



Application Submitted

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

Planning Application submitted by:

Zarin Homes

Site Address – Ward 4

4407 & 4417 Spruce Avenue

Files: 510-02/18 & 520-06/18

www.burlington.ca/4417Spruce

Planner on File:

Name: Rebecca Lau

Email: rebecca.lau@burlington.ca

Phone: 905-335-7600 x7860

Neighbourhood Meeting:

Date: Tuesday January 8, 2019

Time: 6:30 pm

Location: Church Hall,
Appleby United Church,
4407 Spruce Avenue

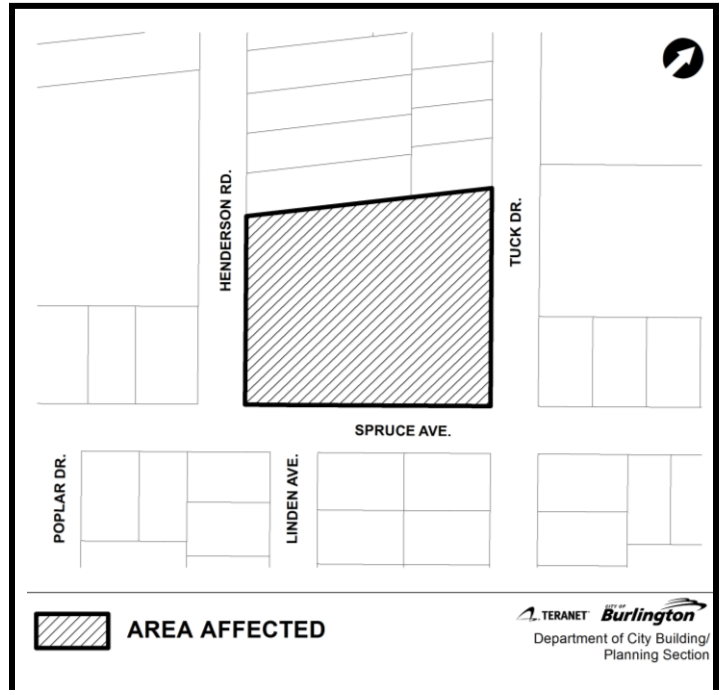
What is Proposed?

A private land owner has made an application to change the zoning and subdivide the property located at 4407 & 4417 Spruce Avenue.

The existing house will be demolished. A portion of the church parking lot will be removed. This will allow five detached homes to be developed and the existing church to be retained. The new lots will front onto Tuck Drive.

The residential subdivision is proposed to have a density of 16 units per net hectare. The proposed lots are generally 600 to 664 m² in size.

The rezoning application is to allow smaller lot sizes and widths for the proposed new lots, and to ensure that the church on the remaining lot will meet necessary parking and setback standards.



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: Rebecca Lau

Phone: 905-335-7600 ext. 7860

E-mail: rebecca.lau@burlington.ca

Your written comments should be submitted by: January 15, 2019

Site Summary

Property Address: Ward 4, 4407 & 4417 Spruce Avenue

Property Size: 0.9 ha

Existing Official Plan designation:

“Residential – Low Density”, within the Shoreacres Neighbourhood Character Area. Single-detached homes with a maximum density of 25 units per net hectare are permitted in this designation. Proposed development in a Neighbourhood Character Areas is required to respect the existing character of the area through similar lot sizes and widths.

Existing Zoning By-law designation:

“Residential – Low Density (R2.1)”. Single detached dwellings are permitted.

What is proposed to change:

The proposed development does not meet the minimum required lot area and width for residential lots, and the parking and setback requirements for places of worship. A Zoning By-law Amendment application has 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/4417Spruce**

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/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**

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



Applications for a plan of subdivision and to amend the Zoning By-law for 4407 and 4417 Spruce Avenue to allow the creation of five detached residential lots on the easterly portion of the property while retaining the westerly portion for the existing institutional use.

 SUBJECT PROPERTY

File Nos. 510-02/18
520-06/18



Date: November 30, 2018
Department of City Building/Planning Section

