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Proposed Zoning By-law Amendment – Revised Proposal

4063 Upper Middle Road Burlington, Ontario

The proponent submitted a proposal to redevelop the site for a 7 storey, high density condominium apartment use. **The revised proposal shows increased westerly setbacks and 8 storeys** after thorough public consultation. 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 area incl Main Level Parking & Terraces: 7070 m² (76,214.6 Sq Ft)
Gross Floor including Basement Parking: 8,115.5 m²

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.

design that aligns your surroundings with your values

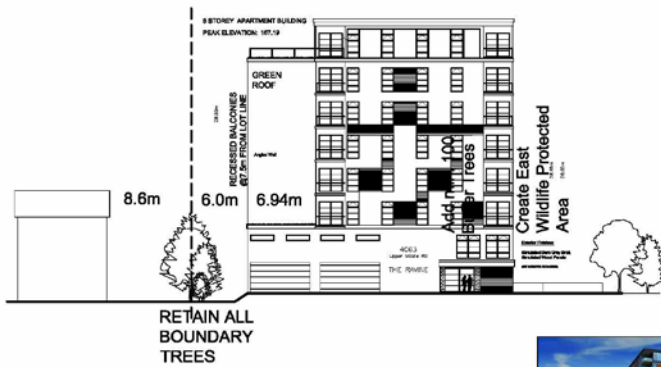
ANCASTER STUDIO
Marina Lombard Fensham

See the original proposal:



PROPOSAL 1

This is the revised proposal:



REVISED PROPOSAL 2



Below is a summary of the submission:

- - Environmental Impact Study
Revisions required by Halton Conservation & Region.

- - Functional Servicing Report
- - Storm Water Plan
- - Grading Plan
No changes

- - Geotechnical Study
- - Slope Stability Study
No changes

- - Landscape Plan
- Site Plan
- - Tree Study
Minor Changes as requested by staff: Front yard parking not encroaching on Road Widening, Pedestrian Path, Snow Removal Location, Trees on west & north boundary to remain intact and add to fill in gaps. Fence at Top of Bank. These changes are not related to the additional 8th storey.

- - Noise Study
8th Storey and 10x10 Terraces noted. New front elevation copied into report. Conclusions remain the same

- - Planning Justification
No Changes

- - Sun Study
8th storey shown. No impact.

- - Traffic Study
No changes. Number of Apartments and parking spots remain the same.

- - Architectural Plans.
Editing reflecting the changes to the west elevation. Number of Apartments remain at 32. Lower level, Main level & 2nd level layout unchanged.

Thanks for your consideration. Please contact me if you have any questions.



Marina Fensham