

# Recommendation Report

## Applications for a Plan of Subdivision and to amend the Zoning By-law

**Applicant:** Bloomfield Developments Inc.  
**Address:** 143 Blue Water Place & 105 Avondale Court  
**File:** 510-01/19 & 520-04/18  
**Date:** November 5, 2019



## Overview of Development Site



Site Area:  
1.6 hectares



## Burlington Official Plan & Zoning By-law



### Existing Land Use Designation:

- Residential – Low Density

### Existing zoning:

- Residential Low Density (R1.2)



## The Applications



- To subdivide the property into eight lots for detached dwellings, and four blocks for dedication to City;
- To amend the Zoning By-law to allow reduced lot areas, lot widths, front yard, side yard and rear yards.
- Private laneway to be reconstructed to municipal standards and conveyed to City.



## Public Consultation

- Public comments are attached as Appendix D to report PB-69-19
- General themes:
  - Compatibility
  - Flooding and maintenance of existing drainage feature
  - Opposition to proposed window-to-the-lake
  - Opposition to sidewalks and lighting on proposed municipal right-of-way
  - Precedence for future development in neighbourhood
  - Loss of trees



## Recommendations

- Proposed development is consistent with Provincial, Regional and City policy frameworks.
- Development will result in the provision of full municipal services to an area within the City's Urban Area that is currently on septic systems.
- Proposed window-to-the-lake conforms to the waterfront principles, objectives and policies of the City's Official Plan, including the objective *"to enhance public accessibility to the waterfront by obtaining waterfront open space, parkland and trails when considering development applications along the waterfront"* (Part II, 9.4.1 c)).



## Recommendations

- Sidewalk and streetlighting on Blue Water Place supports active transportation and enhances road safety.
- Staff recommends approval of the rezoning application as outlined in Appendix B, and draft approval of the subdivision application with conditions outlined in Appendix C of Report PB-69-19.