

Recommendation Report

Application to amend Zoning By-law

Applicant: Millington & Associates Inc.
Addresses: 2154 Walker's Line
File: 520-02/22
Date: September 13, 2022
Report: PL-63-22

Overview of Development Site

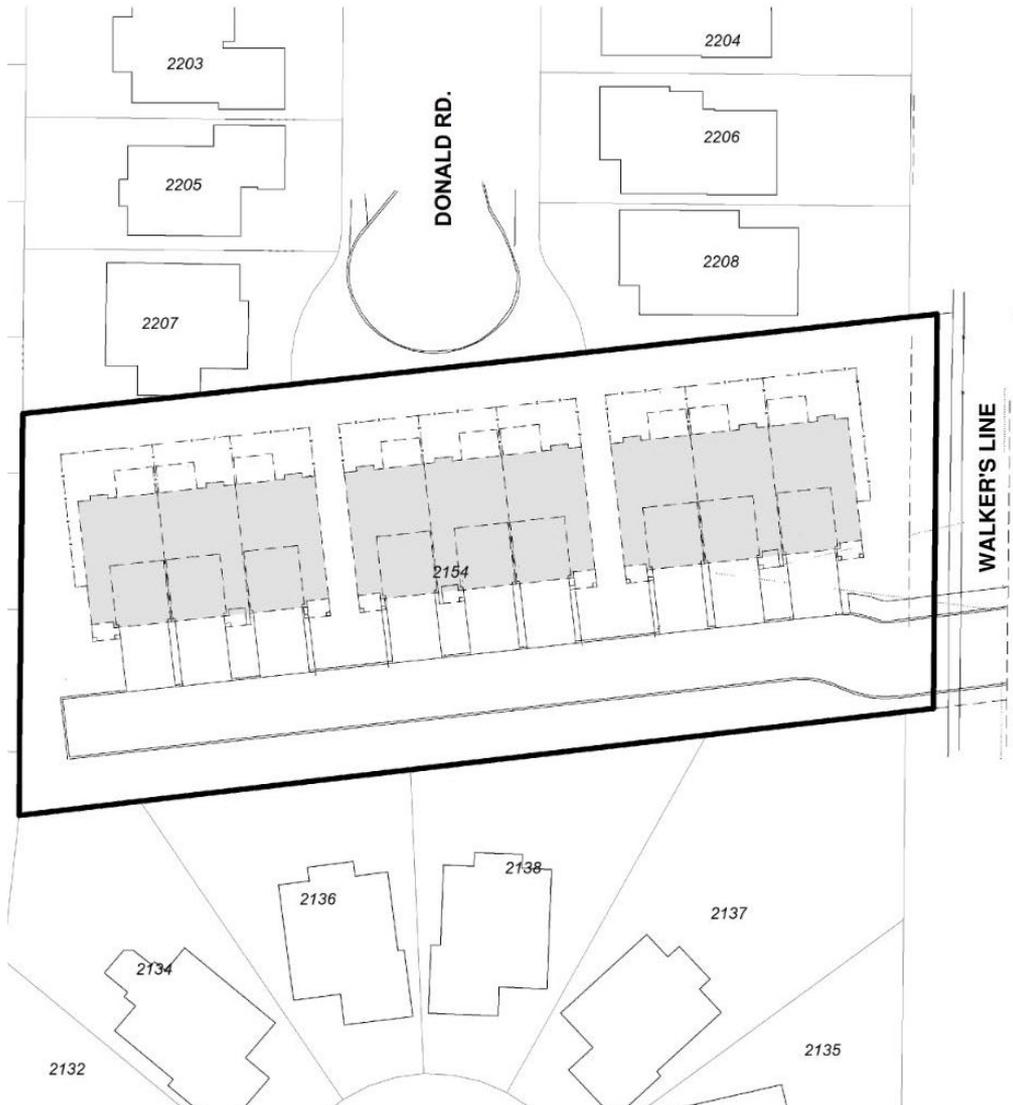


Site Area: 0.38 hectares

Policy Context

- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan (1997, as amended)
- City of Burlington New Official Plan (2020)
- City of Burlington Zoning By-law 2020

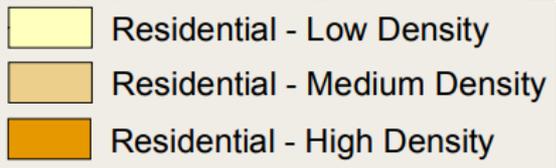
The Application



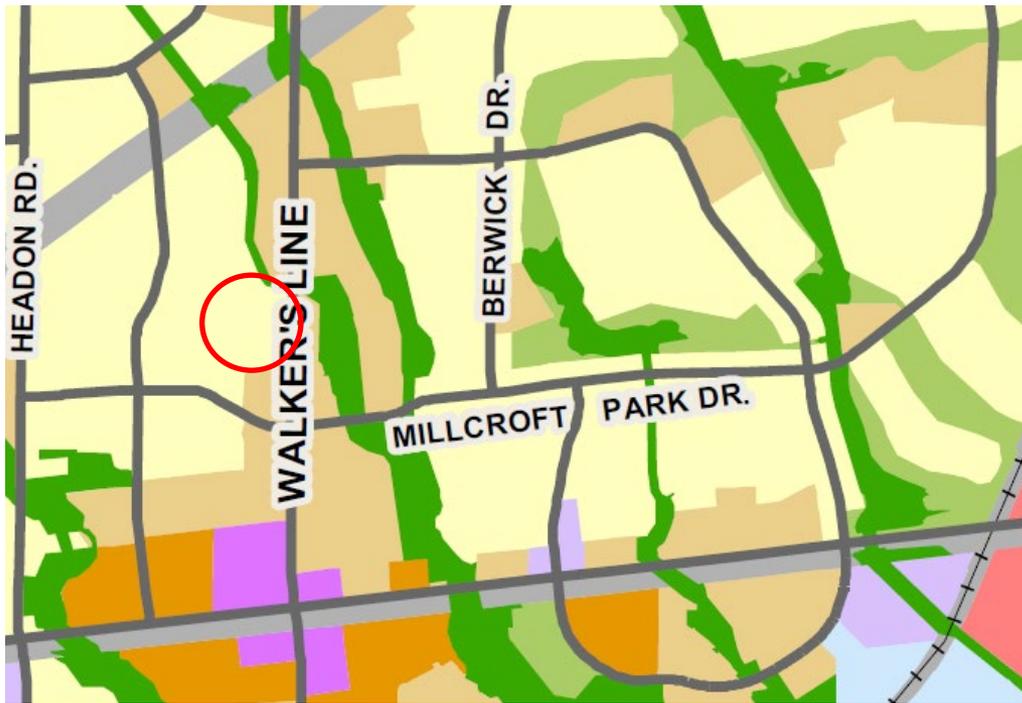
- Nine (9) townhouse units of two (2) storeys in height to be developed on a private road. The proposal will result in a residential density of approximately 23 units per net hectare.

Burlington Official Plan (1997, as amended)

Current Official Plan Designation:
Residential Low Density



Burlington New Official Plan (2020)



New Official Plan Designation:
Residential Low Density

-  Residential - Low Density
-  Residential - Medium Density
-  Residential - High Density

Burlington Zoning By-law

 SUBJECT PROPERTY

File No. 520-02/22

Existing zoning:

Residential Low Density (R3.2)

- Proposing to amend the zoning of the site from R3.2 to RM2 and request relief to site specific zoning regulations.



Burlington Zoning By-law

Requested Zoning By-law Amendment

Zone: RM2-517 (as amended)

Amendments: Lot Width
Lot Area
Front Yard Setback
Rear Yard Setback
West and North Yard abutting R1, R2, R3 zone
Density
South, Rear and North Landscape Buffer abutting R1, R2, R3 zone
Landscape Area abutting Walker's Line
Fence Height
Visitor Parking Spaces

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on March 29, 2021
- Notice signs have been posted on the subject lands
- A public notice of the Zoning By-law amendment application and today's meeting details have been mailed to 175 members of the public.
- 11 written public comments have been received by staff with respect to the subject application since the writing of the report which have been included as part of report PL-63-22.

Summary of Public Comments

- Concerns on extending and not extending Donald Road.
- Disruption and loss of trees and wildlife.
- Additional traffic resulting in increased headlights, noise, air pollution and lack of safety.
- Height and setbacks of the proposed buildings and fence resulting in encroachment onto neighbouring properties, loss of sightlines, privacy and diminished property values.
- Fence maintenance between residents and future condominium corporation.
- Stormwater drainage.
- Construction nuisances.

History of Application and Recommendation

- May 3, 2022 – Statutory Public Meeting
 - Recommendation to continue to work with applicant
- Technical and public comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies. Staff therefore recommends approval of the application.