

2100 Brant Street Development Proposal

Committee of the Whole, April 3 2018 -
PB-30-18
File no.505-03/17,520-10/17,510-02/17



Statutory Public Meeting Comments
April 3, 2018

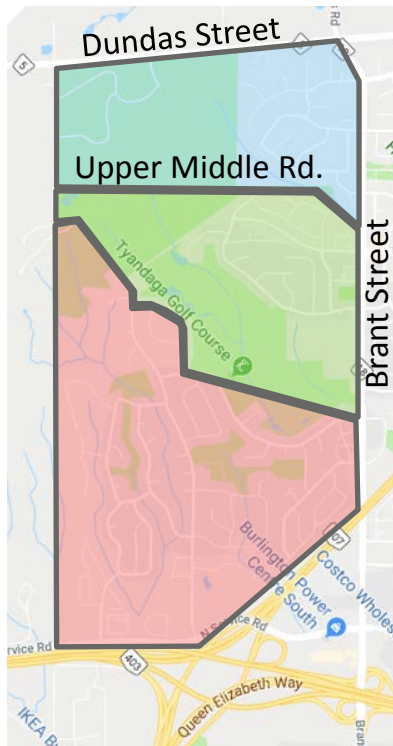
One of the Few 'Legacy' Properties Left in Burlington

- Presenter is: Cynthia Clarke, owner of a newer single detached home at 1192 Havendale Blvd. occupied by myself and my father, A.J. Clarke
- Economic consultant involved in land development issues (e.g. development charges) for 30 years
- Spent many hours in the 1960's assisting my father prepare the Tyandaga subdivision plans for Council presentation and weekends on the property while he surveyed the land and laid out the streets
- 'Tyandaga' derived from Chief Joseph Brant's name and originally proposed a 27-hole golf course, residential community, equestrian centre and hotel
- 2100 Brant Street was originally slated for development of a Catholic church and school and later zoned low density residential – there were never any schools built west of Brant Street and many students attended private schools

Lack of a Long-term Development Strategy

- City of Burlington has exceeded the 2016 Best Planning estimates (BPE) population, employment and occupied households estimates:

TYANDAGA Traffic Zones



City of Burlington Comparison 2016 Census to BPE 2016 Estimates

	Population	Employment	Occupied Households
BPE 2011 Estimates	175,438	98,710	71,618
2016 Census (w/o undercount)	183,314	101,650	72,535
% Change	4.5%	3.0%	1.3%

BPE Unit Increase Breakdowns within Tyandaga

	2016 Units	2021 Units	2031 Units
Tyandaga South (TZ 365/366)	1,667	1,767	1,907
Tyandaga North (TZ 373/374)	251	259	269
Tyandaga Central (TZ 375)	621	673	749
TOTALS	2,539	2,699	2,925
Tyandaga Central (TZ 375) proposed Increase in Occupied Units According to BPE		52	76

What is the City's rationale for encouraging this level of intensification in Tyandaga? Is it necessary given the value of the land as one of the few urban natural settings left in the GTA?

2.3.4 RESIDENTIAL NEIGHBOURHOOD AREAS

- a) Lands identified as Residential Neighbourhood Areas make up a significant proportion of the Urban Area. *These areas are intended to accommodate a wide range of residential uses and forms, together with supporting parkland*, and other land uses such as small-scale commercial uses or home occupations that are part of the residential environment.

- b) Residential Neighbourhood Areas are established residential areas, and *are not intended to capture a significant portion of the city's growth. Rather, only limited intensification such as secondary dwelling units shall be permitted*. Any development occurring in these areas shall be compatible and *should enhance the physical character of the surrounding area*.

City of Burlington Official Plan Update April 2018

2.4.2.(3) Established Neighbourhood Areas:

ii) shall be recognized as a distinct area within the city's Urban Area *where intensification is generally discouraged*;

(iii) *shall not be regarded as essential to achieve the population growth distributions*, as stated by Places to Grow, and as distributed by the Region of Halton

Longer Term Development Reality Considerations

- Tyandaga Central has always housed an older population age structure and fewer children per household than other City neighbourhoods
- This a fairly affluent neighbourhood with large single detached homes on wide lots surrounded the golf course - demand to purchase homes in the area outweighs supply more often than not
- Housing prices in Tyandaga have experienced increases greater than most other City neighbourhoods – current average house price is \$996K – townhomes sell for more than 100% of the listing price
- Selling price of Tyandaga townhomes have seen a 110% increase in value the last 6 months
- Fairchild Park is underutilized and is more of a parkette than an active play space for the children residing in the Fairchild Blvd./Silver Court area – these children play sports in the streets with great frequency and the National Homes development relies on these same streets as one of only two access points into the development lands

Longer Term Development Reality Considerations

- Many of the residents residing north of Havendale Blvd. use Upper Middle to turn north onto Brant St. due to the left turn lane
- The EMS station located next to the Brant Hills Church has control over the traffic signals at Havendale and Brant St. and will need to take control of the signalization more often as the population ages
- The golf course will become a less desirable golfing venue as the GTA population ages, given the challenging topography of the course
- The local community on both sides of the golf course make use of the golf course cart paths as a walking trail system throughout the year
- The reality is: the golf course will attract further development at some point in future

Longer Term Development Reality Considerations

- The development plan approved by the City should enhance the value of Tyandaga properties, not detract from it
- The City should take the time to determine the best long-term strategy for the entirety of the Tyandaga Central lands; in particular:
 - Build-out density,
 - Storm water management (SWM),
 - Transportation requirements based on build-out, and
 - Passive/active recreational usesbefore approving further major development in the area
- The City has an opportunity to ensure that this is a complete & engaged community over the longer term – one that provides amenities to all age groups

Density Concerns

- Too much of the proposed development is taken up with parking and a series of garages
- The sight line at street level is prominent with garages
 - Development proposes 17.56 units per acre, 233 units and 529 parking spaces (63 visitor at grade); building coverage only 10.22%



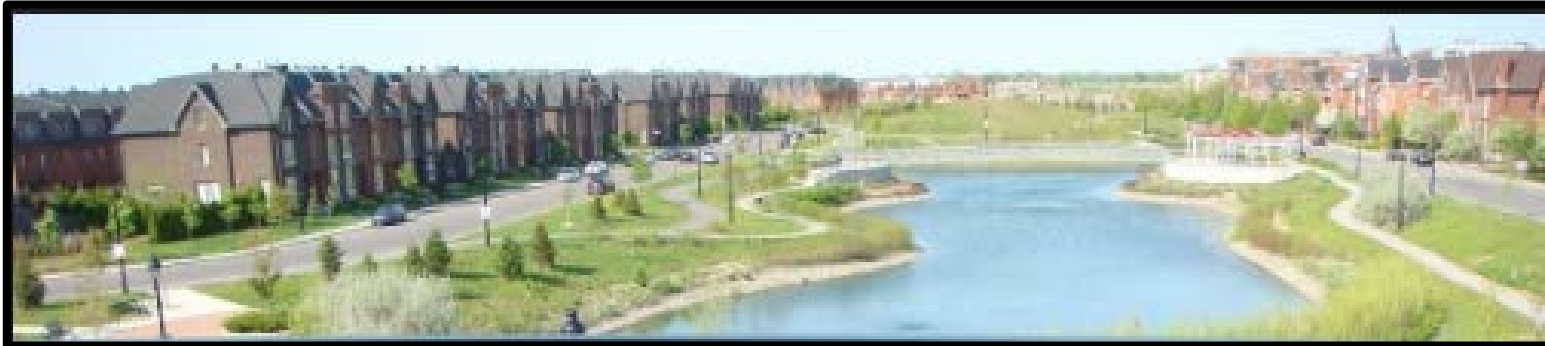
Figure 1: Example of Built Form



Tyandaga Mews 76 townhomes on 5.5 acres (13.82 units per acre) and 1 indoor parking space per unit

An Alternative Community Design Standard

- Community of Bois Franc, St. Laurent (Montreal) combining single detached, single attached, 2 and 3-storey townhouses, 4, 8 and 12 plexes
- **No driveways and all garages are underground**
- SWM is central to the development and provides trails (with bridge over pond) throughout community, courts, dog park, play structures and pavillion



- The Bois Franc community plan lends itself to a very sociable community and encourages increased residential interaction on the trails and in the parks



An Alternative Community Design Standard

- Bois Franc medium density development examples
- A very family-friendly neighbourhood design with lots of green space for all ages



Reducing the Density Taken up with Surface Parking & Parking Garages

- Maintain access via Havendale Blvd. for disabled and visitors parking (63 parking spaces) only; resident parking via use of underground parking – cost ~ \$50-60K per space
- Direct all resident parking off entrances at Brant Street and eventually Kerns Road-Brant Street east-west connector road
- Underground stormwater storage tanks should ensure that there is no long term water incursion similar to Wellington Green which was built before this type SW management system was developed for higher density developments
- Provide some in-unit elevators to encourage mix of age groups in development
- Lower operating costs & condo fees with UG parking

Bois Franc underground parking for all density types



Transportation Considerations

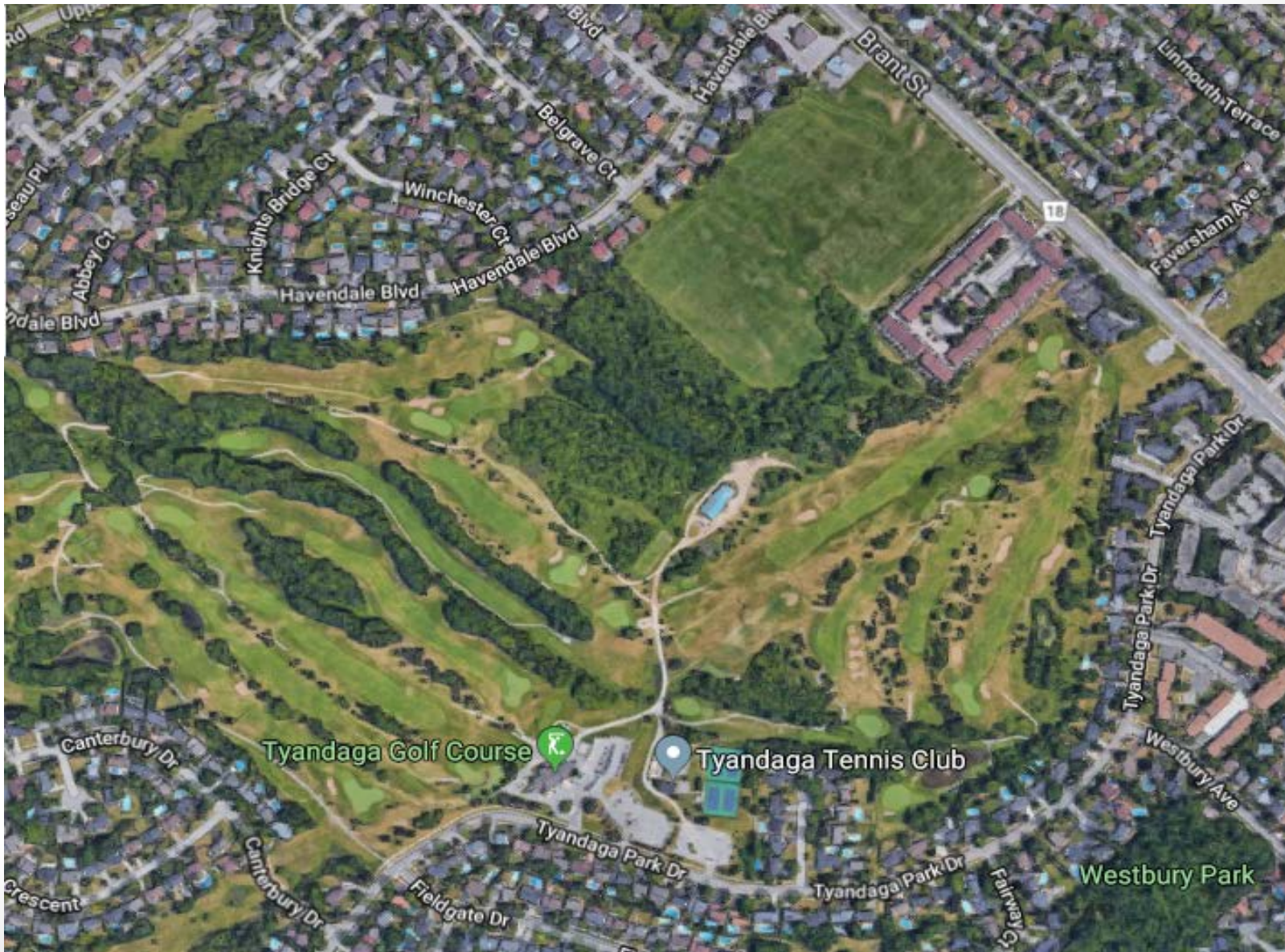
- Plan the Tyandaga Central community to consider opportunities to create an east-west road and connect Tyandaga Park drive to Brant Street at the point between the south end of the proposed development and the existing Wellington Green townhouses
- This exit point at Brant St. is ~965' south of Havendale and ~ 1,035' north of Tyandaga Park Dr. – affording opportunity for a controlled traffic signal
- Plan for a road allowance off Kerns Rd to access the golf course highlands, which is sufficiently level to allow for some residential development



Transportation Considerations



Transportation Considerations



Transportation Considerations



SWM Considerations

- Creation of a SWM pond, trails and other passive recreational amenities would be a natural fit west of the woodlot as part of the Hager Creek SW management system
- Orient the proposed development to take advantage of the SWM pond and trails and create future access points for all Tyandaga residents
- Affords Region/City an opportunity to improve overall SW management in Tyandaga and further downstream



SWM Considerations

Potential for SWM pond and surrounding trails and passive recreational amenities

