



Application Submitted

The City of Burlington is looking for your feedback on a development application in your area.

Planning Application submitted by:

Waggy Inc.

Site Address – Ward 2

2294 & 2300 Queensway Drive

Files: 505-05/19, 520-10/19 & 510-02/19 (24T-19002/B)

www.burlington.ca/2294Queensway

Planner on File:

Name: Rebecca Lau

Phone: 905-335-7600 ext. 7860

E-mail: rebecca.lau@burlington.ca

What is Proposed?

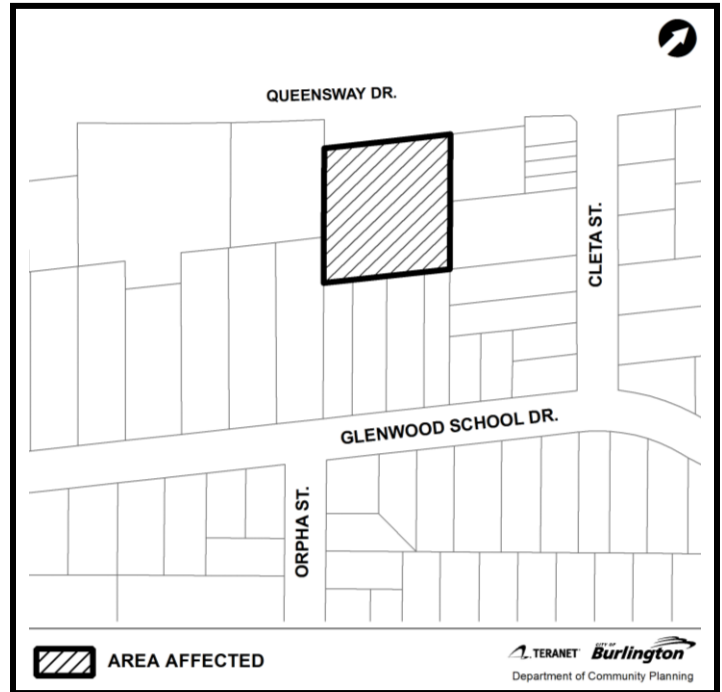
A private land owner has made an application to amend the Official Plan, change the zoning, and subdivide the lands located at 2294 & 2300 Queensway Drive.

This will allow 25 townhouse units to be developed. The development will have a density of approximately 63 units per hectare.

One back-to-back townhouse building with eight units, and three standard townhouse buildings with 17 units are proposed. The townhouse buildings are proposed to be three storeys in height and connect to Queensway Drive via a private condominium road.

The purpose of the official plan amendment and rezoning applications is to increase the maximum permitted density on the site. The rezoning is also requested to allow a back-to-back townhouse built form, reduce building setbacks and landscaping requirements, and to remove the current holding provision on the subject lands.

The purpose of the plan of subdivision is to establish lots for the proposed townhouse units, and a block for a future private road.



Written Comments:

No decisions about this application have been made yet. We are asking for your feedback before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application. Any written comments you may have about the proposal can either be mailed or e-mailed to the planner assigned to this file. Your comments will be included in the staff report about the application which will be posted on the City's web site.

To submit written comments, or for more information, please contact:

Department of Community Planning

P.O. Box 5013, 426 Brant St.

Burlington, ON, L7R 3Z6

Attn: Rebecca Lau

Phone: 905-335-7600 ext. 7860

E-mail: rebecca.lau@burlington.ca

Your written comments should be submitted by: January 22, 2020

Site Summary

Property Address: Ward 2
2294 & 2300 Queensway Drive

Property Size: 0.4 ha

Existing Official Plan designation:

“Residential – Medium Density”, which permits ground and non-ground oriented units with a density between 26 and 50 units per net hectare.

Existing Zoning By-law designation:

“H-RM2”. The RM2 zone permits townhouse buildings with a density between 25 and 40 units per hectare. The purpose of the holding provision (“H”) is to facilitate land assembly of the subject properties and adjacent lands at 992 Cleata Street.

What is proposed to change?

The proposed development exceeds the maximum density permitted by the Official Plan and Zoning By-law. Also, back-to-back townhouses are not permitted within the RM2 zone. Official Plan Amendment and Zoning By-law amendment applications have therefore been submitted.

Looking for more information?

You can access the City of Burlington’s website for more information about this application. The application has its own webpage which contains additional material, including supporting studies that have been submitted by the applicant. This webpage will be updated throughout the process and will include information about a future Public Meeting.

To access the webpage for this file please go to: www.burlington.ca/2294Queensway.

To learn more about the planning process visit: burlington.ca/planningprocess

The **Official Plan** is the City’s blueprint for the future. It includes policies to guide planning decisions made by the City. The Official Plan must be consistent with provincial and regional plans and policies.

Learn more at burlington.ca/en/services-for-you/official-plan.asp

The **Zoning By-law** contains specific rules about how each property should develop and includes details like permitted uses, maximum heights, building setbacks, and lot coverage.

Learn more at burlington.ca/zoning

If a person or public body would otherwise have an ability to appeal the decision of the City of Burlington to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Burlington before the proposed official plan amendment is adopted, and/or the zoning by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. For more information about preserving your appeal rights, contact the Planner on file using the contact information in this notice.

Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council’s decisions. It may also be used to serve notice of a Local Planning Appeal Tribunal hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56.

Sketch No. 2
DETAIL SKETCH



Applications to amend the Official Plan and Zoning By-law and for a plan of subdivision to allow 25, three storey townhouse units on a private condominium road.

File Nos. 505-05/19,
520-10/19 &
510-02/19 (24T-19002/B)

 SUBJECT PROPERTY  PROPOSED BUILDING

Queensway Drive



December 13, 2019
Department of Community Planning



Development Renderings

(Prepared by the Applicant)

Rendering 1 – Looking south from Queensway Drive



Rendering 2 – Looking northeast from 2290 Queensway to Block 4



Rendering 3 – Looking southeast from Queensway Drive to Blocks 1 and 2

