

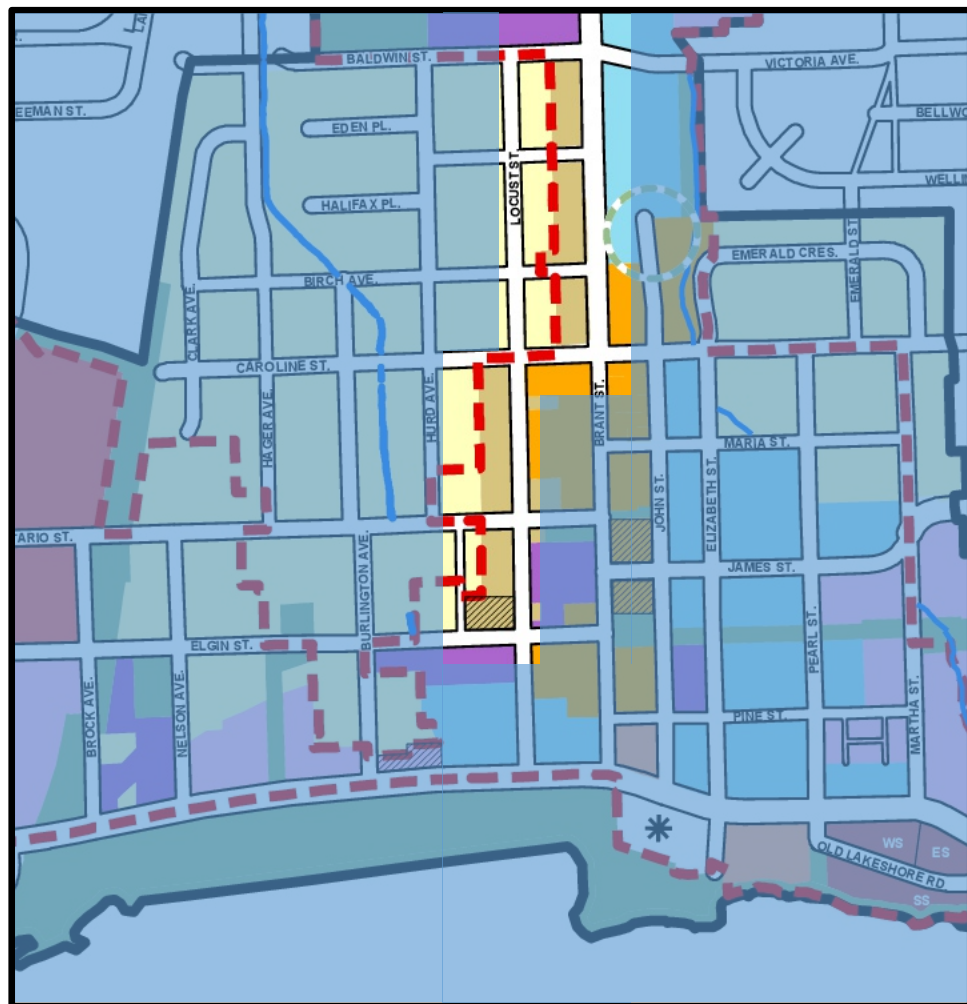
City of Burlington Planning & Development Committee Meeting

Objection to the maximum storey height at proposed
Bates Precinct

Jan 23, 2018

Presented by Brian Ng

Newly designated – Bates Precinct



- Unique location at the boundary of commercial intensification and historic residential neighbourhood
- OP: “... preserve the existing low-rise, residential appearance and character of this area and to **ensure compatibility with the abutting residential neighbourhood to the west**”
- No buffering between the properties to aid transition, consideration and adherence to residential zoning limits are paramount!

Storeys & Height Allowance

Current maximum
storeys permitted

2

Based on current DC zone with exceptions (e.g. 344 and 347) requiring permitted uses be subject to R3.2 regulations limiting maximum number of storeys to 2.

Proposed maximum
storeys permitted

3

According to *Supplementary Information and Directions Regarding the Proposed Downtown Mobility Hub Precinct Plan and Proposed Official Plan Policies Report Number: PB-11-18*; Section: Precinct Maximum Buildings Heights (current vs. proposed) P.11
See Appendix B

Significant Negative Impact

- ❑ Extreme proximity between the commercial buildings and this OP-recognized historical residential neighbourhood.
 - No natural buffering and transition space
 - Absence of surface parking requirements creates a minimal separation
 - Case in point, an approved 10,000 sq. ft. commercial medical building is only 9m from our back fence with an access to a commercial garage only 3m from lot line.
- ❑ Additional height and storeys will lead to disproportional structures imposing over existing residential back yards
 - complete loss of privacy resulting commercial space (i.e. could be a hotel room) directly overlooking private amenity areas. See Appendix A for photos.

CoB Committee of Adjustment Agreed

- ❑ In the decision on Sept 12, 2016 re 560-566 Brant St. development, the CoA agreed with the residents objection to the proposed plan and directed the developer to redesign ... resulting:
 - Reduction in overall height of the building
 - Removal of all windows and set back of ~2.5m on third-storey of west elevation (side facing residential)
 - Frosting all west-facing windows on second floor
- ❑ While not perfect, these represent significant protection for the interest of the existing residents.

Proceeding with the Bates Precinct proposed three-storey limit will contradict with the decision of the CoA representing a big step backward in balancing growth and the interest of the existing community

Our Request

Do not change the storey & height allowance in Bates Precinct from current R3.2 regulations

1. The change is not necessary as we already have precedence of three storeys approved through the minor variance process (i.e. 560-566 Brant)
2. Changing the limit will spur undesired over intensification as developers will always push the envelop – in this case from 3 to 4 storeys or more
3. Limiting the maximum storeys at 2 provides more control for the city to safe guard the interest of the existing residents in this sensitive area

Thank you!

Appendix A – Significant Loss of Privacy

Potential overlook from a commercial space!



- View from approx. 2nd fl
- Additional full storey will create an excessive unobstructed view to whole backyard, including swimming pool, deck, dinning area as well as family room addition
- Impossible to plant appropriate trees to provide screening against the proposed third-floor windows

Appendix B – Bates Precinct Max Storeys

Current Downtown Official Plan Precincts/Designations		Proposed Downtown Official Plan Precincts		Maximum Building Height Change
Current Precinct/Designation	Maximum Building Height Permission (storeys)	Corresponding Proposed Precinct	Maximum Building Height Permission (storeys)	
Waterfront West/Public Lands	No Maximum	Downtown Parks and Promenades	No Maximum	No Change
Downtown Major Institutional	No Maximum	Downtown Public Service	No Maximum	No Change
The St. Luke's Neighbourhood	2.5	The St. Luke's/Emerald Neighbourhoods	2.5	No Change
The Emerald Neighbourhood	2.5			
		Bates	3	Decrease
		Brant Main Street	3 to 11*	Increase
Downtown Residential Medium and/or High Density	No Maximum**	Downtown Mid-Rise Residential	11*	(No current OP height maximum)

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