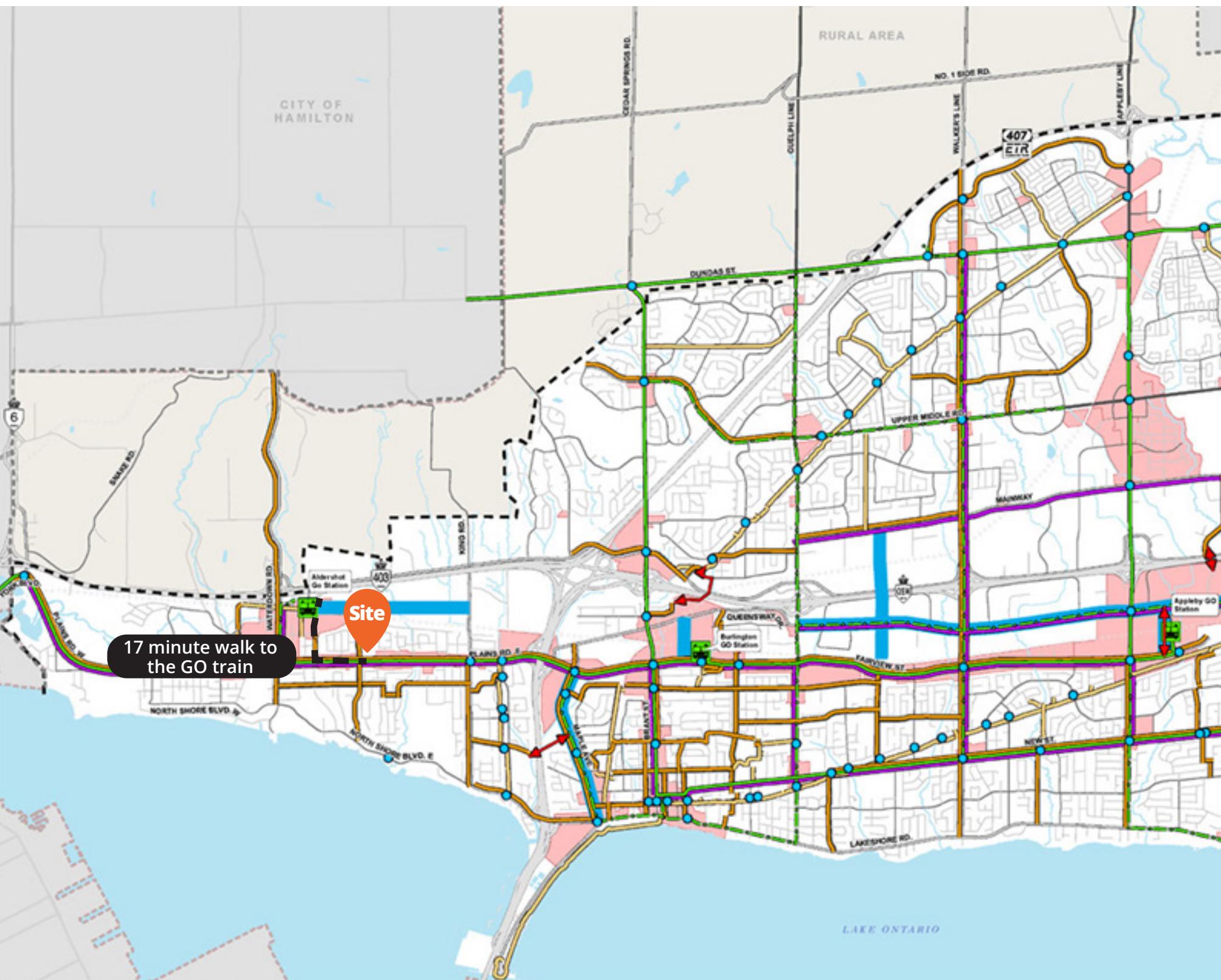
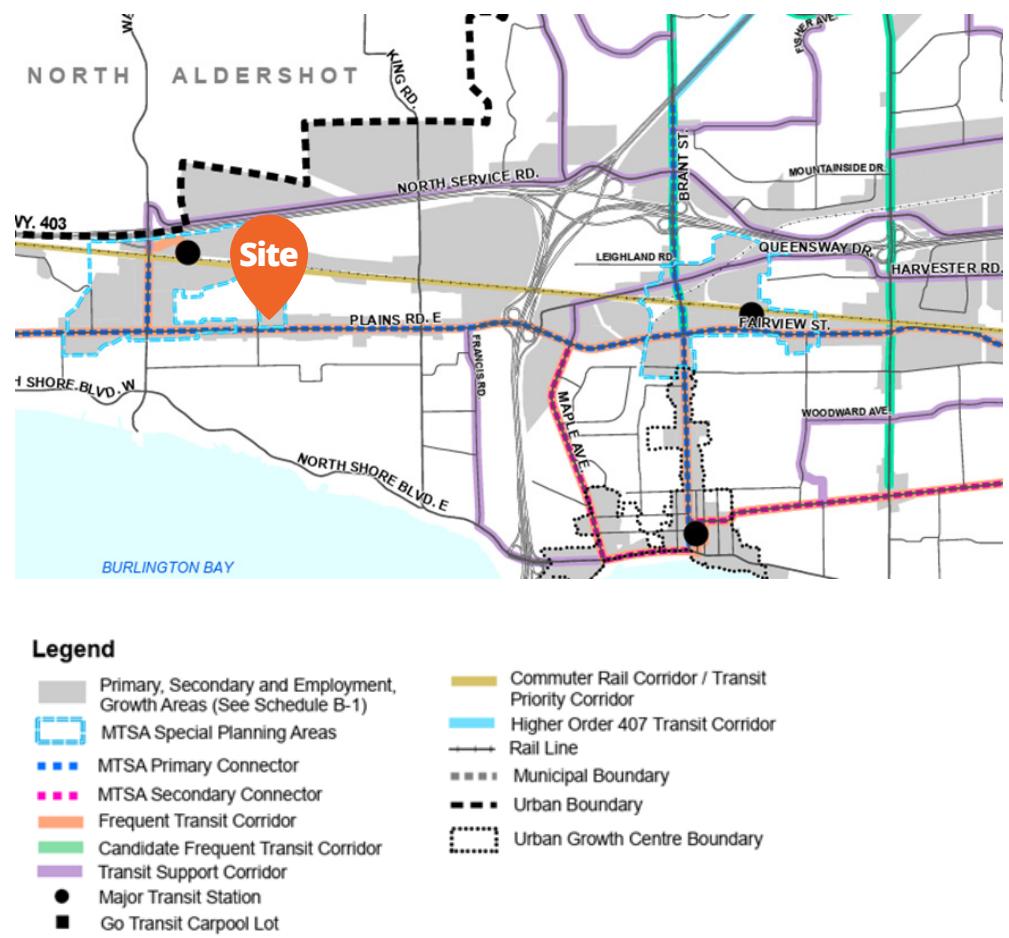
### Secondary growth areas

- i. located within Mixed Use Nodes and Intensification Corridors. In addition, Secondary Growth Areas also comprise select vacant residential sites and employment designated sites located immediately adjacent to a Major Arterial or Multi-Purpose Arterial Street.
- ii. shall be recognized as a distinct area within the city's Urban Area accommodating growth in accordance with the permissions and densities of the current land use designations
- iii. are areas expected to transition over the planning horizon and beyond and will not result in a significant relocation of planned growth outside of the Primary Growth Areas in order to ensure that the objectives and policies Infrastructure, Transportation and Utilities can be met
- iv. shall be limited to a maximum of mid-rise building form, unless otherwise permitted by the policies of this Plan
- v. where applicable, shall support the frequent transit corridors and accommodate development that is compact, mixed use and pedestrian-oriented in nature.

# Growth and long-term transit corridors

The Preferred Network Map provides insight and guidance to an Official Plan Amendment that has been Adopted by Council and will seek approval by the Minister of Municipal Affairs and Housing. As transit options continue to grow in the Region and City, additional funding will be required and secured to move forward. The City of Burlington has put a strong emphasis on limiting the need for automobiles and instead trying to provide additional options and solutions, including bus service, bike lanes, light rail transit etc.

The subject property sits directly along a major route, being Plains Rd E and is subject to gain additional transit services in the future, in addition to the services already nearby.



## Creation of major transit areas

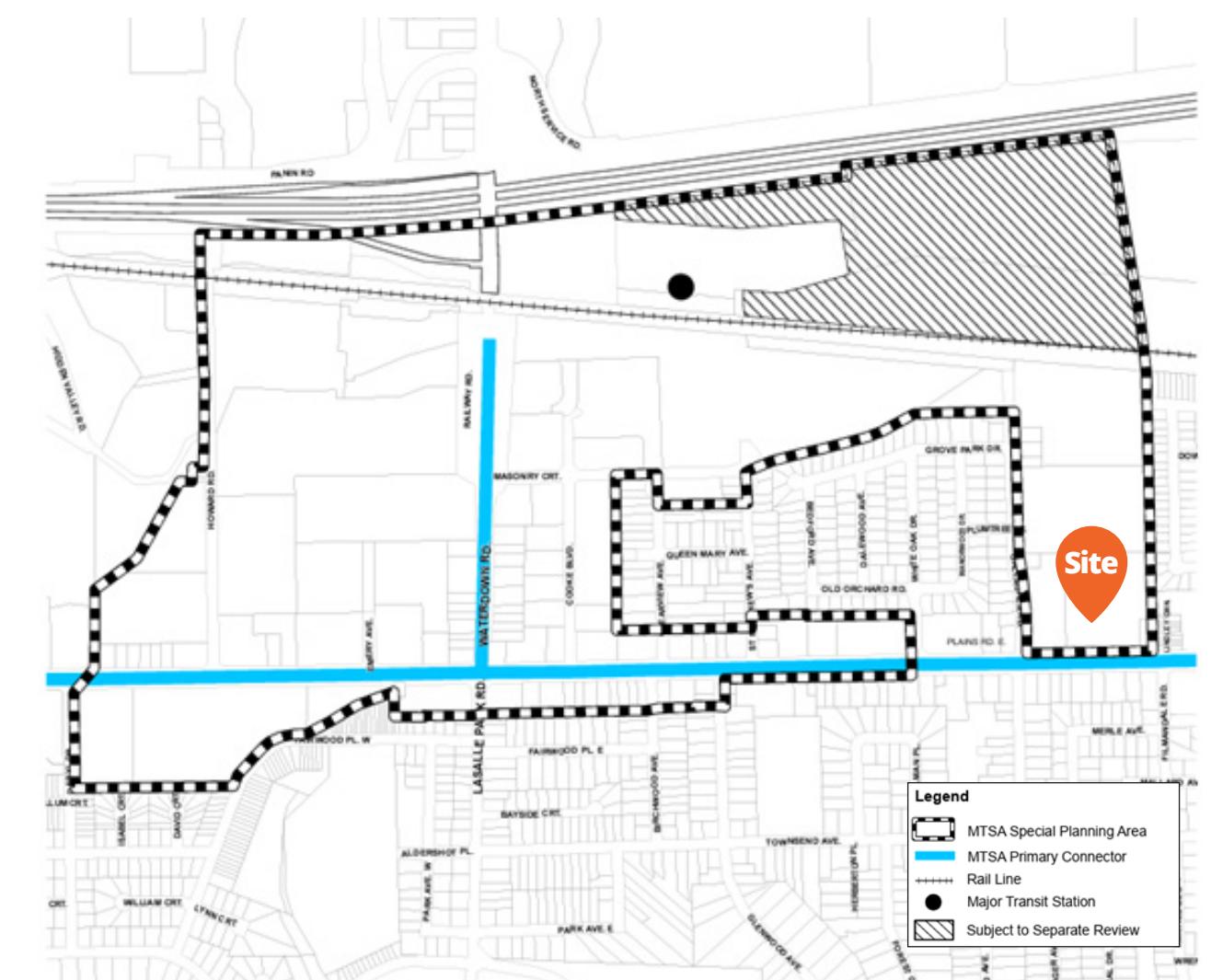
The Subject Site is located within one of the three Major Transit Station Areas (MTSA) – Burlington GO, Aldershot GO and Appleby GO, of which it is within the Aldershot GO MTSA.

The Aldershot GO Major Transit Station Area, also known as Aldershot Corners, is envisioned to continue to evolve as an urban neighbourhood with a distinct sense of place and neighbourhood identity that is connected with the surrounding community. Aldershot Corners is supported by five distinct precincts providing a mix of residential, commercial and employment uses, bordered by Hidden Valley Park to the west.

New multi-modal urban streets and active transportation facilities will support the continued evolution of Aldershot Corners into a walkable, urban community that is highly integrated with the existing surrounding community. The envisioned transportation network in the MTSA will provide enhanced mobility and improved access to the GO station as well as enhanced connections on the broader mobility network to the Burlington Urban Growth Center and the Downtown Urban Centre. The transportation network will also provide connections to nearby leisure and recreation opportunities such as parks and open spaces, as well as the many other amenities that Aldershot Corners already offers.

### Key highlights

- Development within the Aldershot GO Major Transit Station Area boundary shall be planned to achieve a minimum density of 150 residents and jobs combined per hectare and will contribute towards achieving the minimum density target of the Protected Major Transit Station Area.
- The minimum density target of 150 residents and jobs combined per hectare shall apply to the Aldershot GO Major Transit Station Area.
- Based on the minimum density of 150 residents and jobs combined per hectare, the corresponding population is approximately 15,249 residents and 2,565 jobs, for an estimated 17,814 residents and jobs combined to achieve a proportional target of approximately 80% residents and 20% jobs per hectare.
- The entire Aldershot GO MTSA is planned to achieve a minimum floor area ratio of 1.5 to be implemented and regulated through the Community Planning Permit By-law by way of permitted building heights.



### Permitted uses

- Residential uses excluding single detached dwellings, and semi-detached dwellings
- Office uses
- Retail and service commercial uses
- Entertainment uses
- Recreation uses
- Hotel uses, and
- Light assembly
- Public service facilities and institutional uses shall be permitted
- Assisted and additional needs housing are encouraged to locate in all precincts where residential uses are permitted
- The enlargement or extension of legal non-conforming

## Official Plan

On Nov. 30, 2020, the City's new Official Plan (Burlington Official Plan, 2020) was approved by Halton Region. However, parts of the plan have been appealed and will not come into effect until they are approved by the Ontario Land Tribunal. While these appeals are being resolved, parts of the City's old Official Plan (Burlington Official Plan, 1997) will stay in effect.

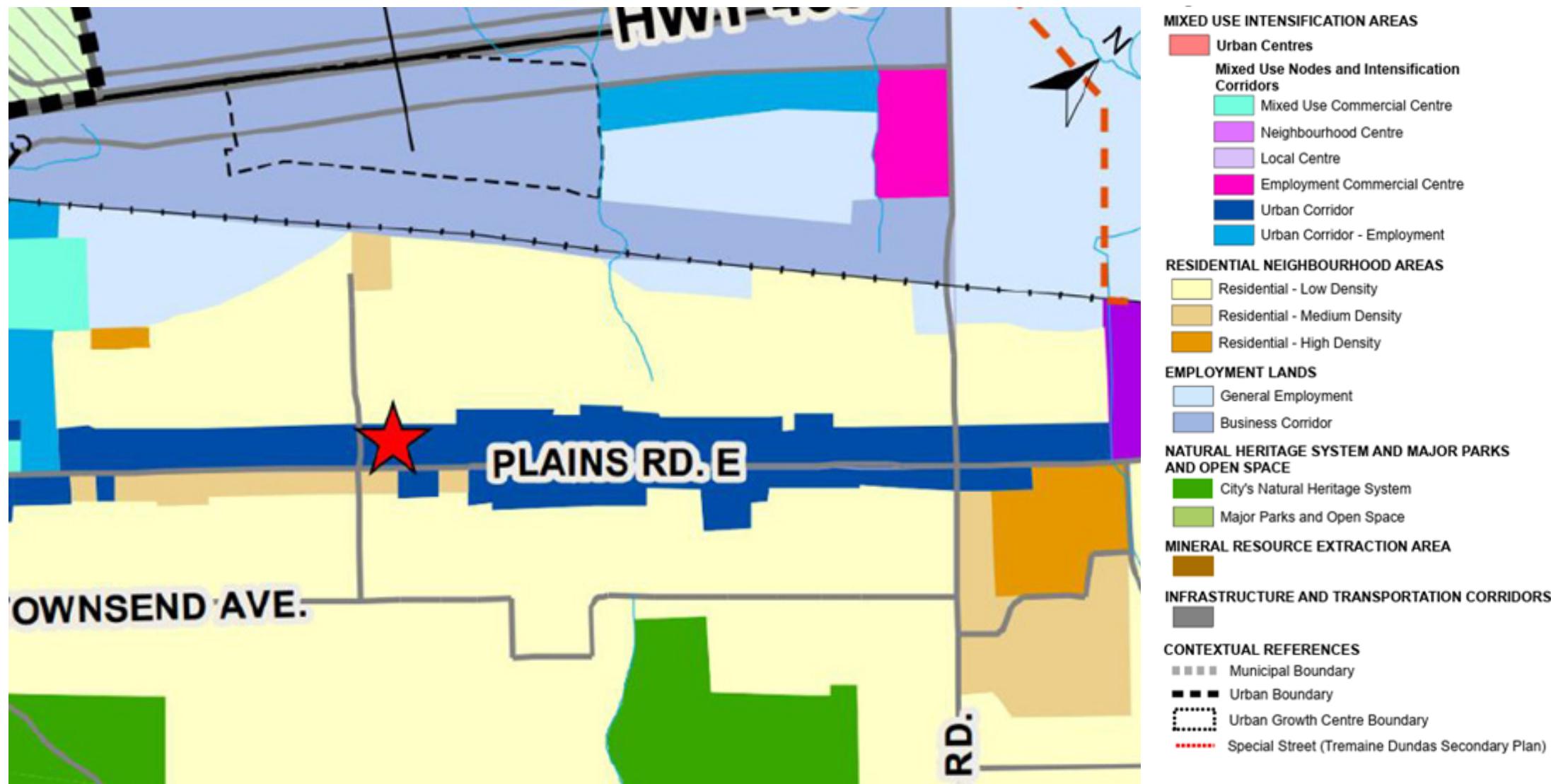
On July 1, 2024, through changes to the Planning Act, the Province identified the Region of Halton as an "upper-tier municipality without planning responsibilities". As a result, the Regional Official Plan is no longer an official plan for the Regional Municipality of Halton. Instead, it has been deemed an official plan of each of the lower-

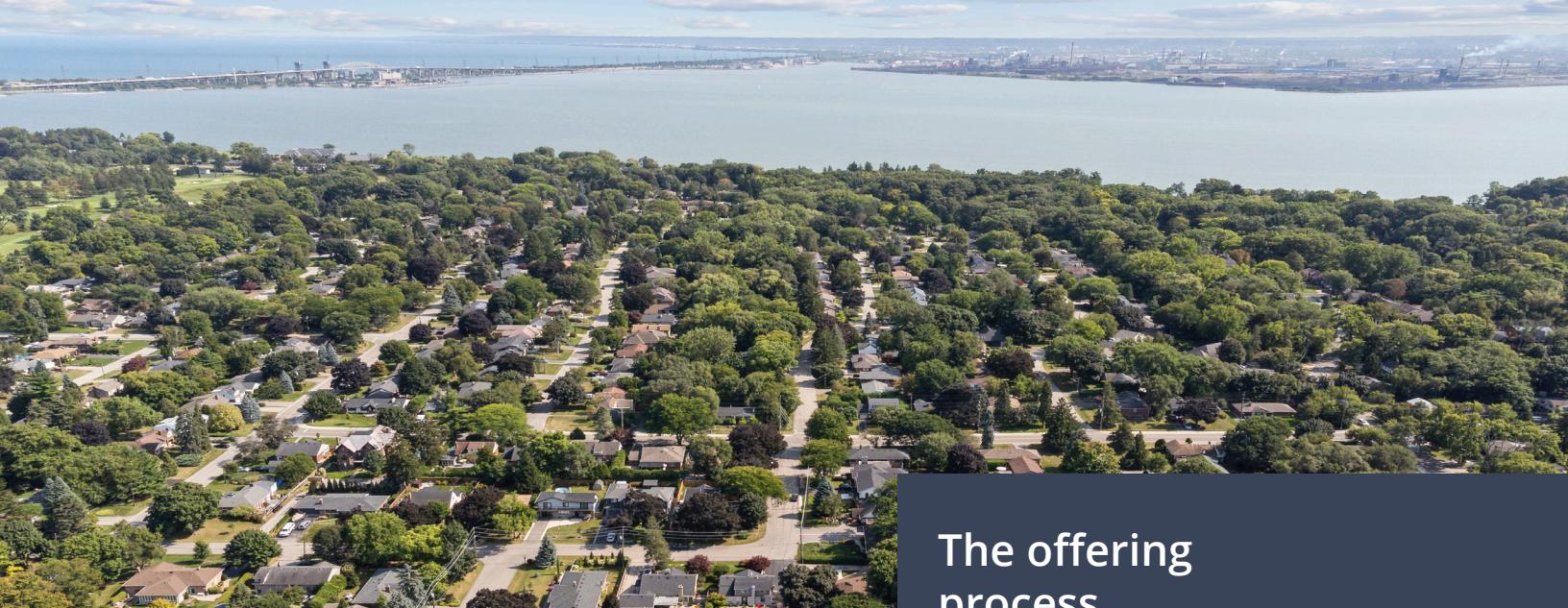
tier municipalities in Halton (City of Burlington, Town of Halton Hills, Town of Milton, and Town of Oakville), until it is revoked or amended by the respective municipality.

This means that there are now three Official Plans which apply to the City of Burlington- parts of the Halton Regional Official Plan, 1995, parts of the Burlington Official Plan, 1997, and parts of the Burlington Official Plan, 2020. To streamline its suite of land use planning policies, and to ensure alignment with the updated Provincial policy framework, the City is undertaking a realignment exercise for the Burlington Official Plan, 2020.

### Urban corridor designation objectives

- To provide locations in the city along key Major Arterial or Multi-Purpose Arterial Streets that will serve as areas of concentration for mixed use development in a compact built form, with residential, retail, service commercial, office, entertainment, public service facilities and institutional uses, and open space uses.
- To provide opportunities for a range of small and medium-scale retail and service commercial uses, and public service facilities in locations that meet residents' day-to-day and weekly goods and service needs.
- To recognize the development of Intensification Corridors will occur over time, and that the timing of development may vary from one segment to another, depending on market conditions and community needs.
- To encourage higher intensity, transit-supportive and pedestrian-oriented mixed-use development in a compact built form, while retaining compatibility with the surrounding area.
- To permit mixed use development on individual sites where various combinations of residential, retail, service commercial, office and other uses are located, or on sites where residential, retail, office and other uses are located next to one another.
- To protect the planned commercial function within Urban Corridors.
- To ensure development along Urban Corridors provides a safe, accessible and attractive pedestrian environment with connections to adjacent residential neighbourhoods and Employment Areas.





# Opportunity summary

**277 Plains Road East, Burlington**

**Total land area** 2.75 acres

**Number of parcels** One (to be severed)

**Zoning** MXG (Mixed Use)

**Asking price** \$13,750,000

**Get more information**

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## The offering process

### STEP ONE

#### Sign the Confidentiality Agreement

Complete & return by email to:  
john.bar@avisonyoung.com

[Download the Broker Confidentiality Agreement](#)

[Download the Principal Confidentiality Agreement](#)

### STEP TWO

#### Receive access to the ShareFile

Access to online ShareFile via the invitation sent to your email

### STEP THREE

#### Submit offer:

Offers will be reviewed on a as-come-basis

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