

Upper Brant: S2 & Lower S1



Planning and Development
Committee
City of Burlington
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R. Osborne

St.Luke's/Bates – Upper Brant/Rambo ---- similar but.....

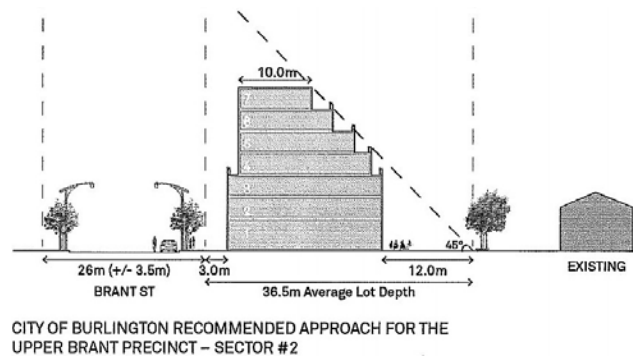


..... A different approach to compatibility

Bates --- “.....buffer the low density residential neighbourhood to the west.....”

Upper Brant a standard formula and a standard block building

$$\text{Stories} = \frac{\text{lot depth (m)}}{4.5 \text{ (m)}}$$



This is what the draft OP permits.....



Add five stories and move it closer to the residential properties in the rear

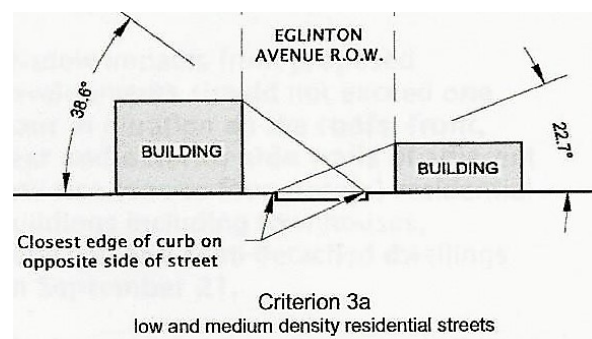
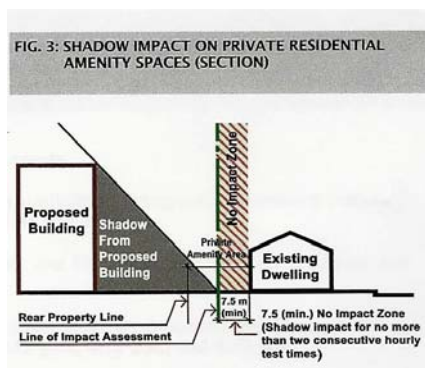
One of the impacts is shadowing.....

City of Burlington requires a shadow impact analysis for December 21..



... we can do better than a standard formula and blocks

Mississauga considers site orientation, height and neighbourhoods



Recommendations.....

Maintain the 9 metre height limit that currently exists

And

Revise the new clause 8.1.1 (3.13.1) f) to consider site orientation, building design, building height and setbacks in preparation of the zoning by-law

And

Direct staff to consider site orientation, building design, building height and setbacks in preparation of the Area Specific Plan

Appendix: Amendment Wording

Options to Amend Draft OP 8.1.1(3.13.1)

Amend 8.1.1 (3.13.1) c) (ii) as follows:

~~Seven (7) storeys~~ Nine metres within Sector Two (Area 'S2') and lower Sector One (Area 'S1') as identified on Schedule D: Land Use – Downtown Urban Centre of this Plan

AND

Amend 8.1.1 (3.13.1) f) as follows:

~~The City's implementing Zoning Bylaw will establish a minimum rear yard setback requirement~~ consider site orientation, building design, building height and setback for development within Sector 2 (area 'S2') and the lower portion of Sector 1 (area 'S1'), as identified on Schedule D: Land Use – Downtown Urban Centre of this Plan, which ensures a consistent and compatible compatibility separation distance is maintained between a development and the principal residential building located on an adjacent property designated Residential -Low Density on Schedule C: Land Use – Urban Area, of the Official Plan.

AND

Direct staff to consider site orientation, building design, building height and setback for development within Sector 2 (area 'S2') and the lower portion of Sector 1 in the development of the Area Specific Plan