

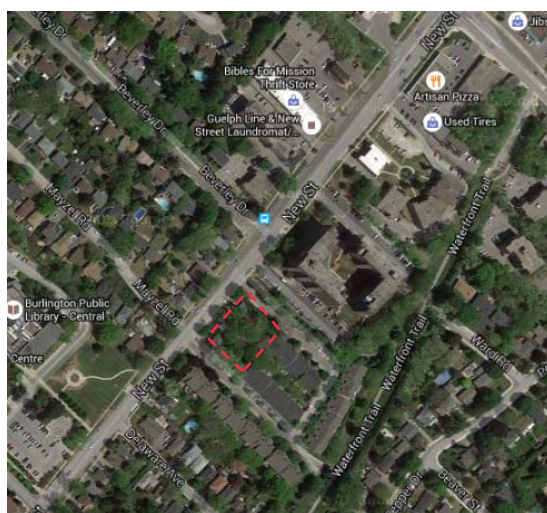
Recommendation Report

Application to amend the Zoning Bylaw

Applicant: Dawn Victoria Homes
Addresses: 2360, 2364, and 2368 New Street
Date: February 28th, 2017



Overview of Development Site



Site Area:
0.22 ha



Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation: Medium Density Residential uses
Conforms to OP

Existing zoning: H-RM2 (Residential Medium Density)

Zoning Amendment Required



The Application



- 11 3-storey townhouse units. The applicant has proposed two blocks of townhouses that will provide individual front door accesses and private walkways, facing onto the existing private condo road to the east and west of the subject lands.

The Application



Public Consultation

- A neighbourhood information meeting was held April 4, 2016.
- Public comments received prior to the statutory public meeting in July 2016, were attached to report PB-62-16
- **General Themes:**
 - Concern over increased traffic
 - Concern about lack of dedicated visitor parking.
 - Concern about lack of amenity space
 - Shadow and privacy impacts on surrounding homes



Recommendation

Approve the application, to amend the zoning bylaw, submitted by Dawn Victoria Homes to permit the development of 11 townhomes at 2360, 2364, and 2368 New Street; and

Enact and pass Zoning Bylaw 2020.378 as attached as Appendix C of Planning and Building Department report PB-10-17 to amend the zoning for lands at 2360, 2364, and 2368 New Street from H-RM2 (Residential Medium Density) Zone to RM2-468 (Residential Medium Density Exception) Zone; and

Deem that Bylaw 2020.378 will conform to the Official Plan of the City of Burlington and that there are no applications to alter the Official Plan with respect to the subject lands.