File: 505-05/15 & 520-04/15

Staff presentation

Recommendation Report

Recommending approval of applications to amend Official Plan and Zoning By-law to permit 18 townhouse units at 2384 Queensway Drive

Report PB-05-17

Applicant: GSP Group for **Habitat for Humanity**

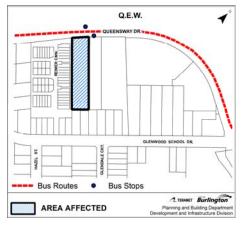
Address: 2384 Queensway Drive

Date: May 30th, 2017





Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation:

Neighbourhood Commercial

Proposal does not conform with Official Plan

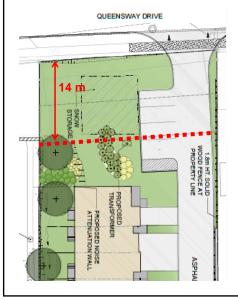
Existing zoning:

CN2

 Proposal does not conform with Zoning Bylaw

The Application Proposal to develop 18 affordable standard townhouse units Requests Official Plan Amendment to redesignate land from Neighbourhood Commercial to Residential - Medium Density Requests Zoning By-law Amendments Rezone land from CN2 to a modified RM2 zone (H-RM2-XXX) • Site-specific regulations relate to lot dimensions, density, landscaping, parking, building height, and fence height Staff recommend "H" Holding Symbol

Visitor Parking



- 8 visitor parking spaces proposed
- MTO requires 14m setback from front lot line
 - No required features permitted within setback
- 3 of 8 visitor spaces are proposed within MTO setback
 - Zoning By-law will only require 5 visitor spaces, so these 3 can be considered surplus for MTO purposes
 - Locating parking within MTO setback creates room for larger amenity area in south end of site
- Each unit will also have 2 occupant parking spaces (including garage)

Holding Symbol

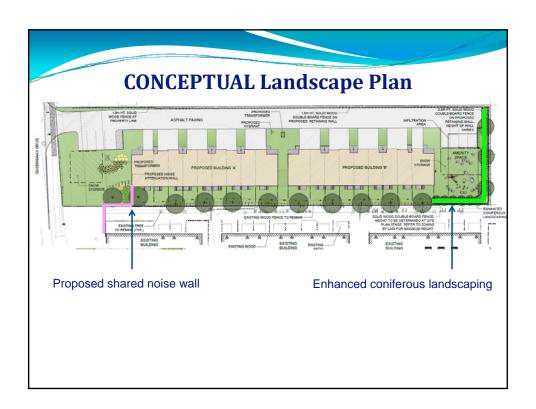
Proposal would convert commercial property to a more sensitive use: residential.

Staff therefore recommend placing an "H" Holding Symbol on the property, to prevent development until:

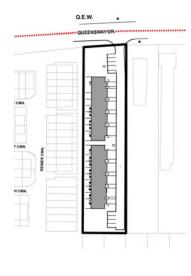
- A Record of Site Condition has been filed with and acknowledged by the Ministry of the Environment, and
- 2. All environmental site conditions requirements related to the Record of Site Condition have been met.

Public Consultation

- Standard posting of notice sign & 120m public circulation
- ${ullet}$ Neighbourhood meeting held November 2015, attended by ${\sim}20$ residents
- Two emails received after neighbourhood meeting
 - Comments about landscaping and buffering for noise and privacy
- Statutory Public Meeting held March 2016
- Two emails received after statutory public meeting
 - Questions about technical studies and application processes
 - Comments about privacy, landscaping, noise, and density
- Public comments are attached as appendices to report PB-05-17
- Additional consultation with Reimer Common neighbours regarding fences



Conclusion



- The subject property is an appropriate location for residential intensification
- The proposed development will provide 18 affordable housing units, as encouraged by the Official Plan (Part II, s. 2.4)
- Staff recommend approval of the applications to amend the Official Plan and Zoning By-law to permit the development of 18 townhouse units at 2384 Queensway Drive.

Zoning By-law Amendments

	Based RM2 Zone Regulations	Recommended RM2-XXX Regulations
Permitted Uses	Various residential building types including	Townhouses only (maximum 18 units)
	townhouses	
Lot width & Lot Area	Minimum 45 m width, 0.4 ha area	Minimum 30 m width, 0.37 ha area
Density	Maximum 40 units/ha	Maximum 49 units/ha
Privacy Area	20m² per unit,	17m ² per unit,
	Privacy areas must be enclosed by privacy	Privacy area screening may be open on one
	screen.	side.
Landscape Area	6 m abutting Queensway Drive	6 m abutting Queensway Drive, and
		additionally:
		A landscape area measuring min 1.25 m x 4.
		m in entry yard of each townhouse unit.
Landscape Buffer	Minimum 6 m abutting R1, R2, R3 zone	Minimum 2.5 m abutting R1, R2, R3 zone
Parking	Minimum 9 visitor spaces (0.5 per unit);	Minimum 5 visitor spaces (0.28 per unit);
	Set back min. 6 m from R1, R2, R3 zone;	Set back min. 2.5 m from R1, R2, R3 zone;
	Set back min. 3 m from walls containing	Set back min. 2 m from walls containing
	windows of habitable rooms.	windows of habitable rooms.
Building Height	Maximum 2 storeys	Maximum 3 storeys to 13 m
Maximum combined	Abutting a non-residential zone: max. 3 m	Abutting a non-residential zone (east): max.
height for a retaining wall	•	3.3 m
and fence	Abutting an R1, R2, R3 zone: max. 2 m	Abouting on D4 D0 D0 come (country) areas 0
	Abutting adjacent townhouses: 2 m	Abutting an R1, R2, R3 zone (south): max. 3. m
		Abutting adjacent townhouses (west): 3.3 m