

# Community Planning, Regulation and Mobility Committee Meeting

July 5, 2022

Zoning By-law  
Amendment

4063 Upper Middle  
Road



Source: Google Maps Street View – April 2022







**0.32 ha –  
Open Space  
(O2 Zone)**

**0.23 ha – RH3-508  
Zone**

4063 Upper Middle  
Rd, Burlington, ON...

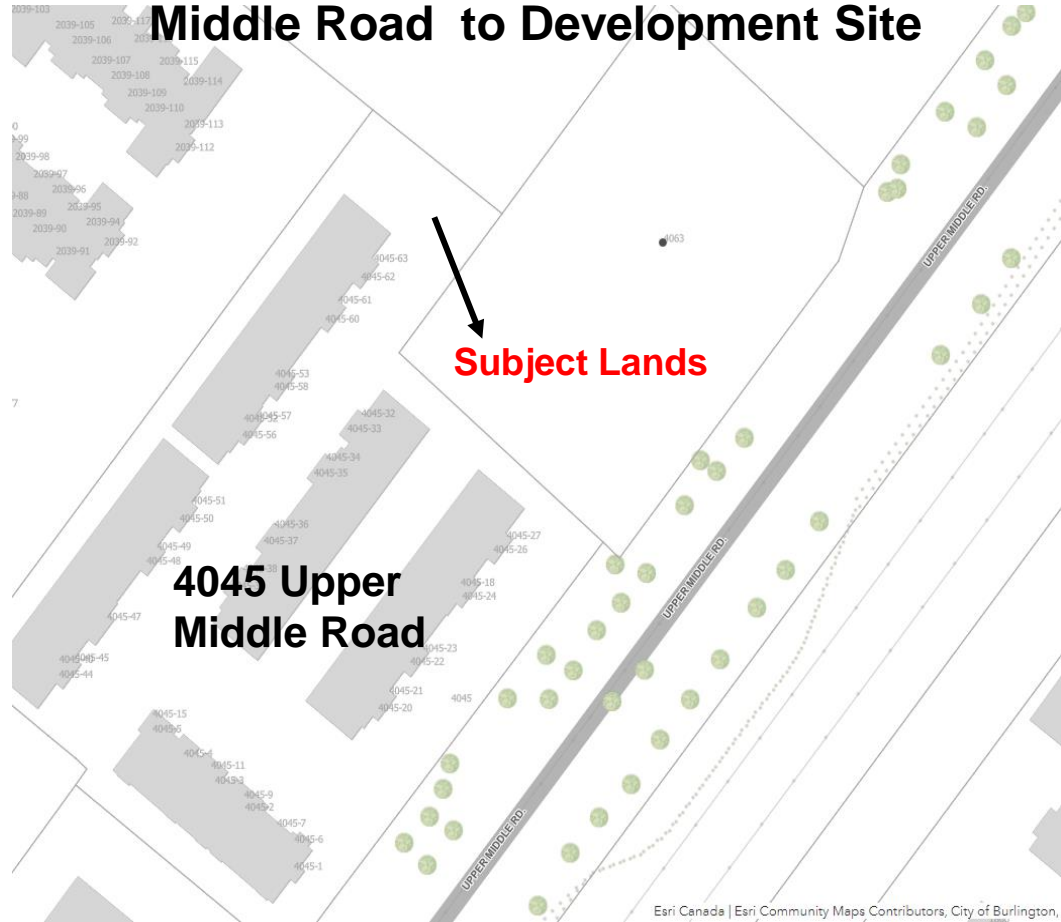
Reschburl  
Equestrian Centre





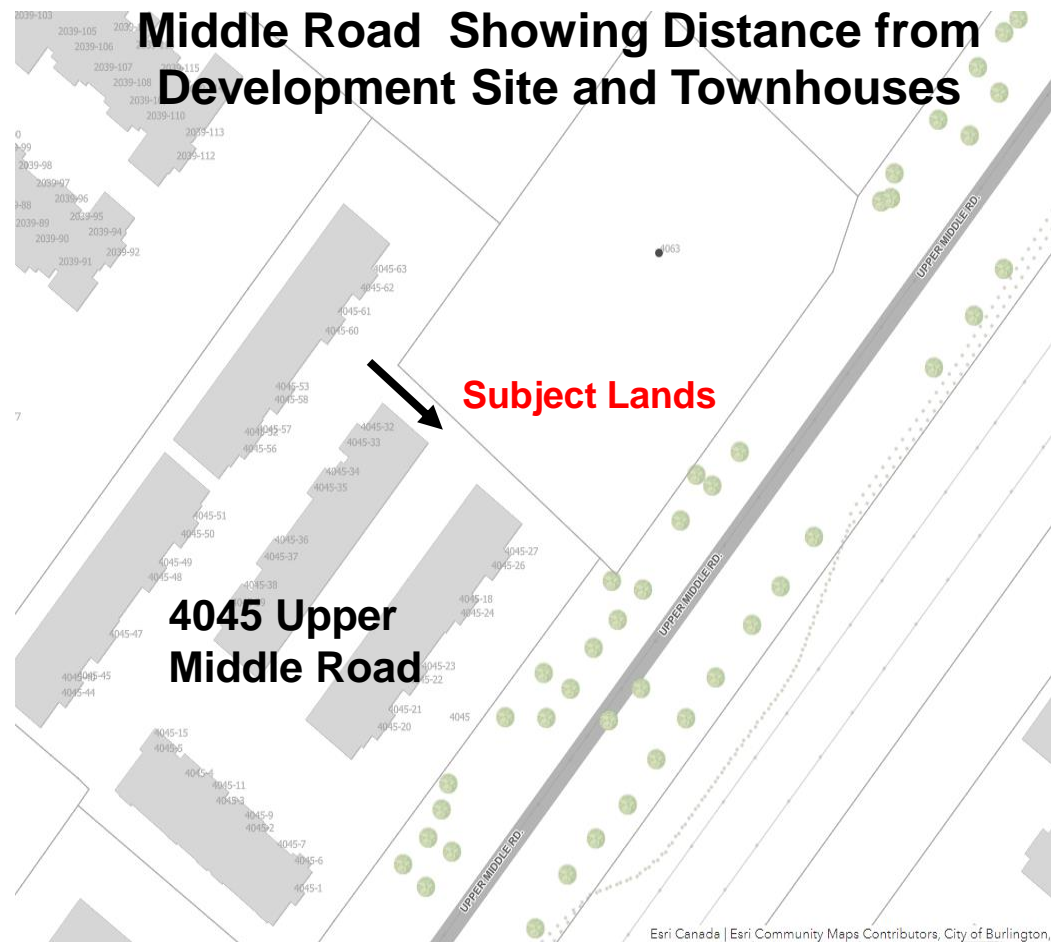


## View from East Corner of 4045 Upper Middle Road to Development Site



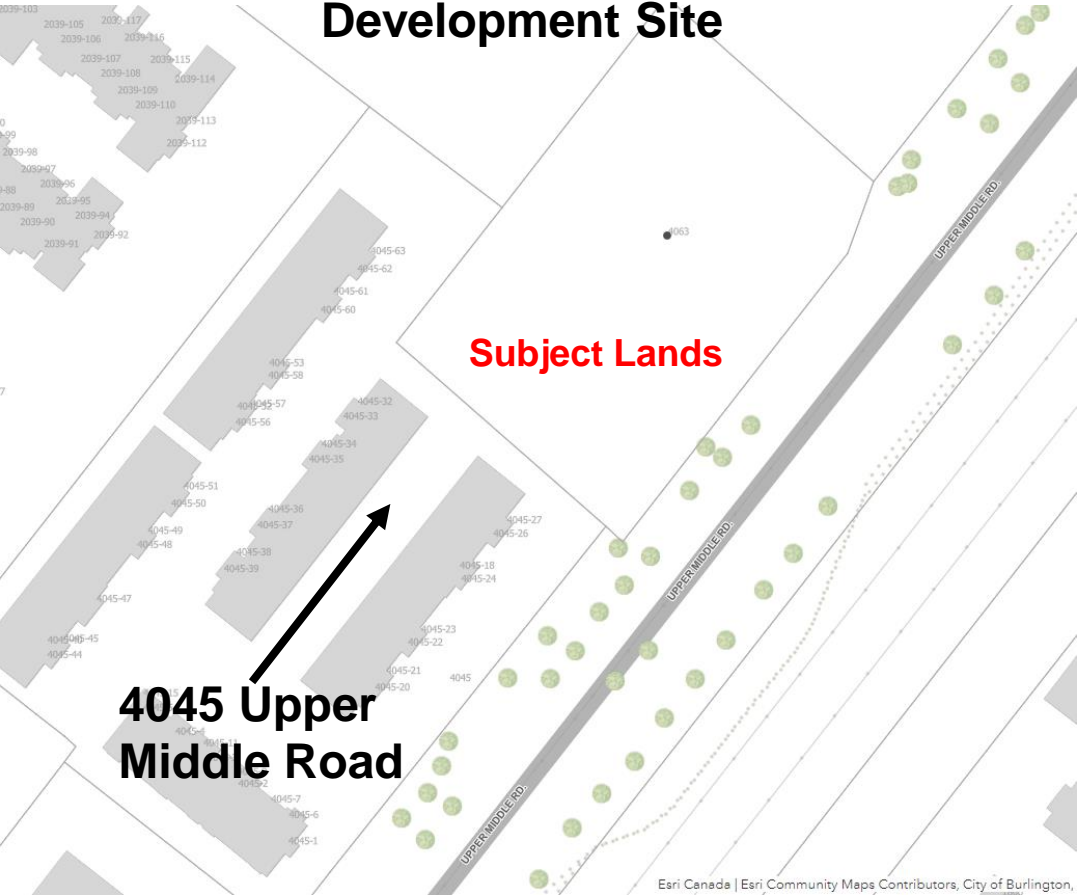


## View from Rear Drive Aisle of 4045 Upper Middle Road Showing Distance from Development Site and Townhouses



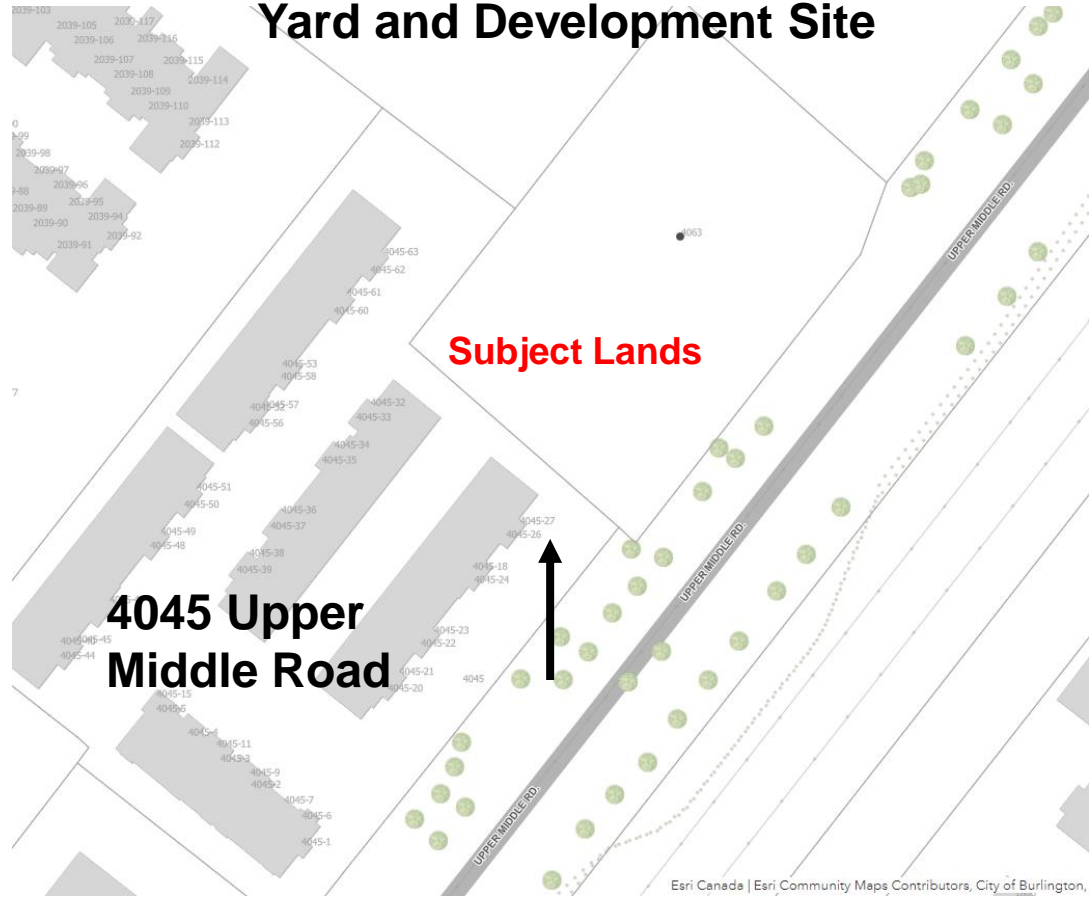


**View from East Drive Aisle of 4045 Upper  
Middle Road (Rear Amenity Areas)  
to  
Development Site**





## View from Upper Middle Road Sidewalk showing 4045 Upper Middle Road Front Yard and Development Site





A photograph of a wooded area. In the foreground, there is a grassy clearing with some yellow wildflowers and a fallen log. The background is filled with dense green trees and foliage. The text "Development Area" is overlaid in white on the image.

**Development Area**

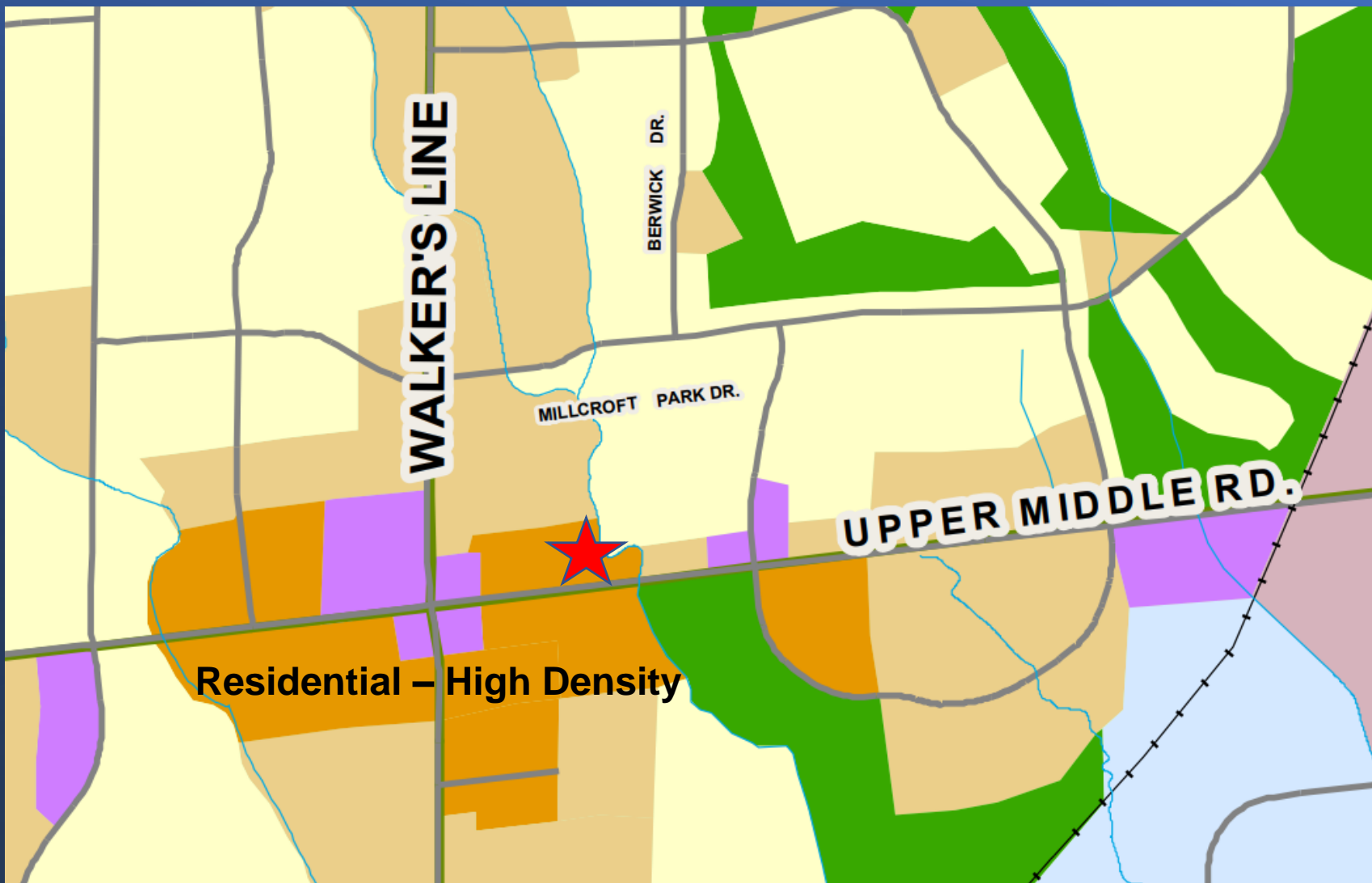




Paper Birch Tree

Development Area





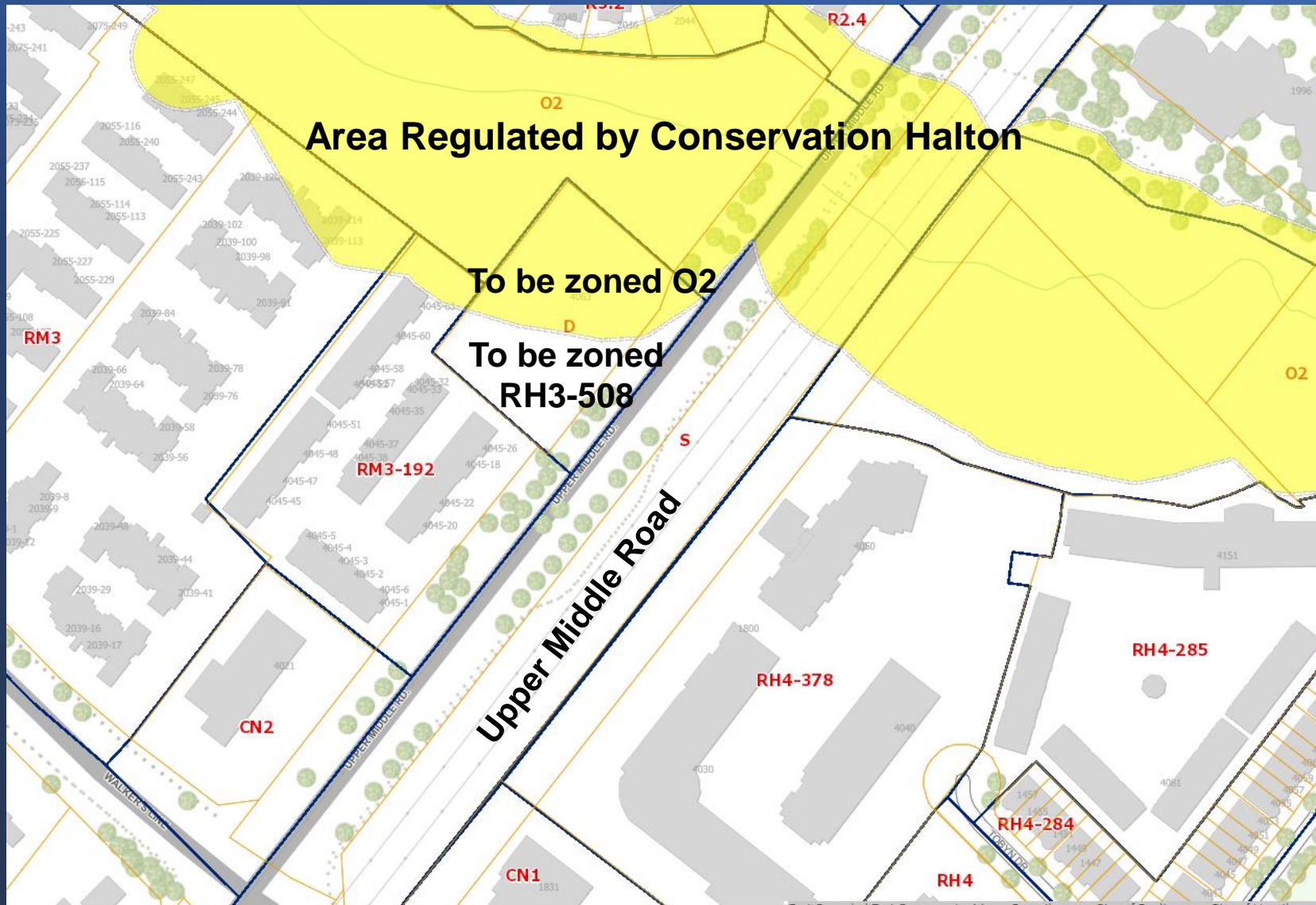
Site is designated  
Residential – High  
Density

32 unit, 8-storey  
apartment building  
proposed

Density is 138 units  
per ha (net), (max.  
permitted is 185  
units per ha)

Extract from Schedule B – Land Use Plan – Urban Planning  
Area, Burlington Official Plan, 1997





**Site is Zoned “D”  
Development**

**0.32 ha to be  
rezoned Open  
Space and  
dedicated to the  
City**

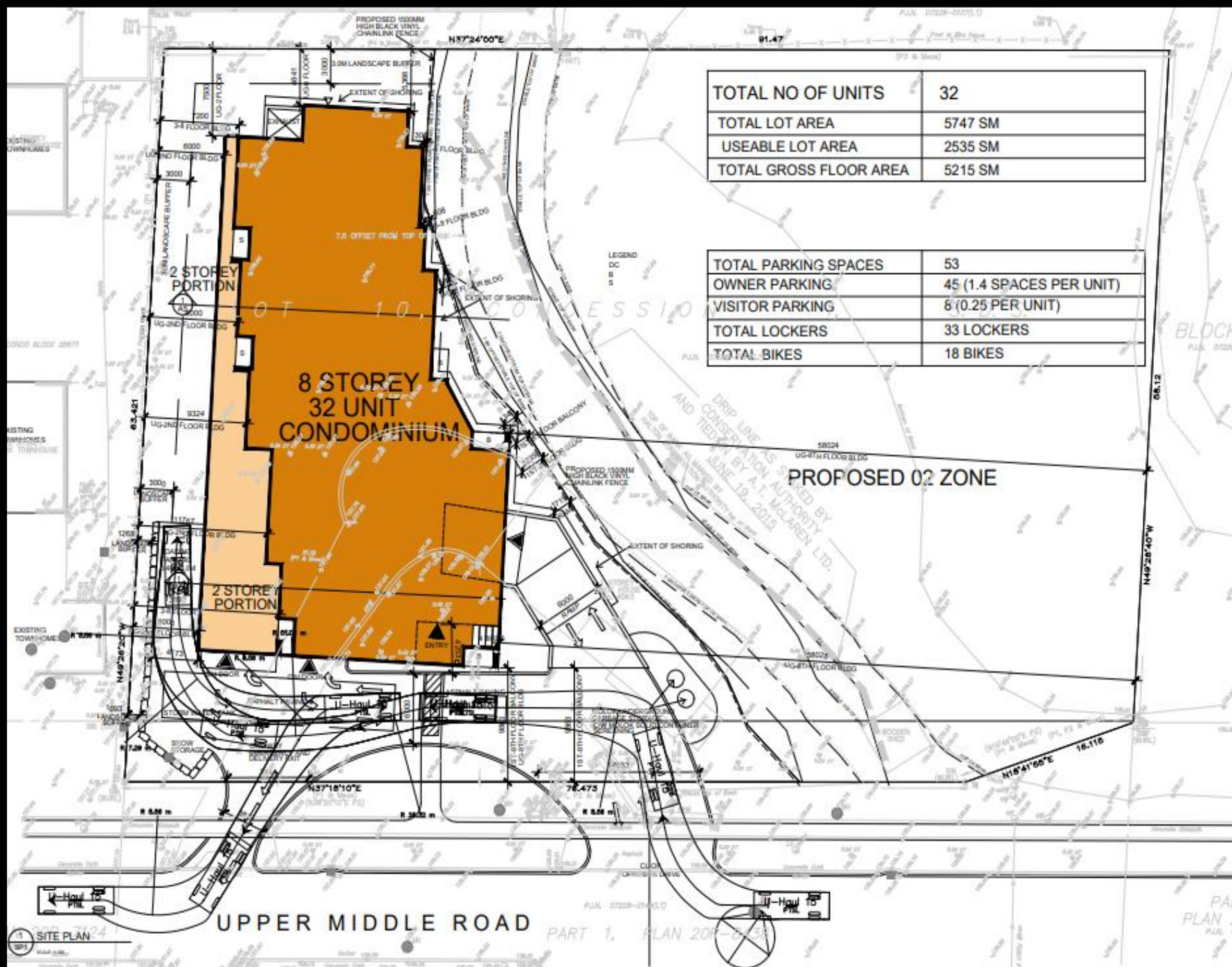
**0.23 ha to be  
rezoned RH3-508  
for apartment  
building**



**6.0 m setback  
along west  
property line**

**Rear Yard setback  
ranges from 4.8 m  
to 7.5 m**

## Building steps back (west side) at the 3<sup>rd</sup> Floor





# Front Elevation





# West Elevation





# SUMMARY

- **Stable Top of Bank of Shoreacres Creek and Dripline of Woodland were staked, surveyed and agreed to by Conservation Halton and the Region of Halton**
- **7.5 metre buffer established from the Tree Dripline / Stable Top of Bank (whichever is most restrictive) and included in the Open Space (O2) Zone**
- **Remainder of Site to be zoned Residential High Density 3 (RH3- 508)**
- **Front of Site provides access to underground parking and entrances to ground floor and 2<sup>nd</sup> level parking**
- **Westerly driveway provides a right-out only for service vehicles**