

## Recommendation Report

### Application to amend the Zoning Bylaw

**Applicant:** Royal Living Development Group Inc.  
**Addresses:** 3225-3237 New Street  
**Date:** April 10<sup>th</sup>, 2018



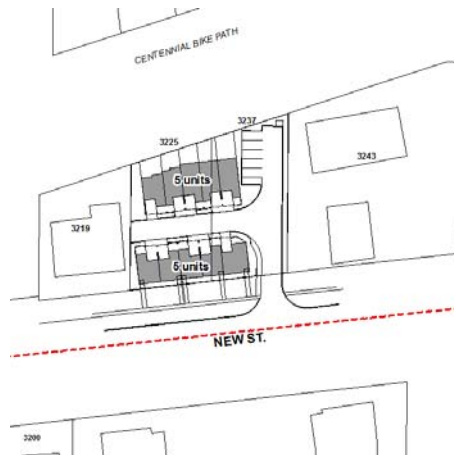
### Overview of Development Site



Site Area: 0.2  
hectares



## The Application



- 10 3-storey townhouse units. The applicant has proposed two blocks of townhouses fronting onto a private condominium road.

## Burlington Official Plan & Zoning Bylaw



### Existing Land Use

**Designation:** Residential – Medium Density

**Existing zoning:** Residential – Medium Density with Holding Provision (H-RM2)

## Proposed Amendment

- **Zoning By-law Amendment**
  - Proposal to rezone the lands from “Residential Medium Density with Holding Provision (H-RM2)” to “Residential Medium Density with Site Specific Exception (RM2-477)”.
  - Proposed site specific provisions include setbacks, height and landscape area.



## Provincial Policy

- The proposed development is in keeping with the Provincial Policy Statement (PPS)
  - Accommodates an appropriate range and mix of housing types to meet long-term needs of community
  - Proposes to use existing infrastructure
- The proposed development is in keeping with the Places to Grow Act
  - Supports a compact and efficient development form and complete community
- The proposed development is in keeping with the Halton Region Official Plan

## **Recommending Approval**

- Modified development is consistent with Provincial, Regional and Municipal policy framework;
- Staff recommends a modified approval of the applications to amend the Zoning By-law, subject to the conditions outlined in Report PB-17-18.

