

## Information Meeting

### Application to amend the Zoning By-law for 4063 Upper Middle Rd.

Applicant: thinkGiraffe Design

File: 520-03/17

Planning and Development  
Committee

Monday, November 6, 2017



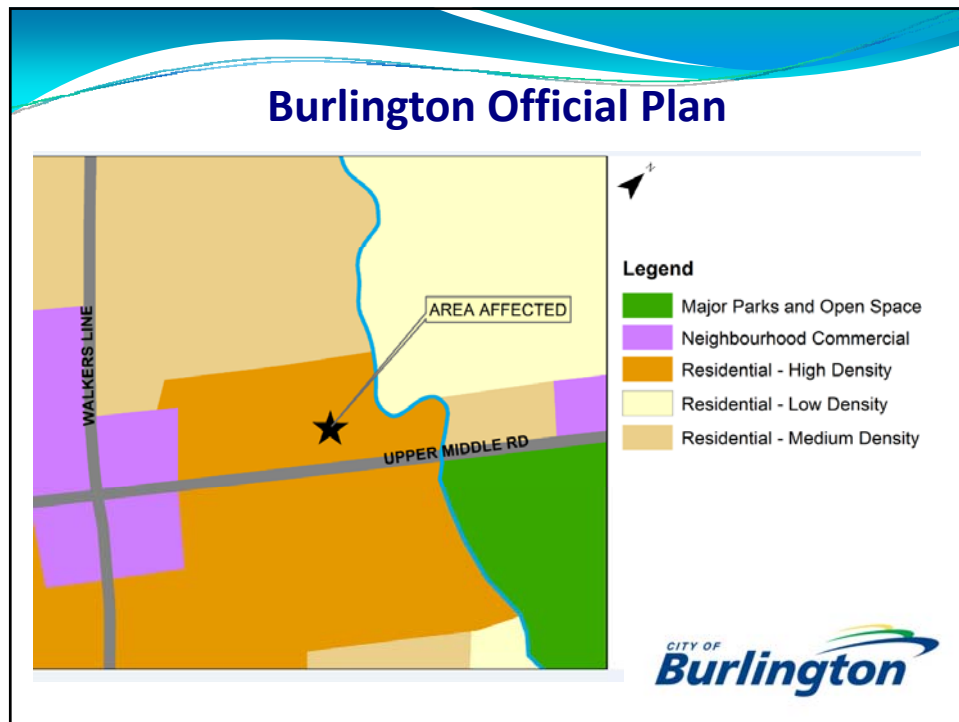
## Overview of Development Site



Lot area: 0.57 ha  
(1.41 acres)

Frontage: 92.58 m  
(303.7 ft.)

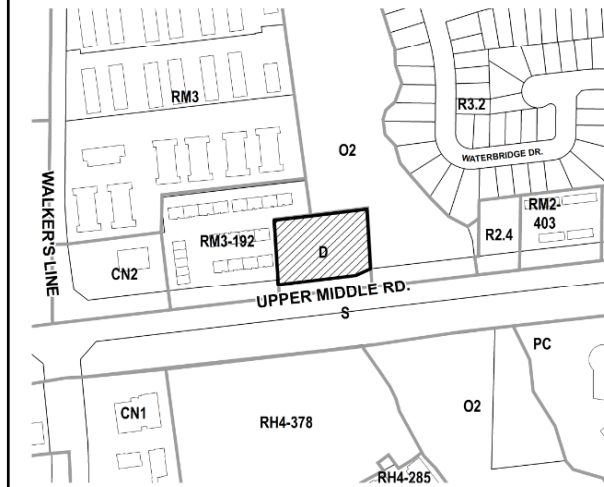




## Burlington Official Plan

- The property at 4063 Upper Middle Rd. is located in the Urban Planning Area and is designated Residential High Density.
- Part III, Policy 2.2.2 e) states that within residential high density areas, either ground or non-ground oriented housing units with a density ranging between 51 and 185 units per net hectare shall be permitted.
- 2.2.2 g) iii) states that subject to the density requirements, street townhouses and stacked town houses, back-to-back townhouses, attached housing and apartments shall be permitted.
- Therefore the proposed 7-storey apartment is in keeping with the Official Plan policies of the High Density Residential designation, and an Official Plan amendment is not required for this application.

## Zoning By-law 2020

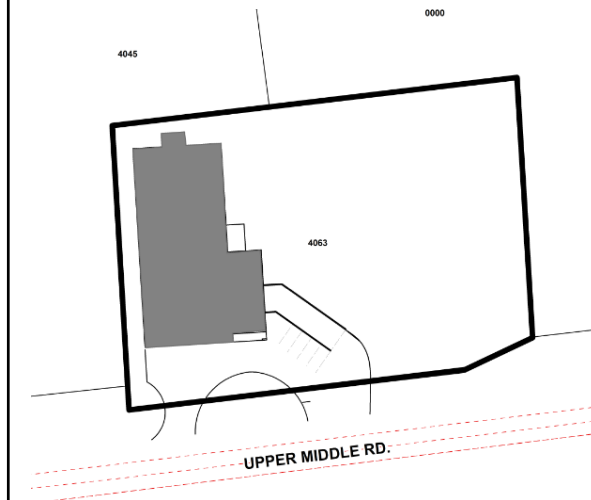


**Current Zoning:**  
Development (D) Zone

Permits detached dwellings and various uses permitted in all zones provided all conditions and parking requirements are met.



## Development Proposal



- Application seeks the approval to construct a 7-Storey High Density condominium building.
- 32 residential apartment units are proposed
- 58 parking spaces, located at grade, 2nd level and underground.
- Parking provided = 2 spaces/unit + 6 visitor parking spaces
- Site specific regulations for lot area, density, height, landscaping area,



## Setback from Shoreacres Creek

- The site is adjacent to Shoreacres Creek.
- Approximately 2/3 of the site is undevelopable.
- The proposed site plan protects the valley with an appropriate buffer and setback.
- The portion of the site occupied by the Shoreacres Creek and associated buffers is proposed to be zoned Open Space (O2).
- These lands would be conveyed them to the City or conservation authority.

## June Neighbourhood Meeting

- The Neighbourhood Meeting was held on June 19, 2017.
- During this meeting many area residents spoke about their concerns with the height of the proposal immediately adjacent to their townhomes.
- In addition to the proposed development, the area residents appear to be concerned about a parcel of land also adjacent to the creek but located further northwest of the application site, closer to Millcroft Park Drive.



## October Open House

- The applicant held an Open House on October 24, 2017
- Public comments/concerns included:
  1. Tree removal to accommodate the proposal
  2. Increased vehicle congestion on Upper Middle Rd
  3. Tree removal to accommodate the proposal
  4. 7 storey building height is too tall, too many units proposed
  5. Not enough amenity area
- Setback and screening from existing townhouses to the north and west of the proposed development
- Design changes to the original proposal were discussed and attendees evaluated the design changes by voting using 'clicker' technology.







