

Neighbourhood Meeting

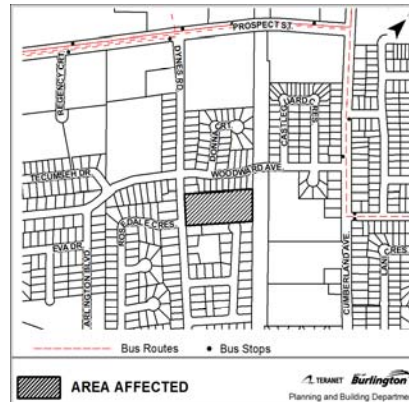
Application to amend the Official Plan and the Zoning By-law for 607 Dynes Road

Applicant: Metropolitan Consulting

Files: 505-04/16 and 520-10/16

Planning and Development Committee

October 13, 2016



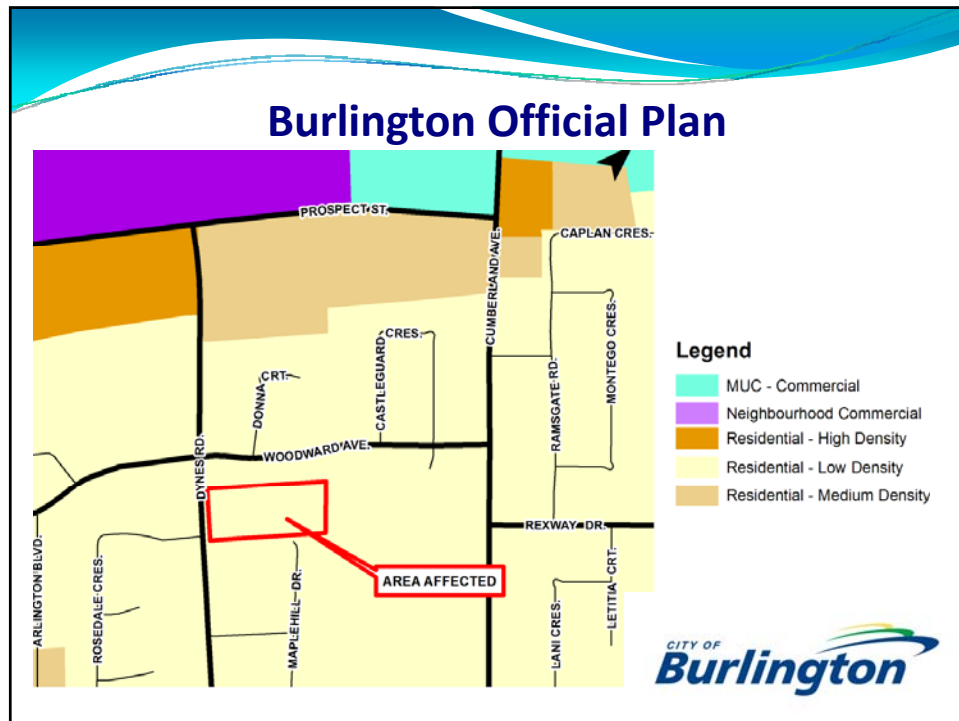
Overview of Development Site



Lot area: 0.54 ha
(1.33 acres)

Site Frontage: 75 m
and 20m
(along Dynes Rd.
and Maplehill Dr.
respectively)





Burlington Official Plan

- The subject property is designated “Residential Areas” on Schedule A – Settlement Areas.
- The subject property is designated “Residential Low Density” on Schedule B – Comprehensive Land Use Plan
- In Residential Low Density areas, single-detached and semi-detached housing units with a density (to a maximum) of 25 units per hectare shall be permitted.

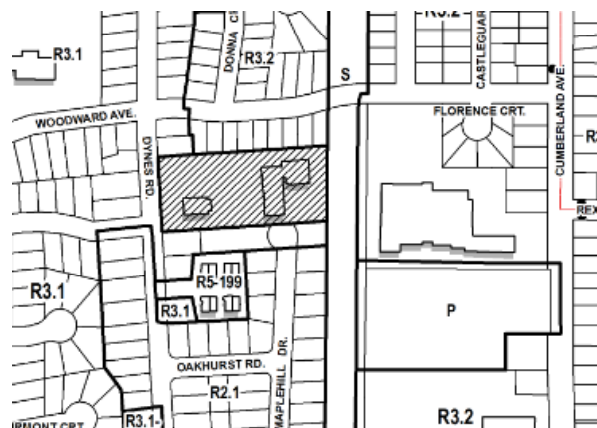
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Burlington Official Plan

- The current application is proposing 23 townhouse units and 2 semi-detached units;
- Proposing a residential density of 46.3 units per hectare;
- An Official Plan amendment is required for this application;
- The applicant is proposing to redesignate the subject lands from “Residential Low Density” designation to the “*Residential Medium Density*” designation;
- The “*Residential Medium Density*” designation is suitable for residential development that have a density ranging from 26 to 50 units per hectare.



Zoning By-law 2020



Zoning: R3.1 (Low Density) Zone

Permits single detached dwellings only.



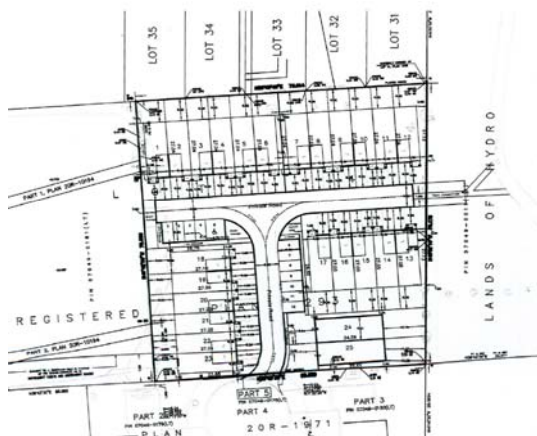
Zoning By-law 2020

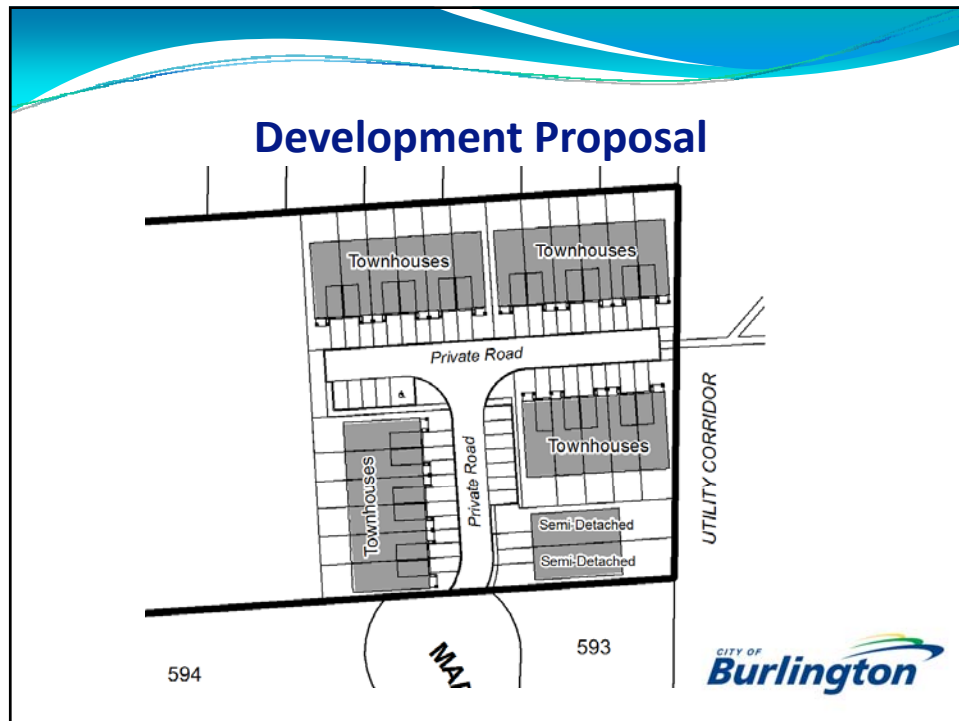
- The subject property is currently zoned R3.1 (Low Density) Zone.
- This zone currently only allows for the development of single detached homes
- The applicant is seeking to amend the zoning on the property to a RESIDENTIAL MEDIUM DENSITY (RM2) ZONE with exceptions



Development Proposal

Application seeks approval to allow for 23 townhouse dwelling units and 1 semi-detached unit. For a total of 25 residential units.





For more information:

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Visit the City's website: www.burlington.ca/607Dynes

