

# **A TALE OF TWO PRECINCTS PART 2**

**By**

**The Residents of Rambo Crescent**

I am delegating again today because this is a VERY important issue to the residents of Upper Brant Precinct (S2). I live on Rambo Crescent, one street East of Brant St. North of Blairholm. The intensification (7 storeys) abutting our residences will result in severe shadowing effects. I am asking you to reconsider the impact this will have on these residences.

At the February Planning Committee meeting my suggestion was that Upper Brant (S2) be treated the same as the Bates Precinct (3 storeys abutting low density residences.)

After all delegations were heard, the Committee dealt with several issues. One was Upper Brant (S2). An attempt to make a motion to reduce the height on the abutting lots on Brant Street was shelved due to procedural rules.

It was suggested that the Planning Department review the recommendations for S2 so Council could re-evaluate the heights without being hampered by procedural policy

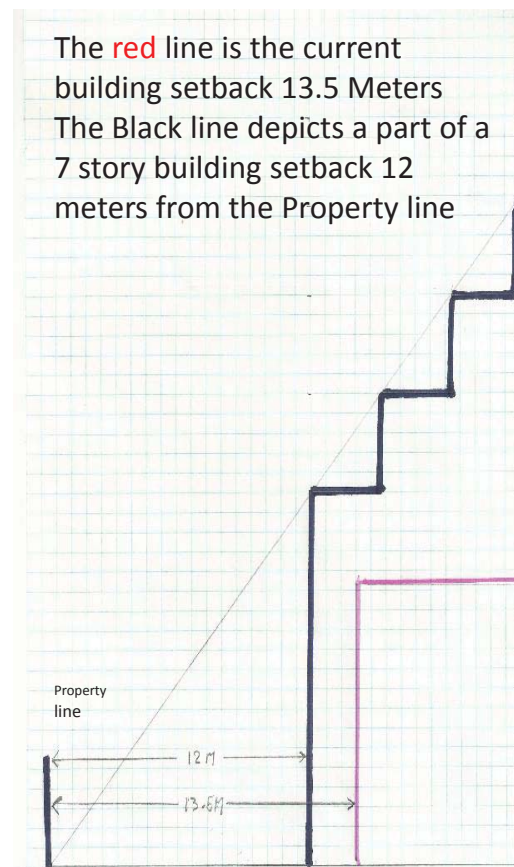
The response was that a 45 degree angle from the lot line would reduce the effects of a 7 storey building which could be anywhere from 22.5 to 26+ m

# The City's Proposal

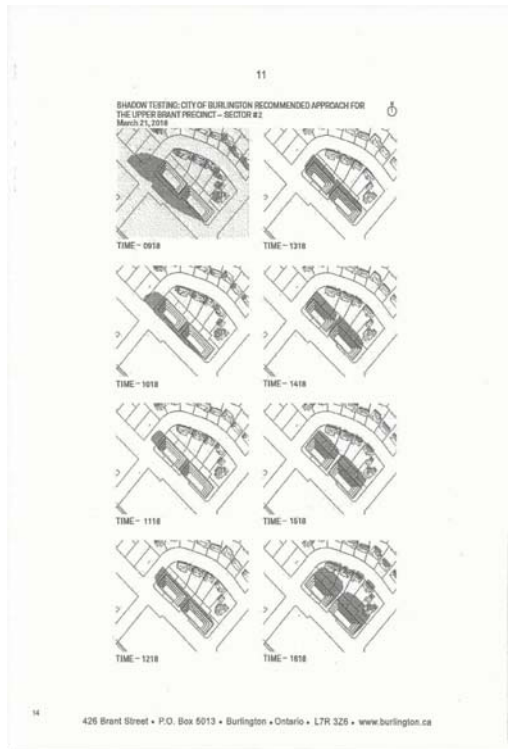


- The City's rationale was that Brant St. is like Plains Rd. This is a 6 storey building on Plains Rd. located on the North side of a low density development.
- Imagine adding an additional floor and placing it on the South West side of a low density development.
- Brant St. (S2) is not like Plains Rd.

- The City has proposed that a set back of 12m would make a 7 storey building more suitable next to a low density development. Currently, we have a 13.5m setback. The proposed setback does not mitigate the affect of a much larger building?



# City Shade Analysis



The homes on the West side of Rambo Crescent have been moved at least 12 m closer to the street which is INCORRECT. In the analysis, this gives the appearance of minimal shading.

When I questioned this error, I was told it was just a glitch and not relevant, I'm sorry . . .

It is **VERY** relevant!

- This shading impact was only prepared for one date, March 21<sup>st</sup>. I believe, the City requires 2 shading reports from the developers. The other date Dec 21<sup>st</sup> was not provided.
- The real effect of a seven story building puts my back yard in full shade for an additional 820 hours a year, an average of 2.25 hours a day.
- Data from the National Research Council using a 22.5 m building

# Lost Hours of Sunlight after 12 PM if 7 Storeys are Approved

Lost Hours per day	Total Lost Hours per Month	
December 2:45	85	No sun after 12pm
January 3:30	108.5	No sun after 12pm
February 2:30	70	
March 1:45	54.25	
April 1:45	52.5	
May 1:45	54.25	
June 1:45	52.5	
July 1:45	54.25	
August 1:45	54.25	
September 1:45	52.5	
October 2:30	77.5	
November 3:30	105	No sun after 12pm

**Total                      820 hours**

- A total of 820 lost hours in the afternoon
- An average loss of 2.25 hours per day
- The mid to late afternoon is the most popular time outdoors
- 3 months with absolutely no afternoon sun (Nov. Dec. & Jan.)

## Current Assumptions by the City

- Upper Brant (S2) is just like Plains Road
- **NO; Plains Road is 4 lanes of traffic. 7 storey buildings abutting low density are all on the South side of Plains Road and on the North West side of existing developments. Brant Street runs SE to NW. Plains Road Runs SW to NE. Your plan places a 7 storey building directly South West of low density residences**

## Current Assumptions

- Upper Brant Precinct is almost in the GO station Mobility Hub
- NO, Rambo Crescent in the Upper Brant Precinct, is 1.4 km from the Burlington GO Station, a 17 min Walk (Google Maps)
- Bates Precinct is 500m from the Downtown Mobility Hub, a 6 min walk

## Current Assumptions

- Homes in Bates are nicer!
- 7 storey buildings are compatible with low density housing.
- Best Planning Practice is 45% angle.
- Best Planning Practice is one storey per 4.5m of lot depth
- Resident survey results unavailable
- S2 is within the Mobility Hub.
- Upper Brant is the same as Plains Rd.

# What is Missing

- Without a Mid Size Building Guideline, how do we or the City, know what will be built and to what extent the citizens will be involved
- Shouldn't citizens have input into these Building Guidelines especially when they butt up against THEIR low density residences
- Shouldn't the guidelines be in place before these decisions are made

## What this means to us

- We have lived on Rambo Crescent for 21 years (39 yrs in Burlington)
- This home is a retirement investment and the City is reducing the value of OUR home and subsequently, OUR future livelihood
- Other than adding a small quantity of additional housing units, the City has not identified any tangible benefits to date
- No risk to the City in S2, but little gain - A HUGE impact to the Owners



# REQUEST TO COMMITTEE

- Please reconsider the height of buildings in Upper Brant (S2). The height should be equivalent to the Bates Precinct
- The current proposed plan is dependent on subjective ASSUMPTIONS and unverified statements
- Make a decision based on FACTS about the POTENTIAL IMPACT on S2
- Do not let procedural policy stand in the way of making the right decision

## EXAMPLE OF SHADOWING FROM A 7 STOREY BUILDING



- A 7 storey building on Plains Road at Waterdown Rd throws a 41 m shadow in late March at 10:30 am
- It almost reaches the fitness center across Plains Road which is **4 lanes wide**