



PB-30-18 COW
File no:
505-03/17,520-10/17,510-02/17

Halton Condominium Corporation #116, 2068 Brant Street, Burlington, ON, L7P 3A6

Planning Application for 2100 Brant St.

National Homes (NH) and Impact on
Wellington Green (WG) Residences

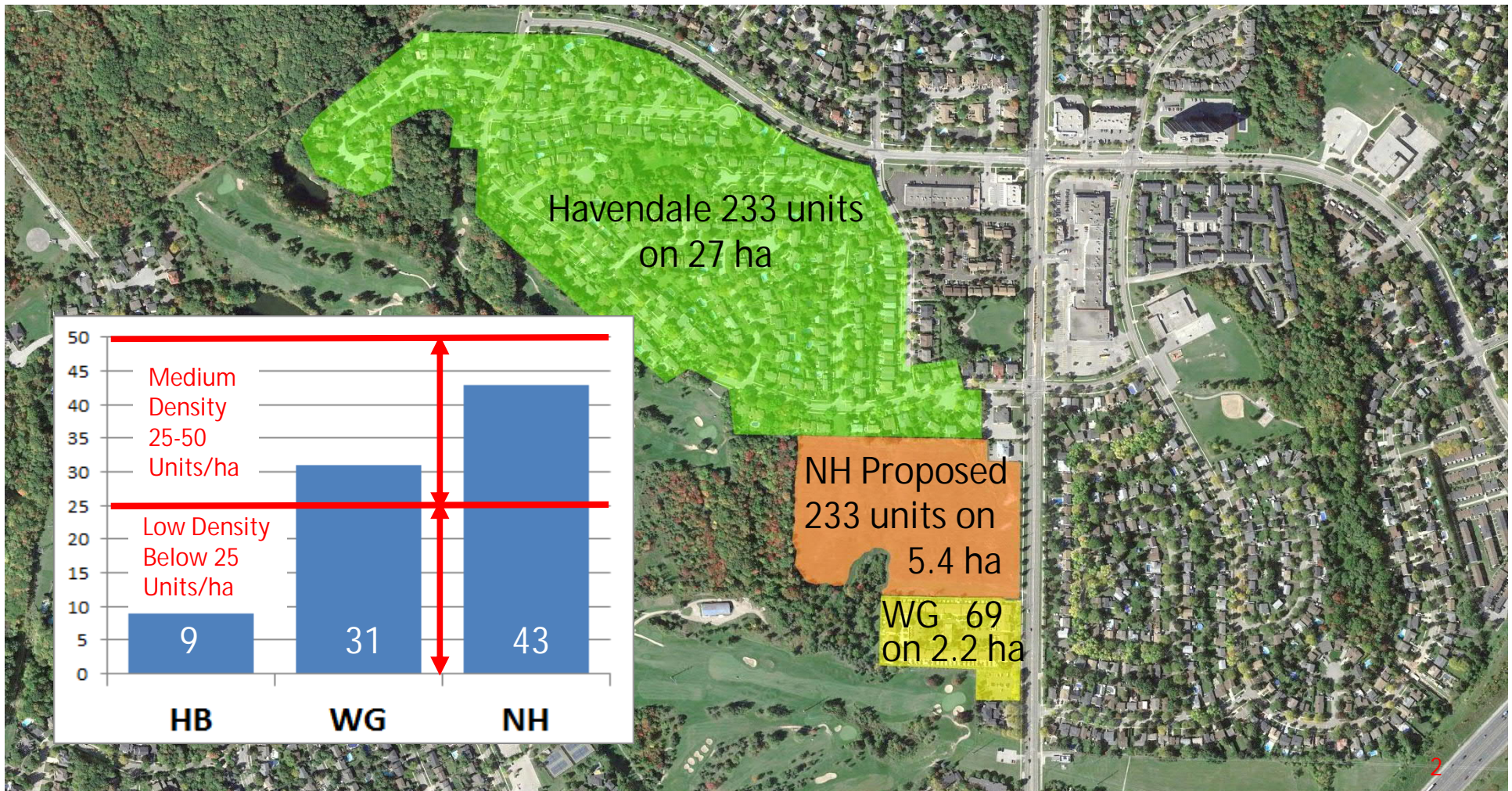
April 3, 2018

Density: Units / Hectare

Havendale Boulevard : **Low 9**

Wellington Green: **Medium 31**

NH Proposed: **Medium 43**



The background is a detailed architectural site plan for a residential development. It shows a grid of streets, including 'STREET' and 'GRANT STREET'. The plan is divided into numerous blocks, many labeled as '2 STORY TOWNHOUSE BLOCK'. There are also labels for 'EXISTING PARAMEDIC STATION', 'FUTURE ROAD EXPANSION', and 'NATURAL HERITAGE'. The plan includes various details such as parking spaces, setbacks, and building footprints. The text is overlaid in white on a semi-transparent grey background.

NH plan “paves over” more than 90% of the 6.1 hectare ground (including public road)

– Asphalt shingles, driveways, roads and concrete sidewalks, steps, etc.

– No space for significant vegetation, trees or recreation or amenities

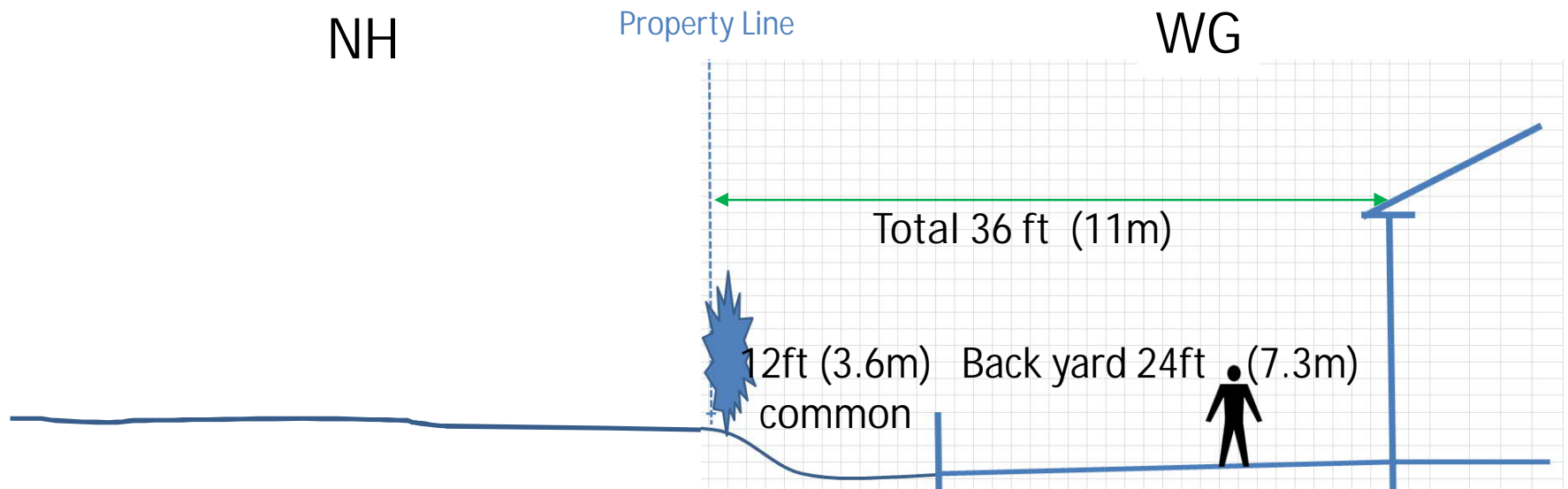
– No space for environmentally better above ground drainage

– No space for proper snow storage/removal

• The Proposed Density is contributing to this

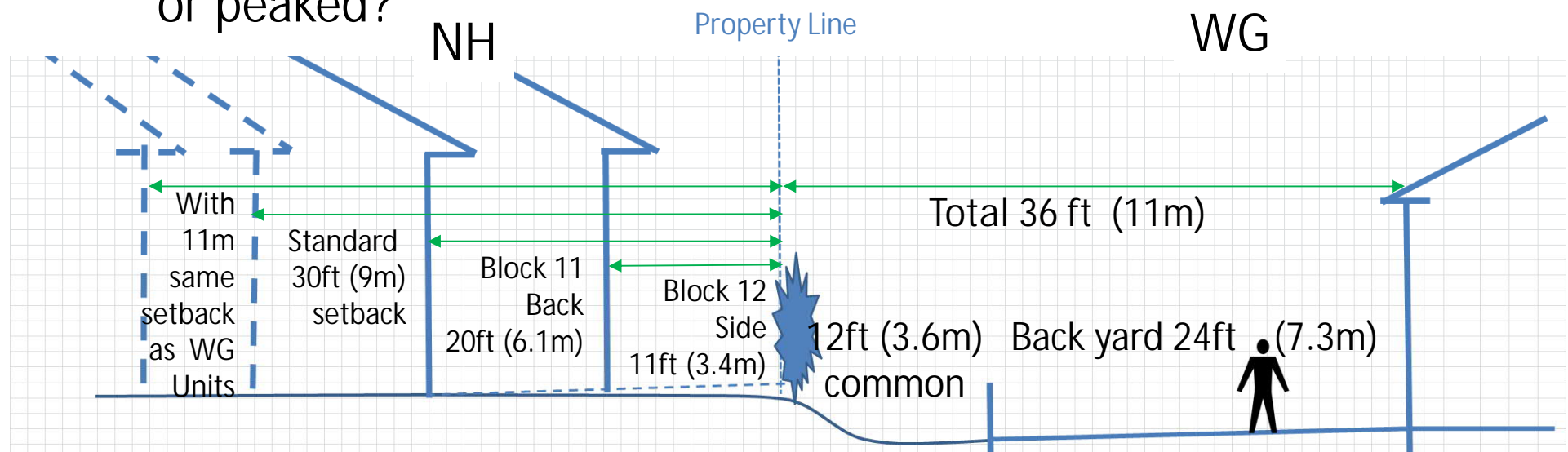
WG Setback

- The yards on the north of WG have 11m setback
- A 10 ft cedar hedge runs the length

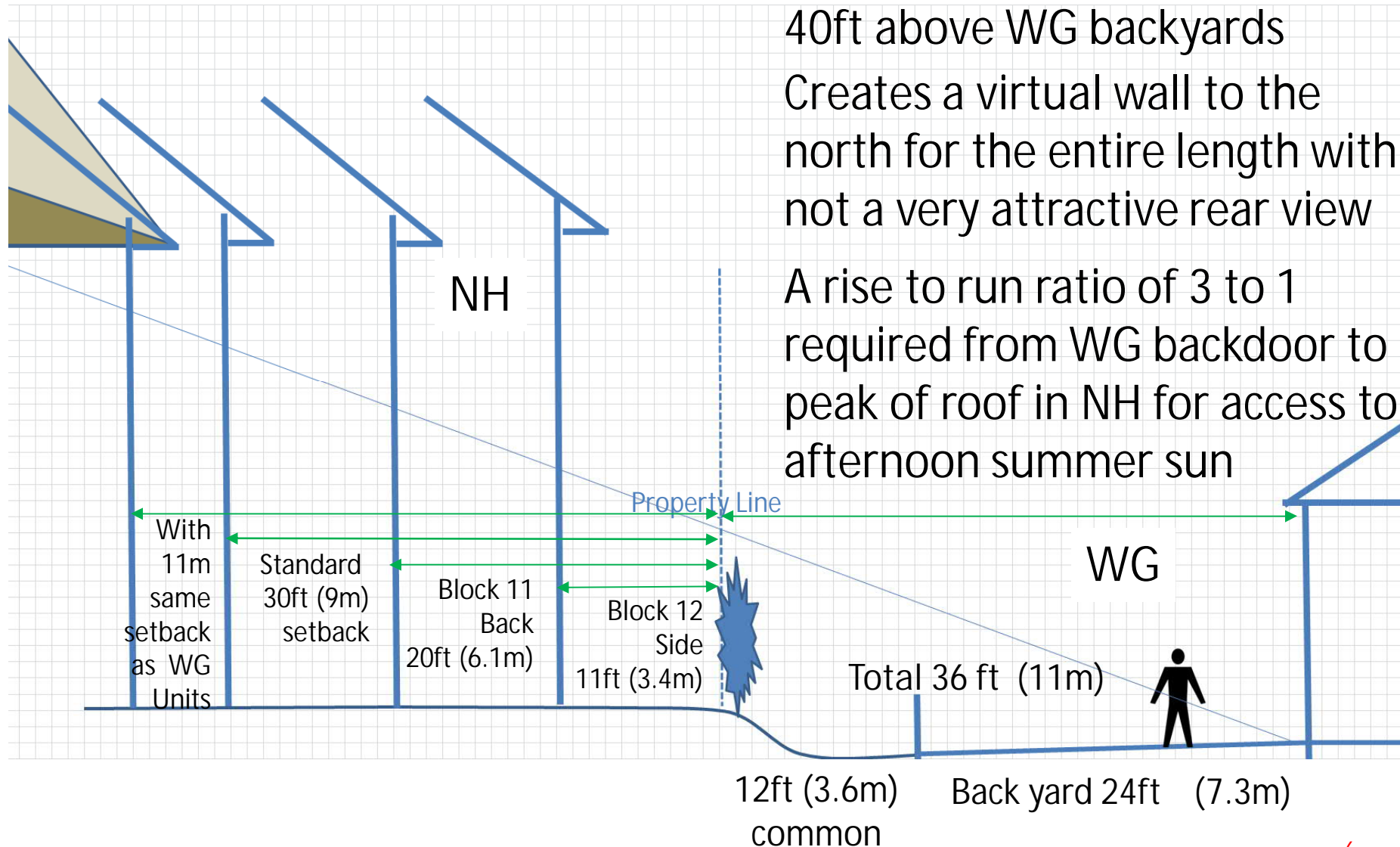


Proposed Density is contributing to Setback Issues

- Exceptions are requested by NH to shorten current standard 9m separation requirement at back.
- The top of roof elevation is not established except to state Block 10, 11 and 12 are to be two storey.
- What is the planned elevation of the peak of roof line – flat or peaked?



What is the elevation plan?



3 storey puts a peak roof about 40ft above WG backyards

Creates a virtual wall to the north for the entire length with not a very attractive rear view

A rise to run ratio of 3 to 1 required from WG backdoor to peak of roof in NH for access to afternoon summer sun

Shadow Report Deficiencies

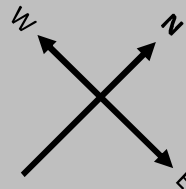
Afternoon - Total Shade is Unacceptable

Wellington Green Faces North-West

Sun Direction for June 21

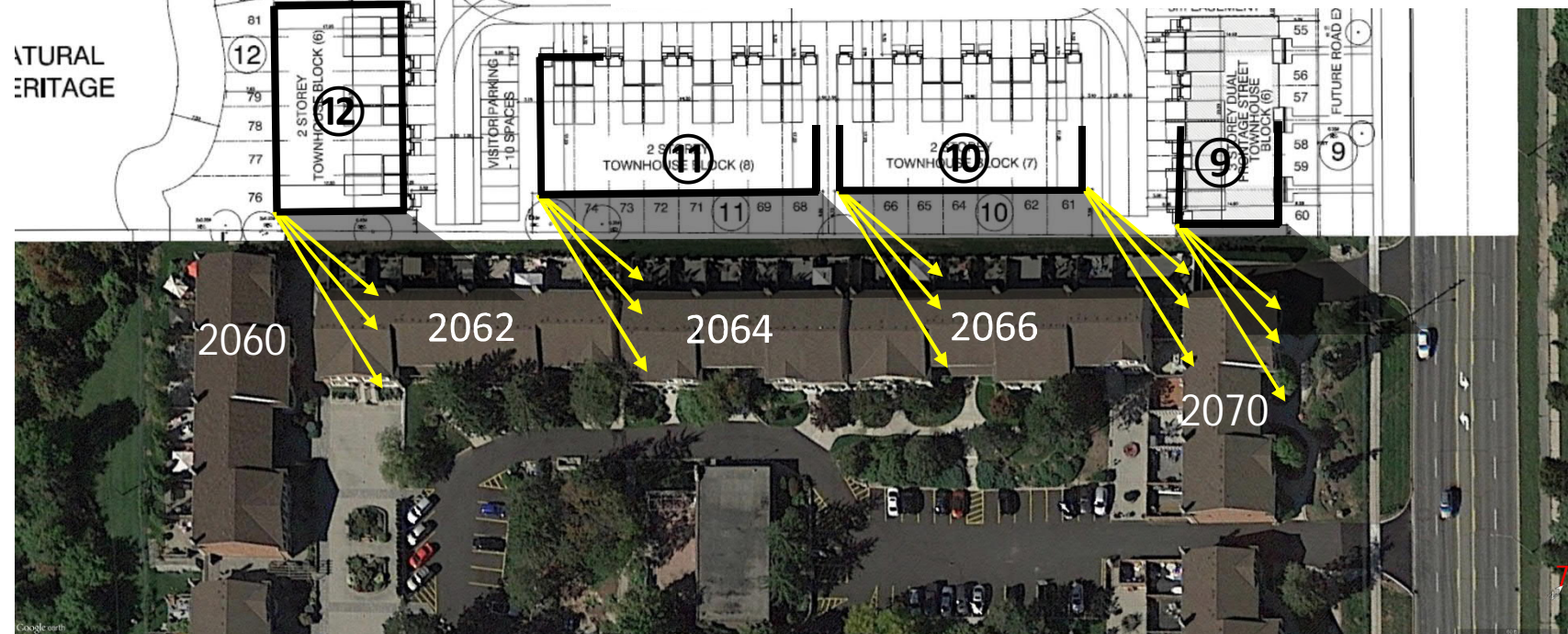


17:00
18:00
19:00



Residences currently enjoy Spring/
Summer sun 16:00 to 20:00 hrs daily
(not just midday on weekends)

Shadows of proposed plan need to be
evaluated 17:00 - 19:00 hrs April -Sept.

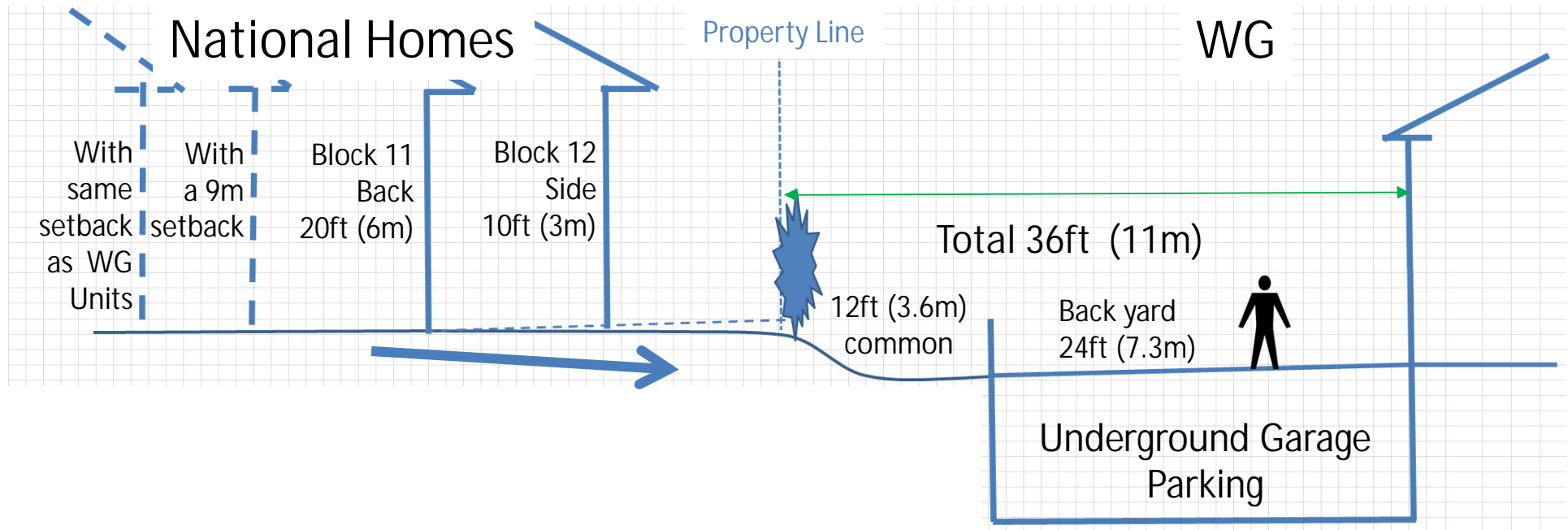


Water Issues –Springs are Everywhere in the Area Even in Winter



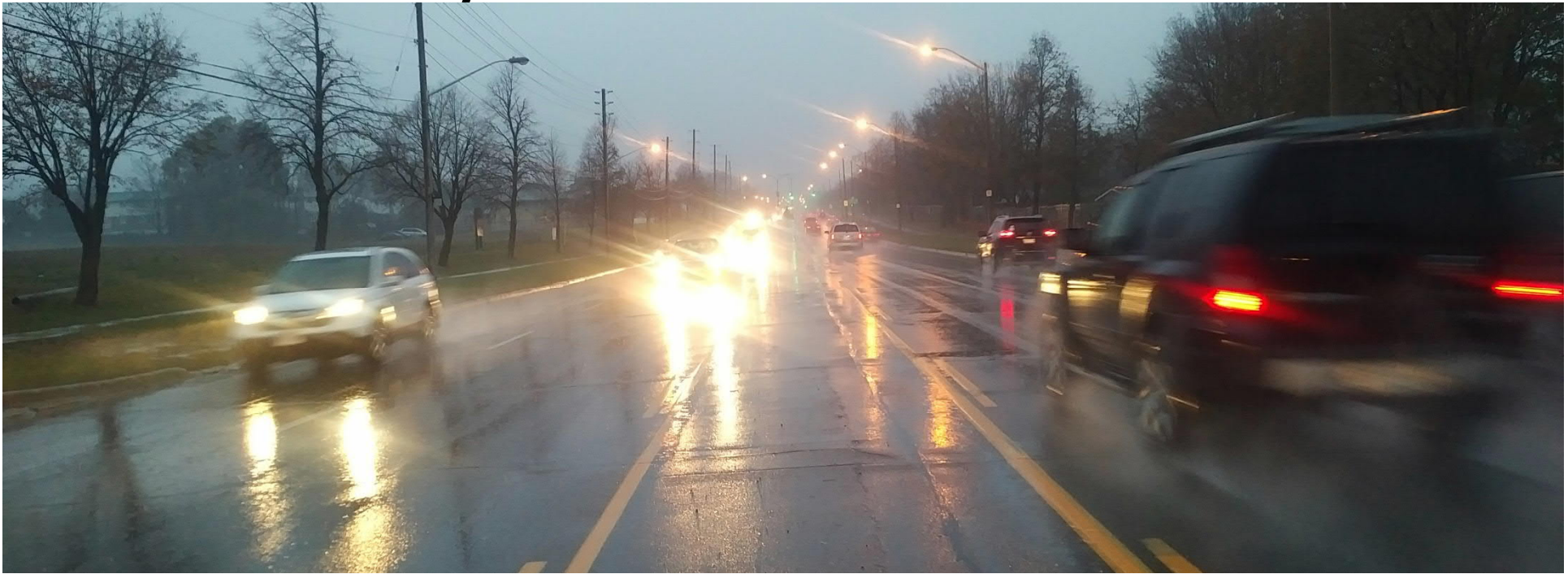
- Changing underground water flows, instability found with predominantly wet clay soils.
- With proposed density of the development, there are no above ground SWM holding areas planned (more than 90% of entire developed area is to be covered over).
- Below ground cisterns are not ideal environmentally and will age

Drainage and Elevation Issues



- Water will naturally flow southeast toward WG
- Our underground parking is notorious as a target for water
- How will NH ensure that flooding will not affect WG with the ever increasing extreme storm events?

Density drives Brant St. Traffic



Waterdown new developments are already adding traffic to Brant St. Traffic backs up in front of WG from Tyandaga Park Dr. Adding another **500+** cars turning on and off of Brant St either:
130 m north of WG or
at Havendale Blvd
This will increase traffic congestion and safety risks.

Location of Property Development

Contiguous with Escarpment Greenbelt

No roads bisect area

Wildlife territory today - such as deer

Proposal is not just intensification – but Sprawl



Environment - General

- Currently property is environmentally beneficial - helps mitigate climate change
 - Summer evening neighbourhood cooling (3C° cooler)
 - Cleans the air
 - Saves WG owners AC and energy consumption costs
 - Helps to control rainfall
 - Physiological well being – we need urban green space
 - <http://www.ecehh.org/publication/would-you-be-happier-living-greener-urban-area>
- WG understands and agrees with the general policy behind increasing density: to reduce overall urban sprawl
 - But this is Sprawl, not just Intensification

NH Proposal Impacts on WG

- Negatives to WG with NH proposal:
 - WG property values– backing on green space (at a premium) will be reduced based on the proposed plan
 - WG properties were bought on basis of adjacent low density zoning
 - Specific Issues:
 - Danger with accessing Brant St.
 - Inadequate setback – Loss of privacy and sunlight
 - Flooding and damage threat
- WG is potentially an injured party

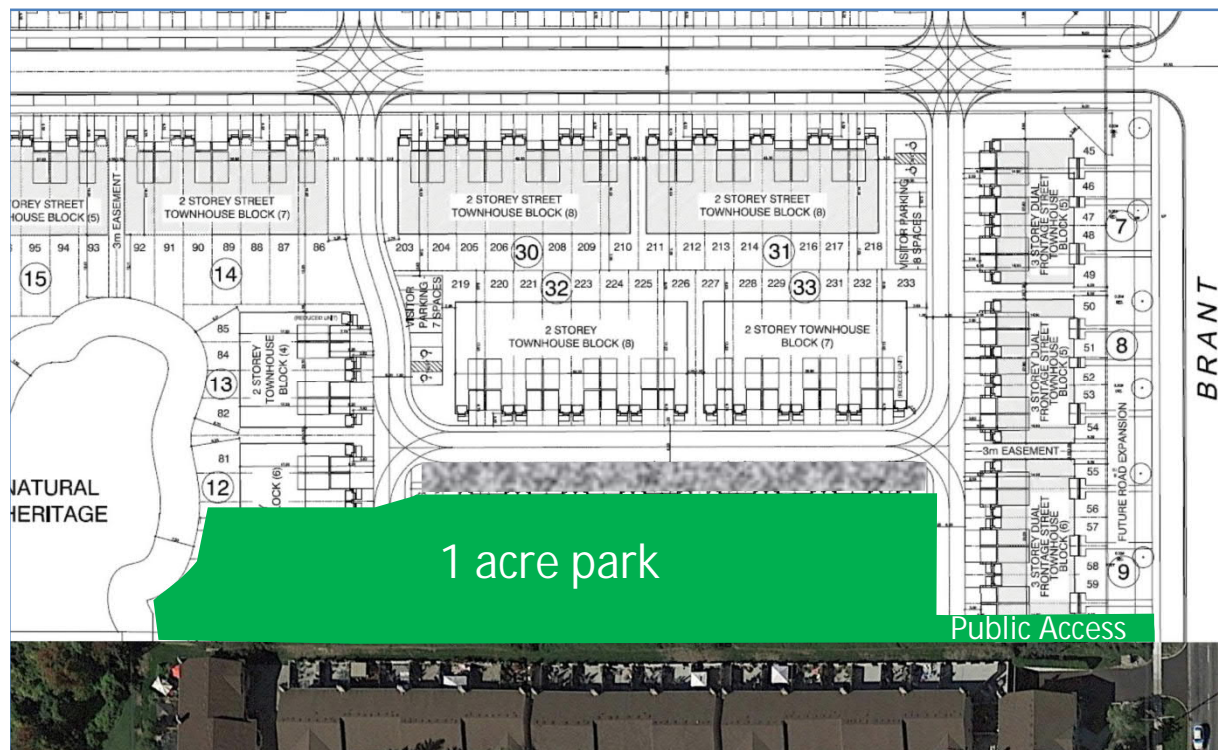
How do we develop a compromise solution that works for City of Burlington, National Homes, the community and WG?



A Reasonable Density Compromise

Create 1 Acre Public Park off Brant St immediately North of WG

The Result: Medium Density with 211 Units
Or 39 instead of 43 units / hectare



- ☑ Retains Density Objectives
- ☑ Reduces Drainage Issues
- ☑ Reduces Traffic
- ☑ Improves Setback
- ☑ Improves Elevation Issues
- ☑ Improves Shadow Issues
- ☑ Improves Snow Storage
- ☑ Environmentally better:
 - ☑ Trees and natural space
 - ☑ Recreation potential
 - ☑ Natural SWM potential
 - ☑ Natural Summer Cooling

- Placing the park adjacent to WG makes better use of area by doubling as setback for WG.
- Creates opportunity for possible connection for a “future nature walk” to Escarpment Greenbelt
- Provides direct access via Brant St. for entire community