

Statutory Public Meeting

Application to amend the Zoning By-law

Applicant: Wellings Planning Consultants Inc.
Owner: O'Malley Enterprises Ltd.
Address: 33 Fairwood Place West and
Block 19 & 20 20M-698
Date: May 30, 2017



Overview of Development Site



Site Area: 0.12 ha

Location:
West of LaSalle Park
Road, south of
properties fronting on
Plains Rd. W

Surrounding land uses
include detached
dwellings, townhouses,
and mixed use on
Plains Rd.



Burlington Official Plan & Zoning By-law

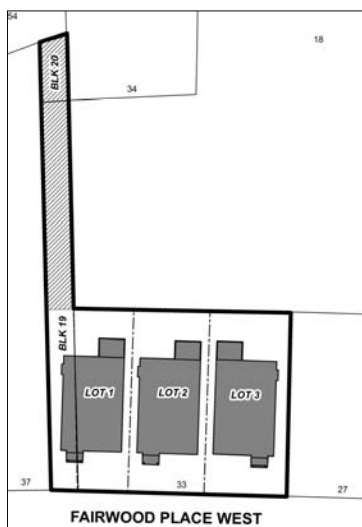


Official Plan Land Use Designation:
Low Density Residential

Existing Zoning:
R2.1 Low Density Residential (33 Fairwood Pl. W) & RM5-80 (Blocks 19 & 20, 20M-698)

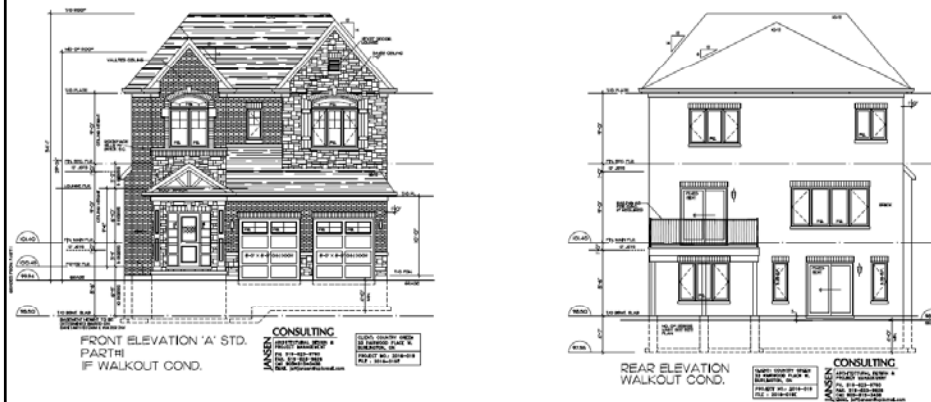


The Application



- Rezoning to R3.4 zone with site specific exceptions
- 3 single detached dwellings on 3 lots (future severance)
- 2 storey dwellings with walk-out basements
- Pedestrian and vehicle access onto Fairwood Place West
- Lots are 367m², 374m² and 384m²
- Lot widths of 12m-13m
- Site specific exceptions required for reduced lot area, front porch encroachment, rear yard setback, rear balcony setback, side yard setbacks, and lot coverage

The Application



Rendering of front and rear elevations of proposed dwellings

Public & Agency Consultation

Public comments/concerns

- Tree removal required to facilitate development
- Use of part of Block 19, 20M-698 by adjacent townhouse units (garden area and snow storage)
- Lot sizes and setbacks proposed do not fit within the context of the existing neighbourhood
- Increased vehicular congestion on Fairwood Place West

Technical comments/concerns:

- Removal of one City tree will require Council approval
- Grading and drainage concerns
- Remnant portion of Blocks 19 & 20, 20M-698
- Geotechnical investigation for possible site contamination

For more information:

Contact: Lauren Vraets, Planner II
(905) 335-7600 ext. 7536
lauren.vraets@burlington.ca

Visit the City's website for this file:
www.burlington.ca/33FairwoodPlaceWest



Regulation	R3.4 Zone Requirement	Proposed	Exception Required
Lot Width	12 m	13.0m (Lot 1) 12.2m (Lot 2) 12.2m (Lot 3)	No
Lot Area	400 m ²	384.2 m ² 367.6 m ² 374.6 m ²	Yes (All)
Front Yard Setback	6 m	6.1m 6.0m 6.0m	No
Front Porch Encroachment	0.65m	1.5m 1.5m 1.4m	Yes (All)
Rear Yard Setback	7.5 m	7.0m 7.5m 7.9m 4.0m (balconies)	Yes (Lot1) Yes (All)
Side Yard Setback (interior lot)	10% of Lot Width	1.3m 1.2m 1.2m	Yes (Lot1)
Lot coverage	40%	41% 42% 42%	Yes (All – 45% to include rear balconies)