Recommendation Report

1159 Bellview Crescent

Applications for a plan of subdivision and to amend the Zoning By-law

Applicant: Markay Homes Files: 510-04/17 & 520-24/17



Overview of Development Site

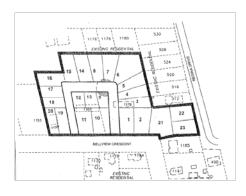


Site Area: 0.23 hectares



Bellview Crescent/ Regina Drive Development Plan

• 1998 Council approved concept plan:



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Burlington Official Plan & Zoning By-law Existing Land Use Designation: Residential – Low Density Existing zoning: Residential Low Density (R3.2)

The Application Five detached lots have been proposed - two fronting onto Bellview Crescent and three fronting onto a private road. The proposed block for private road will complete the private road on the adjacent draft approved plan of subdivision at 1143 1167 Bellview Crescent. Exemptions are for: Reduced setbacks and driveway lengths BELLVIEW CRES. Proposed Subdivision at 1159 Bellview Crescent Increased height and lot coverage

Public Consultation

- A neighbourhood information meeting was held February 22, 2018
- A Statutory Public Meeting was held May 8, 2018
- Public comments are attached as Appendix D to report PB-52-18
- General themes:
 - Concerns about grading and drainage
 - Concern about mud during construction
 - Suggestion about side yard setbacks for lots fronting Bellview Crescent

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Recommendations

- Modified development is consistent with Provincial, Regional and City policy frameworks.
- Staff recommends approval of the proposed plan of subdivision and modified approval of the rezoning application subject to conditions outlined in Report PB-52-18.

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