

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



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Overview of Development Site



Site Area: 0.23 hectares



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Bellview Crescent/ Regina Drive Development Plan

- 1998 Council approved concept plan:



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Burlington Official Plan & Zoning By-law



Existing Land Use

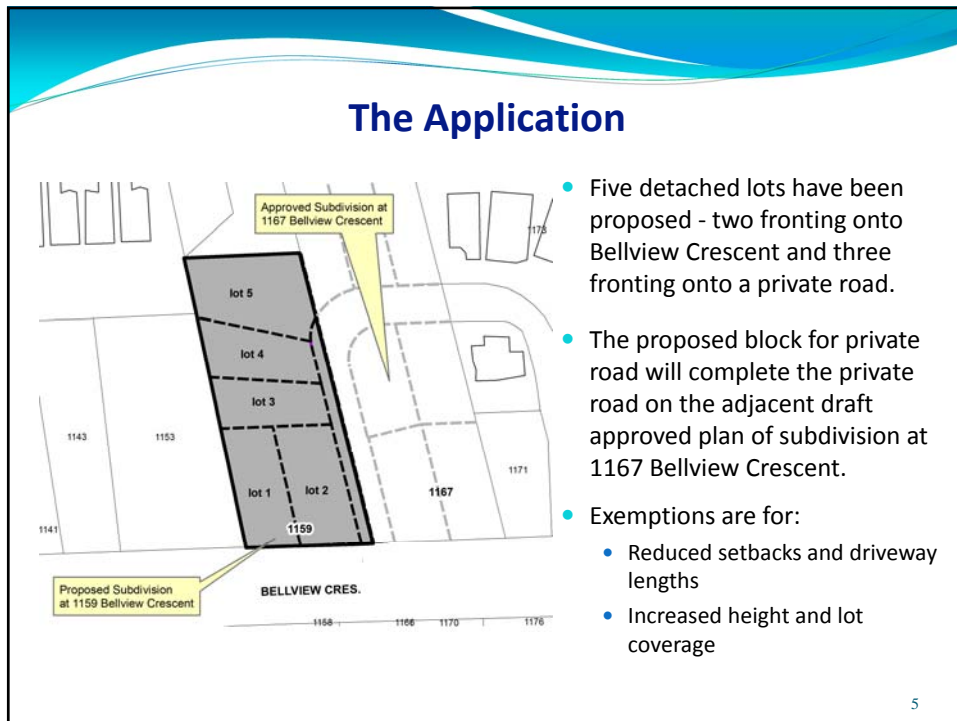
Designation: Residential – Low Density

Existing zoning: Residential Low Density (R3.2)



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The Application



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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.