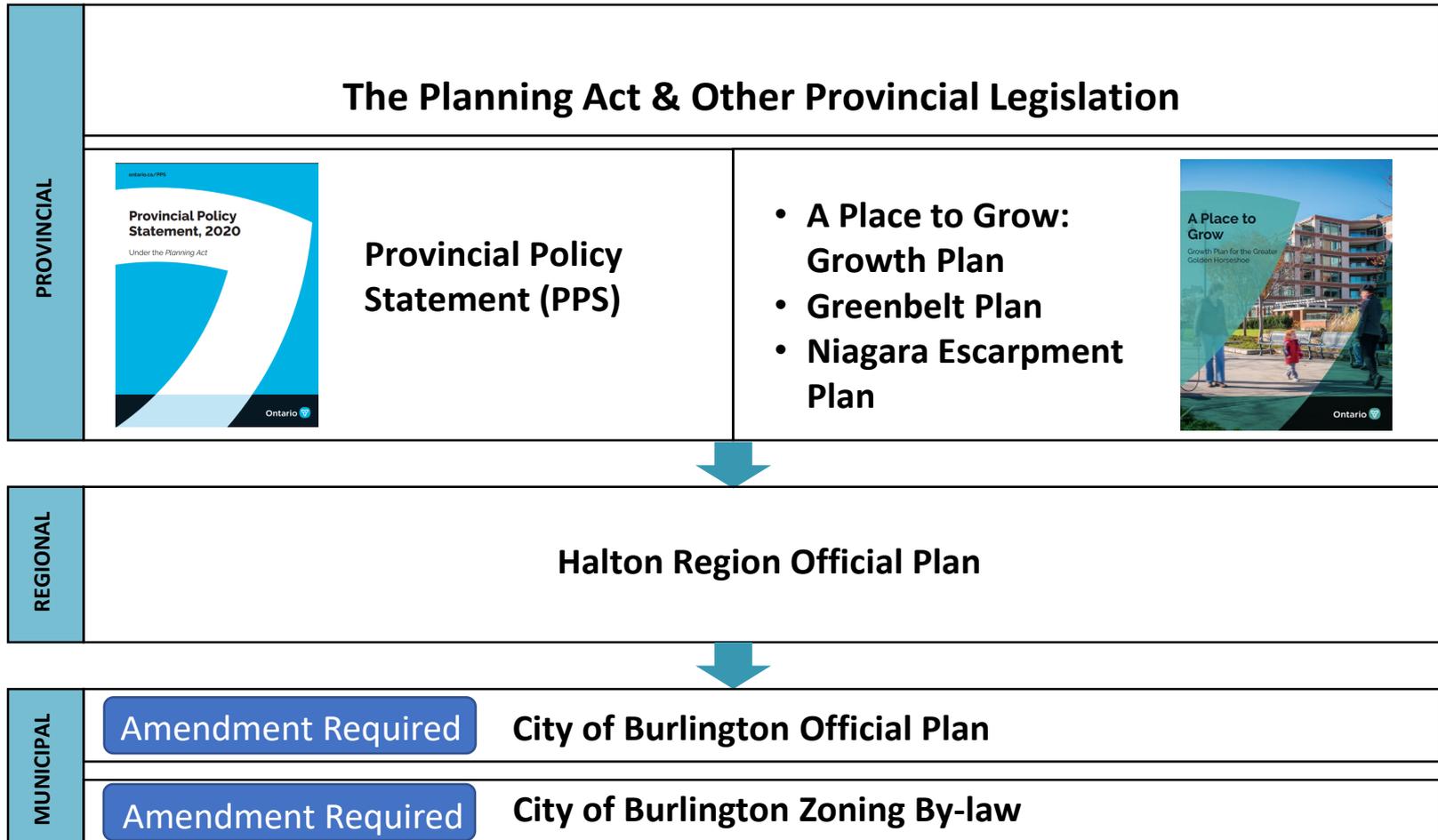


Statutory Public Meeting & Recommendation Report

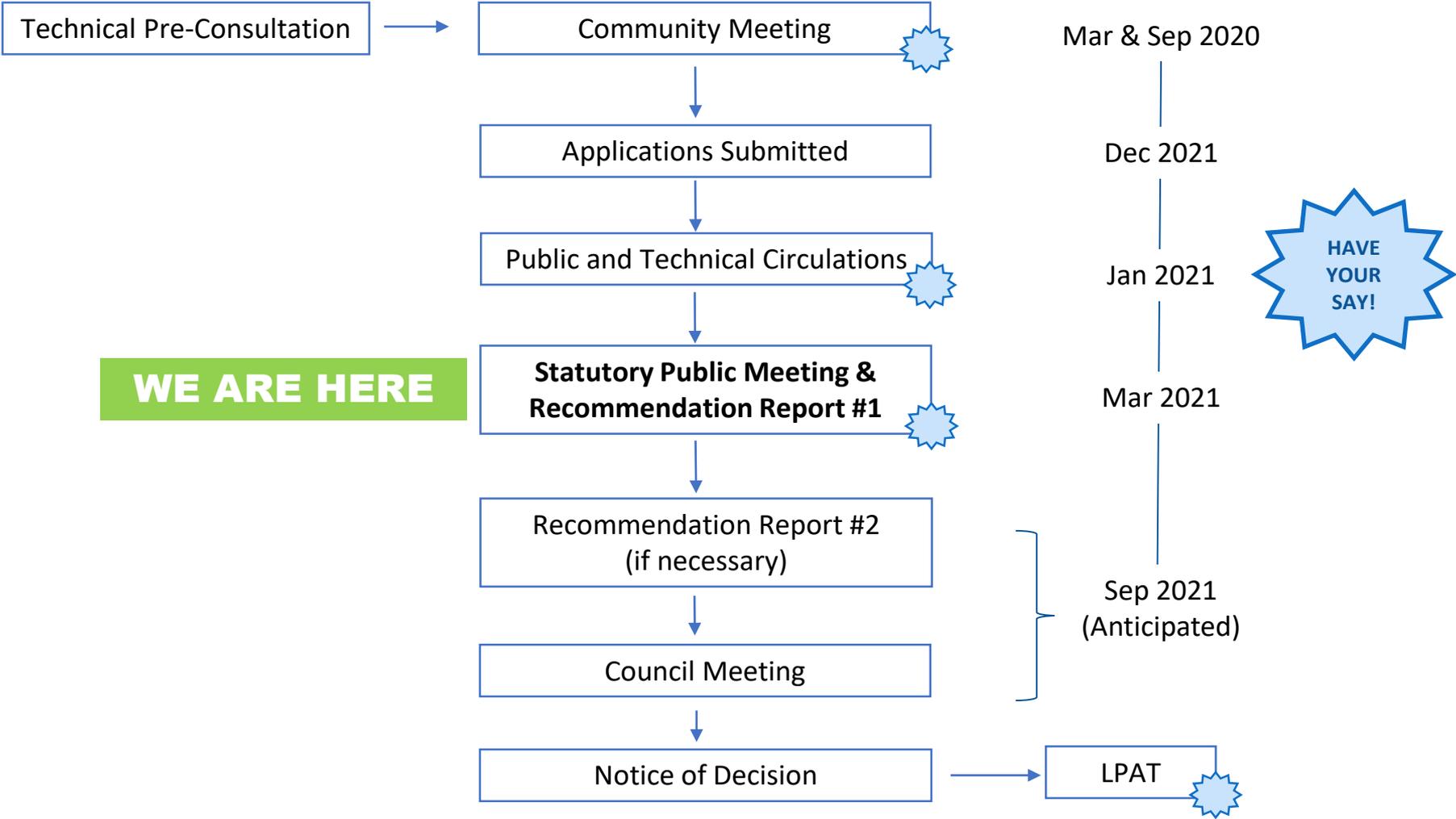
Applications to amend the Official Plan and Zoning By-law, and to register a Plan of Subdivision

Applicant: Millcroft Greens Corporation
Addresses: 2155 Country Club Drive & 4274 Dundas Street
Date: March 2, 2021

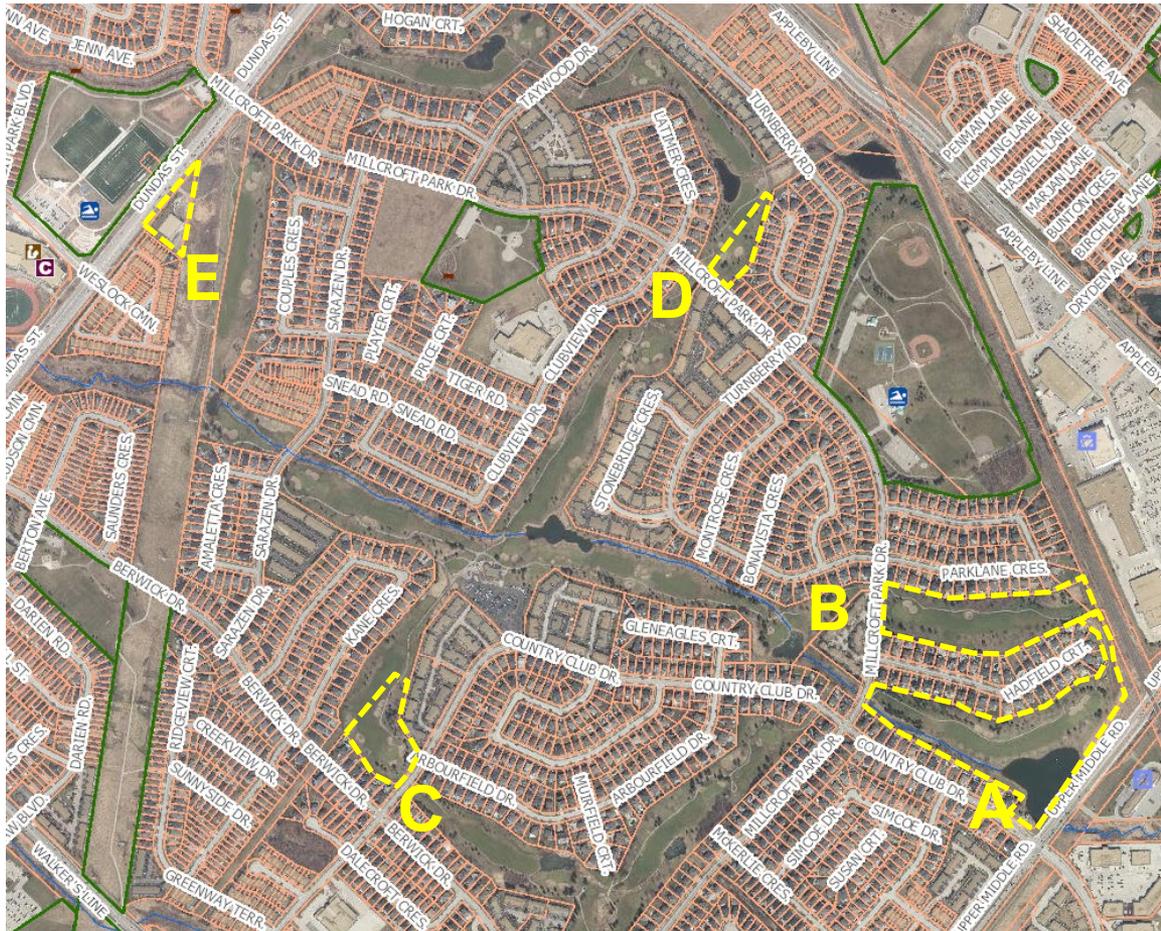
Planning Hierarchy



The Planning Process



Overview of Development Site



Site Area:
12.4 hectares

Burlington Official Plan & Zoning By-law



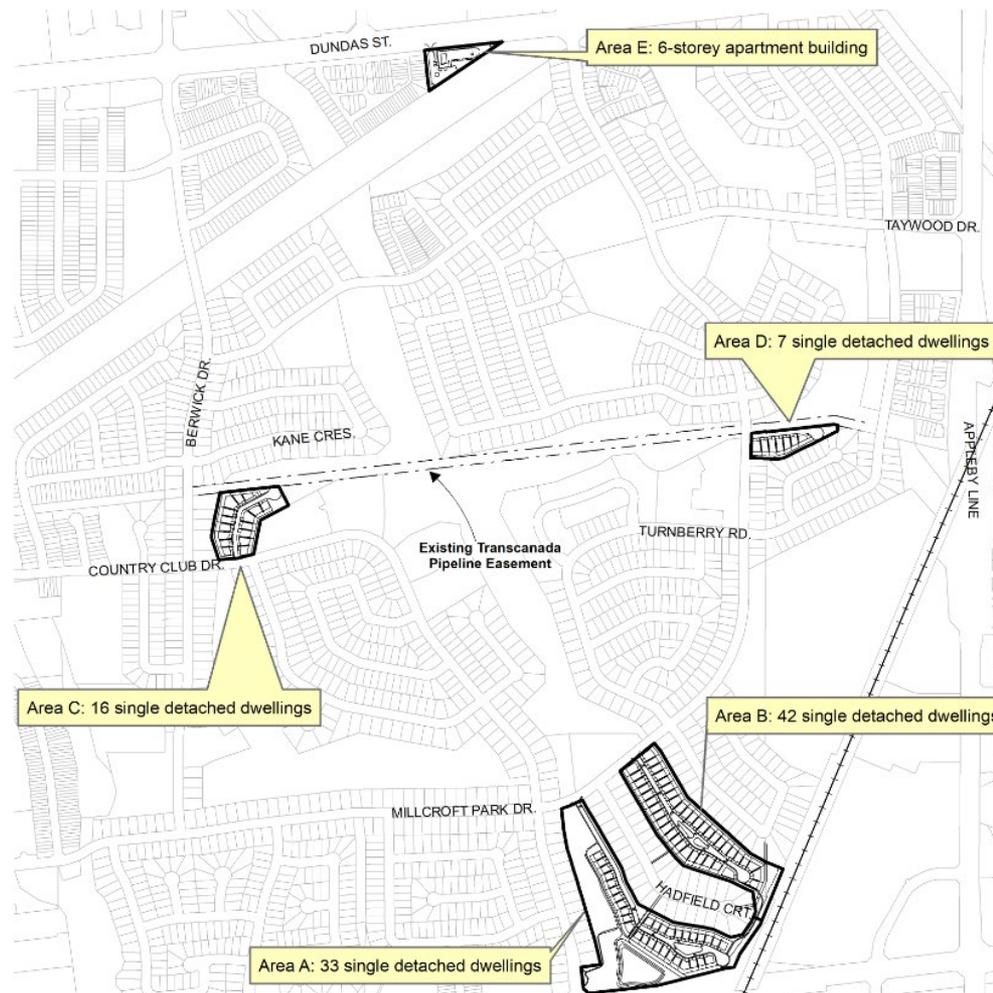
Existing Land Use Designation:

- Major Parks and Open Space (Areas A-D)
- Residential – Medium Density (Area E)

Existing Zoning:

- Open Space (O1)

The Applications



- 98 detached dwellings (Areas A-D).
- One, 6-storey apartment building with 130 dwelling units (Area E).
- To amend the Official Plan and Zoning By-law to allow residential uses and site-specific zoning standards.
- Plan of Subdivision for Areas A-D to create lots blocks, landscape buffers, roads, stormwater management pond, open space, and CN berms.

Public Consultation

- Public comments are attached as Appendix B to report PL-12-21 and provided in the Additional Information Package.
- General themes:
 - Loss of greenspace and trees, and associated impacts on neighbourhood character, wildlife, air quality, recreation opportunities, enjoyment of backyards, property values;
 - Drainage and flooding impacts;
 - Compatibility of proposed lot sizes with existing neighbourhood;
 - Traffic congestion and traffic safety from increased population and during construction;
 - Traffic, noise and dust impacts during construction;
 - Functional design of proposed private roads and compatibility with neighbourhood;
 - Future of remaining golf course lands, golf course redesign and maintenance shed relocation

Recommendation

- Due to the complexity and scale of the applications, not all comments have been received and a fulsome technical review has not yet been completed at this time.
- Planning staff recommend that Council direct staff to continue to process the applications and work with the applicant, and to receive remaining agency comments.

For more information:

Contact: Rebecca Lau, Planner II, MCIP, RPP

T: (905) 335-7600 ext. 7680

E: rebecca.lau@burlington.ca

Visit the City's website:

www.burlington.ca/millcroftgreens

