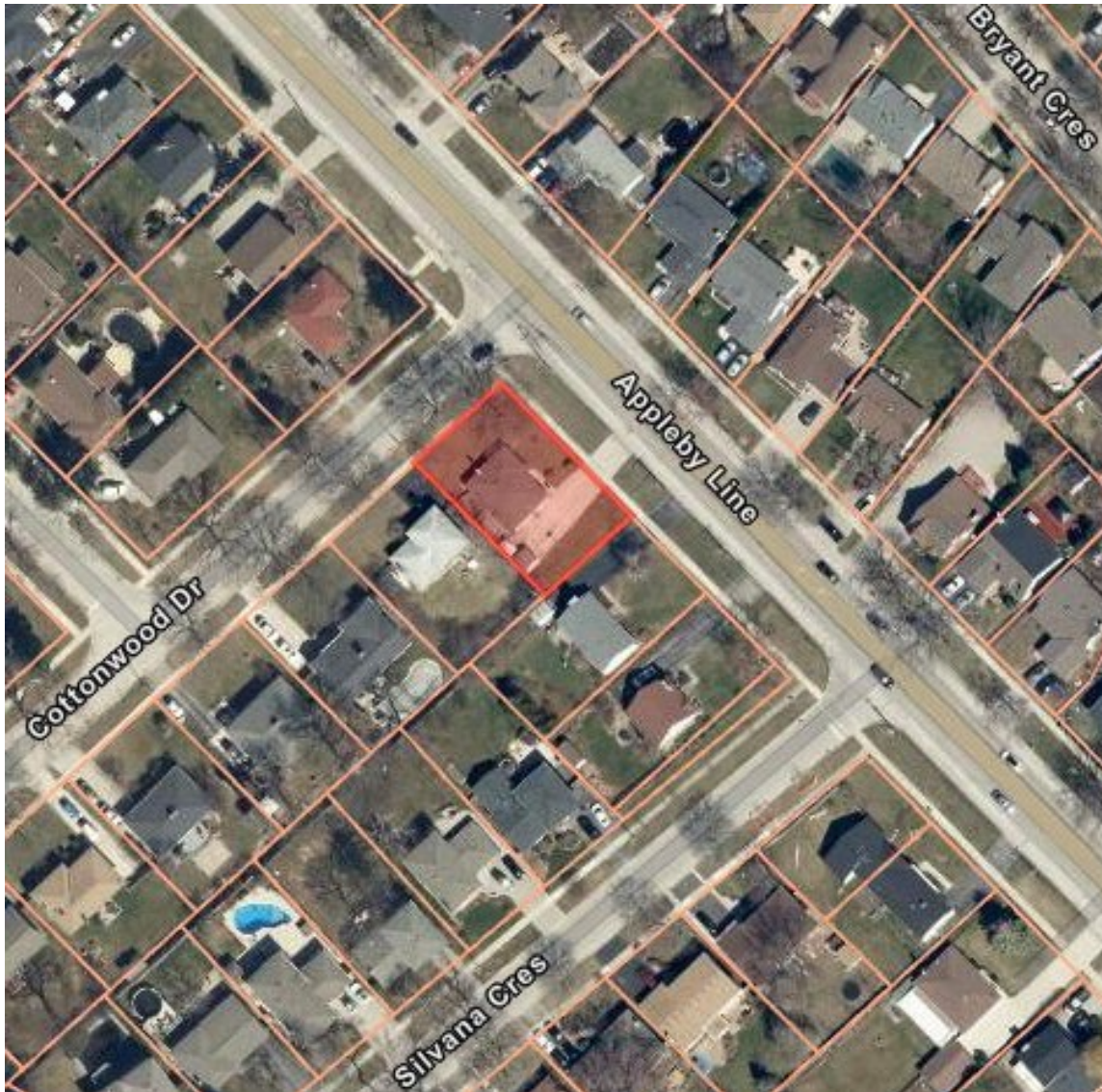


Statutory Public Meeting & Recommendation Report

Application for Zoning By-law Amendment

Applicant: **Johnsson Studio**
Owner: **Mithal R-Abbas**
Addresses: **336 Appleby Line**
File: **520-10/23**
Date: **February 6, 2024**
Report: **PL-07-24**

Overview of Development Site




Site Area: 0.07 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
















 SUBJECT PROPERTY - - - Bus Route ● Bus Stop File No. 520-10/23

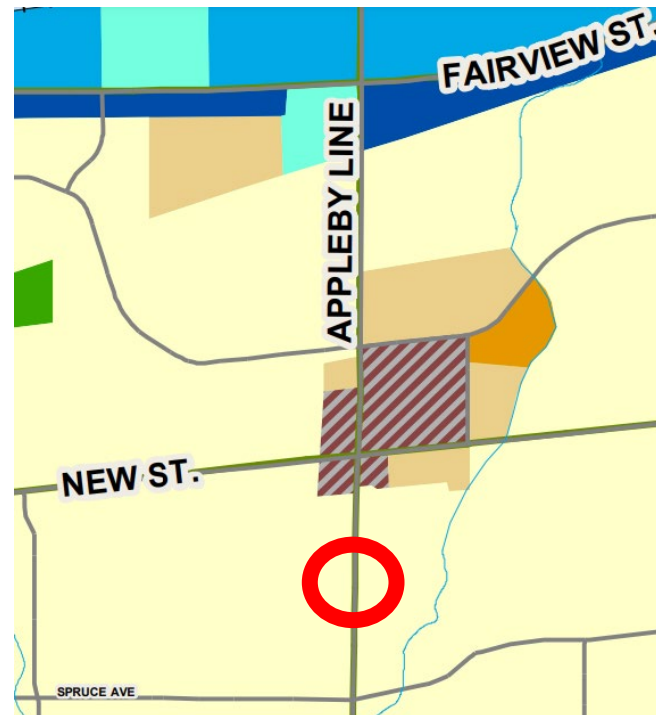


- A semi-detached dwelling
 - 2 storeys in height
 - Fronts onto Cottonwood Drive
 - 2 parking spaces per unit, therefore a total of 4 parking spaces
 - Density of approximately 28 units per net hectare

Burlington Official Plan (1997, as amended)

Designation: Residential – Low Density

	Residential - Low Density
	Residential - Medium Density
	Residential - High Density
	General Employment
	Business Corridor
	Regional Commercial
	Community Commercial
	Employment Commercial
	Neighbourhood Commercial
	Mixed Use Centre
	Mixed Use Corridor - General
	Mixed Use Corridor - Commercial Corridor
	Mixed Use Corridor - Employment
	Greenlands
	Major Parks and Open Space



 Subject Lands

Burlington New Official Plan (2020)

Designation: Residential – Low Density

MIXED USE INTENSIFICATION AREAS

- Urban Centres
- Mixed Use Nodes and Intensification Corridors
 - Mixed Use Commercial Centre
 - Neighbourhood Centre
 - Local Centre
 - Employment Commercial Centre
 - Urban Corridor
 - Urban Corridor - Employment

RESIDENTIAL NEIGHBOURHOOD AREAS

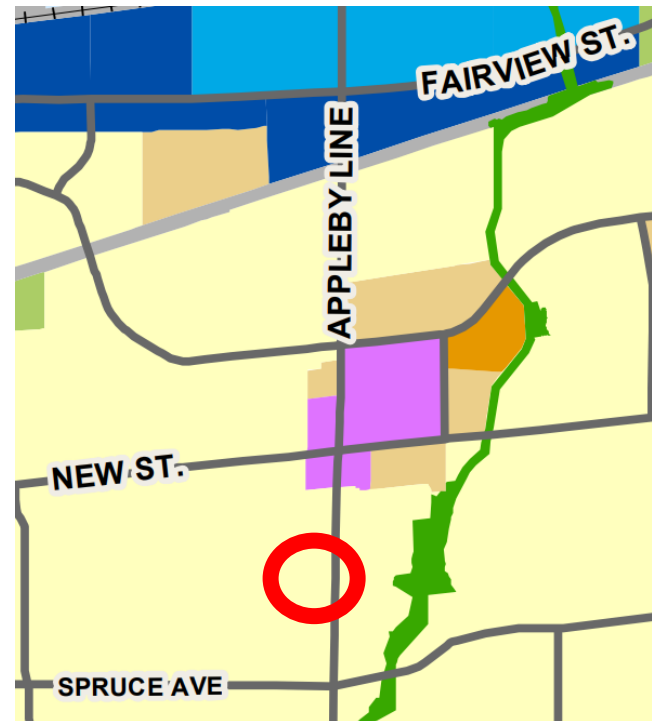
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density

EMPLOYMENT LANDS

- General Employment
- Business Corridor


NATURAL HERITAGE SYSTEM AND MAJOR PARKS AND OPEN SPACE

- City's Natural Heritage System
- Major Parks and Open Space



○ Subject Lands

Burlington Zoning By-law

 SUBJECT PROPERTY

File No. 520-10/23




Existing zoning:

Low Density Residential' (R2.4)

- Detached Dwelling and Accessory Dwelling Unit
- Maximum height of 2 storeys

Burlington Zoning By-law

 SUBJECT PROPERTY

File No. 520-10/23



Proposed zoning:

- Rezone the property from R2.4 to R4-533
 - Reduced
 - lot width
 - lot area
 - rear and street side yards
 - Increased height
 - Maximum of one driveway per dwelling unit.
- Holding provision: Tree Permit for all work proposed around City and private trees is required.

Burlington Zoning By-law

Regulations	Current By-law		Proposed
Zone	R2.4	R4	R4-533
Lot Width	16 m	9.5 m	9.4 m
Lot Area	600m ²	400m ²	325 m ²
Rear Yard	9m (4.5m for corner lots)	9 m	5.8 m
Street Side Yard	4.5 m	6m	5.3 m to dwelling 4 m to basement walkout
Building Height	2 storeys 7 m for flat roofs		2 storeys 8.1m
Parking	2 parking spaces / unit		2 spaces / unit Maximum 1 driveway / unit

Public Consultation

- A virtual Pre-Application Community Meeting to present the original proposal was held on December 8, 2022.
- 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 properties within 120 of the subject lands which includes 83 addresses.
- 16 written public comments have been received by staff, with the last set of comments received on January 28th of 2024, with respect to the subject applications. These have been reviewed and included as part of the recommendation report.

Summary of Public Comments

- Public and agencies engagement process
- Land use compatibility
- Transportation related matters
 - Increased traffic and number of access points on the site
 - Increased number of driveways and its configurations
 - Traffic safety
 - On-street parking
 - Available transportation infrastructure
- Housing Affordability and Property Values diminishing
- Potential additional residential units
- Removal of the existing mature and healthy trees.
- Nuisances such as dust
- Stormwater management

Recommendation

- At this time public and technical comments have been received, and a fulsome review and analysis has been completed based on the applicable planning policies.
- Planning staff therefore recommends approval of the application with the inclusion of a holding provision under the amending by-law.

For more information:

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Development webpage:

www.burlington.ca/336appleby