

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

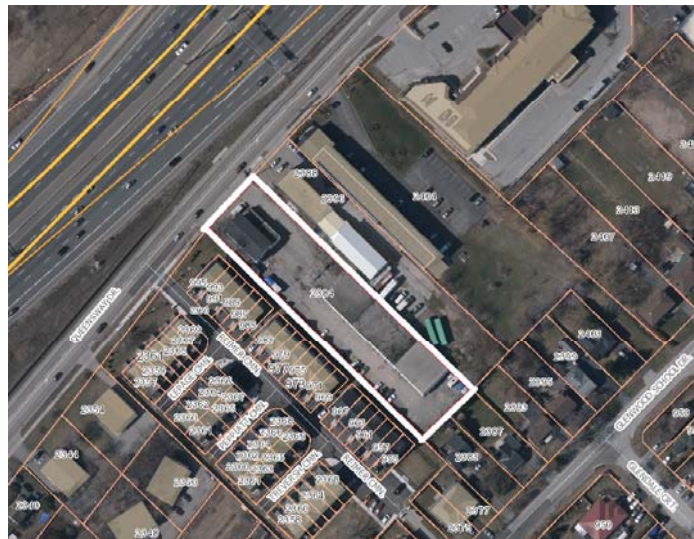
Applicant: GSP Group for Habitat for Humanity

Address: 2384 Queensway Drive

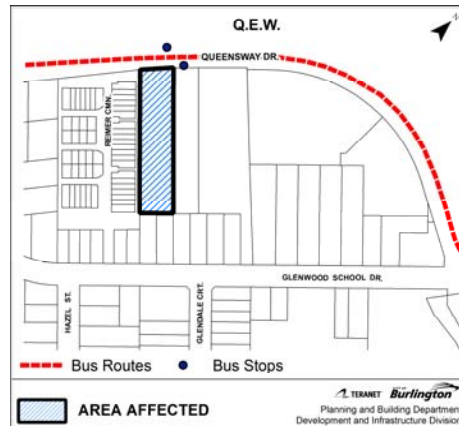
Date: May 30th, 2017



Property under Application



Burlington Official Plan & Zoning Bylaw



Existing Land Use Designation:

Neighbourhood Commercial

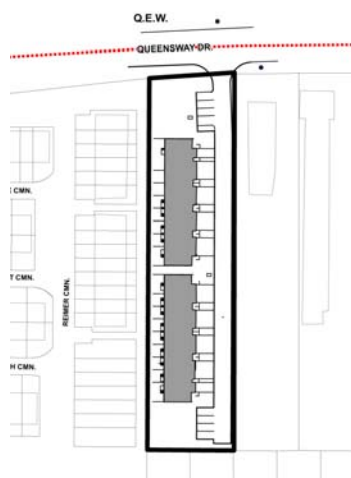
- Proposal does not conform with Official Plan

Existing zoning:

CN2

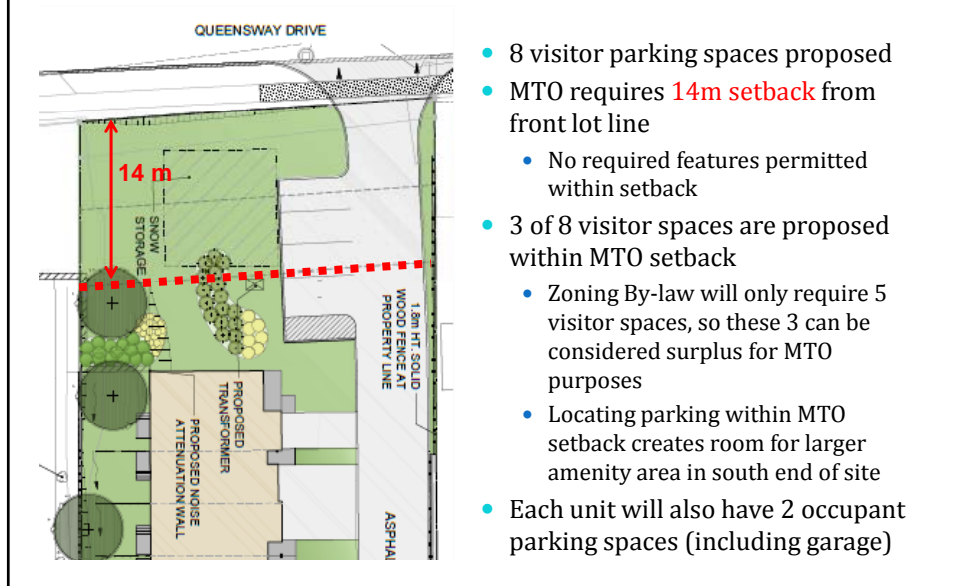
- Proposal does not conform with Zoning By-law

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 to:
 - 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



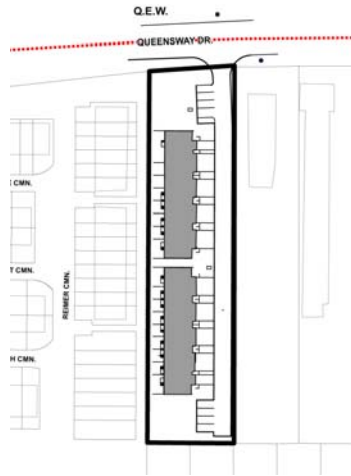
Holding Symbol

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:

1. 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.

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	Townhouses only (maximum 18 units)
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	20m ² per unit, Privacy areas must be enclosed by privacy screen.	17m ² per unit, Privacy area screening may be open on one side.
Landscape Area	6 m abutting Queensway Drive	6 m abutting Queensway Drive, and additionally: A landscape area measuring min 1.25 m x 4.5 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); Set back min. 6 m from R1, R2, R3 zone; Set back min. 3 m from walls containing windows of habitable rooms.	Minimum 5 visitor spaces (0.28 per unit); Set back min. 2.5 m from R1, R2, R3 zone; Set back min. 2 m from walls containing windows of habitable rooms.
Building Height	Maximum 2 storeys	Maximum 3 storeys to 13 m
Maximum combined height for a retaining wall and fence	Abutting a non-residential zone: max. 3 m Abutting an R1, R2, R3 zone: max. 2 m Abutting adjacent townhouses: 2 m	Abutting a non-residential zone (east): max. 3.3 m Abutting an R1, R2, R3 zone (south): max. 3.6 m Abutting adjacent townhouses (west): 3.3 m