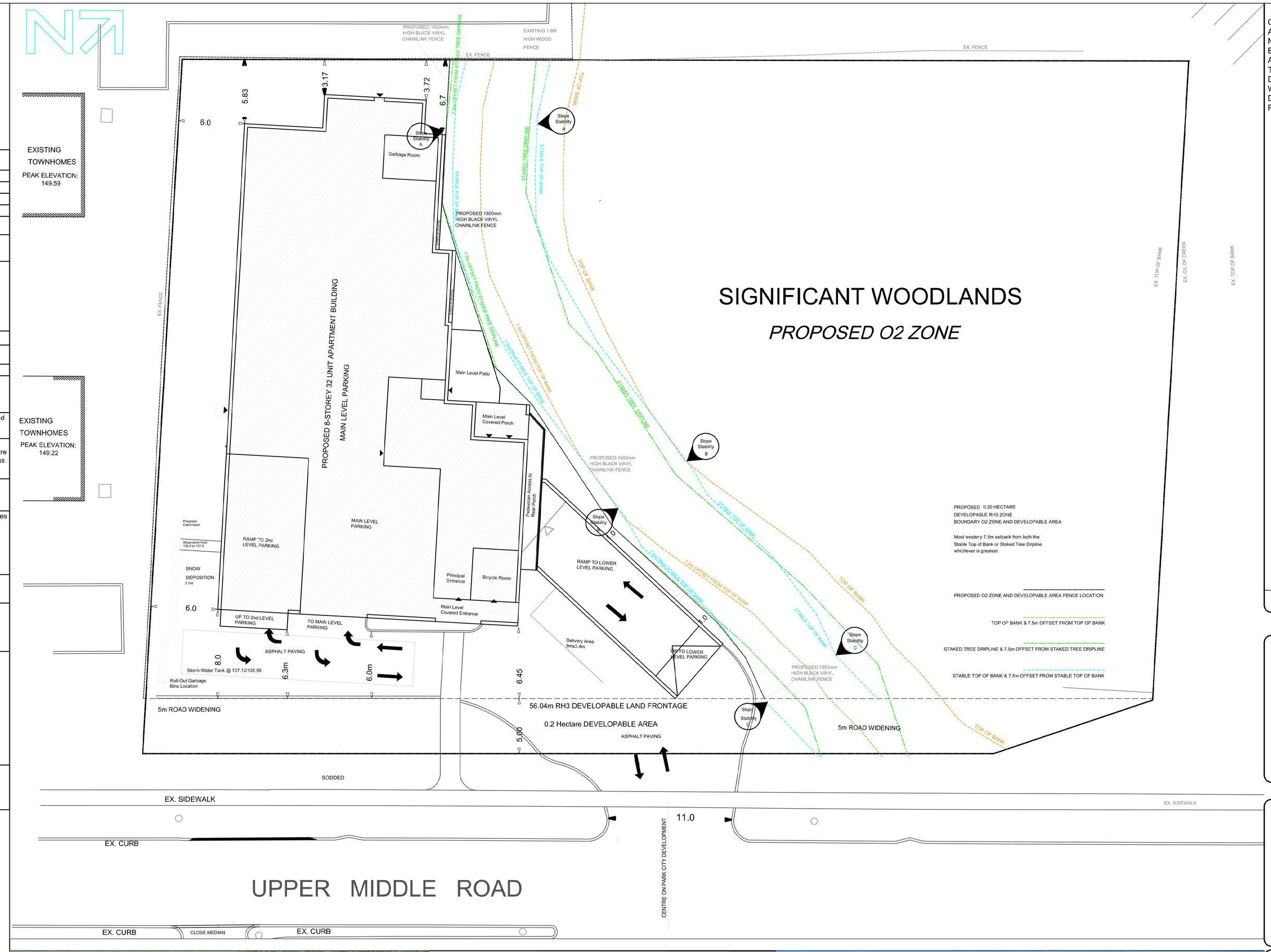
Regulations for Apartment Building Use in a RH3 Zone (Table 2.14.1) Part 2 - Residential Zones of Zoning By-law 2020, As Amended			
	Required	**Provided**	**Compliance**
Regulation			
Lot Width	30 metres	56.04 metres	Yes
Lot Area	0.1 ha	0.20 ha	Yes
Front Yard	6.0 metre maximum	Minimum 6.4 metres Maximum 8.0 metres	No – exceeds maximum
Rear Yard	7.5 metres	Minimum – 3.17 metres Maximum 6.7 metres	No –
Side Yard	3.0 metres	6.0 metres (east side yard for Floors 1 and 2) increasing to 6.0 to 13 metres for Floors 3-7 and 13 metres for entire 8th Floor 0 metres (east side yard abutting proposed O2 Zone)	Yes No
Yard abutting R1, R2, R3 Zone	N/A	N/A	N/A
Density	Minimum - 50 units per ha Maximum 185 units/ha	Density is 160 units per hectare	Yes
Maximum Building Height	24 metres	8 storeys - 30 metres	No – 6 additional metres
Amenity Area	25 m2 per unit 100 m2 minimum	25 sq. m. per unit = 800 sq. m. required. 876.12 m2 provided (not including 279.6 m2 of green roof	Yes
Building Setback Abutting a Creek Block	7.5 metres; 4.5 metres if the block includes a 3 metre buffer	0 metres	No - Creek Block to be rezoned O2 Zone includes a 7.5 metre buffer
Landscape Area	6 metres abutting a street having a deemed width greater than 26 metres	0 metres	No - given 5 metre road widening dedication, 6.0 metre front yard is paved for access to parking and the building
Landscape Buffer	3 metres abutting RM1 to RM5 Zones (Lands to the north and west are zoned RM3-192)	3 metre Landscape Buffer along the north lot line and west lot line	Yes
Parking	1.5 spaces per 2-bedroom unit - 32 x 1.5 = 48 0.35 visitor parking spaces x 32 units = 11.2 parking spaces Total - 59	Total – 57	No – total of 57 parking spaces to be provided - 2 parking space deficit
Enclosed Occupant Parking	75% of all required occupant parking	100% of all required occupant parking	Yes – required occupant parking for 32 units is 48 spaces
Outside Storage	Waste stored outside shall be kept within a solid screen enclosure.	Waste to be stored inside the building	Yes
Designated Accessible Parking Spaces for Required Parking between 51-90 spaces	2 designated accessible parking spaces Each designated accessible parking space shall meet the minimum width and area requirements of subsection (1) (a) (2.75 m in width and 16.5 sq. m. in area) and shall be located adjacent to a delineated "accessible parking pathway" with a minimum width of 2.0 metres	2 designated accessible parking spaces as per the Zoning By-law	Yes
Bicycle Parking	Not required for Residential	4 outdoor bicycle parking spaces (short term) 12 indoor bicycle racks (long term)	Yes

Landscape Area - An area of land within a lot dedicated to the planting of trees, shrubs, flower beds, or a combination thereof and which may include other decorative landscape features. A Landscape Area may be crossed by a driveway or walkway provided it is substantially perpendicular to the Landscape Area. A ground sign may be located within a Landscape Area. A Landscape Buffer may be included in the calculation of Landscape Area.

Landscape Buffer - The area of a lot which serves to provide separation and to partially obstruct the view of adjacent land uses by means of a dense landscape screen consisting of evergreen trees or a combination of solid screen fencing with evergreen or deciduous trees, shrubs, or berms.



SITE VIEW



VIEW FROM TOWNHOUSES



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PRINTS ARE NOT TO BE SCALED.

June 10,2020 ISSUE FOR ZONING AMENDMENT

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN
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thinkgiraffe@bellnet.ca

PROJECT

Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

SITE PLAN

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:200
DATE	NUMBER

A2