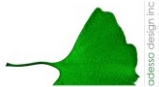


2294-2300 QUEENSWAY DRIVE

WAGGY INC.

March 10th, 2020

OFFICIAL PLAN, ZONING BY-LAW AMENDMENT & DRAFT
PLAN OF SUBDIVISION
PLANNING COMMITTEE MEETING



1

2294-2300 Queensway Drive

SUBJECT LANDS



- Legally Described as Part of Lot 17 , Concession 3, South of Dundas Street; Lots 19 and 20 Registered Plan 338.
- Municipally known as 2294 & 2300 Queensway Drive, Burlington
- Approximate Area of ±4035.68 square metres (0.40 hectares).

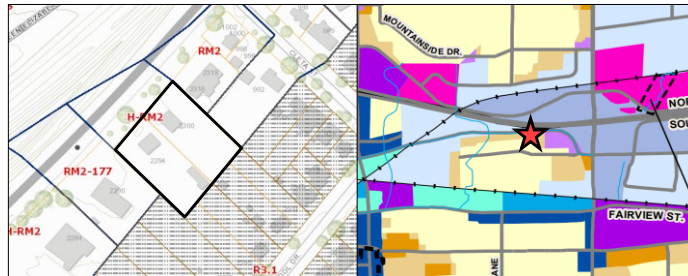


2

2294-2300 Queensway Drive

POLICY BACKGROUND

- The Subject Lands are designated “Residential Medium Density” on Schedule B of the City of Burlington Official Plan.
- The subject lands are currently zoned “H-RM2: Residential Medium Density” within the City of Burlington Zoning By-law No. 2020, which permits townhouses dwellings.



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2294-2300 Queensway Drive

APPLICATION TIMELINE

- Pre-Application Consultation Meeting held on **May 28th, 2019**.
- Zoning By-law and Official Plan Amendment, and Draft Plan of Subdivision Applications deemed complete on **December 11th, 2019**.
- Last of City and Agency circulation comments received on **February 11th, 2020**.
- Email from City Staff on **February 11th, 2020** advising of refusal recommendation and target of March 10th Planning Committee Date.
- Meeting with City Staff on **February 13th, 2020** to discuss potential revisions to development concept. Staff advised that due to timing, refusal recommendation would be maintained.



4

2294-2300 Queensway Drive

SUBMITTED CONCEPT PLAN



5

2294-2300 Queensway Drive

APPLICANT'S REQUEST

- The Applicant has not been afforded the opportunity to respond to any of Staff's comments.
- The request of the Applicant is for Council to **defer** the Decision of the submitted Application(s) until such time as the Applicant has been able to conduct a thorough review of the comments received on the application, and resubmit detailed responses to each of Staff and circulated agency comments.
- This will enable the Applicant to continue to work collaboratively with City Staff, the public and other agency stakeholders to address all comments.
- The Applicant would also request that Council **waive** the 7.5m road widening requirement adjacent to the subject lands.



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2294-2300 Queensway Drive

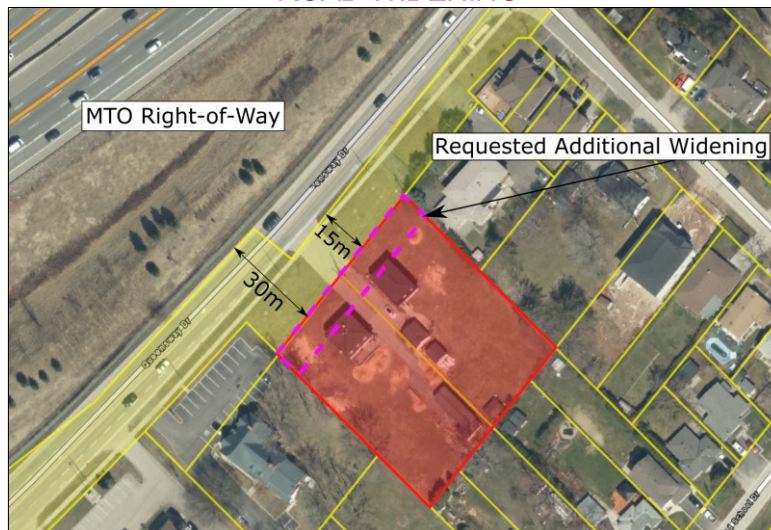
ROAD WIDENING

- Under *Table 2 – Road Allowance Widths* of the City of Burlington's Official Plan, the subject lands front onto a portion of Queensway Drive with an ultimate deemed width of 30 metres.
- Staff has requested a 7.5m metre setback along the front of the property to accommodate a potential future road widening.
- The existing road right-of-way width adjacent to the subject lands is approximately $\pm 15\text{m}$ wide over a portion of the property, and $\pm 30\text{m}$ wide over a portion; however this portion of Queensway Drive has a very unique circumstance.
- Recent development at 1002 Clela Street ($\pm 40\text{m}$ to the east) not required to convey widening or provide 7.5m setback.
- Lands to the west closed by City By-law 91-1998 and conveyed.



2294-2300 Queensway Drive

ROAD WIDENING



2294-2300 Queensway Drive

ROAD WIDENING



9

2294-2300 Queensway Drive

SUMMARY

- The request of the Applicant is for Council to **defer** the Decision of the submitted Application(s) until such time as the Applicant has been able to conduct a thorough review of the comments received on the application, and resubmit detailed responses to each of Staff and circulated agency comments.
- The Applicant would also request that Council **waive** the 7.5m road widening requirement adjacent to the subject lands, given the unique circumstance.
- The Applicant has already engaged the technical consultants for each discipline to review and revise the Development Concept accordingly, in preparation for a resubmission to Staff.



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2294-2300 Queensway Drive

QUESTIONS?

