

Statutory Public Meeting & Recommendation Report

Application for an Official Plan and Zoning By-law Amendment and Plan of Subdivision

Applicant: Waggy Inc.

Address: 2294 & 2300 Queensway Drive

File: 505-05/19, 520-10/19 & 510-02/19

Date: March 10, 2020



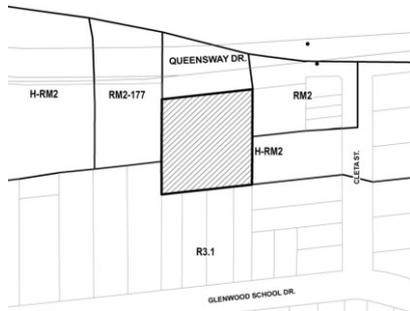
Overview of Development Site



Site Area:
0.4 hectares



Burlington Official Plan & Zoning By-law



Existing Land Use Designation:

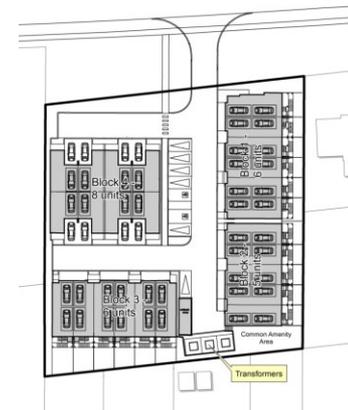
- Residential – Medium Density

Existing zoning:

- Residential Medium Density with Holding Provision (H-RM2)



The Application



- 25 freehold townhouse units (8 back-to-back, and 17 traditional) on a private road.
- To amend the Official Plan to allow a maximum density of 63 units/ha;
- To amend the Zoning By-law to allow reduced setbacks, landscape areas, landscape buffers, amenity areas;
- To register a plan of subdivision consisting of 25 parcels of tied land and a future common element road.



Public Consultation

- Public comments are attached as Appendix B to report PL-17-20.
- General themes:
 - Size of backyards and amenity areas are too small for future residents of development to enjoy;
 - Privacy impact of proposed building height;
 - Traffic impact on Queensway Drive and local streets;
 - Impact on redevelopment potential of 992 Cleta Street;
 - Opportunities to enhance the sustainability of the development (e.g. renewable energy, passive solar design, vehicle use reduction, and affordable and accessible housing).



Recommendations

- Applications are not consistent with Provincial, Regional and City policy frameworks:
 - Long-term protection of infrastructure corridors;
 - Adequacy of hydro transformer location and fire access route;
 - Compatibility with existing neighbourhood;
 - Accessibility and safety of outdoor amenity area;
 - Feasibility of project from site engineering perspective;
 - Impact of redevelopment potential on 992 Cleta.
- Staff recommends refusal of applications.