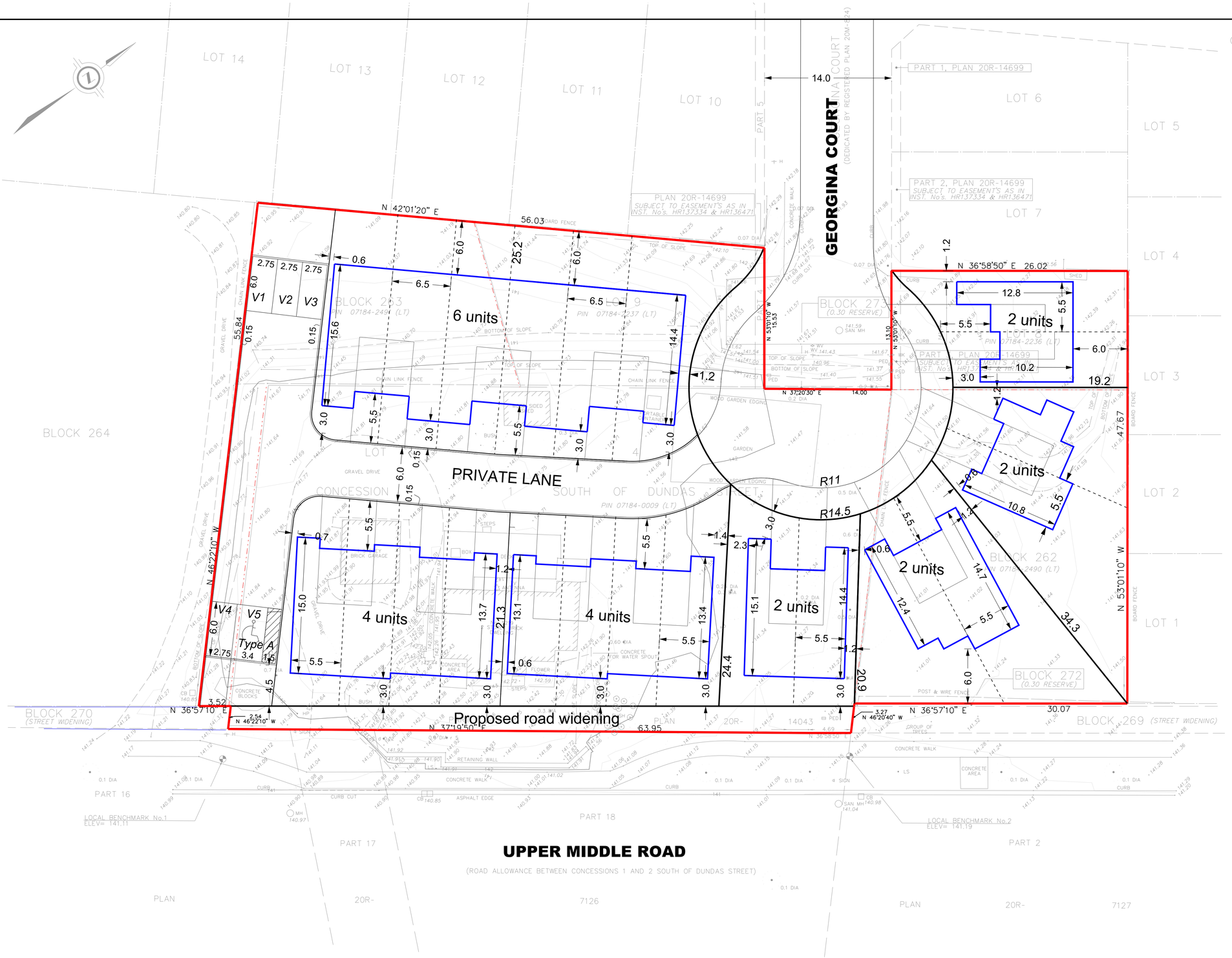


DEVELOPMENT CONCEPT

NO. 5219
UPPER MIDDLE ROAD
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

WESTON CONSULTING
planning + urban design

DRAFT
FOR DISCUSSION PURPOSES ONLY

DEVELOPMENT STATISTICS:

Gross Site Area:	0.5024 ha
Cul-de-sac right-of-way:	0.0467 ha
Road Widening:	0.0188 ha
Street Residential Blocks (Semis):	0.1509 ha
Condo Residential Blocks (Towns):	0.2111 ha
Condo laneway, parking and landscaped area:	0.0749 ha
Net Site Area (excludes cul-de-sac and road widening):	0.4369 ha
Density (based on net area):	50.35 uph
Freehold Semi-detached lots (6.7m):	8 units
Condominium Townhouses (5.5m):	14 units
Total units:	22 units
Parking Provided:	49 spaces
driveway/garage	44 spaces
visitor(including accessible space)	5 spaces

Notes:

- Property Boundaries based on Topo Survey prepared by J.D. Barnes, dated February 2017.
- Not based on engineering, floodplain or grading analysis.
- Building locations and setbacks are conceptual and subject to approval by the City.
- Cul-de-sac design subject to comments from City where it meets the existing 14m right-of-way.

0 5 10m
SCALE

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DRAWN / REVISED

14 MAR 2017	Reduction of units to reduce density
13 MAR 2017	Revisions to laneway, parking and townhouses facing Upper Middle Road.
08 MAR 2017	Revisions to townhouse and semis setbacks and visitor parking.
06 MAR 2017	Revisions to townhouse and semis setbacks.
16 FEB 2017	First Draft

Drawing Number: C1

File Number:	7926-1
Drawn By:	SB
Planner:	MQ
Scale:	see scale bar
CAD:	7926-1/concepts/C1.dgn