

Statutory Public Meeting

Tuesday, December 13, 2016

**Application to amend the Zoning By-law for
514 Pearl Street**

Applicant: Greg Poole and Associates

File No: 520-09/16



Overview of Development Site



Lot area: 0.06 ha

**Frontage: 20.4 m
(along Pearl St.)**

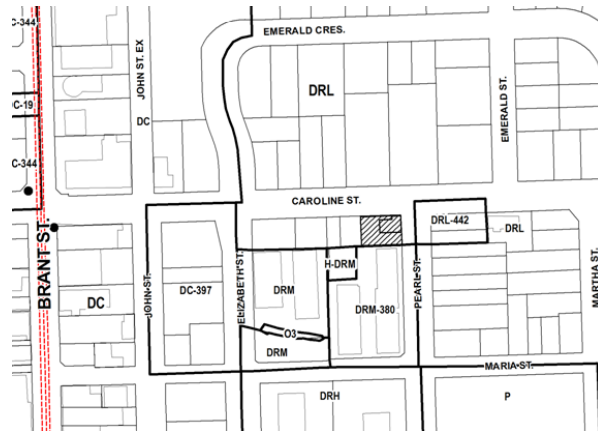




Burlington Official Plan

- The property at 514 Pearl Street is located in the Downtown Mixed Use Centre and is within the Emerald Neighbourhood Precinct.
- Part III, Policy 5.5.4 c) states that within the block bounded by Caroline, Elizabeth, Maria and Pearl Streets medium residential development may be permitted provided it is compatible with the existing detached residential character of the neighbourhood.
- The proposed semi-detached unit is in keeping with the Official Plan policies of the Emerald Neighbourhood. An Official Plan amendment is not required for this application.

Zoning By-law 2020



**Zoning: DRL-
Downtown Residential
Low-Density Zone**

**Permits detached
dwellings with one
accessory dwelling unit
and some accessory
office uses.**



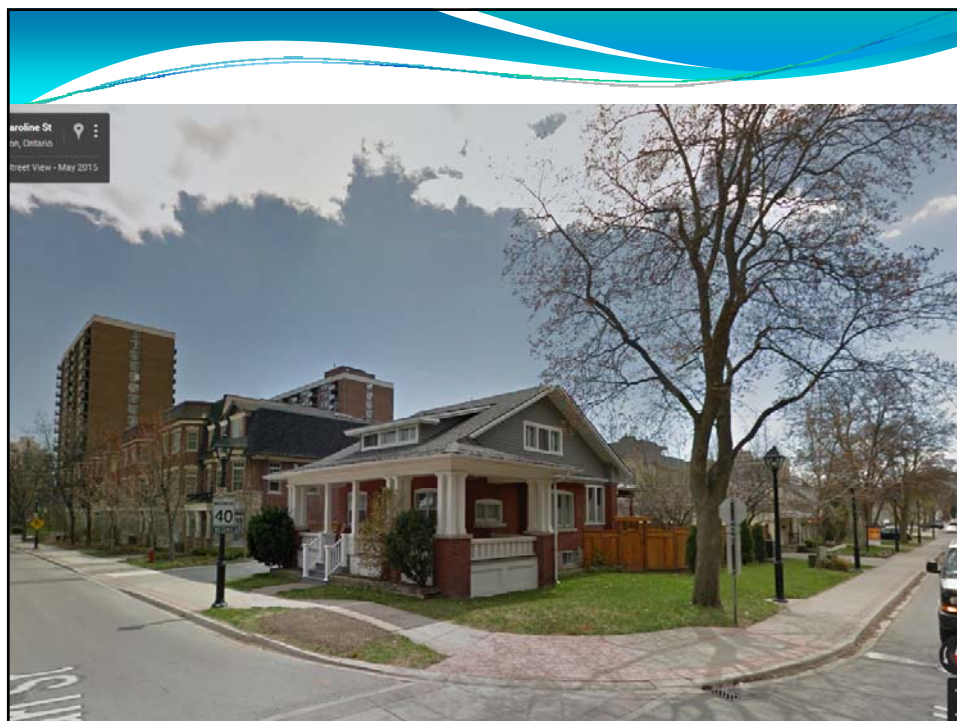
Development Proposal

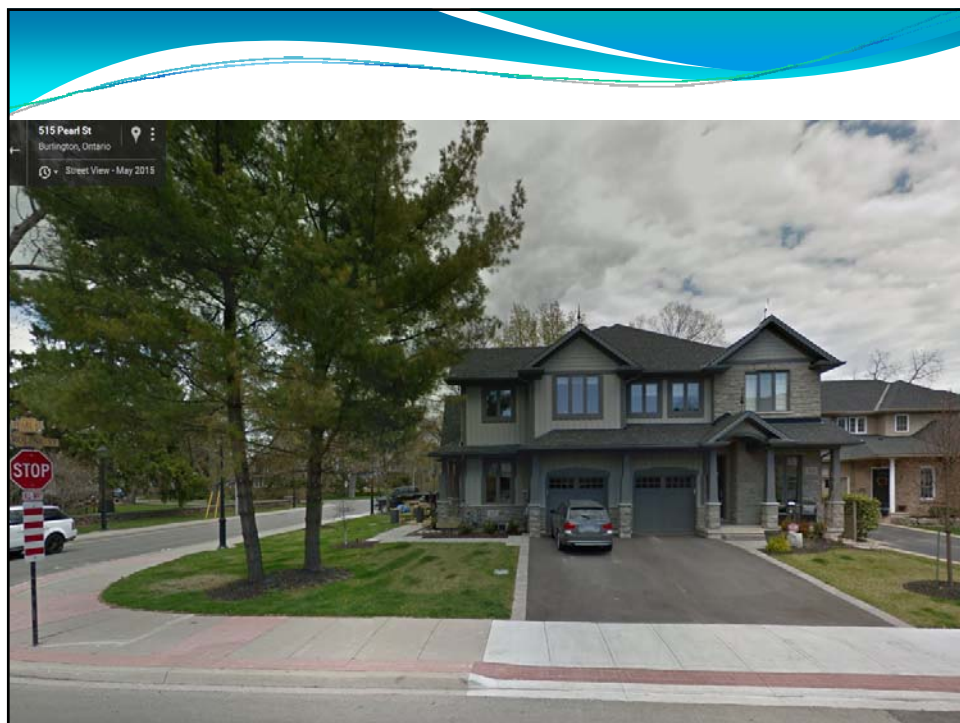
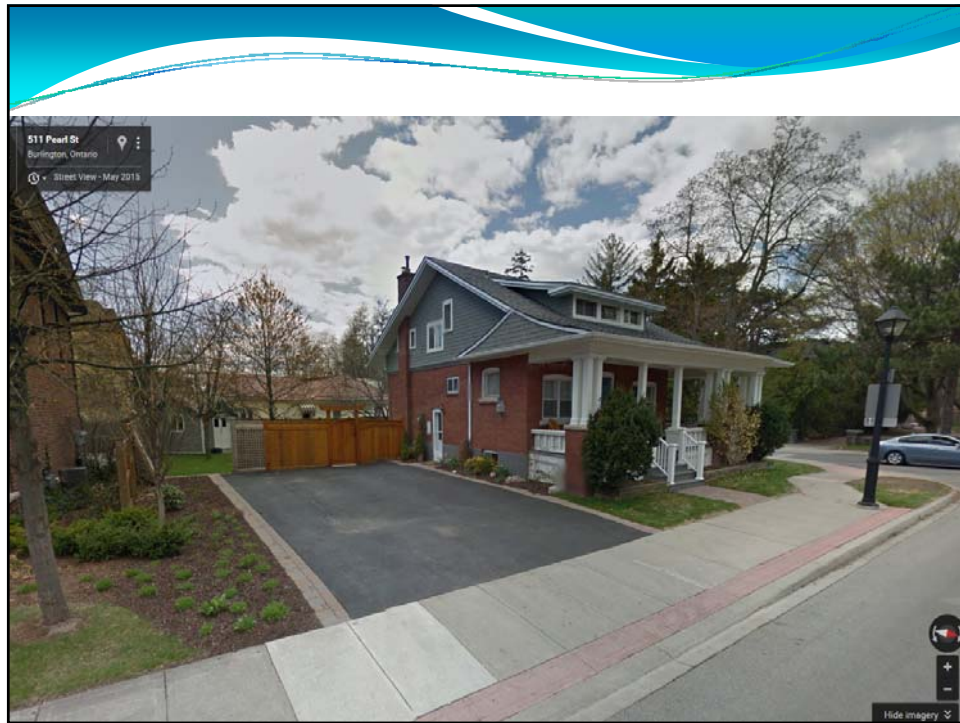
Application seeks approval to construct a semi-detached house. This lot will be subdivided into two building lots.



Public Consultation

- A neighbourhood meeting was held on October 4, 2016, Resource Room 247 in City Hall.
- Public Comments are attached as Appendix I to report PB-90-16





Recommendation

- Staff recommends approval for a proposed rezoning by-law amendment for 514 Pearl Street application.
- It is recommended that this site be rezoned from DRL to DRL-exception, with modified provisions that are tailored specifically for the development proposal.



Thank you

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Visit the project webpage:
www.burlington.ca/514Pearl



