

## Upper Brant: S2 & Lower S1



Planning and Development Committee  
City of Burlington  
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St.Luke's/Bates – Upper Brant/Rambo ---- similar but.....



These photos are taken from the Bates Precinct, Upper Brant Precinct, Rambo Cres and Locust Street

The lot sizes and structures on Brant Street are similar in both areas. Homes on Locust and Rambo backing on to these blocks are single family residential.

These areas are very similar and separated by a mere 250 m.

The top centre picture shows Brant Street. On the far side of Brant Street 5 of the 6 street lamp posts that separate the two neighbourhoods can be seen.

The focus of this delegation is on building height in blocks S2 and Lower S1 in Upper Brant and impact on the adjacent established residential neighbourhoods.

Committee members may be thinking not building height again! The residents are saying oh no not building height again!

This issue was addressed and resolved by neighbours, the planning department and council many years ago. The agreed upon limit for Upper Brant S2 and the lower part of S1 was 9 metres (MXG-180)

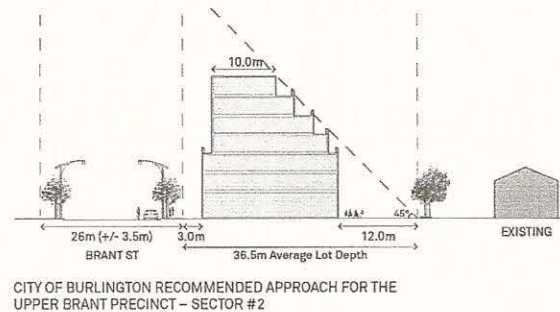
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## ..... A different approach to compatibility

Bates --- ".....buffer the low density residential neighbourhood to the west....."

Upper Brant ..... a standard formula and a standard block building

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



The approach to transition planning applied to these neighbourhoods is very different.

One of the stated objectives of the Bates precinct was to buffer the residential neighbourhood to the west (*PB-14-18 Appendix E 44*). As a result height limits were reduced to 3 stories.

The St.Luke's neighbourhood was included in the downtown study area. The neighbourhoods abutting Upper Brant were not.

The relationship with neighbourhoods in Upper Brant is managed with a formula for building height based on lot size. The formula generates the same number whether the next door neighbour is a carwash, convenience store, car dealer or an established residential neighbourhood. The block building with three stories with another four stories built on a 45 degree angle is set back 12 m from the fence line. (*Council Information Package, March 28, 2018*)

As a result the height limit was raised from the agreed upon 9 m to 7 stories.

Finally the existing body of planning documentation was considered in the development of the Bates Precinct. The agreed upon limit was excluded from the development of the S1 and S2 policy.



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



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

The current height limit in S2 and the lower part of S1 is 9 m as per MxG-180

This two-story building is located in S2. It is approximately 9 m in height.

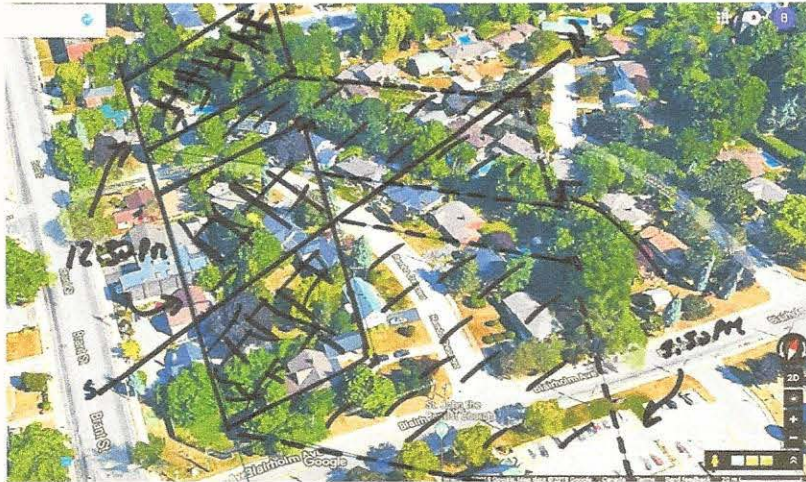
The draft OP permits seven stories. The proposal to mitigate impacts on residential properties will add another story with the same footprint as the existing two stories. Then add another four stories at a 45 degree angle towards Brant Street.

There is no stated limit for height.

The proposal to mitigate impacts on residential properties includes a setback of 12 m. This means the building would be 1.5 m closer to the fence

## One of the impacts is shadowing.....

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



City of Burlington may request a shadow plan. If one is requested it should include three specified times on each of March 21, June 21 and December 21 (*Site Plan Application Guidelines (12.10), City of Burlington, February 2005*)

This sketch provides a simple shadow impact analysis for December 21 at 12:30 pm and 3:30 pm. Seven story buildings located in S2 and the lower part of S1 are assumed to be 25 m in height.

At 12:30 pm the shadow will be  $2.22 \times \text{building height} = 55 \text{ m}$  (affecting homes and properties abutting S1 and S2)

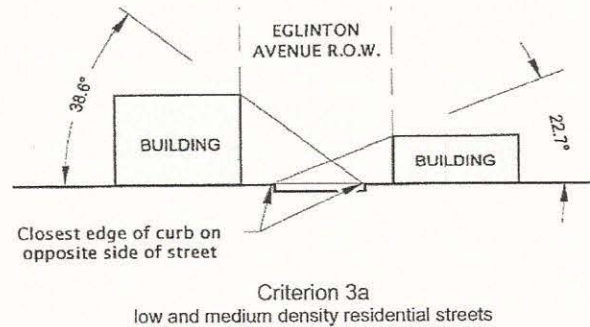
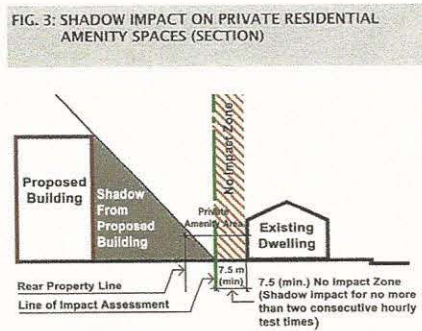
At 3:30 pm the shadow will be  $5.64 \times \text{building height} = 141 \text{ m}$  (affecting both sides of Rambo and extending into Courtland Place and St. John's parking lot.) (*National Research Council of Canada*)

S1 and S2 have been compared to Plains Road. The comparison is not valid. Properties on Rambo generally face south to southwest. Any structure built in S1 and S2 has the potential to block the sun.

Reducing height is a more effective way of reducing shadow impacts than setback.

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

Mississauga considers site orientation, height and neighbourhoods



Mississauga's standards for shadow studies consider different factors. They set out no impact zones for residential properties. Building heights vary according to orientation of the proposed building relative to the sun and the surrounding area. Acceptable impact standards are set. (*Standards for Shadow Studies, City of Mississauga, August 2011*)

Burlington's Shadow impact requirements set out dates and times for analysis.



## 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: 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