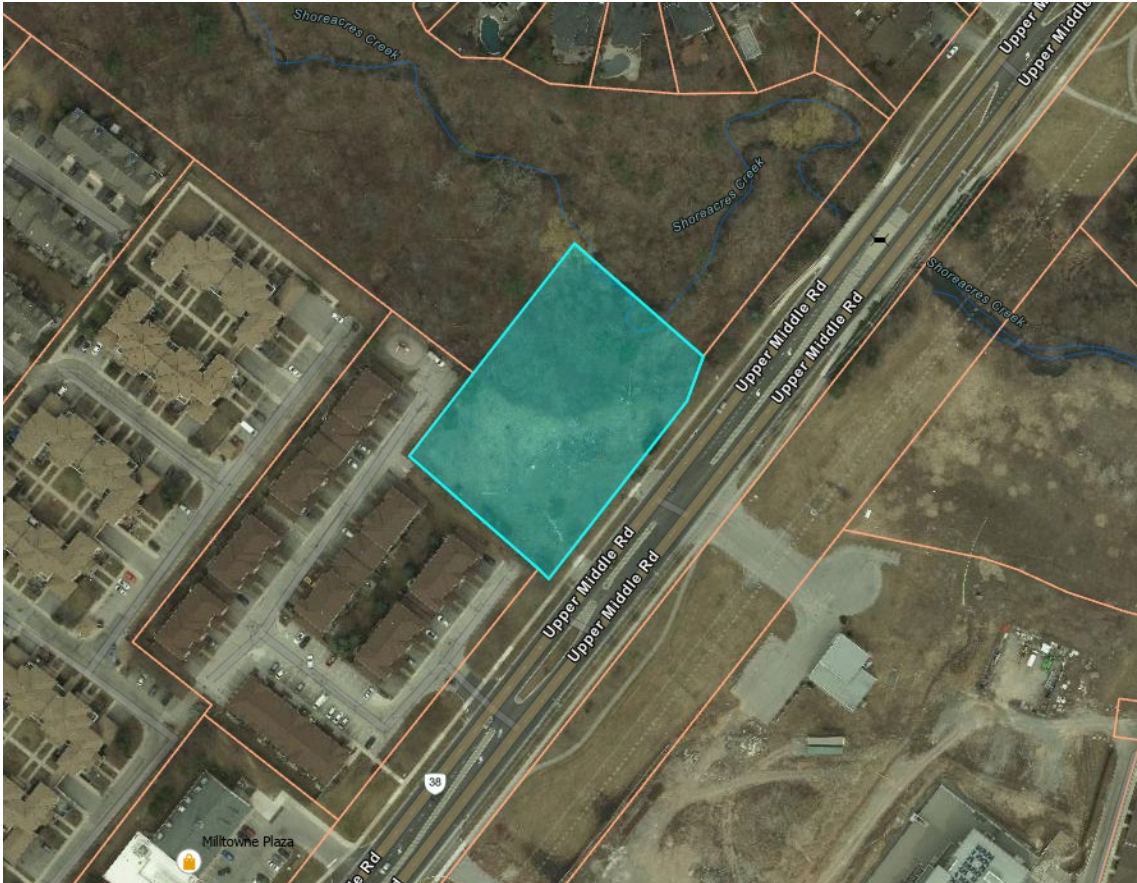


Recommendation Report

Application to amend the Zoning By-law

Applicant: ThinkGiraffe Design
Addresses: 4063 Upper Middle Road
Date: July 5, 2022

Overview of Development Site

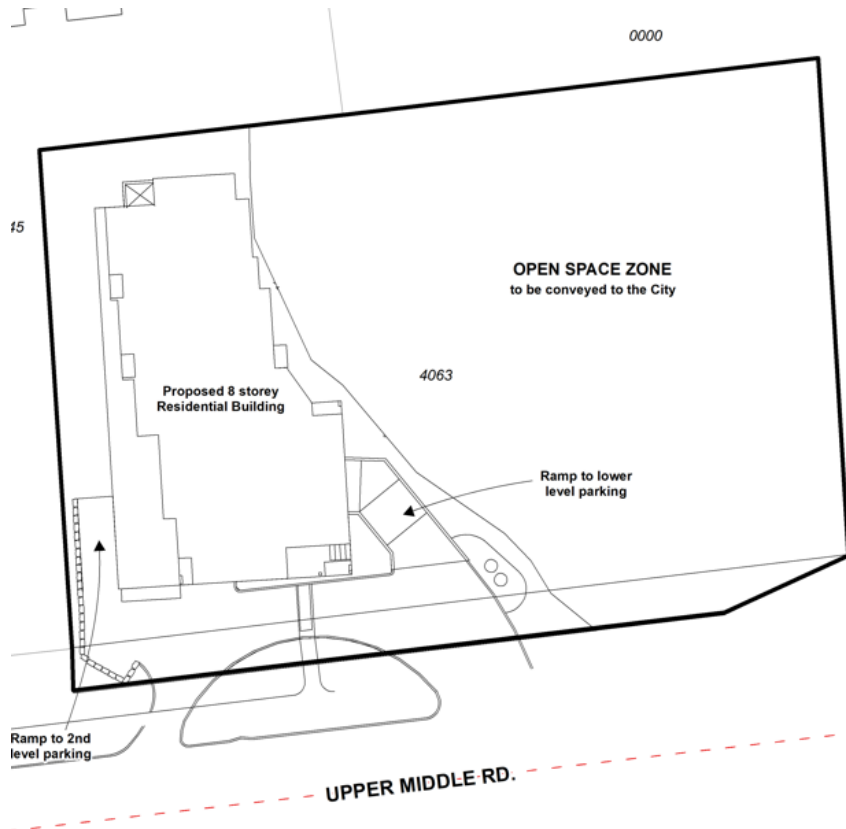


Site Area: 0.55 hectares
(0.23 hectares of
developable area)

Policy Context

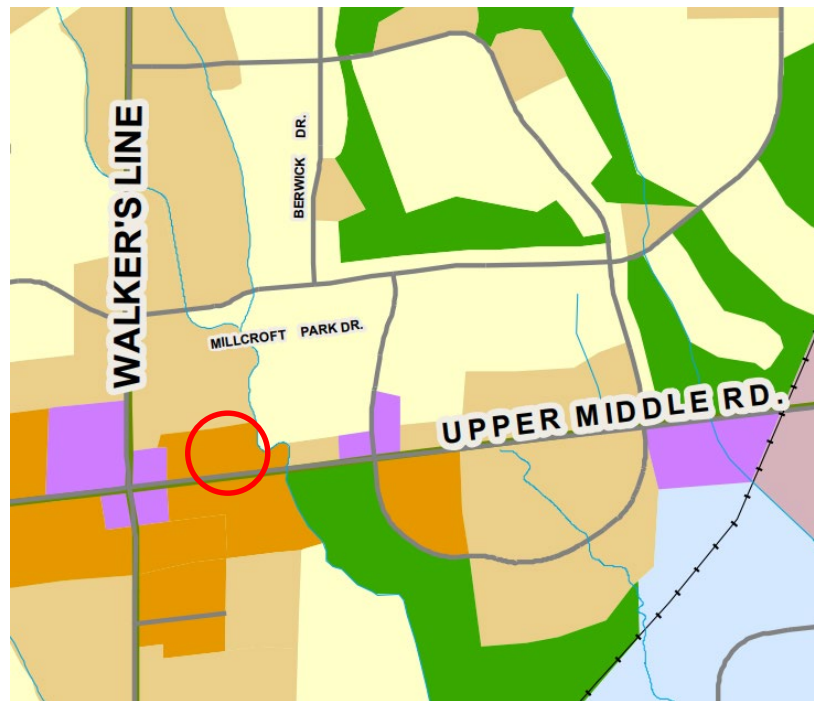
- Provincial Policy Statement (PPS), 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan (ROP)
- City of Burlington Official Plan
- City of Burlington Zoning By-law 2020

The Application




- One 8-storey building;
- 32 residential units;
- Lands associated with creek block to be rezoned to Open Space Zone and dedicated to the City.

Burlington Official Plan



 Residential - High Density


 Watercourses - Conceptual only, refer to Part III, Section 6.4.2 d

Current Official Plan Designation:

Residential – High Density and Watercourse

Burlington New Official Plan

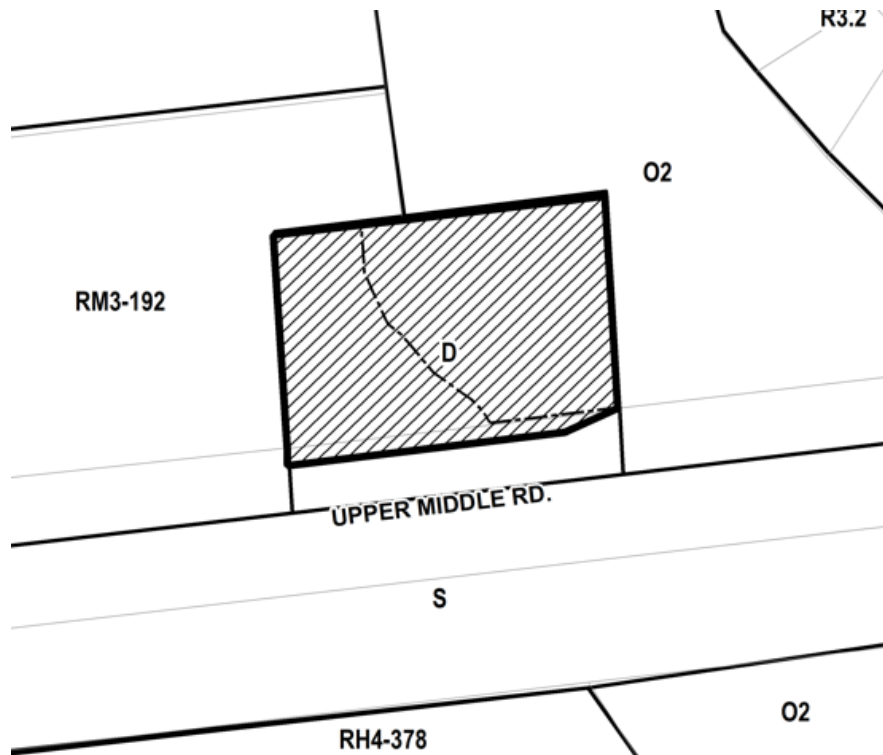


 Residential - High Density

New Official Plan Designation:

- Established Neighbourhood Area (Schedule B-1 – Growth Framework)
- Residential – High Density (Schedule C – Land Use – Urban Area)

Burlington Zoning By-law



Existing zoning:
Development (D)

Proposed zoning: Residential – High Density with a Holding Provision and site specific exception (H-RH3-508) and Open Space (O2)

Public Consultation

- A neighbourhood information meeting to present the original proposal was held June 19, 2017;
- A Statutory Public Meeting was held November 6, 2017;
- An additional neighbourhood meeting was held February 15, 2018 in order to present the proposed changes;
- Public comments attached as Appendix D to Report PL-42-22.

Next steps and more information:

Contact: Melissa Morgan, Planner II

E: melissa.morgan@burlington.ca

Visit the City's website:

www.burlington.ca/4063UpperMiddle