

4063 Upper Middle Rd Burlington Project Summary



design that aligns your surroundings with your values

ANCASTER STUDIO
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Reports & Drawings submitted as per Pre-Consultation Requirements:

- 6.1 Planning Justification Report
- 6.2 Conceptual Site plan in 24x36 Format
Plans, Elevations, Sections in 11x17 Format
- 6.4 Storm Water Management Report
- 6.5 Functional Servicing Report
- 6.6 Tree Inventory and Preservation Study
- 6.7 Traffic / Transportation Impact Study
- 6.10 Noise Feasibility Study
- 6.11 Shadow Analysis
- 6.16 Height Survey of Adjacent Buildings
- 6.23 Grading, Drainage & Servicing Plans
Geotechnical Report
Draft Zoning By-Law

Requirements 6.8, 6.9 & 6.12 are dealt with in a very comprehensive Environmental Impact Study that exceeds the requirements.

Requirement 6.13 also has been dealt with in the Environmental Impact Study.

The Environmental Impact Study includes the report, Addendum 1 and Appendix A-H.

PROPOSAL

The proponent has proposed to redevelop the site for a 7 storey, high density condominium apartment use. The subject site has a gross land area of 0.55 hectares (1.4 acres). Net of related setbacks and prescribed road widenings, the site area is 0.17 hectares (0.42 acres).

Thirty-two (32) residential apartment units are proposed, serviced by 58 parking spaces, located at grade, 2nd level and underground. The proposed building has a total gross floor area of 7,196 square metres (77,457 square feet) including parking and terrace areas. Full turns access to the site is proposed from Upper Middle Road.

Ten bicycle parking spaces are provided (6 indoor and 4 outdoor)

The net density of the project is 188 units per hectare or 76 units per acre.

LOCATION

The subject lands are located on the north side of

Upper Middle Road, just to the east of Walkers Line.

The site is 0.55 hectares (1.4 acres) in size and has a frontage of 76.5 metres (250 feet) on Upper Middle Road and a depth of approximately 63.42 metres (208 feet). The site was previously occupied by a single detached dwelling which was recently demolished (June 2014). The former single detached residence enjoyed two points of access from Upper Middle Road. The easterly section of the subject lands is traversed by the Shoreacres Creek.

DESIGNATION

The subject lands are designated “Residential-High Density and Watercourse” by the Burlington Official Plan. It will be demonstrated in this report that the proposed land use conforms to the land use provisions of the Official Plan.

The lands associated with the Shoreacres Creek and related setback and buffer areas will be maintained in the “Watercourse” designation.

Given that the proposal achieves a density approximate to the maximum prescribed limits of the Official Plan. The “Intensification” policies of the Official Plan do not apply.

Accordingly, an Official Plan amendment is not required.

The subject lands are currently zoned “Development (D)” by Comprehensive Zoning By-law 2020. The applicant is seeking to zone the subject lands “Residential High Density (RH)” with appropriate requirements and restrictions to ensure development that respects the character of the host community.

Summary based on Planning Justification Report & Draft Zoning By-Law
by

