



## Application Submitted

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

**Spruce Partners Inc & Amico Properties Inc.**

### Site Address – Ward 1

1157-1171 North Shore Blvd E.

**Files:** 505-05/18 & 520-07/18

[www.burlington.ca/1157NorthShore](http://www.burlington.ca/1157NorthShore)

### Neighbourhood Meeting:

**Date:** Wednesday January 9, 2018

**Time:** 7 pm

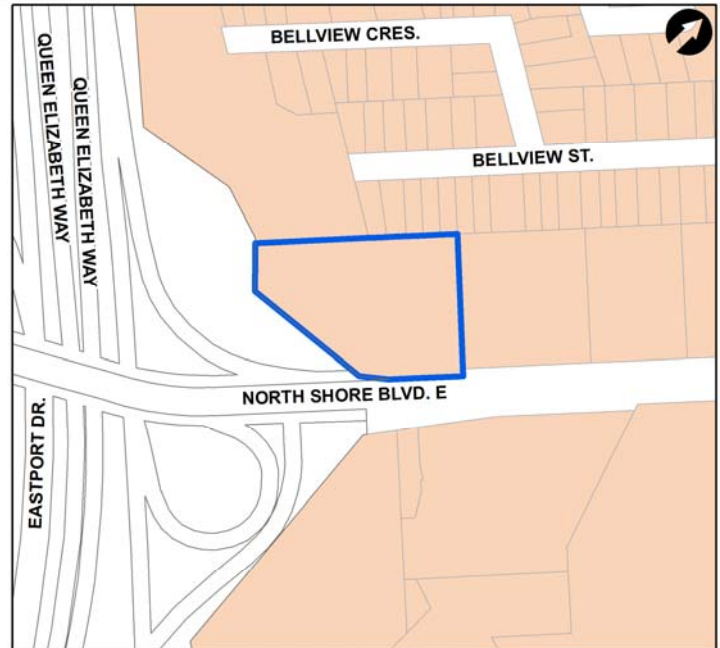
**Location:** Art Gallery of Burlington Shoreline Room

### What is Proposed?

A private land owner has made an application to change the Zoning and Official Plan designation for the property located at 1157-1171 North Shore Blvd. E.

This will allow a senior's living campus with building heights up to 17 storeys (65 m) to be developed.

The development is proposed to consist of three towers (17-storeys, 12-storeys and 11-storeys), transitioning down to 2 storeys at the north of the site. The development proposes to contain 475 suites of varying levels of care and proposed to provide approximately 180 staff on site at any time. The unit breakdown will consist of 71 Memory care, 95 assisted living and 309 independent living suites. A total of 220 parking spaces (145 staff and visitor spaces and 75 resident parking spaces) are proposed to be provided underground.



 AREA AFFECTED

  
Department of City Building/Planning Section

### 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 City Building

P.O. Box 5013, 426 Brant St.  
Burlington, ON, L7R 3Z6

**Attn:** Lisa Stern, Senior Planner

**Phone:** 905-335-7600 ex 7824

**E-mail:** [lisa.stern@burlington.ca](mailto:lisa.stern@burlington.ca)

**Your written comments should be submitted by: January 16, 2018**

## Site Summary

**Property Address:** 1157 -1171 North Shore Blvd. E

**Property Size:** 1.21 ha.

### Existing Official Plan designation:

Downtown Residential Medium and/or High Density Precinct. Housing including retirement homes, with a density ranging between 26 and 185 units per net hectare is permitted

### Existing Zoning By-law designation:

Downtown Residential – High Density Zone. Permits apartment and retirement uses with heights up to 22 m.

### What is proposed to change?

Amendments to height, density and parking regulations are required to facilitate development.

## 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: [burlington.ca/1157NorthShore](http://burlington.ca/1157NorthShore).

To learn more about the planning process visit: [burlington.ca/planningprocess](http://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/newop](http://burlington.ca/newop)

---

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](http://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. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642.

# Detail Sketch

