

Planning Application for: 2294 & 2300 Queensway Drive Files: 505-05/19, 520-10/19 & 510-02/19 (24T-19002/B)

As you may remember from the previous Notice letter that was mailed on December 20, 2019, the City of Burlington has received applications from Waggy Inc. to re-designate and rezone and register a plan of subdivision on the property located at 2294 & 2300 Queensway Drive as shown on the sketch below. The Planning and Development Committee of Council will be holding a statutory public meeting to consider a staff recommendation for these applications.

The purpose of these applications is to allow the lands to be redeveloped with 25 townhouse units, at a density of 63 units per net hectare. The property is currently zoned 'H-RM2' which permits townhouses with a maximum density of 40 units/ha. The property is designated 'Residential-Medium Density' which permits townhouses with a density of 25-50 units/ha.

Burlington Community Planning staff have reviewed these applications along with the comments received from the public and technical agencies to date. Staff will be recommending **refusal** of the amendment to the City's Community Planning, Regulation & Mobility Committee.

Statutory Public Meeting Information

You are invited to attend a Statutory Public Meeting under the *Planning Act* to consider the staff recommendation report concerning the above mentioned application. This meeting will take place on:

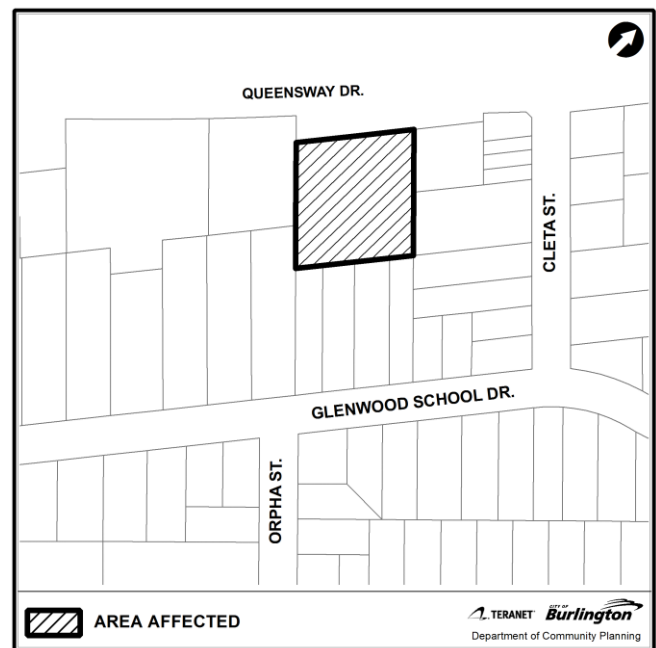
Date: March 10, 2020
Start Time: 6:30 pm
Location: Council Chambers, Level 2,
 426 Brant Street

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. To access the webpage for this file please go to:

www.burlington.ca/2294Queensway.

Location of Proposal



How to Obtain the Staff Report:

The staff recommendation report which contains a description of the proposed official plan amendment, zoning by-law and draft plan of subdivision as well as discussion and review of the applications, will be available for public review on February 28, 2020. The report will be available on the City's website at www.burlington.ca/calendar by searching for the meeting date for the Planning and Development Committee. A copy of the report can also be picked up at the City Clerk's Department on the main level of City Hall.

Speaking at the Meeting (delegation):

Since this is a statutory public meeting, you do not have to register in advance in order to speak. However, if you wish to arrange in advance to speak at the statutory public meeting, please register online at www.burlington.ca/delegation or contact Jo-Anne Rudy, Committee Clerk at (905) 335-7600 Ext. 7413 or Jo-Anne.Rudy@burlington.ca. Speakers are limited to a maximum of 10 minutes each and are webcasted online.

Also, if you have presentation materials, they must be submitted to Ms. Rudy by noon the day before the meeting to allow for their distribution and review by all members of the Committee. Please note the content of all submissions is considered to be public and will be posted to the city's website.

Additional Notice:

If you wish to be notified of City Council's decision to approve, refuse, or approve with modification this application, or of any subsequent Local Planning Appeal Tribunal appeal of this matter, you must submit a written request to the Clerk's Department to the attention of Jo-Anne Rudy.

If you do not include your name and address with written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Local Planning Appeal Tribunal or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Rebecca Lau, Planner II, using the contact information below.

If you have any questions about these applications, please contact me.

Yours truly,



Rebecca Lau, Planner II

Phone: 905-335-7600 Ext.7860

Email: rebecca.lau@burlington.ca

Legal Notices

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.

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.

If you wish to be notified of the decision of the City of Burlington, in respect of this proposed plan of subdivision; you must make a written request to the undersigned and send a copy of this request to Curt Benson, Director of Planning Services, Regional Municipality of Halton, 1075 North Service Rd. W., Unit 27 Oakville ON L6M 2G2 (e-mail address- Curt.Benson@Halton.ca).

