

Committee of the Whole - April 3, 2018
PB-30-18, File: 505-03/17, 520-10/17, 510-02/17

STICK TO THE PLAN



BLOCK 14 – 77 proposed Condominium Townhouse Units

13 residential backyards backing onto 32 new proposed buildings

New Proposed Changes

Table 1 - Proposed RM2 and RM5

New Proposed Changes

Regulation	RM2 **	Proposed RM2	Exception Needed	RM5	Proposed RM5	Exception Needed
Lot Width	45m	TBD Block 13 61.9m Block 14 93.9m Block 15	TBD No No	6.8m	5.5	Yes
Lot Area	0.4ha	0.56 ha	No	200m ²	165m ²	Yes
Front Yard	7.5m	6.29	Yes	6m	4.32m	Yes
Rear Yard	9m	* 3.7m Block 13 2.7m Block 14 6.5m Block 15	Yes	9m	7.0m 3 m (units fronting Brant)	Yes
Side Yard	4.5m	1.5m	Yes	1.2m/ 0m	1.55m	No
Street Side	6m	3.86 m	Yes	4m	3.04m	Yes
Max. Density	40 units/ha	42 units/ha	Yes			
Amenity Area	25m ² / bedroom	11m ² / bedroom	Yes			
Privacy Area	20m ² /unit	33 m ² /unit	No			
Maximum height	2 storeys	3 storeys	Yes	2 storeys	3 storeys (units fronting Brant Street)	Yes
Parking – Tenant (2/unit)	246	246	No	220	220	No
Parking – Visitor (0.5/unit)	62	63		0	0	No

On April 11, 2016, only 2 years ago, City Council approved their Burlington Strategic Plan.

- **“Older neighbourhoods are important to the character and heritage of Burlington and intensification will be managed to respect these neighbourhoods.”**

Backlot Differences

9m - CURRENT BACKLOT REGULATION

8.9 FEET
2.7 m - proposed change





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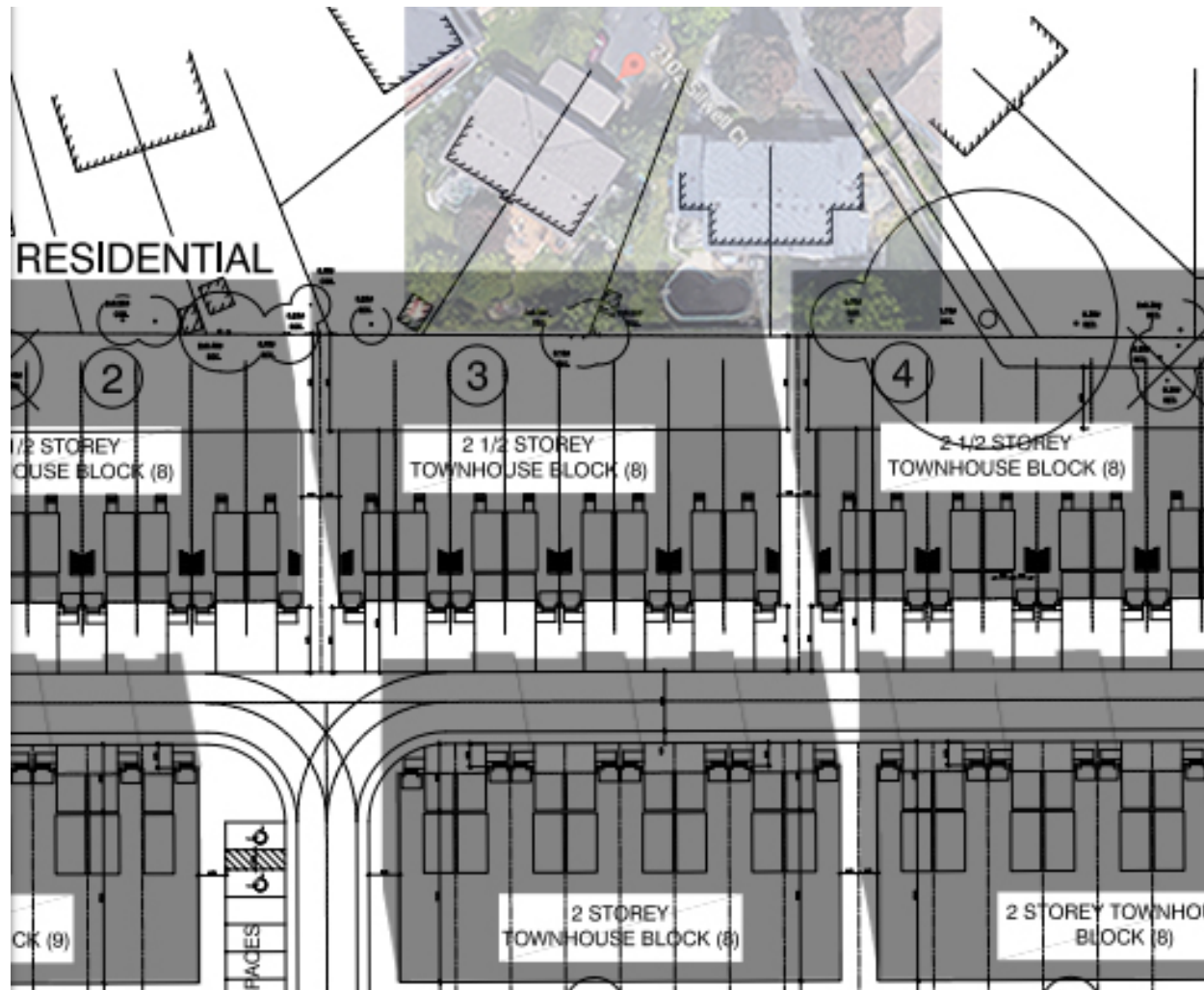
“The following criteria *shall* be considered when evaluating proposals for housing *intensification* within established neighbourhoods:

- **(v) *compatibility* is achieved with the existing neighbourhood character in terms of scale, *massing*, height, siting setbacks, coverage, parking and *amenity area* so that transition between existing and proposed buildings is permitted”.**

Compatibility?



OLD Shadow Report vs Our Yards



Backyard View from 2nd Floor



20 Feet height
3m from fence line





Townhome Photo taken from submitted plan to city by National Homes

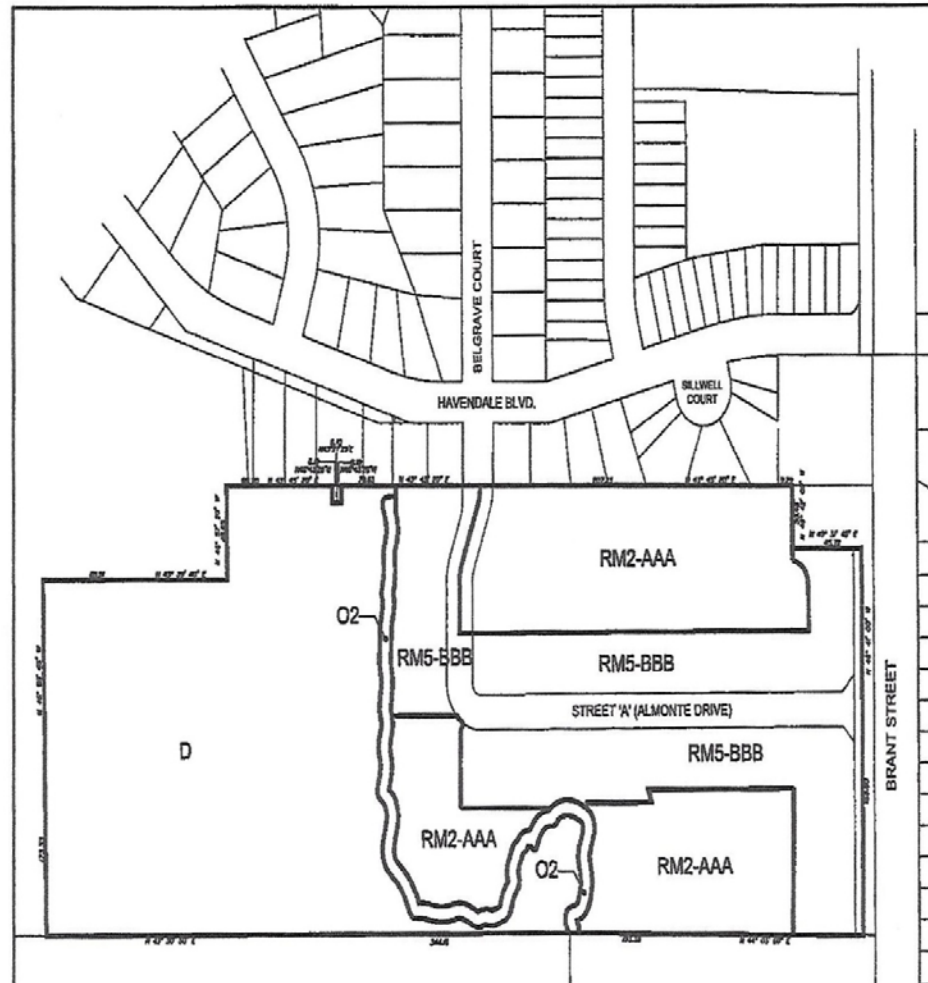


Townhome Photo taken from submitted plan to city by National Homes



Zoning Proposal for 2100 Brant Street

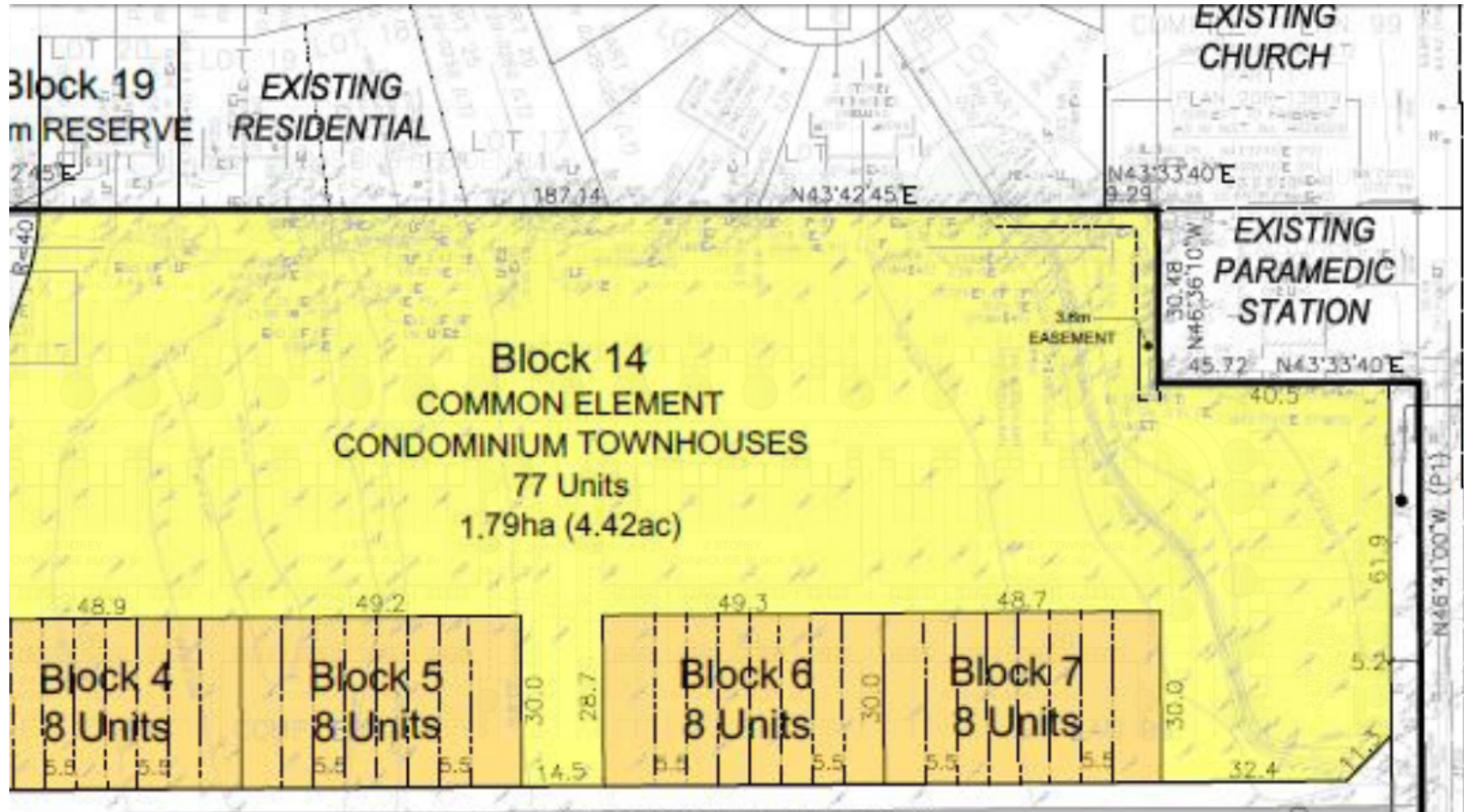
Submitted by: The Havendale Advisory Committee

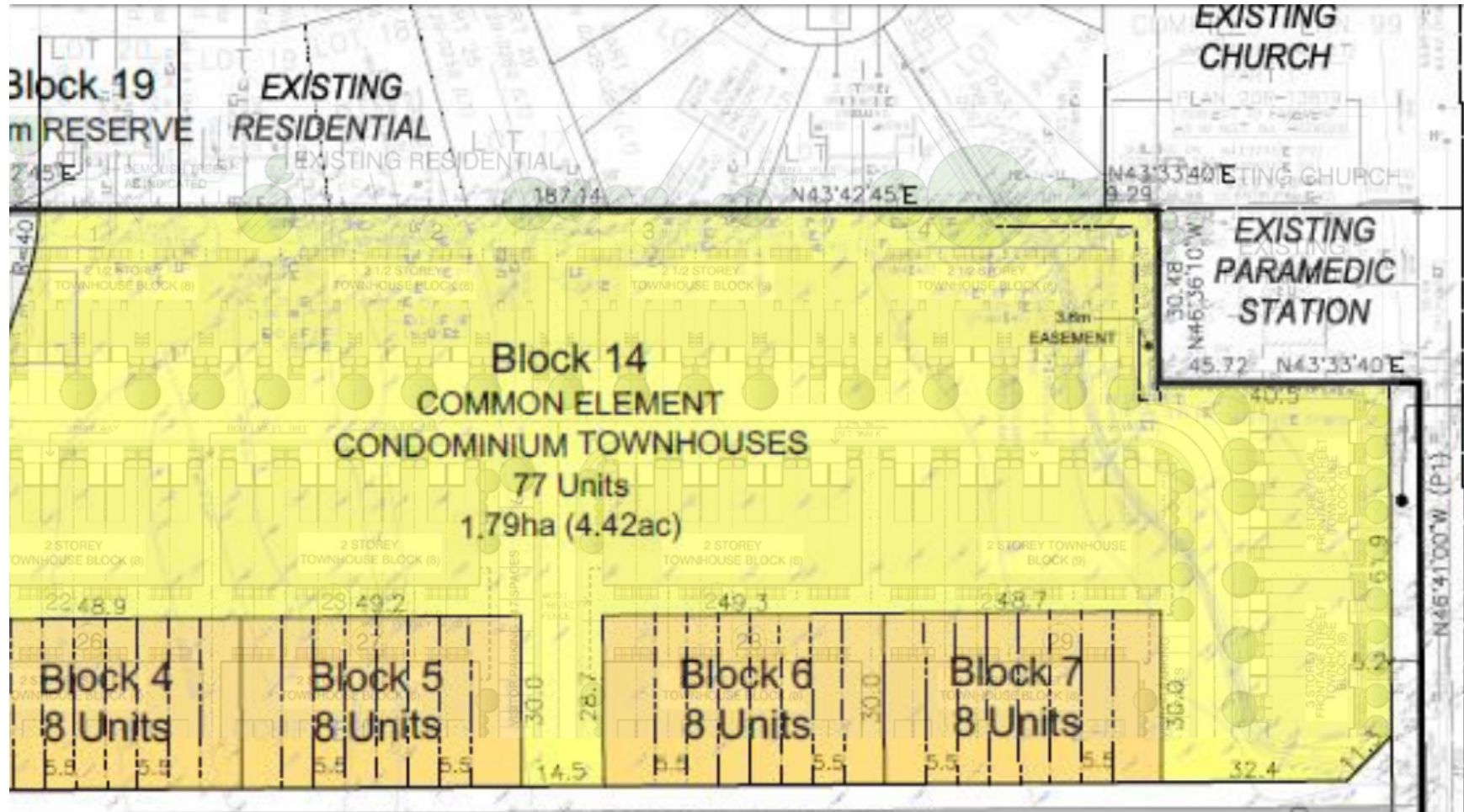


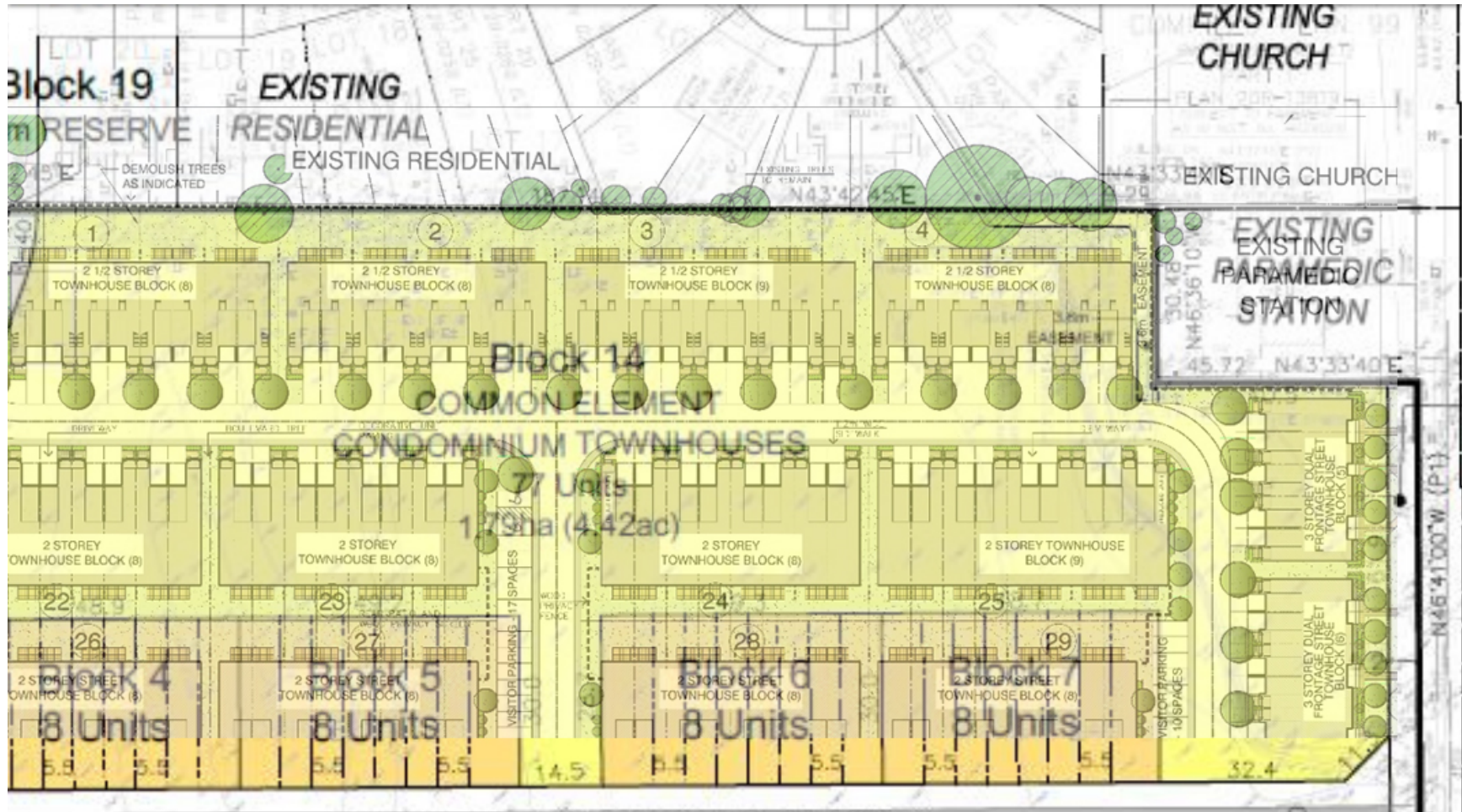
8.9 FEET
2.7 m - proposed change



Block 14







Original Proposed Changes

Comparison of Zoning Criteria: Areas of Divergence With Current RM2 and RM5 Criteria

A.1 Townhouse Blocks

Original Proposed Changes

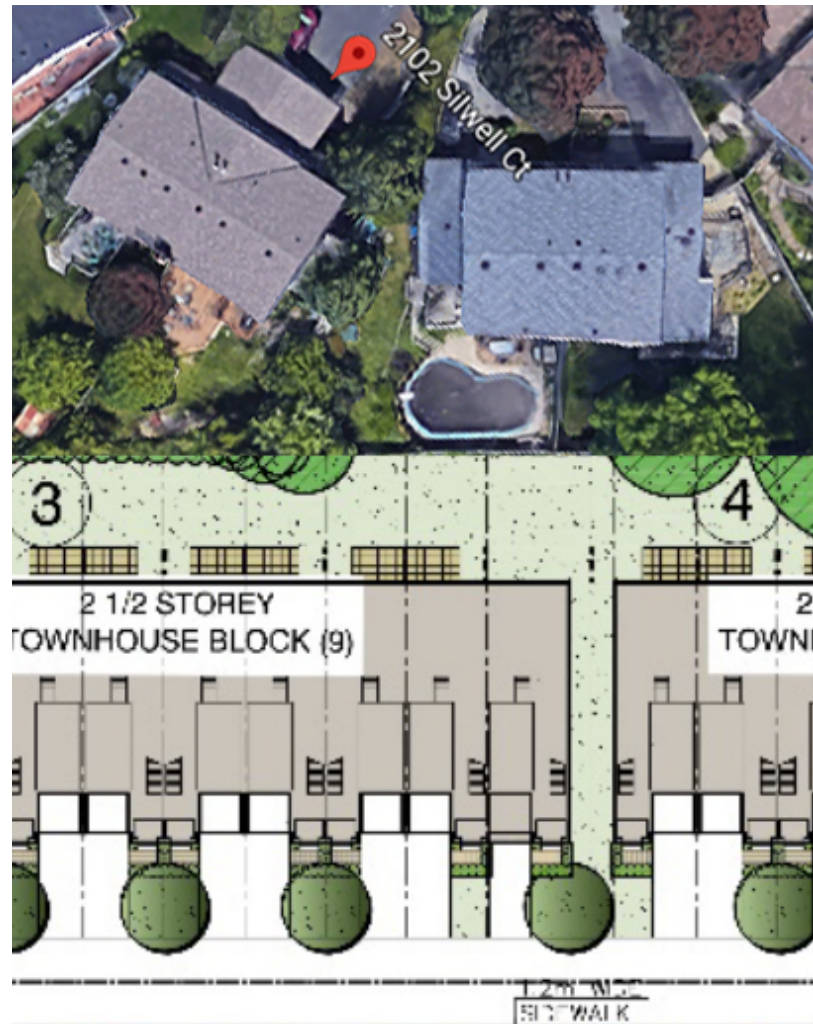
Regulation	Burlington Minimum RM2	National Homes Proposed Minimum RM2-AAA
Lot width	45m	25m
Lot area	0.4ha	0.08ha
Front yard setback	7.5m	2.3m
Side yard setback	4.5m	1.5m
Street side yard setback	6.0m	2.0m
Rear yard setback	9m	6.0m
Amenity area*	25m ² /bedroom	11m ² /bedroom
Building setback abutting a creek	7.5m	3.5m
Landscape area for lots abutting a street having a deemed width up to 26m	4.5m	2.9m
Public Streets (Almonte Dr)	20m right-of-way	17m right-of-way

* Amenity area refers to open space, common facilities, etc.

Backlot Changes



7m ? Backlot



3m Backlot

