



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

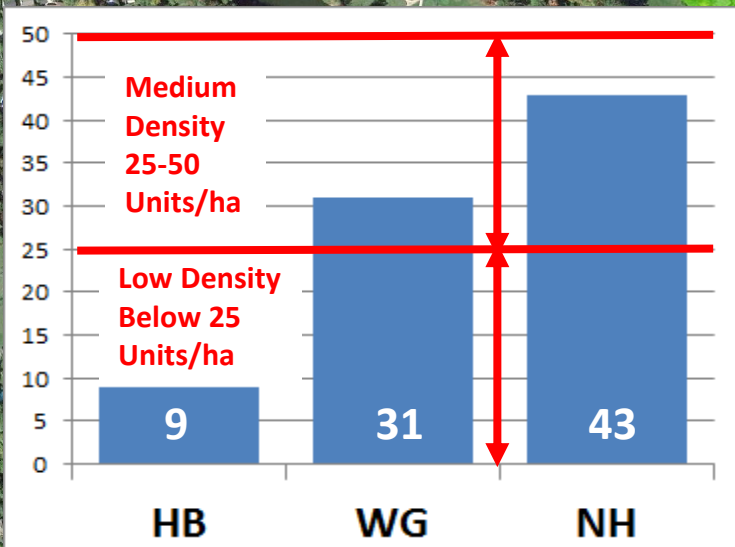
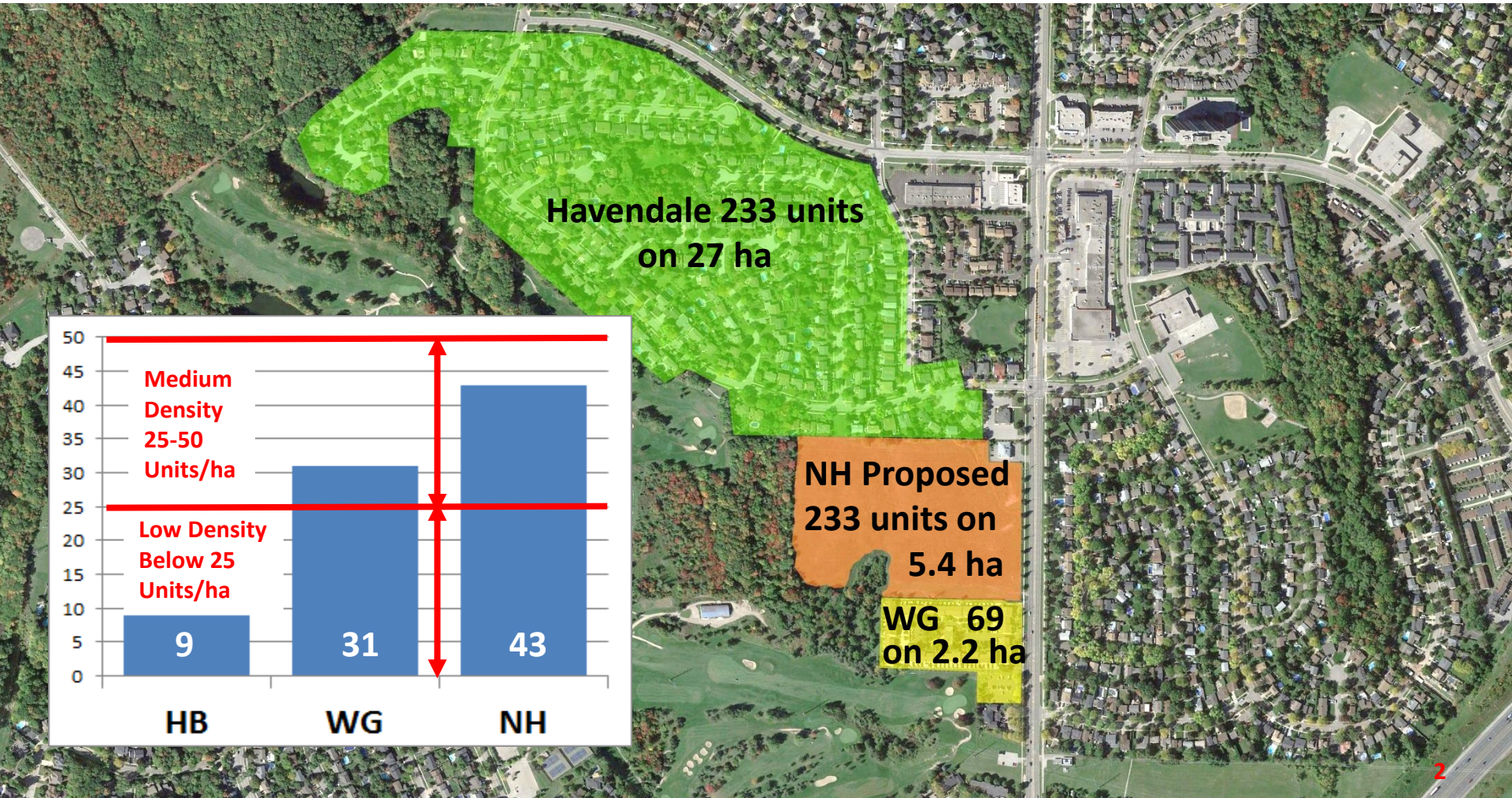
April 3, 2018

# 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 townhouse blocks, numbered 1 through 33. Each block is labeled with its floor count and type, such as '2 1/2 STORY TOWNHOUSE BLOCK (8)' or '2 STORY STREET TOWNHOUSE BLOCK (6)'. The plan includes streets like 'STREET' and 'STREET', parking areas with '11 SPACES' and '7 SPACES', and an 'EXISTING PARAMEDIC STATION'. A 'FUTURE ROAD EXPANSION' is also indicated. The text is overlaid in white, bold font, with a semi-transparent grey background behind it.

**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**

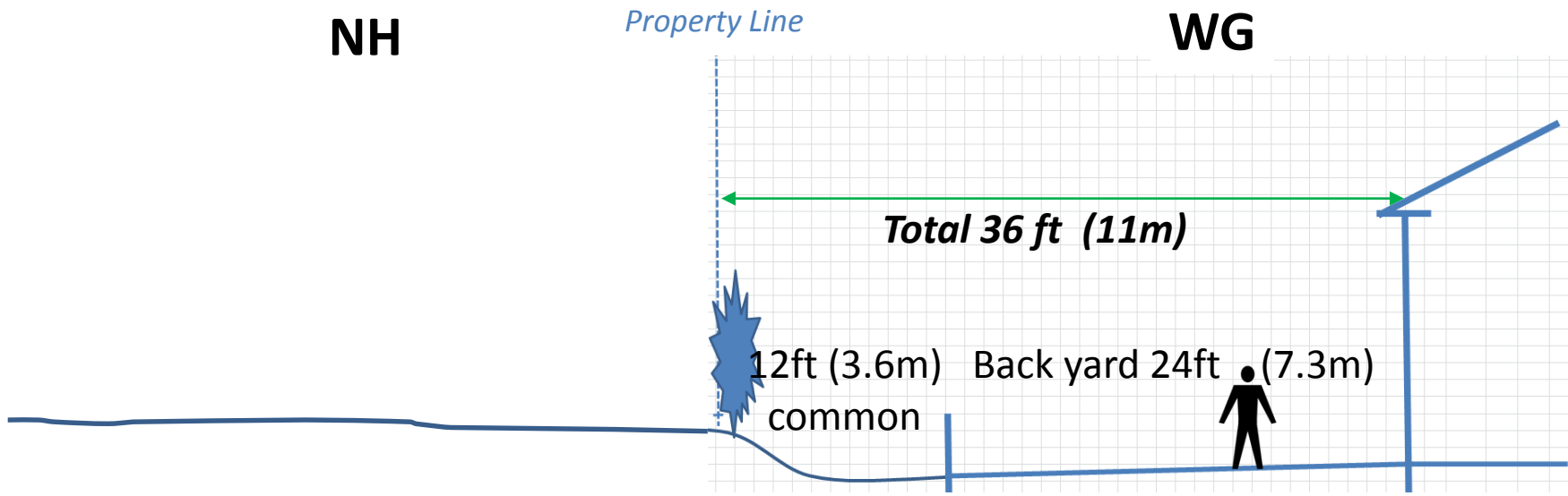
**No space for environmentally better above ground drainage**

**– No space for proper snow storage/removal**

**• The Proposed Density is contributing to this**

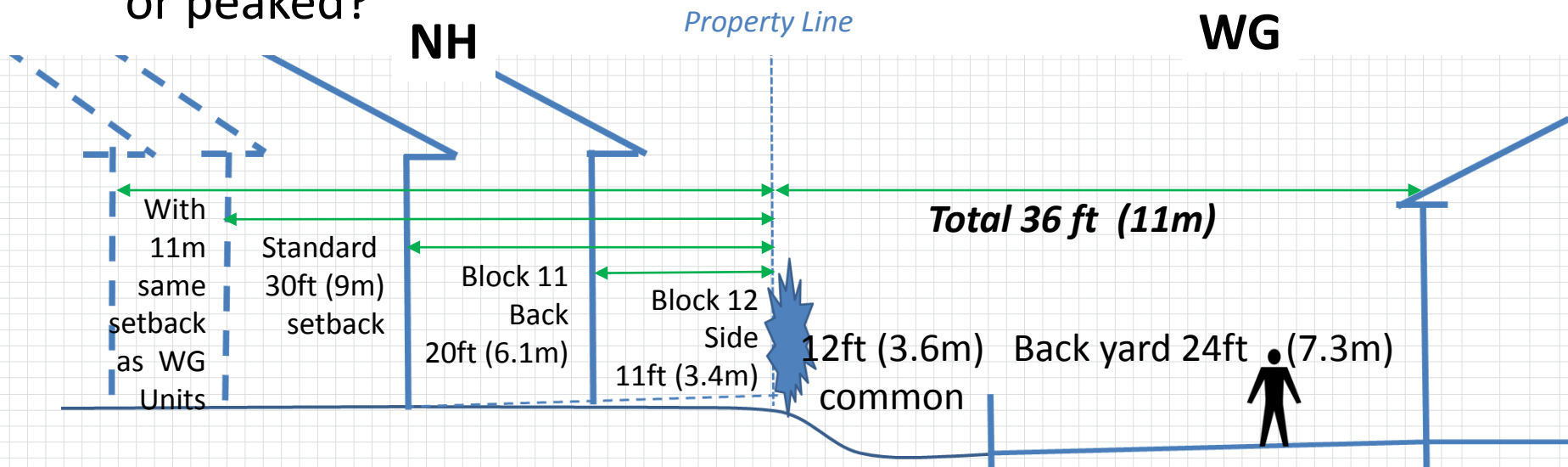
# WG Setback

- 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?

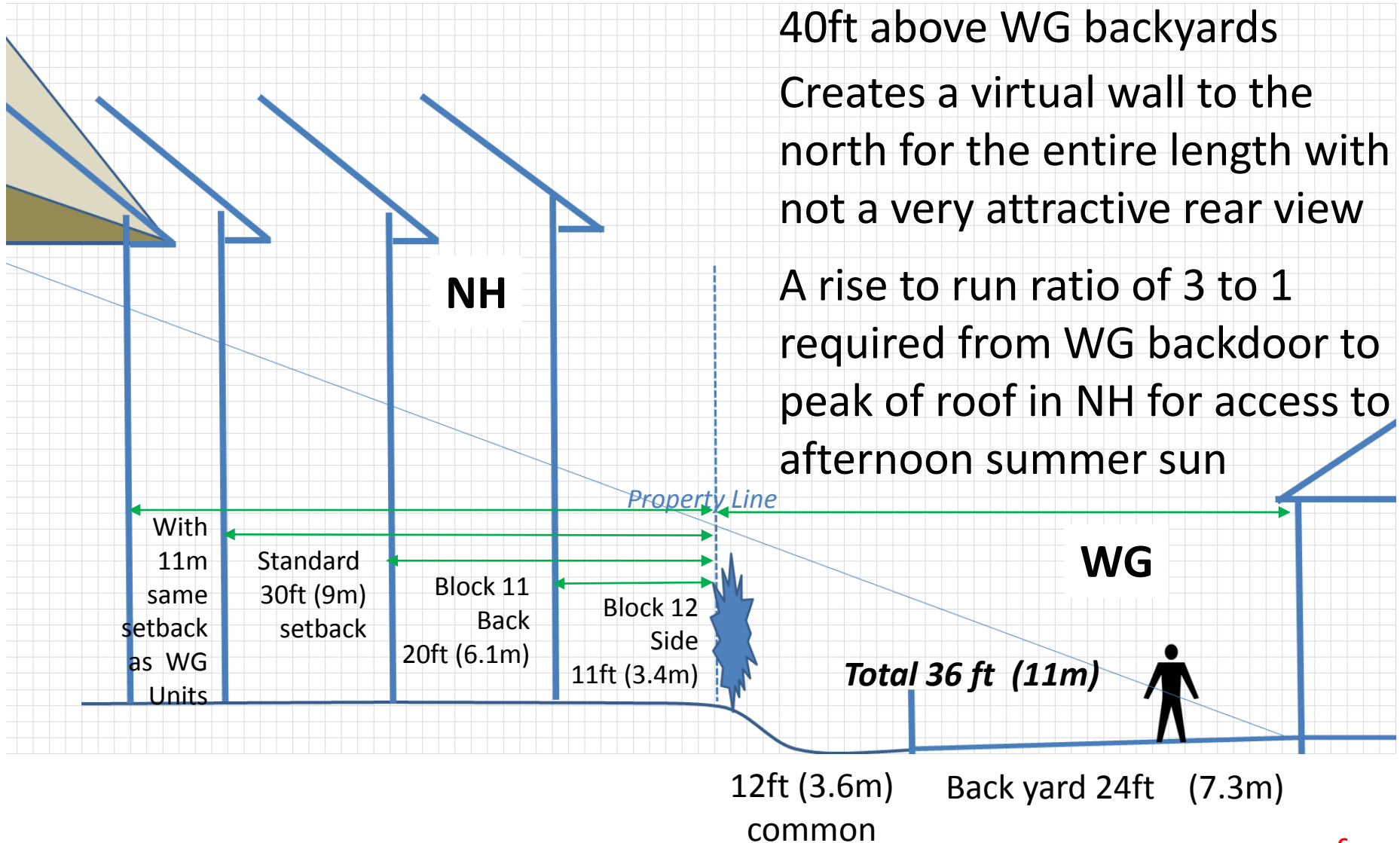


# What is the elevation plan?

**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

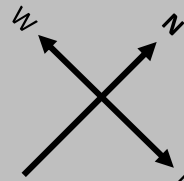
Sun Direction for June 21



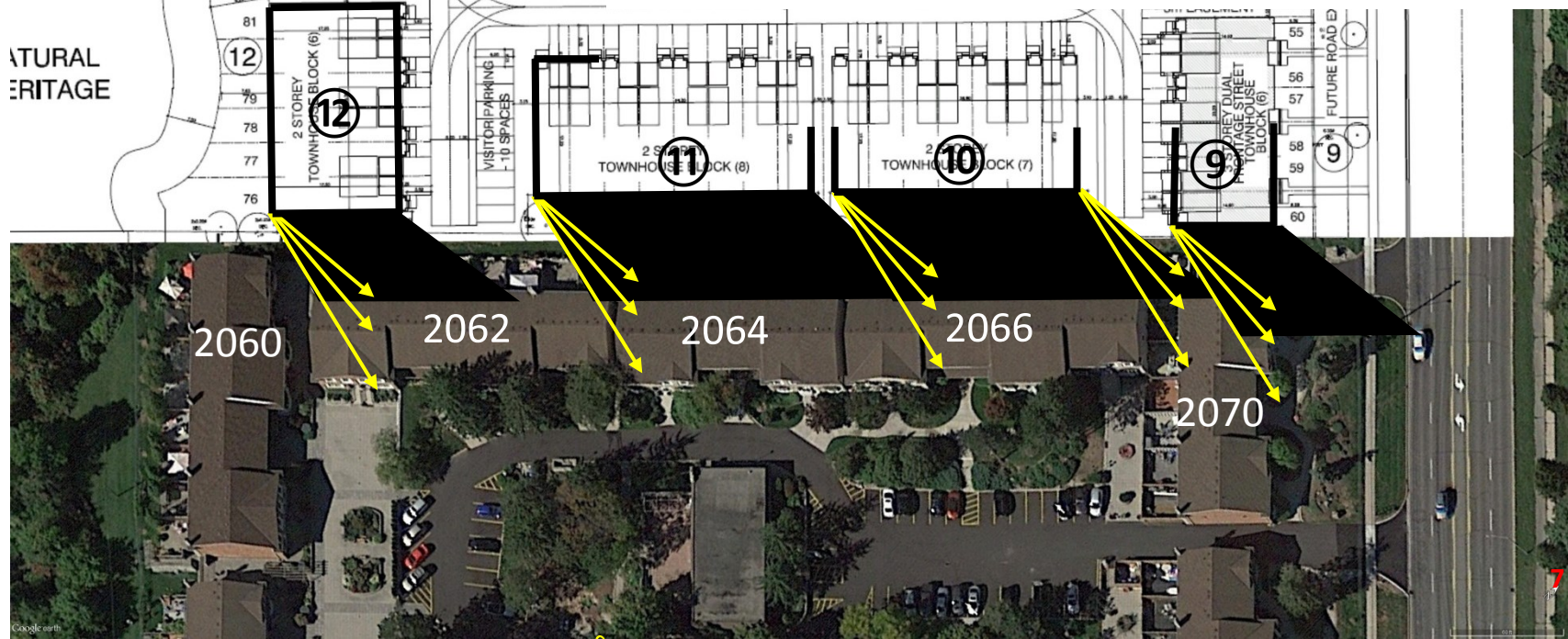
17:00

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.





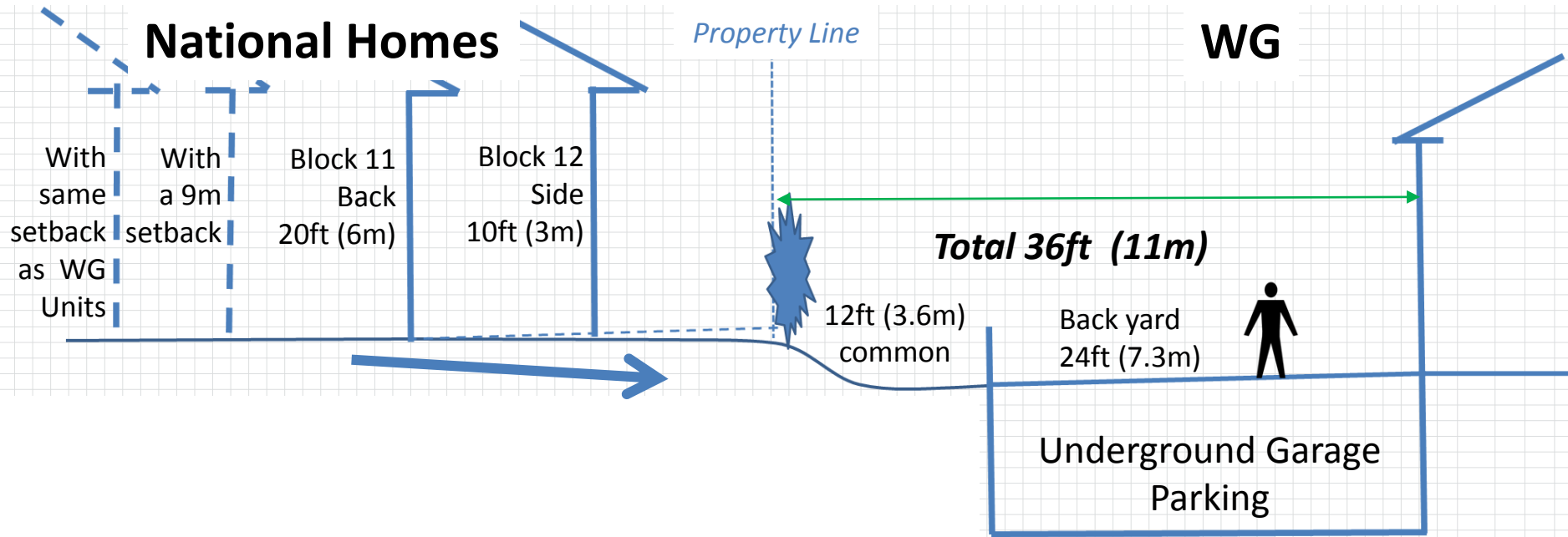
# Water Issues –Springs are Everywhere in the Area Even in Winter



- 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?

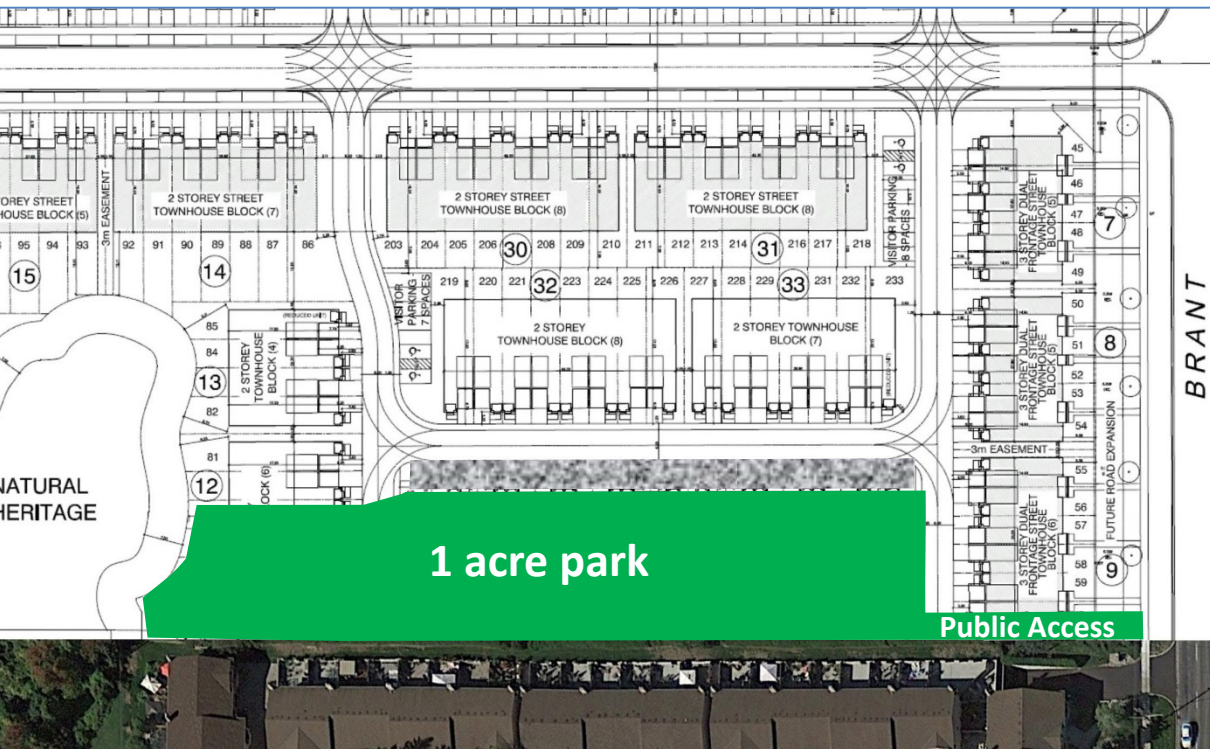




# A Reasonable Density Compromise

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