



Statutory Public Meeting

Application to amend the Zoning By-law and for a Draft Plan of Subdivision

Applicant: Zarin Homes

Addresses: 4407 & 4417 Spruce Avenue

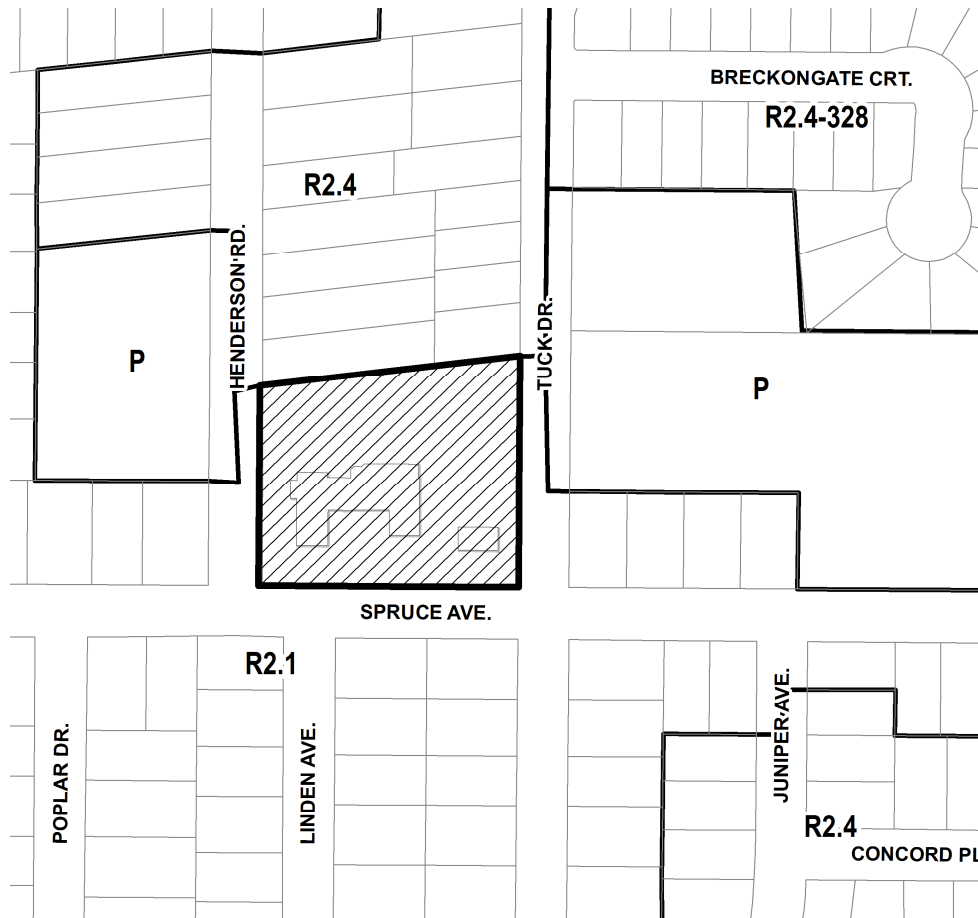
Date: March 5, 2019

Overview of Development Site



Site Area:
0.9 hectares

Burlington Official Plan & Zoning By-law



Existing Land Use

Designation:

- Residential – Low Density

Existing zoning:

- Residential Low Density (R2.1)
- Shoreacres Neighbourhood Character Area

Shoreacres Neighbourhood Character Area

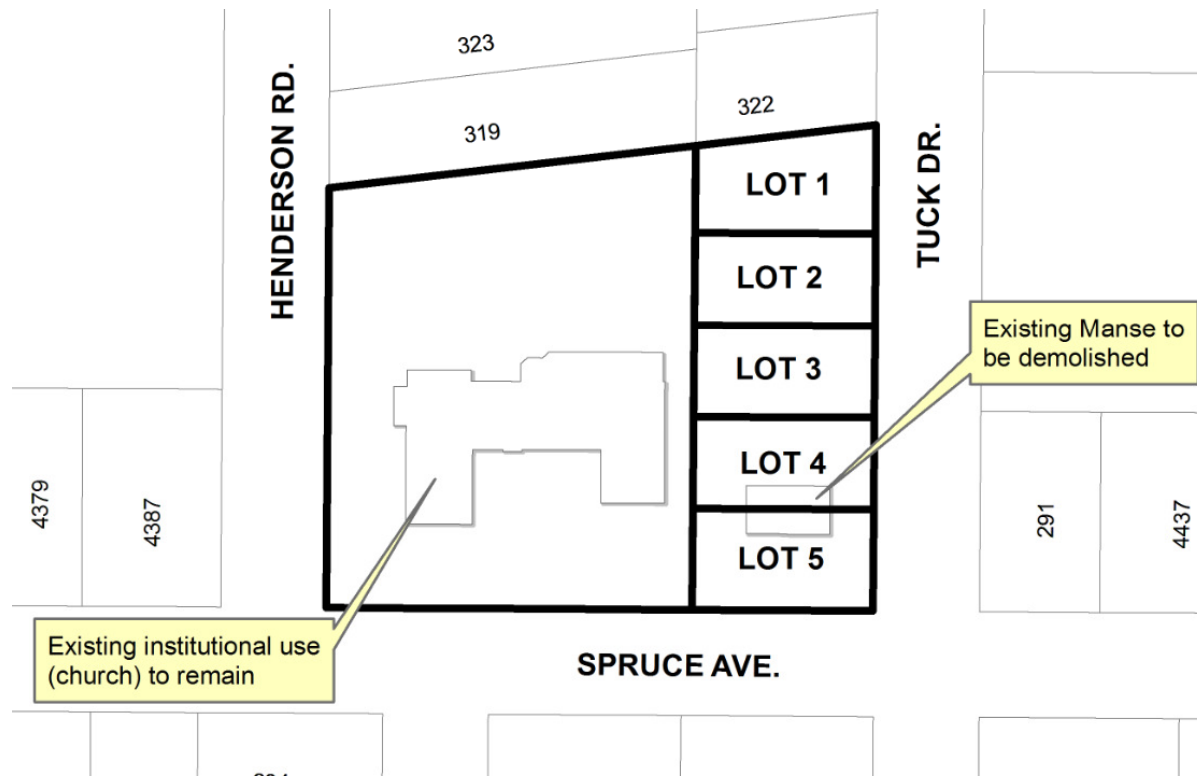


★ - Subject site

“...within *Neighbourhood Character Areas*, the minimum lot widths and areas of proposed new lots in *Neighbourhood Character Areas* shall meet or exceed the average lot width and lot area of single detached residential lots fronting on both sides of the same street within 120 m of the subject property.”

- *Official Plan, Part VI, 4.4 e) (xi)*

The Application



- To subdivide a part of the property into five detached residential lots; and
- To amend the Zoning By-law to allow reduced lot areas and lot widths for proposed residential lots, and to allow reduced parking and setbacks for the place of worship.



Public Consultation

- Public comments are attached as Appendix B to report PB-13-19
- General themes:
 - Concerns about overbuilding and architectural style
 - Concerns that proposed lot widths and areas are not consistent with neighbourhood character
 - Suggestions to reduce number of lots
 - Concerns about increased impervious surface area and flooding



For more information:

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Visit the City's website:

www.burlington.ca/4417Spruce