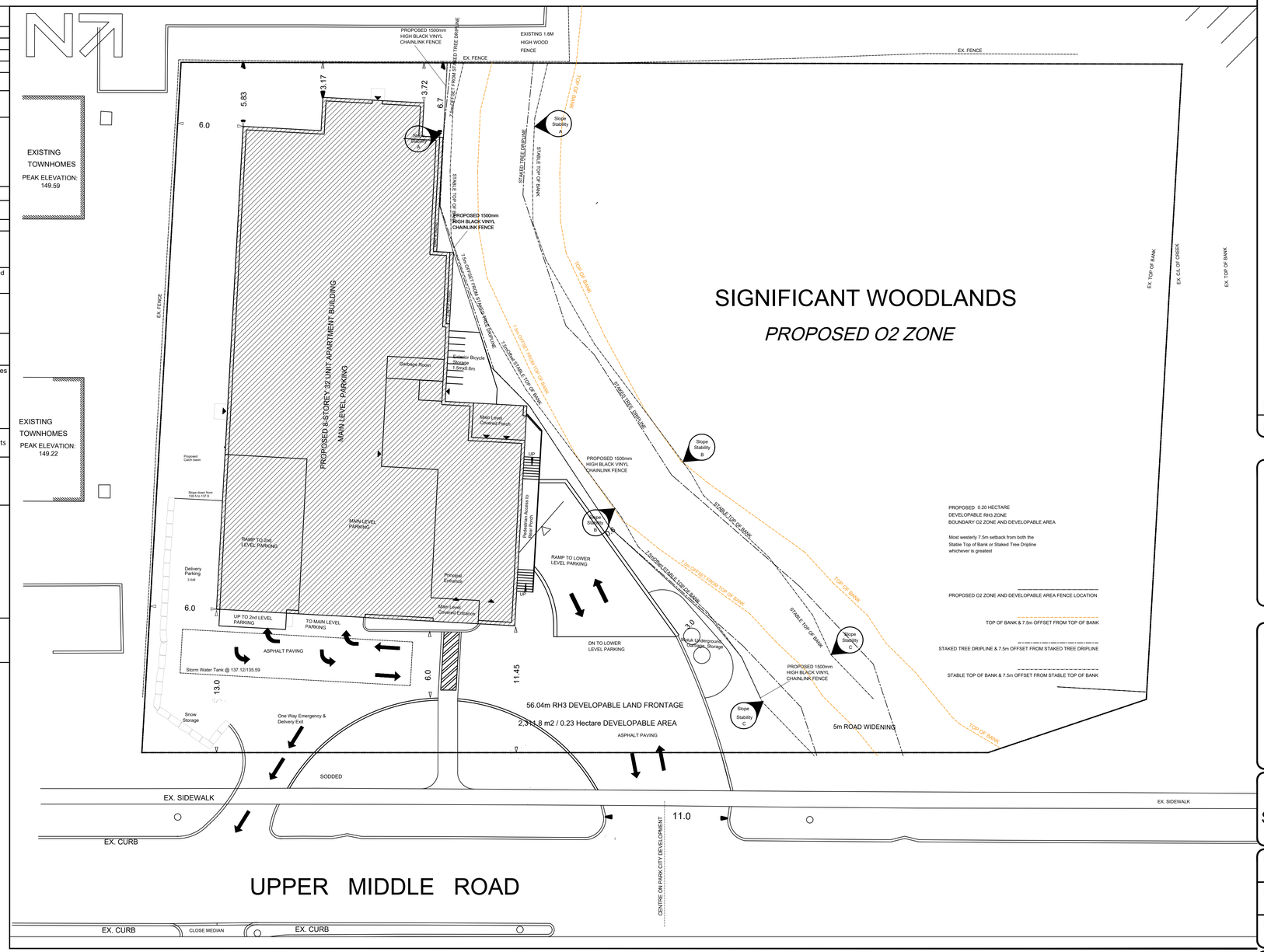
Regulations for Apartment Building Use in a RH3 Zone (Table 2.14.1)
Part 2 - Residential Zones of Zoning By-law 2020, As Amended

Regulation	Required	Provided	Compliance
Lot Width	30 metres	56.04 metres	Yes
Lot Area	0.1 ha	0.23 ha	Yes
Front Yard	6.0 metre maximum	Minimum 11.4 metres Maximum 13.0 metres	Yes – exceeds maximum
Rear Yard	7.5 metres	Minimum – 3.17 metres Maximum 6.7 metres	No –
Side Yard	3.0 metres	6.0 metres (west 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 139 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	5 metres	No
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 – 53	No – total of 53 parking spaces to be provided - 6 parking space deficit
Enclosed Occupant Parking	75% of all required occupant parking	100% of all required occupant parking	Yes – required enclosed 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 underground inside Moluk containers on east side	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 Storage	Rear East Side - Protected Exterior Bicycle Storage	8	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.



SCALE 1 : 200 metric

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Sept 16, 2021 ISSUE FOR CONSULTANT REV
May 15,2021 ISSUE FOR RAMP REVISION
June 10,2020 ISSUE FOR ZONING AMENDMENT

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe
ENVIRONMENTAL DESIGN
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@bellnet.ca

PROJECT

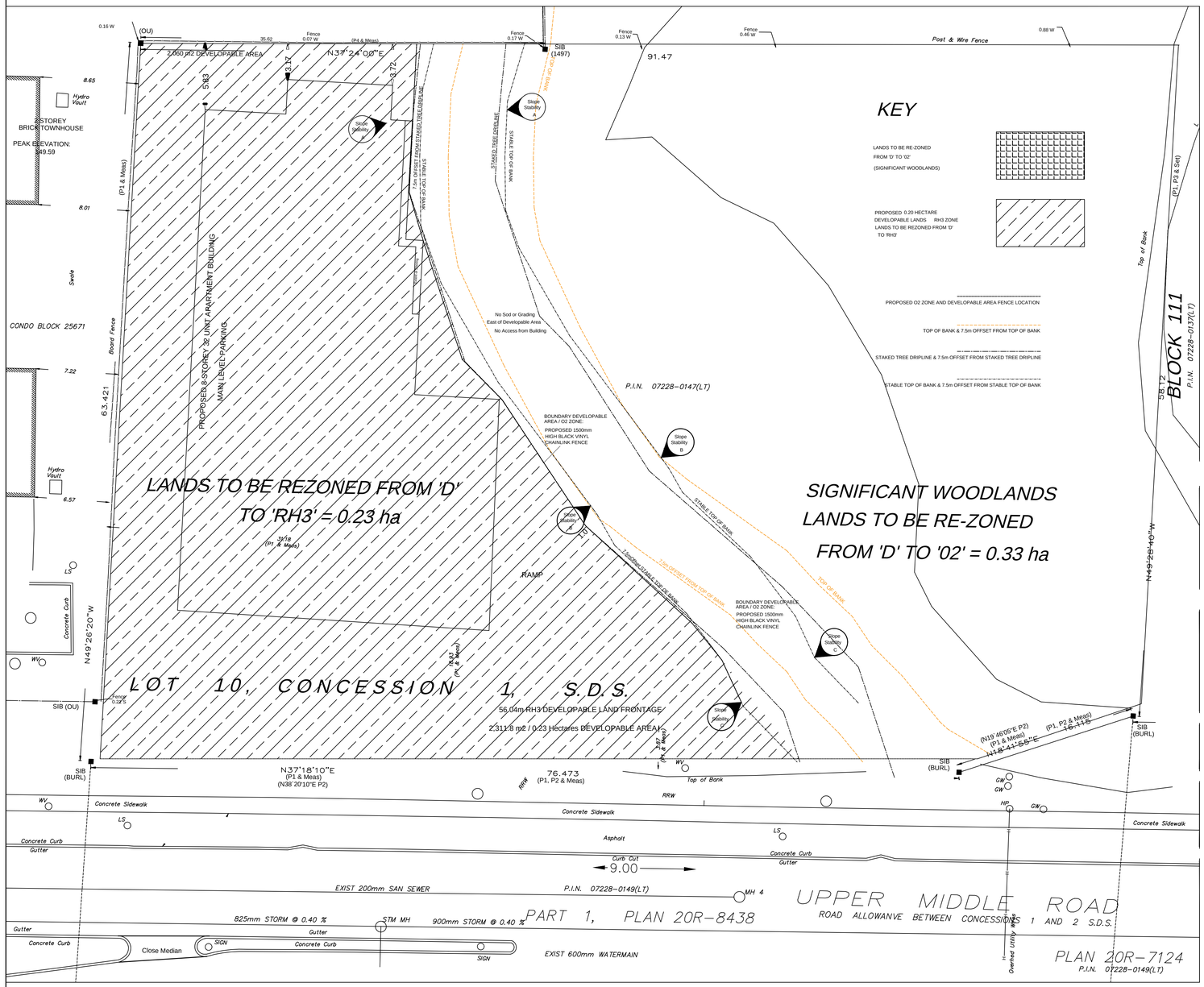
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

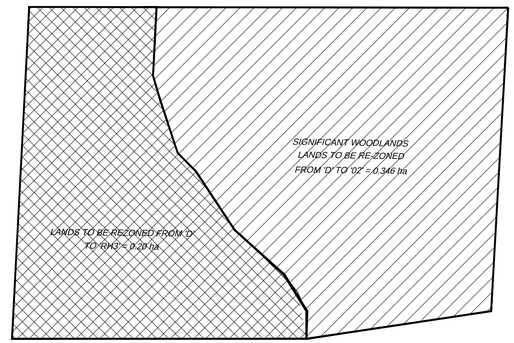
SHEET TITLE

SITE PLAN

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

A2





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Sept 16, 2021 ISSUE FOR CONSULTANT REV

June 10,2020 ISSUE FOR ZONING AMENDMENT

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thinkgiraffe@bellnet.ca

PROJECT

Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

O2 Zone/Developable Land RH3 Boundary

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

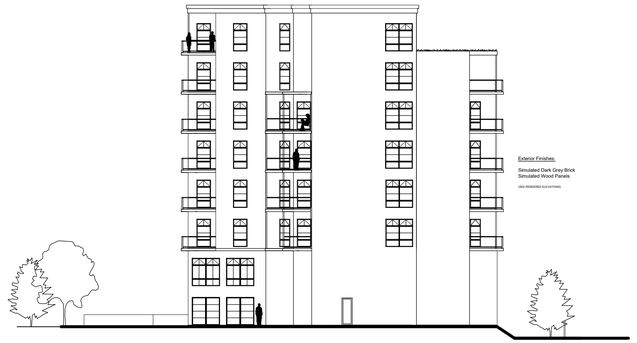
A3

8 STOREY APARTMENT BUILDING

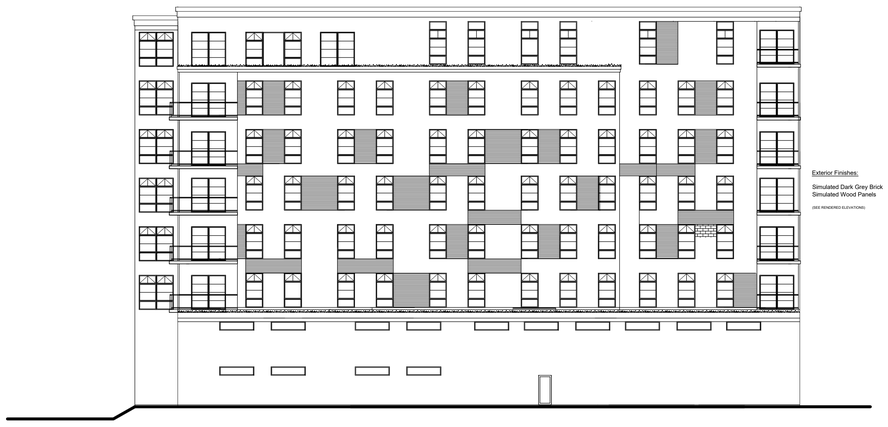
PEAK ELEVATION: 167.04



FRONT ELEVATION



REAR ELEVATION



WEST ELEVATION
(Townhomes)



EAST ELEVATION
(Shoreacres)

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E N V I R O N M E N T A L D E S I G N

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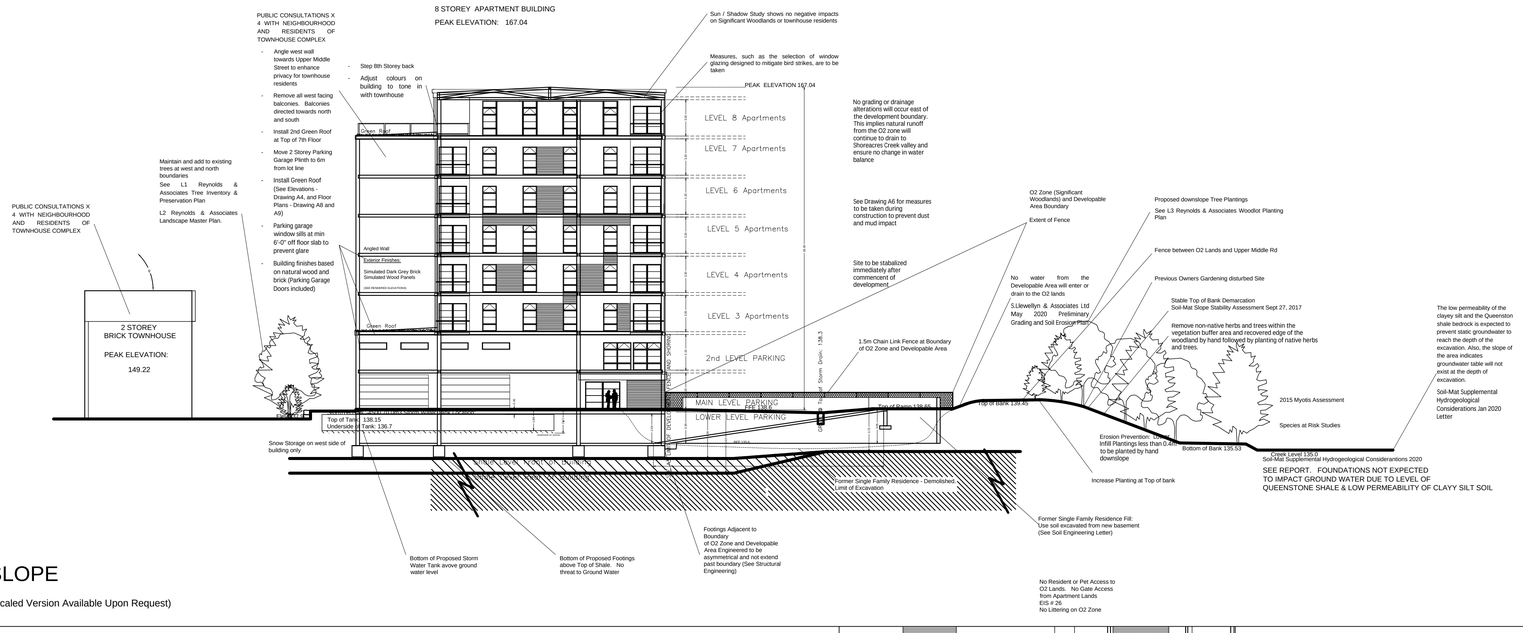
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SHEET TITLE

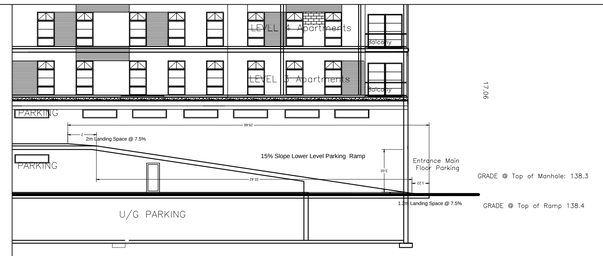
ELEVATIONS

FOLDER	DRAWN BY M F / M S
FILE	SCALE NTS
DATE	NUMBER

A4



BUILDING & SLOPE SECTION (1:200 Scaled Version Available Upon Request)



15% SLOPE INDOOR UPPER LEVEL RAMP PLAN & SECTION

SEE LETTER REPORT FROM PARADIGM TRANSPORTATION SOLUTIONS LIMITED DATED MARCH 17, 2020

SOILMAT GEOTECHNICAL INVESTIGATION

PROJECT NO.: SM 135055-G See Full Report

A total of four (4) sampled boreholes were advanced at the locations illustrated in the attached Drawing No. 1, Borehole Location Plan. The borings were advanced using solid stem continuous flight auger equipment on May 13, 2013 under the direction and supervision of a staff member of S.Llewellyn & Associates Ltd. The boreholes encountered a topsoil layer ranging from 0.2 to 0.3 metres in thickness. The depths of between about 1.3 and 1.7 metres below the existing surface, to practical auger and/or sampling spoon refusal on the underlying Queenston Shale. Upon completion of drilling, the open boreholes were backfilled with the auger cuttings and tamped with the auger. Representative samples of the subsoils were recovered from the borehole locations at selected depth intervals. After undergoing a general field examination, the soil samples were transported to our laboratory on May 14, 2013 for further testing and for soil classifications. Routine moisture content tests were performed on all soil samples recovered from the boreholes.

All boreholes were located in the field by a representative of Eq. McIT Excavators & Consultants, Inc. The ground surface elevations were referenced to site-specific geodetic datum. Elevation 138.31 at the top of the manhole grid located on the southern edge of the lot, immediately north of the sidewalk, in front of the existing house. This manhole grade was noted to have Elevation 138.31 metres, as seen on the survey plan prepared by Rady-Pentek & Edward Surveying Ltd. (Plan Number 20R-11000 dated January 24, 2013 (File No. 13006 TOPO-BLS).

SEISMIC DESIGN CONSIDERATIONS

The structure shall be designed according to Section 4.1.8 of the Ontario Building Code, for Burlington are as follows: Based on the subsoil conditions encountered during the investigation, the applicable Site Classification for the seismic design is recommended as Site Class B – Rock

The seismic data, from Supplementary Standard SB-1 of the Ontario Building Code, for Burlington are as follows:

$a(0.2)$ $a(0.5)$ $a(1.0)$ $a(2.0)$ PGA
0.36 0.180 0.083 0.020 0.270

The soil conditions encountered in the boreholes are such that the proposed building may be supported on conventional spread footings founded in the native very stiff to hard clayey silt till or weathered Queenston Shale. Footings founded in the very stiff to hard clayey silt may be designed using a factored Ultimate Limit State (ULS) bearing capacity of 450 kPa (~9,000 psf). The allowable bearing stress at Serviceability Limit State (SLS) will be controlled by the structure, as the bedrock would have to fail before the Service Limit deformations, typical for the type of building envisioned, would occur. If footings are to be founded on the surface of the competent, fresh to weathered Queenston Shale at increased depth, however such increased values would require review and approval by this office, and possibly additional field investigations and coring of the bedrock.

LATERAL EARTH PRESSURES

The lateral earth pressure on the partial basement walls can be estimated on the basis of backfill (free-draining granular material) unit weight, (γ), of 20 kN/m3. The coefficient of active earth pressure (Ka) is 0.33 for flat backfill. For restrained walls (assuming non-yielding and compaction operations to conform uniform compaction of the backfill material to project specification requirements. Close supervision is prudent in areas that are not readily accessible to compaction equipment. In areas of the site where backfilling is for service trenches, the backfill material should be compacted to 95 percent of its standard Proctor maximum dry density to within about one metre below final grade, and to 100 percent of its standard Proctor value above this level in exterior parking areas and to 100 percent within the building area.

BEDROCK CONDITIONS

The majority of excavated materials will consist of the native brown clay silt and Queenston Shale bedrock encountered in the boreholes as described above. It is anticipated that the bedrock will require removal by rock excavation methods, as it will be required to accommodate the basement level. We would recommend that any excavated Queenston Shale bedrock be excluded from re-use as service trench backfill on the project site. The clayey silt is considered suitable for use as backfill in the service trenches. Depending on the weather conditions at the time of construction, some moisture conditioning (drying) may be required prior to re-use, as the in-situ water of the clayey silt soils are generally considered to be 'dry' of their optimum moisture content. The cohesive soils encountered are sensitive to moisture absorption and will become unstable (pumping) when exposed to construction traffic and precipitation. They will become wet/saturated during extended periods of precipitation. After a period of heavy precipitation, any near-surface wet or softened material should be allowed to air dry, or be removed and discarded. The clayey silt is not considered to be "free-draining" and should not be used where free drainage is required.

The use of free draining, well-graded granular material, such as an Ontario Provincial Standard Specification (OPSS) Granular B, Type II, is recommended for use as backfill against foundation walls or to raise the interior grade to the design subgrade level. This material should be placed in maximum 300 mm thick lifts and be compacted to provide a more positive support condition for interior floor slabs and exterior concrete sidewalks, etc.

Any fill materials encountered during the excavation process at the existing building should be assessed for suitability for re-use on site or disposal, and dealt with accordingly.

It is noted that where backfill material is placed near or slightly above its optimum moisture content, the potential for long term settlements due to the ingress of groundwater and collapse of the fill structure is reduced. Correspondingly, the shear strength of any 'wet' backfill material is also lowered, thereby reducing its ability to support construction traffic and therefore impacting roadway construction. If the soil is 'dry' of optimum, it will tend to settle when it is wetted by precipitation and also will tend to settle with time as the moisture content in the fill increased to equilibrium

PROJECT NO.: SM 135055-G

PROPOSED EIGHT STOREY BUILDING

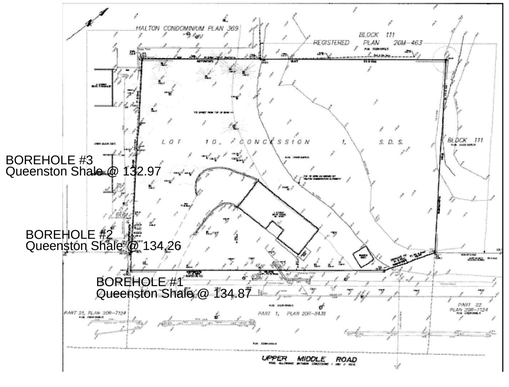
PROPOSED EIGHT STOREY BUILDING

4063 UPPER MIDDLE ROAD, BURLINGTON, ONTARIO

condition. The clayey silt soils may require high compaction energy to achieve acceptable densities if the moisture content is not close to their standard Proctor optimum values. For the clayey silt encountered on this site, the moisture content of the backfill soils be within 3 percent of its standard Proctor optimum moisture content during placement and compaction.

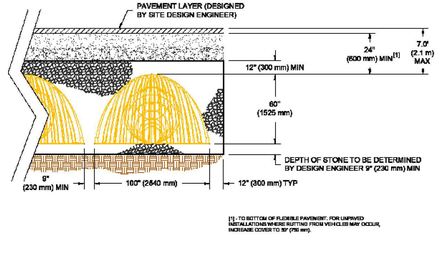
All fill material should be conditioned to within 3 percent of its optimum moisture content, to achieve an efficient compaction operation and to minimize long term subsidence settlements. Close supervision is prudent in areas that are not readily accessible to the subgrade elevation should have its moisture content within 3 percent of its optimum moisture content and meet the necessary environmental guidelines.

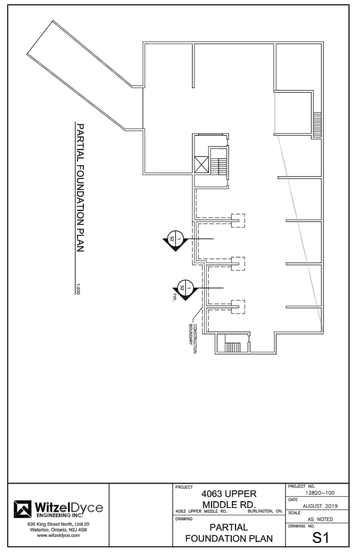
Consideration should be given to the use of vibratory plate compaction and compaction operations to conform uniform compaction of the backfill material to project specification requirements. Close supervision is prudent in areas that are not readily accessible to compaction equipment. In areas of the site where backfilling is for service trenches, the backfill material should be compacted to 95 percent of its standard Proctor maximum dry density to within about one metre below final grade, and to 100 percent of its standard Proctor value above this level in exterior parking areas and to 100 percent within the building area.

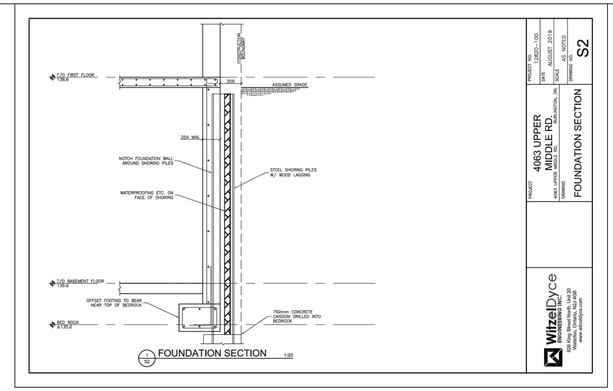


Borehole Plan & Stormwater Tank Section

See Llewellyn & Ass Functional Servicing Report







Foundation Footing Section adjacent to O2 Zone Boundary

Shoring Plan adjacent to O2 Zone Boundary

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Sept 16, 2021 ISSUE FOR CONSULTANT REV

June 10,2020 ISSUE FOR ZONING AMENDMENT

REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe

ENVIRONMENTAL DESIGN

16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8

905 304 1496

thinkgiraffe@bellnet.ca

PROJECT

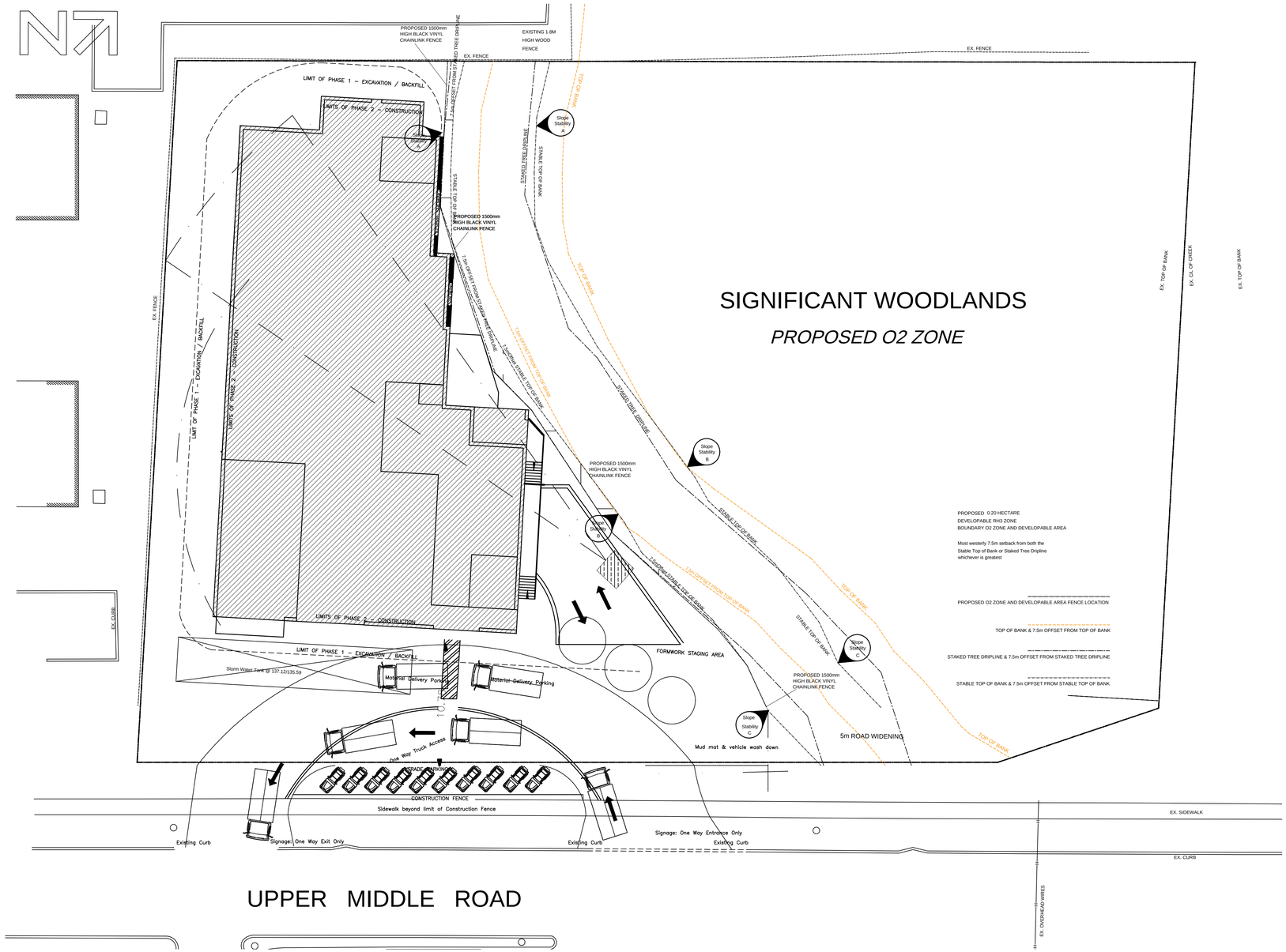
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

BUILDING, RAMP & SLOPE SECTIONS

FOLDER	DRAWN BY M F / M S
FILE	SCALE NTS
DATE	NUMBER

A5



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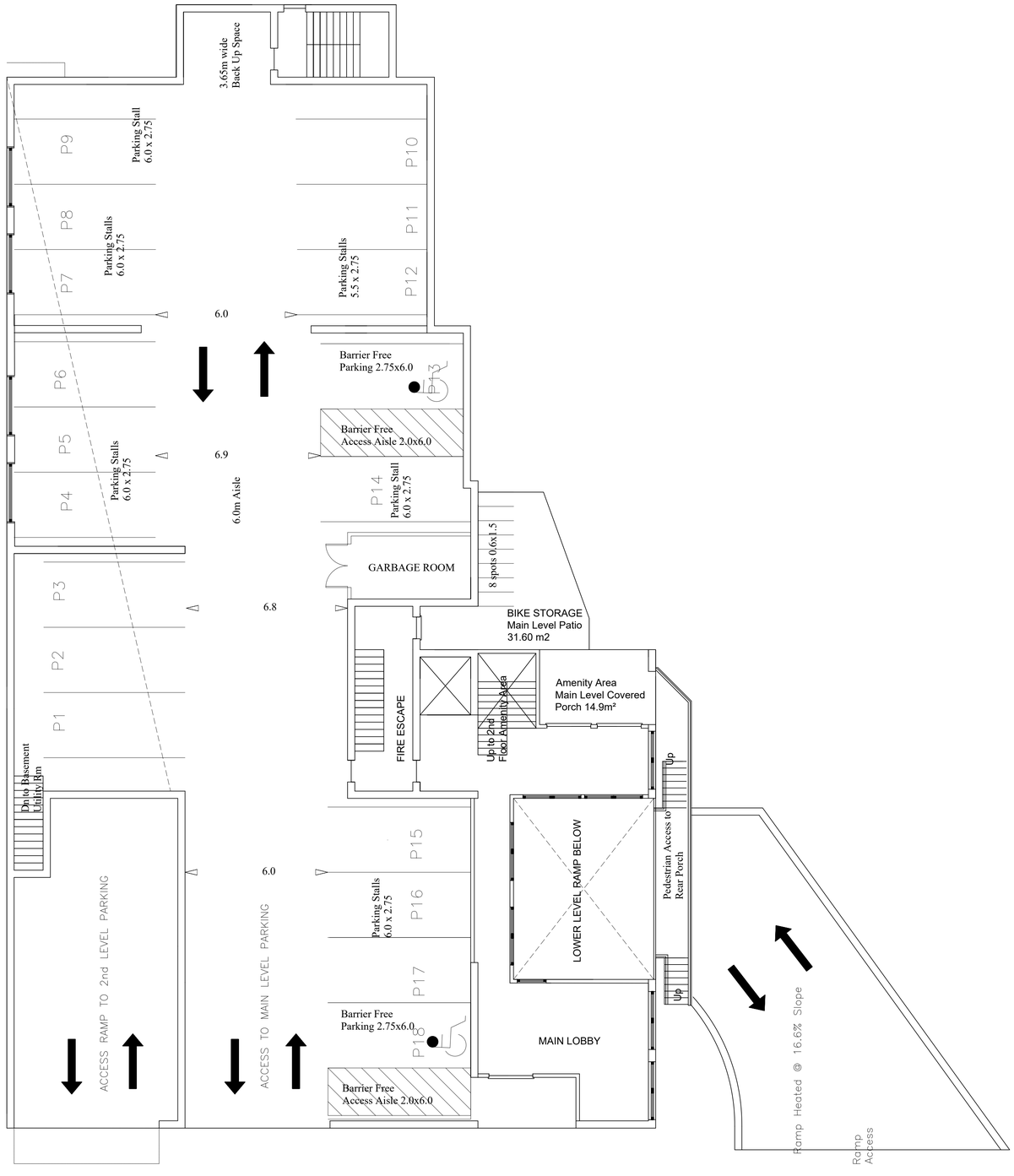
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

CONSTRUCTION & MOBILITY MANAGEMENT

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

A6



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Nov 17,2020 ISSUE FOR INTERIOR LAYOUT REVIEW

June 10,2020 ISSUE FOR ZONING AMENDMENT

REMARKS	DATE	NO.
REVISIONS		

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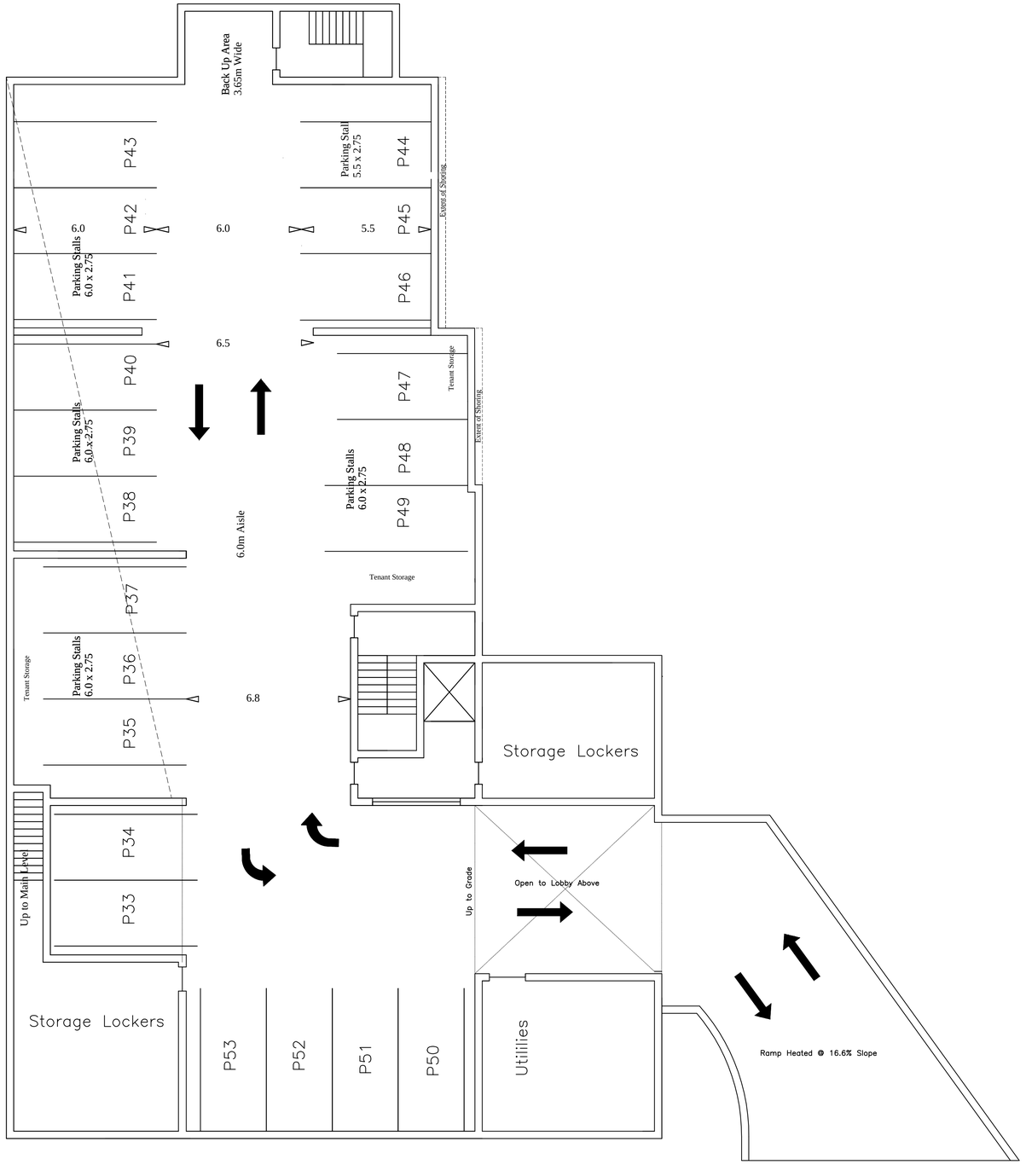
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

FLOOR PLANS
Main Floor

FOLDER	DRAWN BY MF/MS
FILE	SCALE 1:100
DATE	NUMBER

A7



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REMARKS	DATE	NO.

REVISIONS

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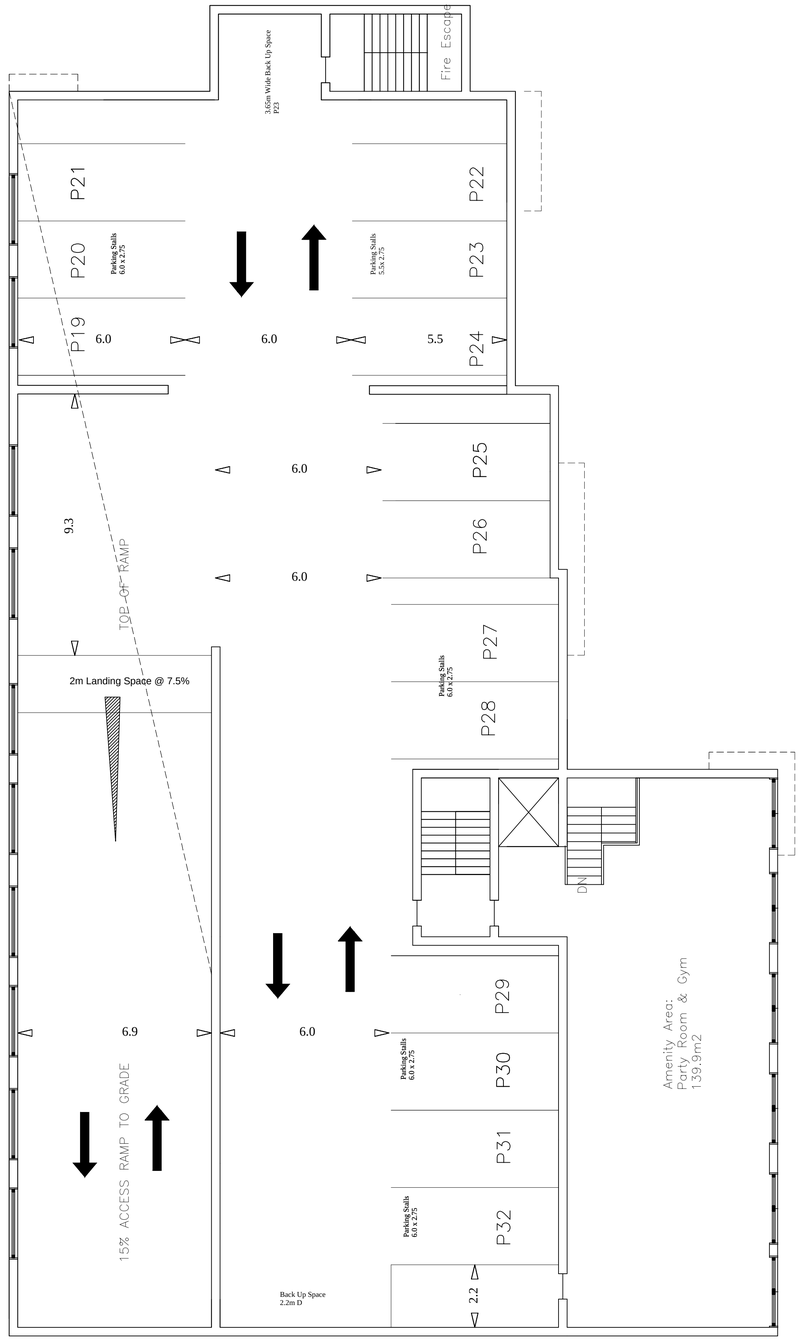
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

LOWER LEVEL PARKING

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:100
DATE	NUMBER

A8



LEVEL 2: 1,010.19 m² Area

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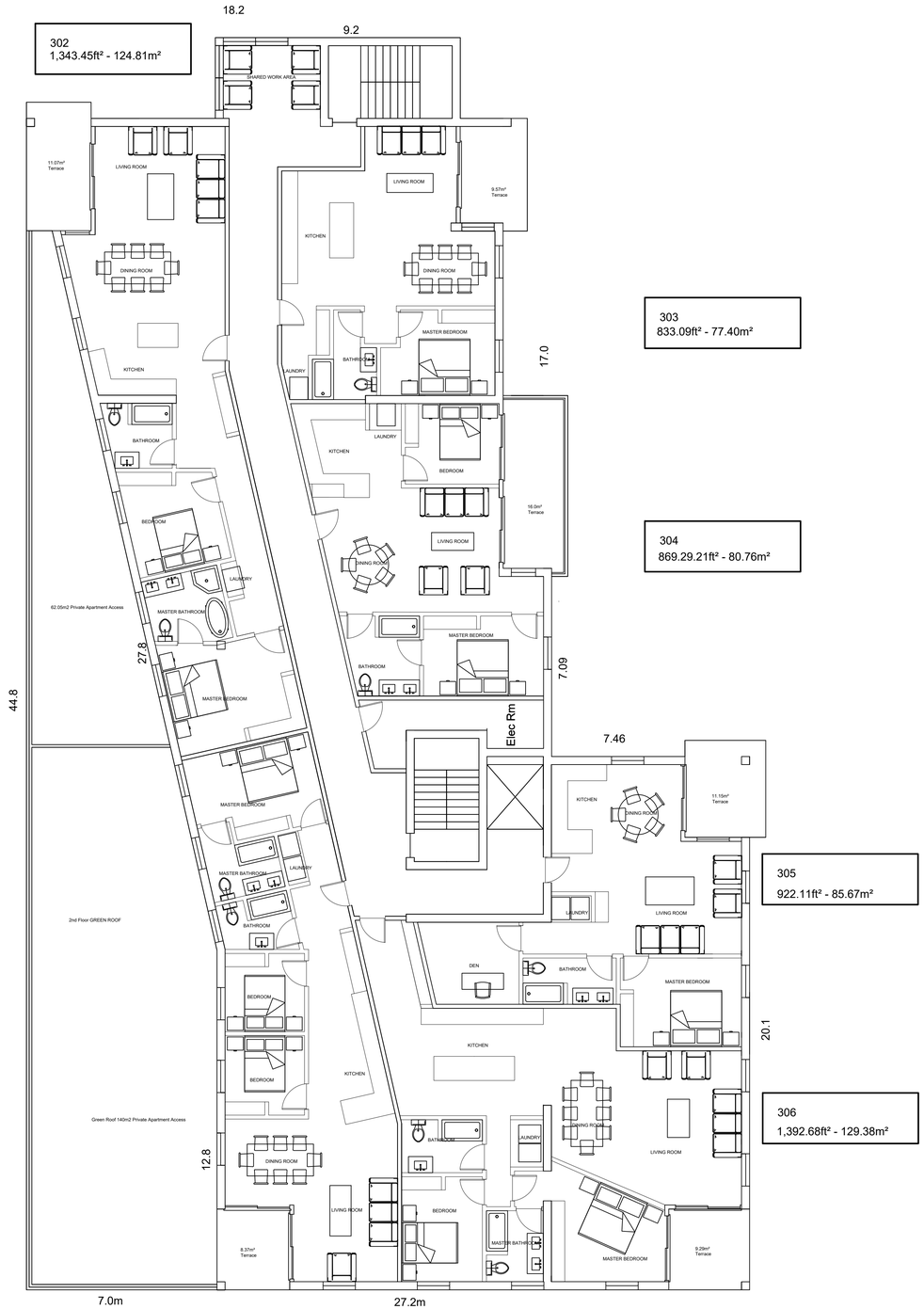
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE

2nd FLOOR PLAN

FOLDER	DRAWN BY MF/MS
FILE	SCALE 1:100
DATE	NUMBER

A9



303
833.09ft² - 77.40m²

304
869.29.21ft² - 80.76m²

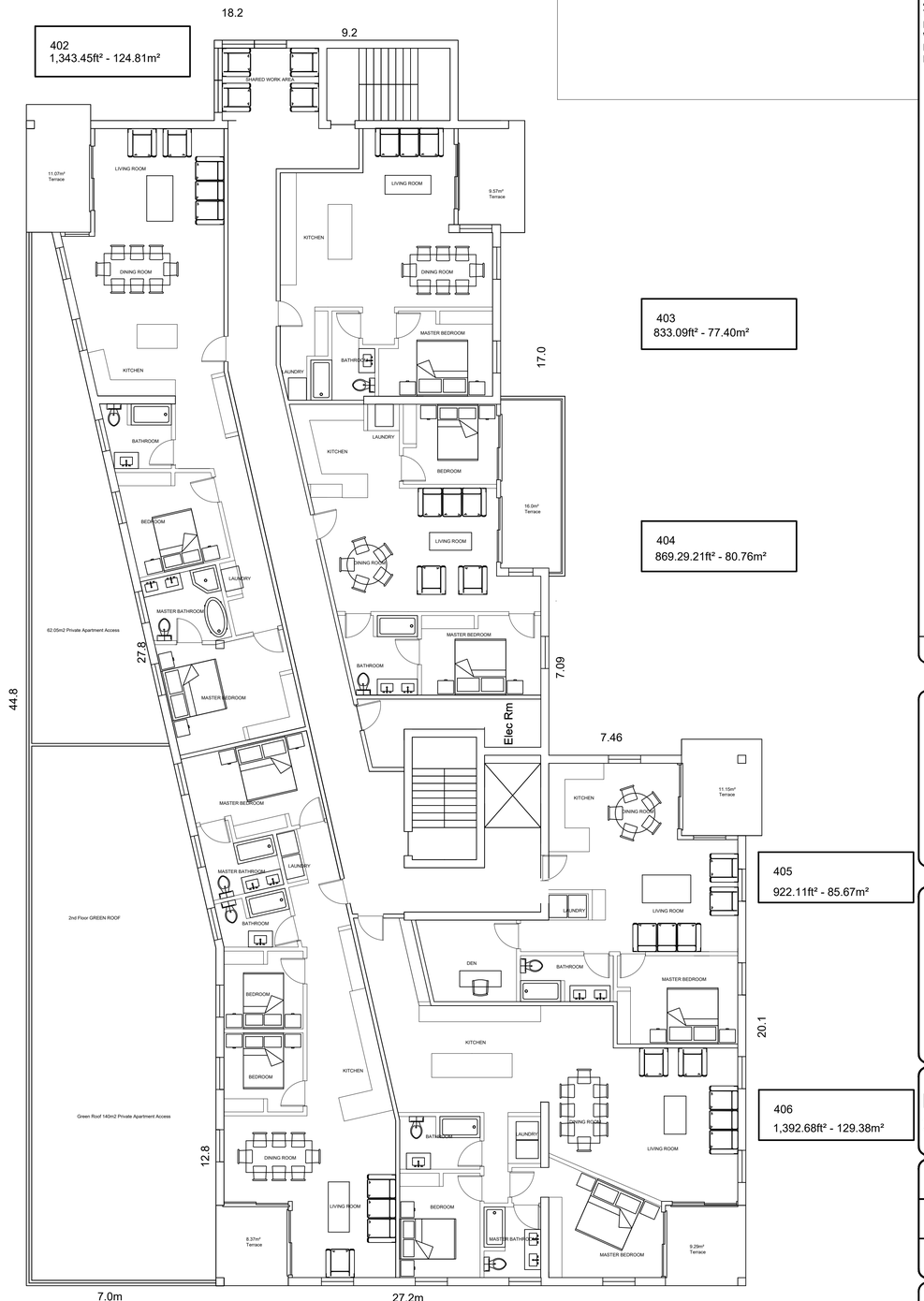
305
922.11ft² - 85.67m²

306
1,392.68ft² - 129.38m²

301
1,253.07ft² - 116.41m²

LEVEL 3: 814.62m² Area including covered Terraces

6 Units
65.45m² Terrace Amenity Area



403
833.09ft² - 77.40m²

404
869.29.21ft² - 80.76m²

405
922.11ft² - 85.67m²

406
1,392.68ft² - 129.38m²

401
1,253.07ft² - 116.41m²

LEVEL 4: 814.62m² Area including covered Terraces

6 Units
65.45m² Terrace Amenity Area

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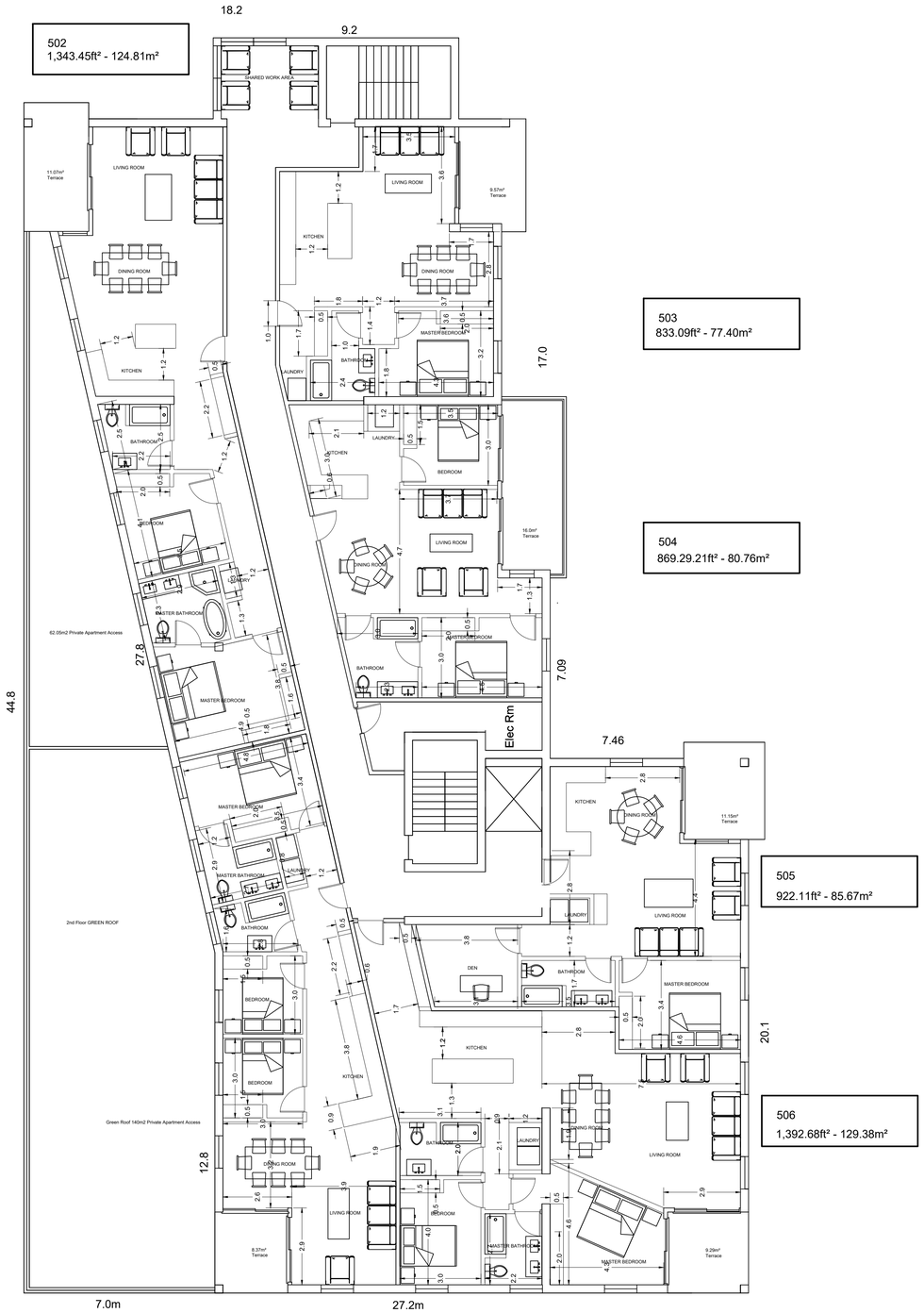
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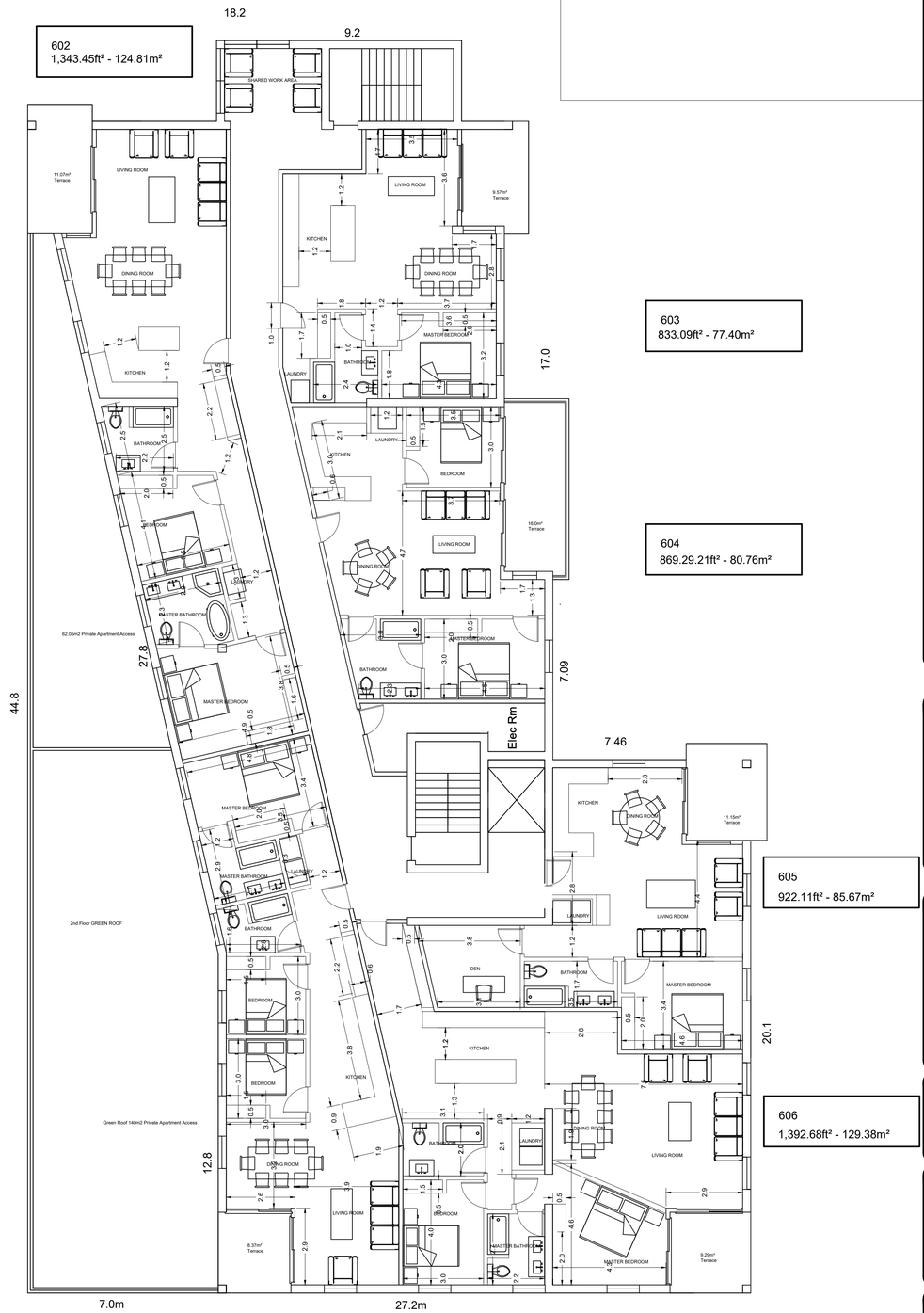
SHEET TITLE

FLOOR PLANS
3rd & 4th Floor

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:100
DATE	NUMBER

A10





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REMARKS	DATE	NO.
REVISIONS		

thinkGiraffe

ENVIRONMENTAL DESIGN

16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8

905 304 1496

thinkgiraffe@bellnet.ca

PROJECT

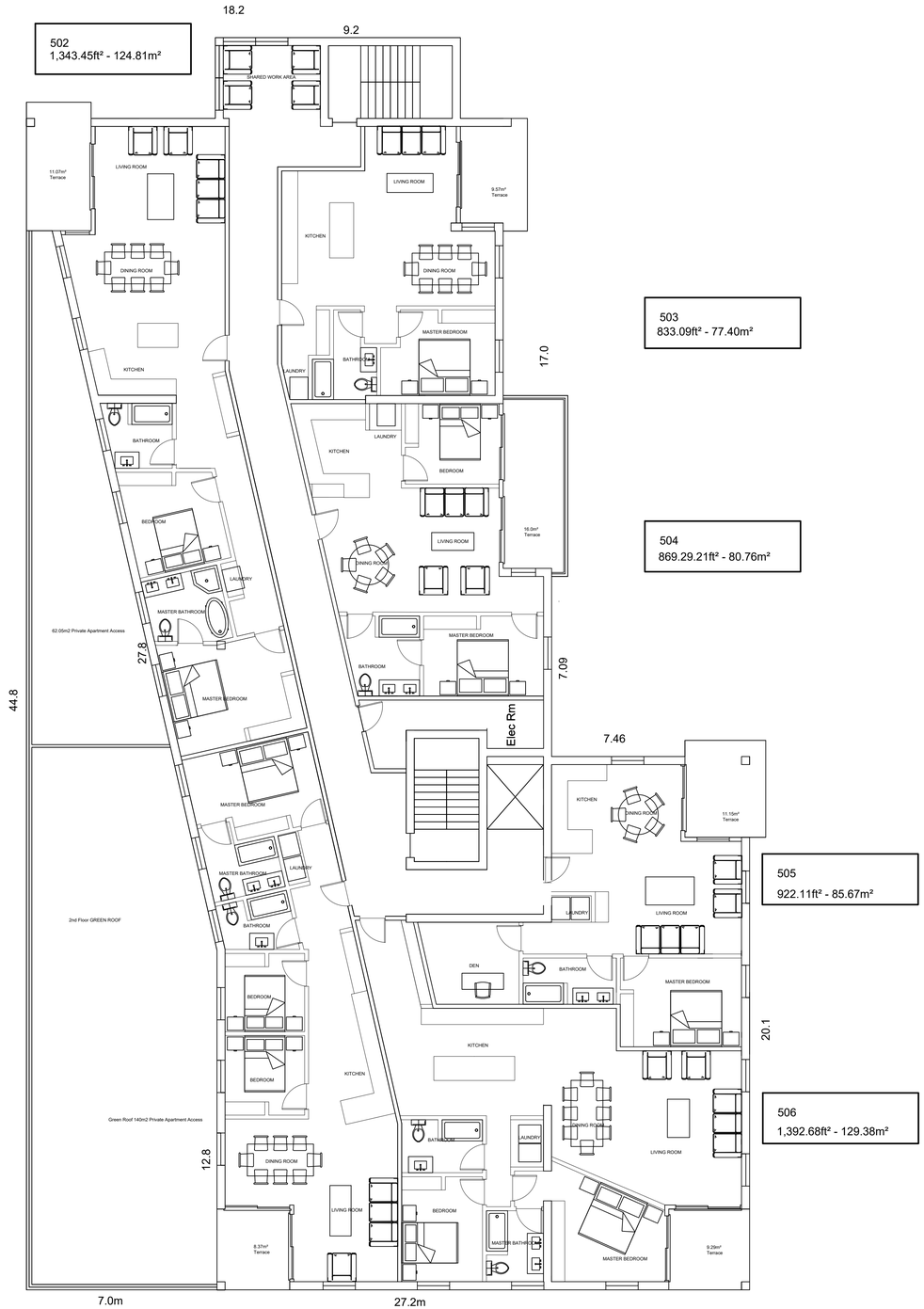
Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

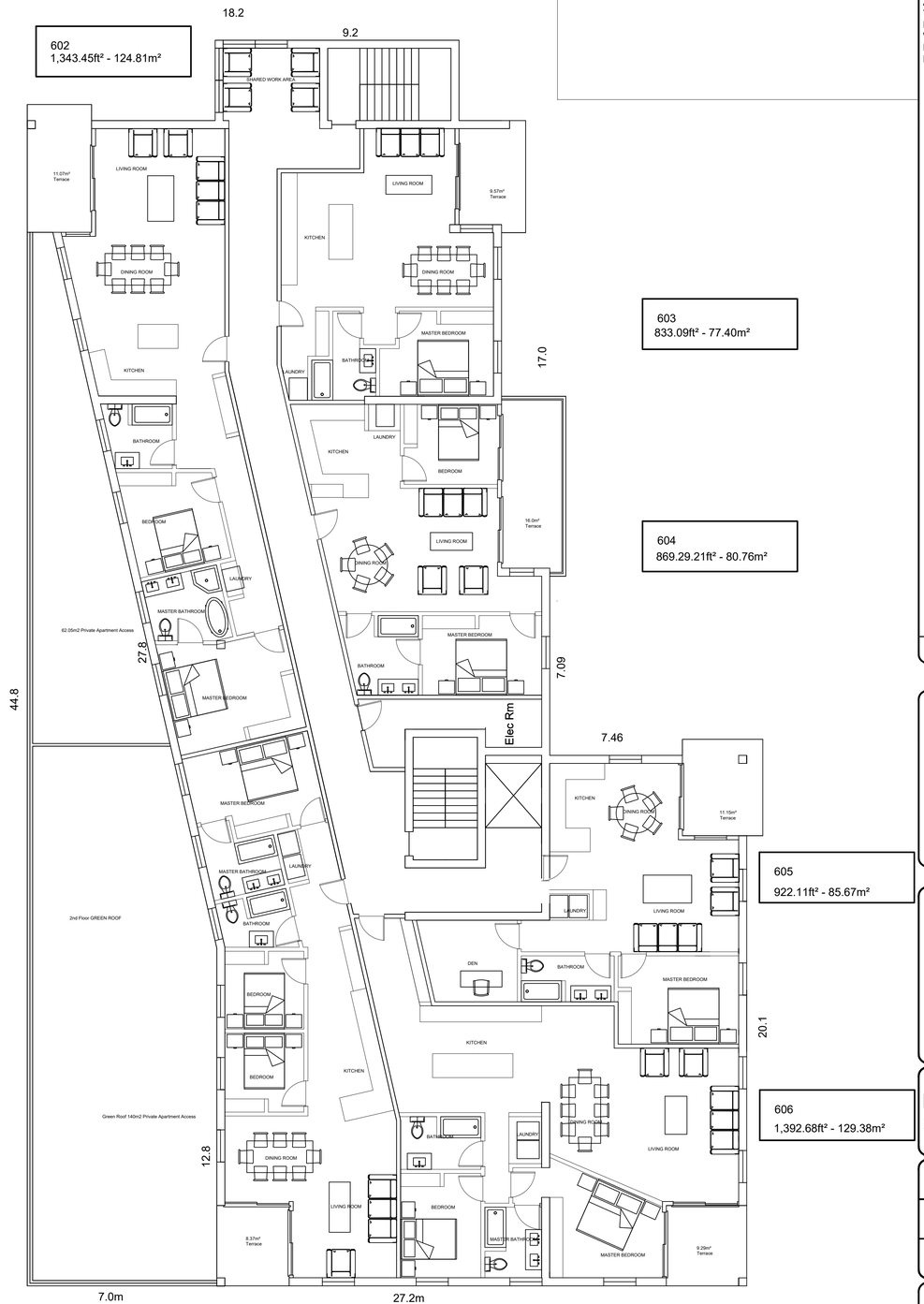
SHEET TITLE

FLOOR PLANS
5th & 6th Floor

FOLDER	DRAWN BY M F / M S
FILE	SCALE 1:100
DATE	NUMBER

A11





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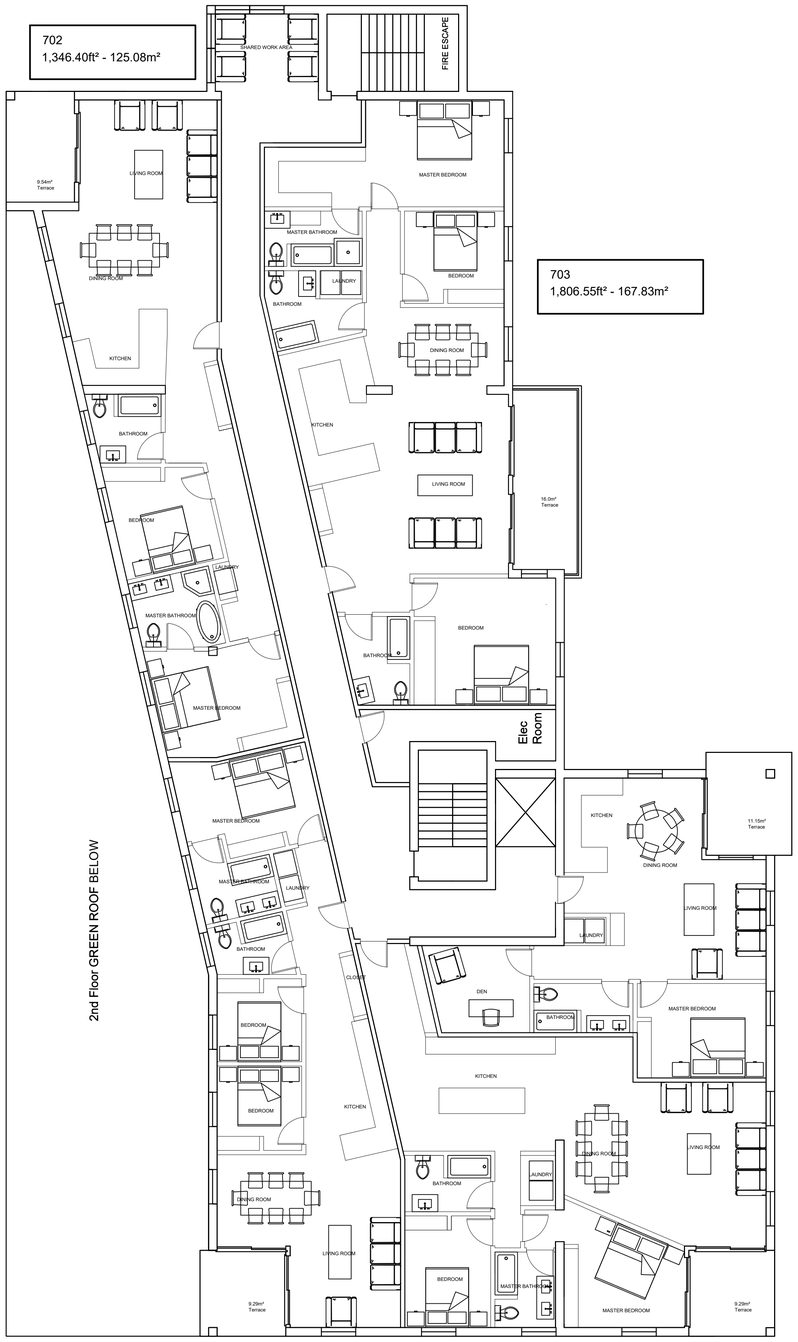
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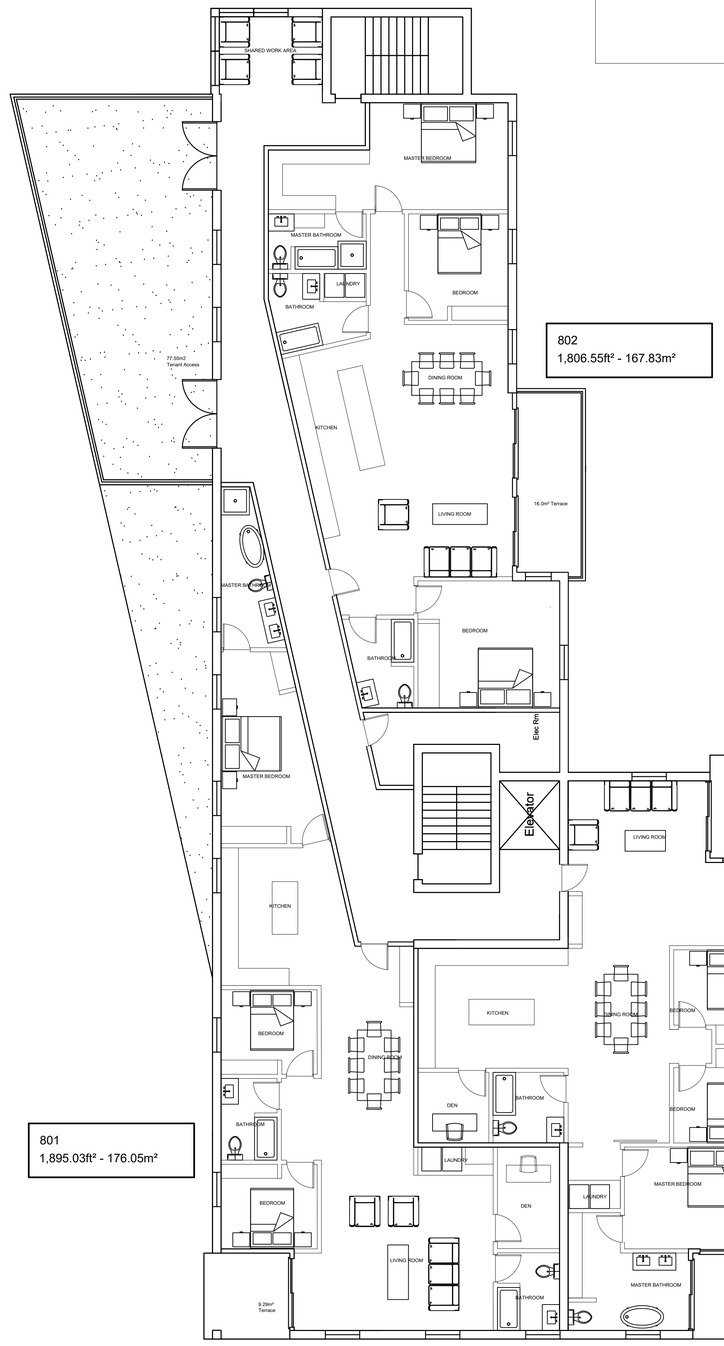
SHEET TITLE

FLOOR PLANS
5th & 6th Floor

FOLDER	DRAWN BY M F / M S
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A11





702
1,346.40ft² - 125.08m²

703
1,806.55ft² - 167.83m²

704
922.11ft² - 85.67m²

705
1,392.68ft² - 129.38m²

701
1,250.43ft² - 116.17m²

LEVEL 7: 810.85m² Total Area

5 Units
74.21m² Terrace Amenity Space

802
1,806.55ft² - 167.83m²

803
1,834.69ft² - 170.45m²

801
1,895.03ft² - 176.05m²

LEVEL 8: 697.13m² Area including covered terraces

3 Units
45.73m² Terrace Area

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Proposed 8 Storey Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE
FLOOR PLANS
7th & 8th Floor

FOLDER	DRAWN BY MF/MS
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A12

BUILDING SPACES AREAS

SPACE	SQ FT	M2
PARKING & RAMPS		
Basement	9768.438	907.51
Main Floor	9011.513	837.19
2nd Floor	8958.770	832.29
TOTAL PARKING & RAMPS AREA	27738.720	2576.99
COMMON SPACE AREAS		
Basement	1349.483	125.37
Main Floor	2053.158	190.74
2nd Floor	2158.828	200.56
3rd Floor	1593.825	148.07
4th Floor	1593.825	148.07
5th Floor	1593.825	148.07
6th Floor	1593.825	148.07
7th Floor	1562.610	145.17
8th Floor	1562.610	145.17
TOTAL COMMON SPACE AREA	15061.990	1399.29
UNIT AREAS		
3rd Floor		
301	1253.037	116.41
302	1343.455	124.81
303	833.134	77.40
304	869.301	80.76
305	922.152	85.67
306	1392.646	129.38
TOTAL 3rd FLOOR UNIT AREA	6613.725	614.43
4th Floor		
401	1253.037	116.41
402	1343.455	124.81
403	833.134	77.40
404	869.301	80.76
405	922.152	85.67
406	1392.646	129.38
TOTAL 4th FLOOR UNIT AREA	6613.725	614.43
5th Floor		
501	1253.037	116.41
502	1343.455	124.81
503	833.134	77.40
504	869.301	80.76
505	922.152	85.67
506	1392.646	129.38
TOTAL 5th FLOOR UNIT AREA	6613.725	614.43
6th Floor		
601	1253.037	116.41
602	1343.455	124.81
603	833.134	77.40
604	869.301	80.76
605	922.152	85.67
606	1392.646	129.38
TOTAL 6th FLOOR UNIT AREA	6613.725	614.43
7th Floor		
701	1253.037	116.41
702	1346.361	125.08
703	1806.522	167.83
704	923.121	85.76
705	1392.646	129.38
TOTAL 7th FLOOR UNIT AREA	6721.687	624.46
8th Floor		
801	1895.002	176.05
802	1806.522	167.83
803	1834.724	170.45
TOTAL 8th FLOOR UNIT AREA	5536.248	514.33
TOTAL UNIT AREA	38712.834	3596.51
PRIVATE AMENITY/TERRACE AREAS		
3rd Floor		
301	1597.055	148.37
302	787.064	73.12
303	103.011	9.57
304	172.224	16.00
305	120.019	11.15
306	99.998	9.29
TOTAL 3rd FLOOR PRIVATE AMENITY/TERRACE AREA	2879.370	267.50
4th Floor		
401	93.970	8.73
402	119.157	11.07
403	103.011	9.57
404	172.224	16.00
405	120.019	11.15
406	99.998	9.29
TOTAL 4th FLOOR PRIVATE AMENITY/TERRACE AREA	708.379	65.81
5th Floor		
501	93.970	8.73
502	119.157	11.07
503	103.011	9.57
504	172.224	16.00
505	120.019	11.15
506	99.998	9.29
TOTAL 5th FLOOR PRIVATE AMENITY/TERRACE AREA	708.379	65.81
6th Floor		
601	93.970	8.73
602	119.157	11.07
603	103.011	9.57
604	172.224	16.00
605	120.019	11.15
606	99.998	9.29
TOTAL 6th FLOOR PRIVATE AMENITY/TERRACE AREA	708.379	65.81
7th Floor		
701	99.998	9.29
702	102.689	9.54
703	172.224	16.00
704	120.019	11.15
705	99.998	9.29
TOTAL 7th FLOOR PRIVATE AMENITY/TERRACE AREA	594.926	55.27
8th Floor		
801	99.998	9.29
802	172.224	16.00
803	220.016	20.44
TOTAL 8th FLOOR PRIVATE AMENITY/TERRACE AREA	492.238	45.73
TOTAL PRIVATE AMENITY/TERRACE AREA	6091.671	565.93
FLOOR AREAS		
Basement	11117.920	1032.88
Main Floor	11064.746	1027.94
2nd Floor	11117.597	1032.85
3rd Floor	11085.521	1029.87
4th Floor	8911.623	827.91
5th Floor	8911.623	827.91
6th Floor	8911.623	827.91
7th Floor	8875.671	824.57
8th Floor	8506.789	790.30
TOTAL FLOOR AREA	88503.115	8222.14
TOTAL PARKING & RAMPS AREA	27738.720	2576.99
TOTAL COMMON SPACE AREA	15061.990	1399.29
TOTAL UNIT AREA	38712.834	3596.51
TOTAL PRIVATE AMENITY/TERRACE AREA	6091.671	565.93

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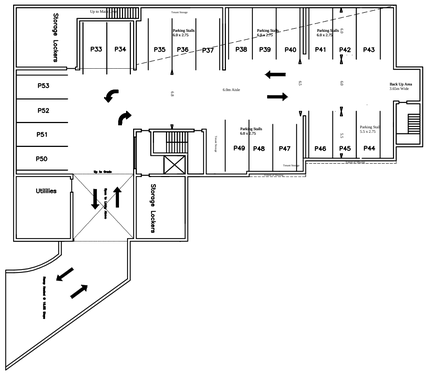
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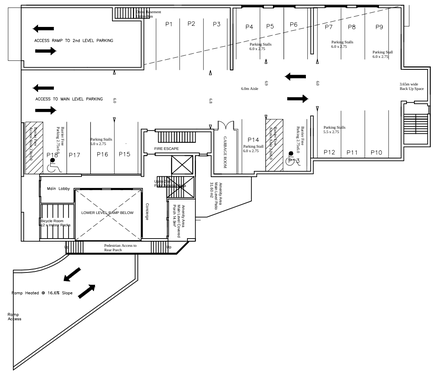
Area Break Down

FOLDER	DRAWN BY M F / M S
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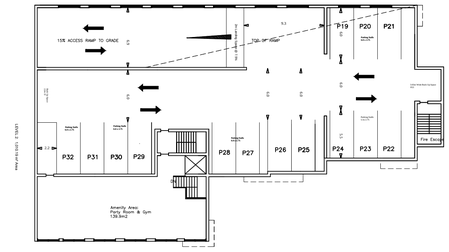
A13



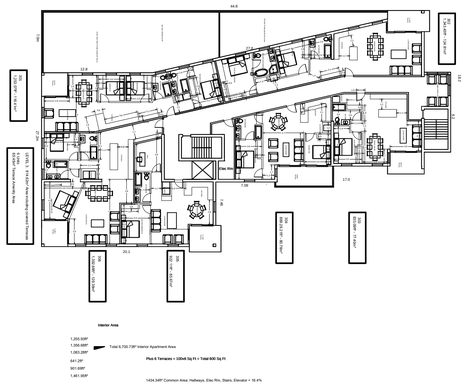
LOWER LEVEL BASEMENT PARKING



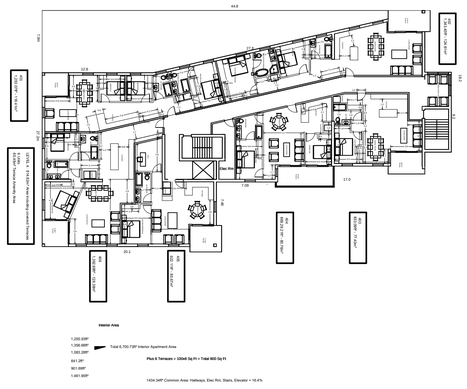
MAIN LEVEL ENTRANCE & PARKING



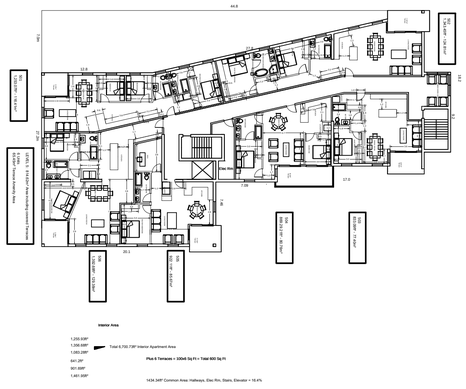
2nd LEVEL AMENITY SPACE & PARKING



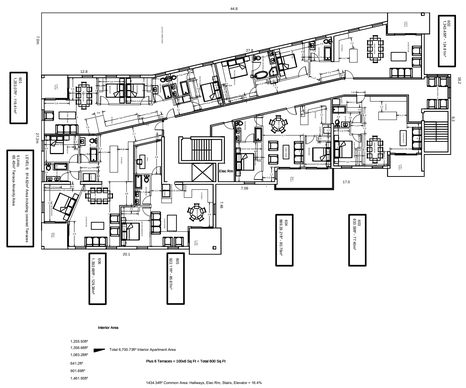
3rd FLOOR APARTMENTS



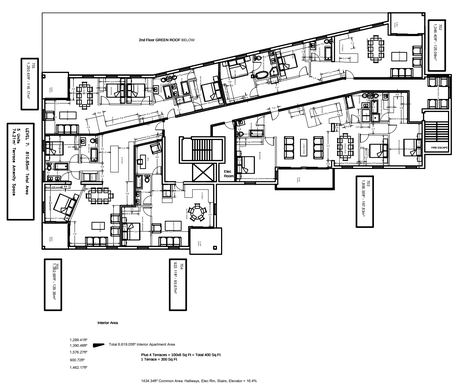
4th FLOOR APARTMENTS



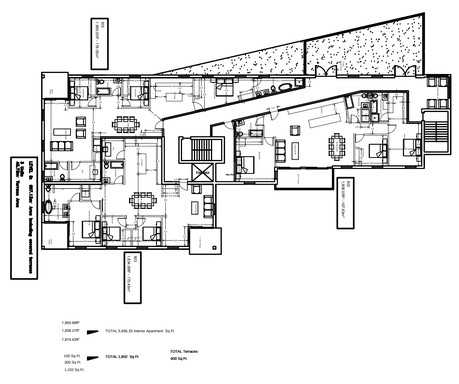
5th FLOOR APARTMENTS



6th FLOOR APARTMENTS



7th FLOOR APARTMENTS



8th FLOOR APARTMENTS