# Neighbourhood Meeting

# Planning Application for: 2076 & 2086 Meadowbrook Rd

# File: 520-15/17

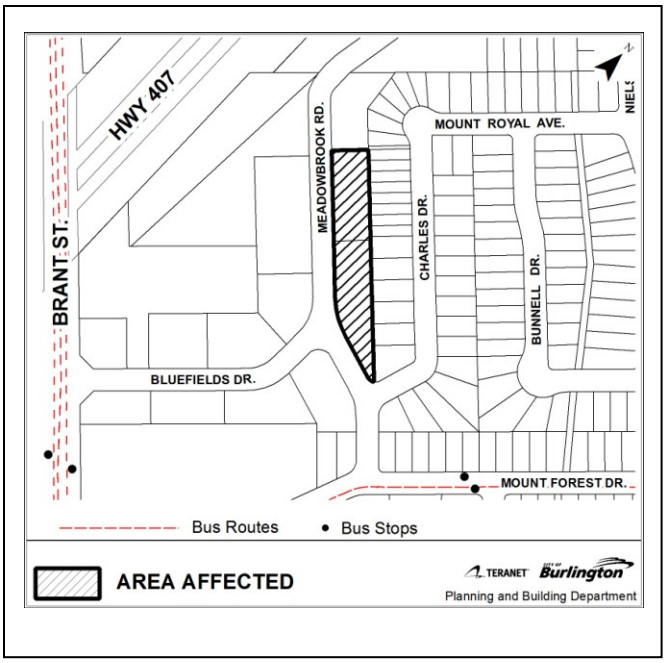
***The City of Burlington is looking for your feedback on a development application in your area.***

You are invited to attend a Neighbourhood Meeting where you can learn more about this development application, ask questions and share your comments with City staff, the applicant, and your Ward Councillor.

**Date: March 1, 2018**

**Time: 7p.m. – 9 p.m.**

**Place: Mountainside Community Centre**
**Community Room 1**
**2205 Mount Forest Drive**




## What is Proposed?

A private land owner has made an application to change the Zoning for the property located at 2076 & 2086 Meadowbrook Road. The development of seven (7) street townhouse units (four (4) townhouses at 2076 Meadbrook Road and three (3) townhouses at 2086 Meadowbrook Road) is proposed. The townhouses will be two (2) storeys in height. Each townhouse will have a garage and driveway.

## 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:**

**Name: Suzanne McInnes, Senior Planner**

**Phone: 905-335-7600 ext. 7555**
**E-mail: suzanne.mcinnes@burlington.ca**

**Your written comments should be submitted by: March 15, 2018.**

# Neighbourhood Meeting

**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.

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

**Site Summary**

**Property Address**: 2076 & 2086 Meadowbrook Road

**Property Size**: 2076 Meadowbrook Road (0.10 ha). 2086 Meadowbrook Road (0.067 ha).

**Existing Official Plan designation**: Residential Medium Density

**Existing Zoning By-law designation**: Medium Density 2 (MD2)

**What is proposed to change**: The MD2 zone permits a variety of medium density dwellings, including detached dwellings, semi-detached dwellings, duplex buildings, triplex buildings, fourplex buildings and townhouse buildings. It does not permit street townhouse buildings. The RM3 zone permits streets townhouses. The applicant is requesting a site specific zoning to permit street townhouses with reduced minimum lot area, reduced lot width (2086 Meadowbrook Road), reduced minimum front yard, reduced minimum rear yard and reduced minimum side yards. In addition, an appropriate site specific zoning for the existing residential buildings needs to be established.

## 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/Meadowbrook

Please note: If you do not send in written comments about the application or speak at one of the Planning and Development Committee meetings, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue. For more information about preserving your appeal rights, contact Suzanne McInnes, using the contact information provided with 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 an Ontario Municipal Board 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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.*

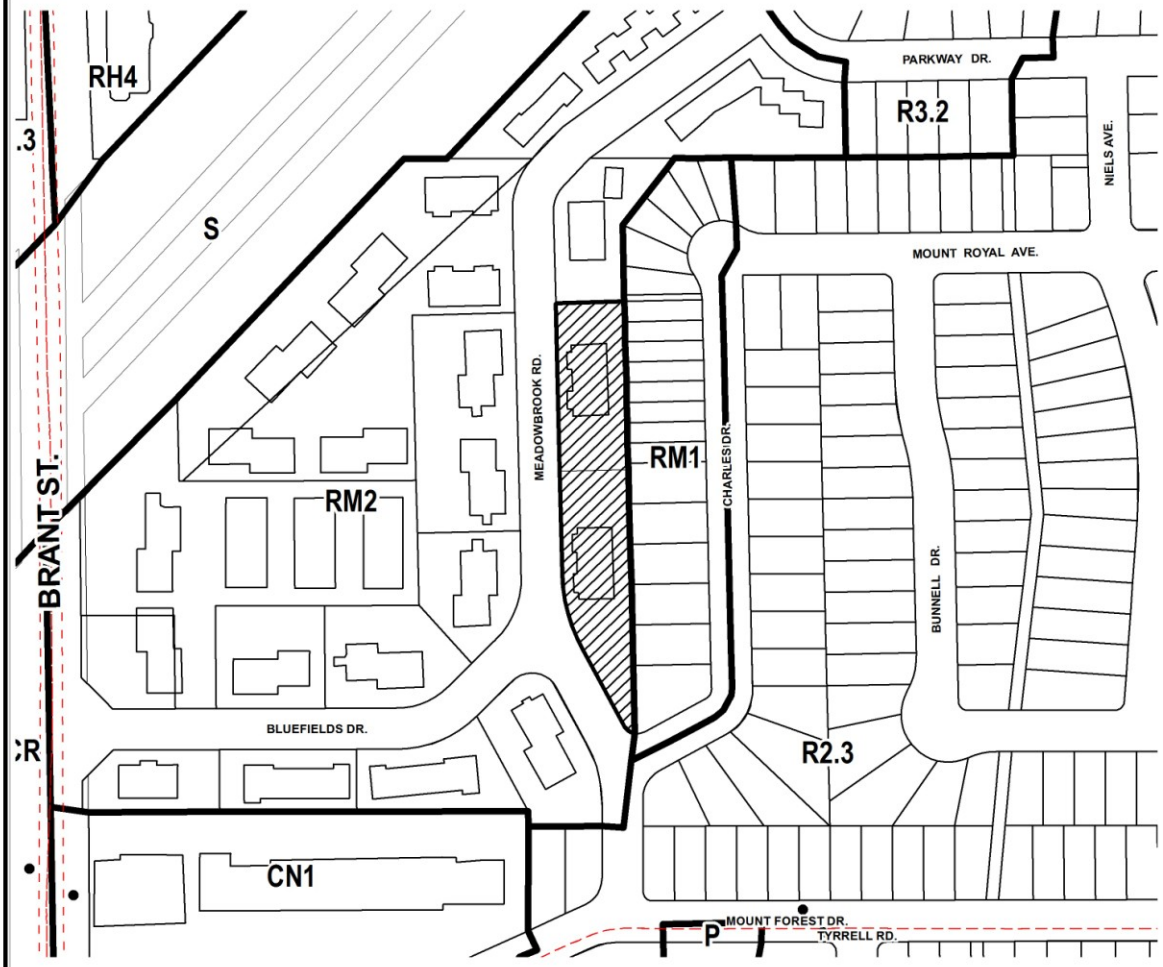
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*Sketch No. 1*

## LOCATION / ZONING SKETCH

Zoning By-law Amendment application to permit the development of 7 - street townhouse units on the subject lands.

SUBJECT PROPERTY  Bus Routes  Bus Stops  FILE No. 530-15/17




**GENERAL ZONING LEGEND**

| Low Density | Medium Density | High Density | Mixed Use | Commercial | Employment | Other |
|---|---|---|---|---|---|---|
| R2.3<br>R3.2 | RM2 | RH4 | | CN1 | | S<br>P |

DATE: December 13, 2017
Planning and Building Department

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