

5219 Upper Middle Road, Burlington



Statutory Public Meeting

October 2nd, 2017
6:30pm

Burlington City Hall
Council Chambers

City File No. 520-05/17



Team Members



Subject Lands



Context Map



Aerial Photograph of Subject Lands



Revised Development Proposal

Public and Municipal Consultation

- Residents Open House May 23, 2017
- Meeting with Staff July 12, 2017
- Meeting with Staff Aug. 23, 2017



Revised Development Proposal

- A reduction in the total number of units.
- Incorporation of single-detached dwellings to transition to the existing adjacent single detached dwellings.
- Improvements to the proposed landscaping with a focus on screening and buffering to the existing adjacent single-detached dwellings.
- Increase in driveway lengths to accommodate larger vehicles.
- Combining the south townhouse buildings to create one block.
- Increased side-yards to allow for easy homeowner and public utilities access; and
- Addition of a walkway to Upper Middle Road to improve pedestrian connections and circulation.



City of Burlington Official Plan (2015)

Official Plan Land Use Designation

Residential Areas:

- The Official Plan designates the lands as *Low and Medium Density Residential*.
- *Residential-Medium Density areas include ground or non-ground oriented housing units with a density ranging between 26 and 50 units per net hectare.*
- *Permitted uses include detached and semi-detached homes, townhouses, street townhouses and stacked townhouses, back to back townhouses, attached housing and walk-up apartments.*

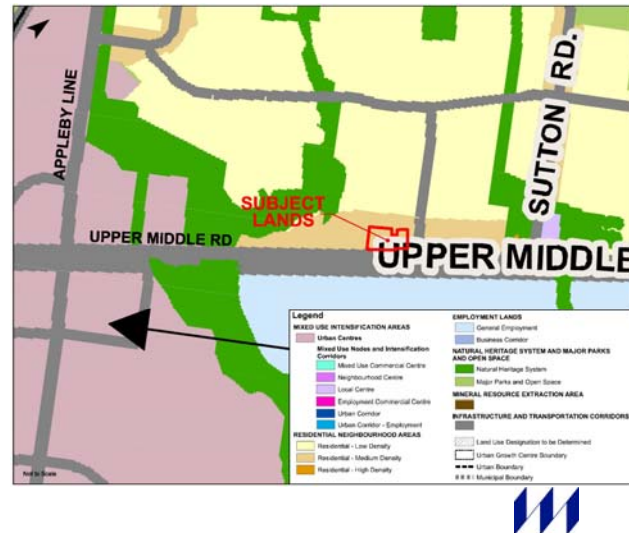


Draft City of Burlington Official Plan (2017)

Draft Official Plan Land Use Designation

Medium Low Density:

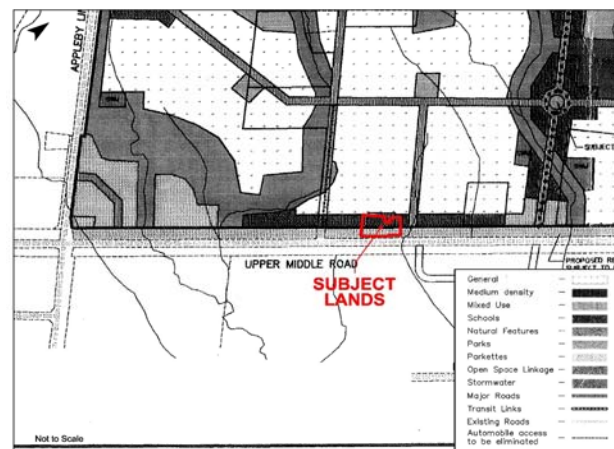
- *Single-detached, semi-detached, townhouses, street townhouses, stacked townhouses, back-to-back townhouses and low rise buildings.*
- *26 to 75 units per hectare.*
- *Maximum height 3 storeys for ground-orientated dwellings.*



Orchard Community Secondary Plan

Secondary Plan Land Use Designation & Policies

- The Orchard Community Secondary Plan designates the subject lands as '*Medium Density – Residential*'
- The *Medium Density* designation permits primarily ground-orientated attached housing to be developed along the transit corridors as per Section 7.1
- *Urban Design Principles:*
 - *Encourage the use of the front of houses to spur social interaction on the street and safety and security of neighbourhood (e.g. porches, front yard terraces, etc.);*
 - *Consider reduced front yard setbacks;*
 - *Provide a mix of residential densities, ownership, price and building types throughout the community to ensure affordability and social mix;*
 - *Provide affordable housing in accordance with City of Burlington policy*



Existing Zoning Permissions



Zoning Regulations for RM3 Zone

Regulation	Stacked Townhouse Apartment Building	Back to Back Townhouse	Community Institution Lodge, Fraternity Private Club
Lot Width	30 m	45 m	18 m
Lot Area	4 ha	0.4 ha	1 ha
Front Yard	7.5 m [a]	7.5 m [a]	7.5 m [a]
Rear Yard	9 m	9 m	9 m
Side Yard	4.5 m	4.5 m	4.5 m
Street Side Yard	6 m	6 m	6 m
Yard abutting RL R2, R3 zone	12 m	12 m	12 m
Density	25 units/ha minimum 50 units/ha maximum	50 units per hectare maximum	***
Floor Area Ratio	***	***	125:1 maximum
Amenity Area	25 m ² for each bedroom in a unit 15 m ² for each efficiency unit	25 m ² / unit [b]	***
Privacy Area	10 m ² per unit	[c]	***



The proposed zoning amendment application seeks to rezone the existing 'D' Development and RM3-138 zones to Orchard Residential 2 with site specific exceptions (RO2-XXX).

Minimum	RO2 Townhouse	RO2-XXX Townhouse Original Submission	RO2-XXX Townhouse Revised Plan	Compliance
Lot Area	145 m ²	125.63 m ²	-	no
Lot Width	4.8 m	4.76 m	5.50 m	yes
Front Yard	6 m	3 m	4.6 m	no
Side Yard	3 m; 1.2 m	0.6 m; 1.2 m	1.2 m; 1.2 m	no
Rear yard	6 m	4.6 m	3 m	yes
Height	2 storey maximum	3 storey	3 storey/ 11.5 m	no*
Parking	2 spaces per unit	2 spaces per unit	-	yes
Visitors Parking	0.50 spaces per unit	0.35 spaces per unit	-	no



Proposed Zoning By-law Amendment cont'd

Minimum	RO2 Detached Semi-	RO2-XXX Semi-Detached Original Submission	RO2-XXX Semi-Detached Revised Plan	Compliance
Lot Area	200 m ²	119 m ² /unit	138. m ²	no
Lot Width	6.5 m/unit	5.5 m	6.7 m	yes
Front Yard	3 m	3 m	5.94 m	yes
Side Yard	3 m; 1.2 m	0.6 m; 1.2 m	1.2 m; 1.2 m	yes
Rear yard	6 m	3 m	-	yes
Parking	2 spaces per unit	2 spaces per unit	-	yes

Minimum	RO2 Detached Single	RO2-XXX Single Detached Original Submission	RO2-XXX Single Detached Revised Plan	Compliance
Lot Area	250 m ²	-	286 m ²	yes
Lot Width	7.5 m/unit	-	15 m	yes
Front Yard	3 m	-	3.0 m	yes
Side Yard	1.2 m	-	1.2 m; 1.2 m	yes
Rear yard	6 m	-	6.0 m	yes
Parking	2 spaces per unit	-	2 spaces per unit	yes



Revisions to the Original Submission

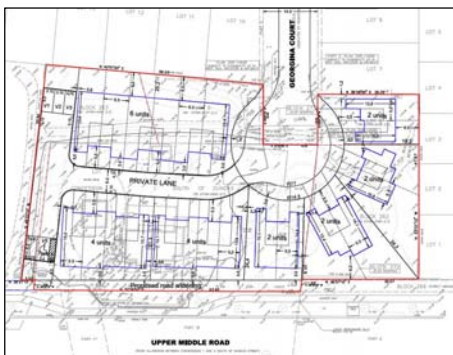
- 20 total residential dwelling units:
 - 2 single-detached units located on a proposed public cul-de-sac.
 - 4 semi-detached units located on a proposed public cul-de-sac.
 - 14 condominium townhomes located on a 6m private condo laneway.
- The condominium townhouse block includes two buildings ranging from six to eight units.
- The hammerhead provides safe vehicular movement and appropriate turning radius for municipal service and maintenance vehicles.
- Two parking spaces (required) will be provided per unit.
0.35 vs 0.5 visitor spaces will be provided for condo townhouses.
- Net density of 45 UPH after road widening.
- Upper Middle units are considered dual frontage, similar to townhouse units south on Appleby Ln.



Units and Building Type

Original Submission

- 22 Total Units
- 8 semi-detached dwellings
- 14 townhouse units
- 3 townhouse blocks
- 50.3 UPH (net)



Revised Plan

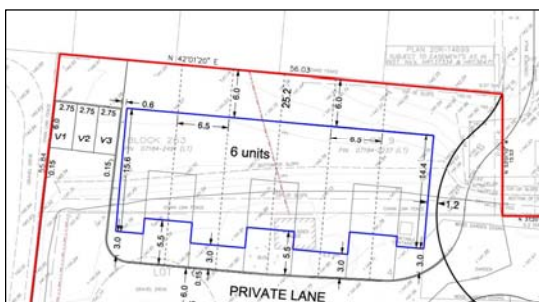
- 20 Total Units
- 2 single-detached dwellings
- 4 semi-detached dwellings
- 14 townhouse units 2 townhouse blocks
- 45 UPH (net)



Landscaping & Buffering

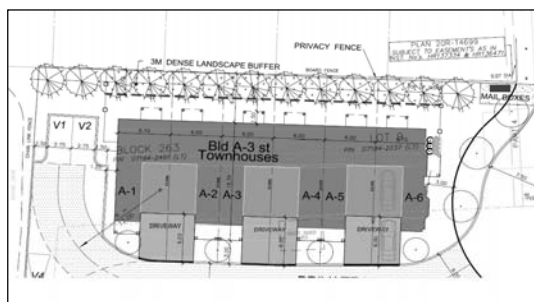
Original Submission

- 6 metre setback to existing adjacent residential dwellings to the north.



Revised Plan

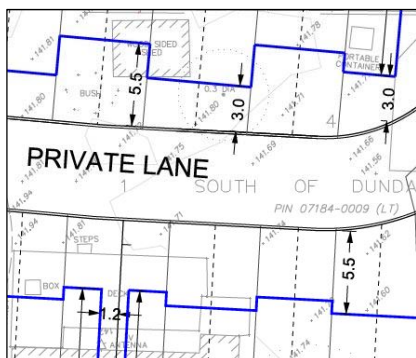
- 6 metre building setback with 3 metre dense landscape buffer.



Driveway Lengths

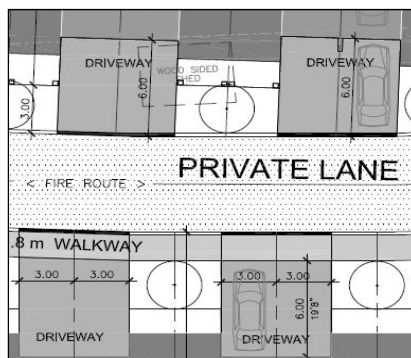
Original Submission

- 5.5 metre proposed driveway lengths



Revised Plan

- 6.0 metre proposed driveway lengths to accommodate larger vehicles



Condominium Blocks

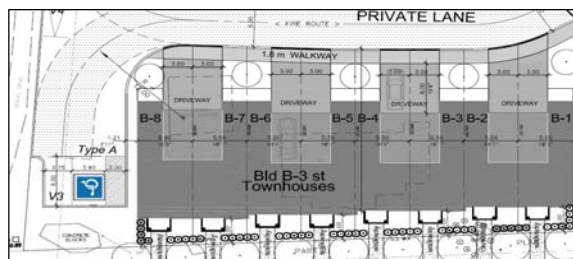
Original Submission

- 2 condominium blocks of 4 units (south side of the private laneway)



Revised Plan

- 1 condominium block of 8 units
- Improved side yard conditions to the proposed visitor parking to the west



Council and Public Comments & Concerns

