

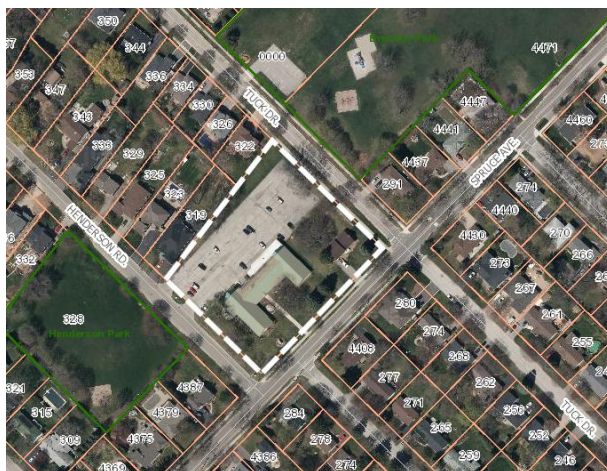
Recommendation Report

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

Applicant: Zarin Homes
Address: 4407 & 4417 Spruce Avenue
File: 510-02/18 & 520-06/18
Date: May 14, 2019



Overview of Development Site



Site Area:
0.9 hectares



Burlington Official Plan & Zoning By-law



Existing Land Use

Designation:

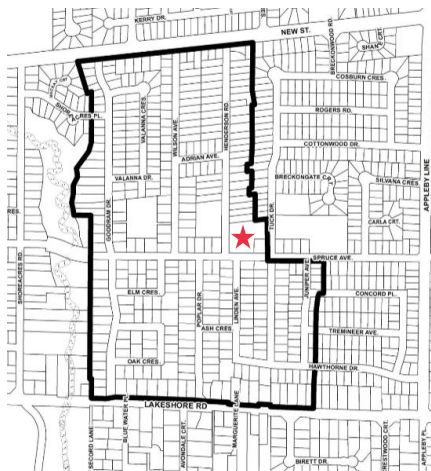
- Residential – Low Density

Existing zoning:

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



Shoreacres Neighbourhood Character Area



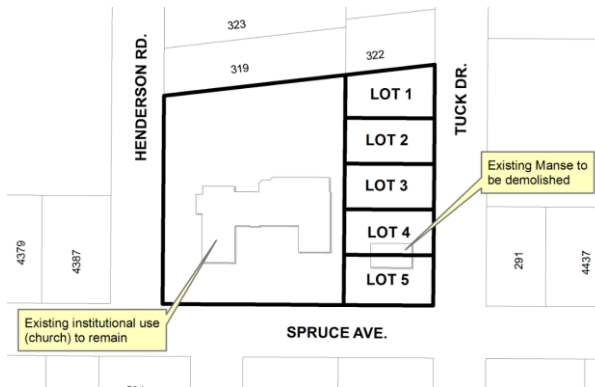
★ - Subject site

"...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)

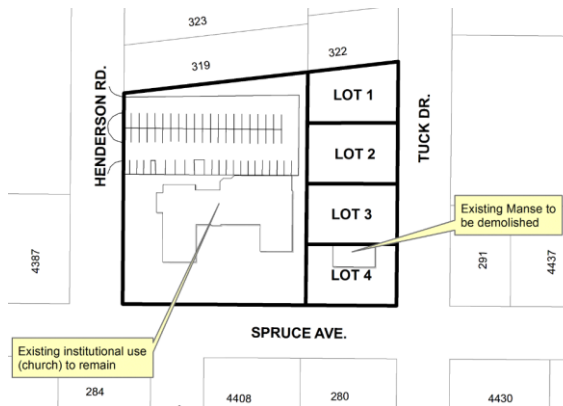


Original Application



- 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 number and size of parking spaces, and setbacks for the place of worship.

Revised Application



- To subdivide a part of the property into four detached residential lots; and
- To amend the Zoning By-law to allow reduced parking space size and setbacks for the place of worship.



Public Consultation

- Public comments are attached as Appendix D to report PB-26-19
- General themes:
 - Concerns about loss of mature trees
 - 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



Recommendations

- The proposed reduction in parking space size is not supported.
- Proposed 4-lot development is consistent with Provincial, Regional and City policy frameworks.
- Staff recommends approval of the rezoning application as outlined in Appendix B, and draft approval of the subdivision application with conditions outlined in Appendix C of Report PB-26-19.

Comparison of Existing Lots to Original Proposal

Existing Average of Lots in Vicinity of Site:

	Lot Width (m)	Lot Area (m ²)
Tuck Drive Average (120 m)	21.3	813.7
<i>Tuck North of Site</i>	<i>19.3</i>	<i>754.3</i>
<i>Tuck South of Site</i>	<i>22.8</i>	<i>855.3</i>

Original 5-Lot Proposal:

	Lot Width (m)	Difference from Avg (m)	Lot Area (m ²)	Difference from Avg (m ²)
Lot 1	19.5	-1.8 (-9%)	638.6	-175.1 (-22%)
Lot 2-4	17.5	-3.8 (-18%)	602	-211.7 (-26%)
Lot 5	19.3	-2.0 (-10%)	663.9	-149.8 (-18%)

Comparison of Existing Lots to Revised Proposal

Existing Average of Lots in Vicinity of Site:

	Lot Width (m)	Lot Area (m ²)
Tuck Drive Average (120 m)	21.3	813.7
<i>Tuck North of Site</i>	<i>19.3</i>	<i>754.3</i>
<i>Tuck South of Site</i>	<i>22.8</i>	<i>855.3</i>

Revised 4-Lot Proposal:

	Lot Width (m)	Difference from Avg (m)	Lot Area (m ²)	Difference from Avg (m ²)
Lot 1	22.0	+0.7 (+3%)	728.3	-85.4 (-10%)
Lot 2	23.0	+1.7 (+8%)	795.8	-17.9 (-2%)
Lot 3	23.0	+1.7 (+8%)	795.8	-17.9 (-2%)
Lot 4	19.9	-1.4 (-7%)	790.9	-22.8 (-3%)
Lot 4 (incl. dedication)	22.9	+1.6 (+7%)	806.1	-7.6 (-1%)
Land Dedication	3.0	--	15.2	--