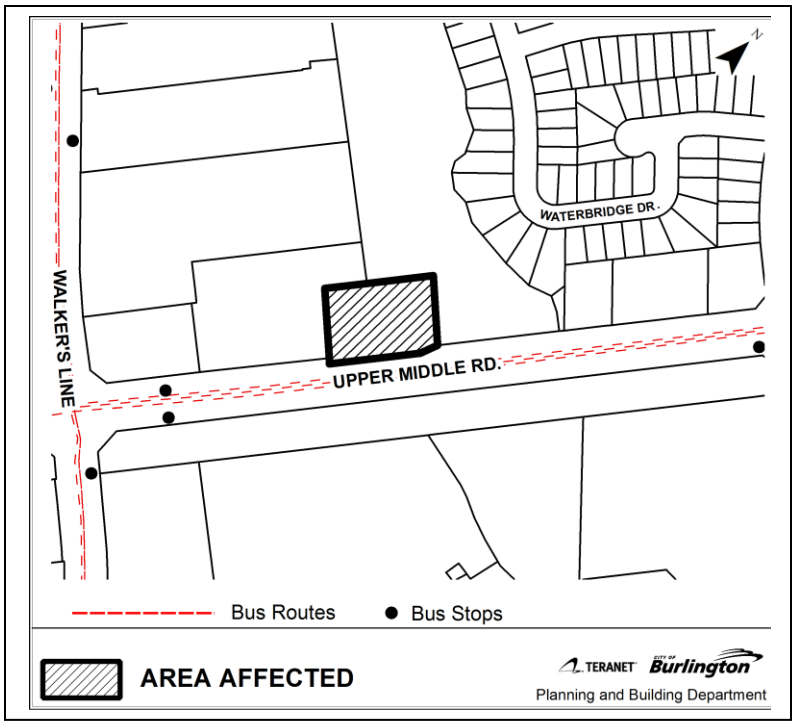
Community Consultation Meeting

Rezoning Application for 4063 Upper Middle Road

The City of Burlington invites you to attend a Neighbourhood Meeting where you can learn more about this planning application, to ask questions and share your comments.

Date: Monday, June 19, 2017
Time: 7:00-9:00 PM
Place: Tansley Woods Community Centre, Community Room 1, Burlington



Proposal:

A Planning application has been made to amend the Zoning By-law regulations for a property on the north side of Upper Middle Road to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road. The proposed apartment building will have a height of 25.8 metres and will have a total Gross Floor Area of 7,196 square metres (77,457 square feet). The proposed development conforms with the Official Plan as this property is designated as "Residential High Density" and "Watercourse".

Further information is available at: www.burlington.ca/4063UpperMiddle

You are invited to attend this Neighbourhood Meeting on June 19, 2017. You are also invited to submit written comments about the proposed development to the City of Burlington. Your comments will be considered by the Planning Department when we make our recommendation to the Planning & Development Committee of Council to approve or refuse the application. Your comments will form an appendix to a staff report about the proposed rezoning which will be posted on the City's web site. Notice of the Planning & Development Committee public meeting to consider the applications will be sent to you later on.

To submit written comments, or for more information, please contact:
Mark Hefferton, Planner II
(905) 335 7600 ext. 7860
e-mail: mark.hefferton@burlington.ca

Community Consultation Meeting

Please note that if you do not send in written comments about the application or speak at the public meeting, you may not be able to appeal the decision of Council to the Ontario Municipal Board or appear as a Party to any future Hearing about this issue. For more information about this matter, including information about preserving your appeal rights, contact Mark Hefferton using the information on page 1 of this notice.

Site Summary:

Official Plan Designations:

Residential High Density: The objective of the Residential High Density designation is to provide locations for street townhouses and stacked townhouses, back to back townhouses, attached housing and apartments. The proposed condominium apartment building is permitted form of development, subject to the density requirements of Part III, Subsection 2.2.2 e).

Watercourse: Development on lands designated Watercourse shall be prohibited. As part of the development approval process, the precise limits of the Watercourse designation shall be determined by the City, in conjunction with Conservation Halton.

Zoning By-Law Designation:

The subject lands are currently zoned "Development (D)" by Zoning By-law 2020. The applicant is seeking to amend the Zoning By-law to an appropriate "Residential High Density (RH)" zone. The Residential–High Density (RH5) Zone would be required to accommodate the propsed development on the subject lands. The eastern portion of the site occupied by the Shoreacres Creek and associated buffers is proposed to be zoned Open Space (O2).

Property Size:

The site is 0.55 hectares (1.4 acres) in size.

Surrounding Land Uses:

- North: Shoreacres Creek valley immediately to the north with townhouses further to the north
- East: Open space associated with the Shoreacres Creek valley
- South: Upper Middle Road and vacant land slated for development
- West: Townhouses and a convenience commercial plaza located at the northeast corner of Upper Middle Road and Walker's Line.

Personal information is collected under the authority of the Planning Act, R.S.O. 1990, c. P. 13 and may be contained in an appendix of a staff report, published in the meeting agenda, delegation list and/or the minutes of the public meeting and made part of the public record. The City collects this information in order to make informed decisions on the relevant issues and to notify interested parties of Council's decisions. It may also be used to serve notice of an Ontario Municipal Board hearing. Names and addresses contained in submitted letters and other information will be available to the public, unless the individual expressly requests the City to remove their personal information. The disclosure of this information is governed by the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M. 56. Questions about this collection and disclosure should be directed to: Coordinator of Development Review, Planning (905) 335-7642

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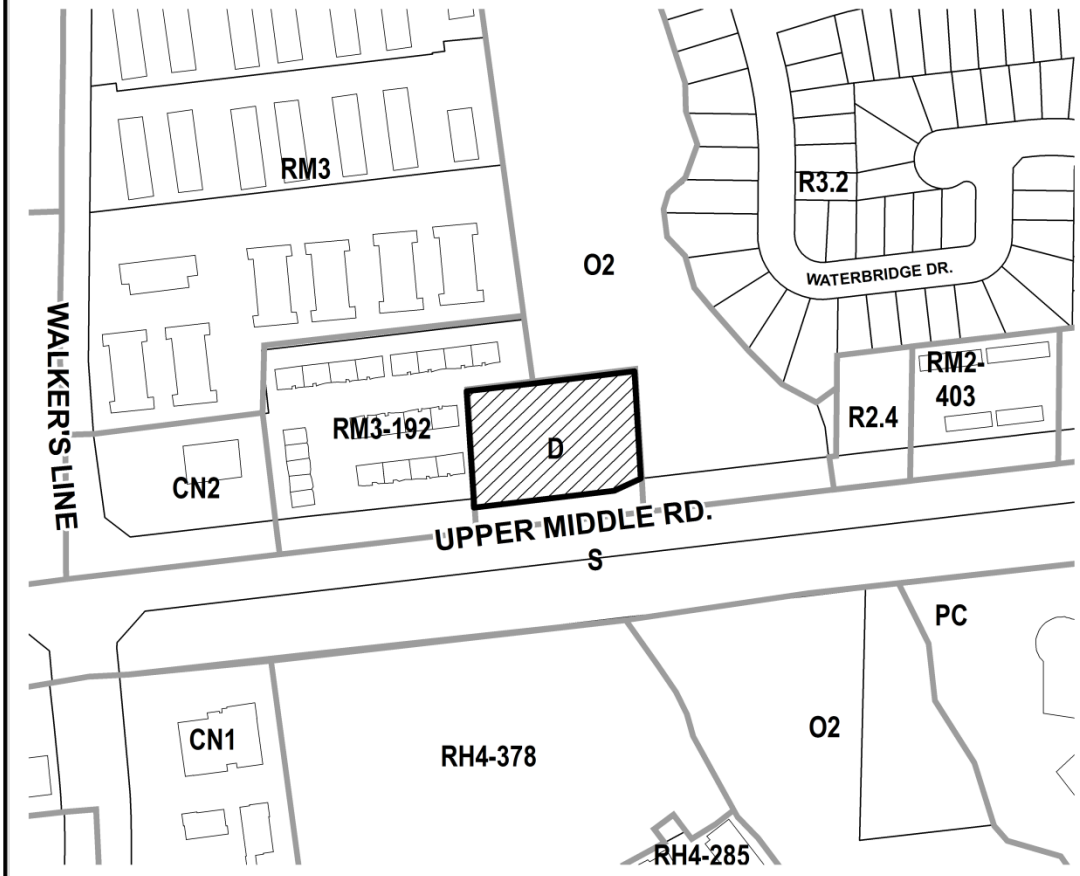
Sketch No. 1

LOCATION/ZONING SKETCH

Application to permit the development of a seven (7) storey apartment building with 32 units at 4063 Upper Middle Road.

SUBJECT PROPERTY

FILE No. 520-03/17



GENERAL ZONING LEGEND

Low Density	Medium Density	High Density	Mixed Use	Commercial	Employment	Other
R2.4 R3.2	RM2 RM3	RH4		CN1 CN2		D O2 PC S

DATE: April 5, 2017
Planning and Building Department
Development and Infrastructure Division

TERANET City of Burlington

Community Consultation Meeting

