

**28 June 2018**

Letter to: Mayor Rick Goldring  
Ward 1 Councillor Rick Craven  
Ward 2 Councillor Marianne Meed Ward  
Ward 3 Councillor John Taylor  
Ward 4 Councillor Jack Dennison  
Ward 5 Councillor Paul Sharman  
Ward 6 Councillor Blair Lancaster  
City Manager James Ridge  
Deputy City Manager Mary Lou Tanner  
Director of City Building Heather Macdonald  
Senior Planner, Development Review, Lola Emberson

From: Havendale Advisory Committee

**Subject: Havendale Advisory Committee Update regarding the Proposed 2100 Brant Street Development**

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To all concerned:

Further to our presentation and the ensuing discussion at the Statutory Public Meeting of April 3, 2018 regarding the 2100 Brant Street development, we, the Havendale Advisory Committee, would like to provide you with an update and our perspective on the decision process to date.

During the public meeting, a suggestion was made by the Havendale Advisory Committee to create a task force composed of representatives from the Havendale Committee, Wellington Green, Council, staff, and National Homes to work towards an acceptable solution for the development as originally proposed by National Homes. There appeared to be a consensus by all present (local citizens, city staff, Council, and National Homes) to proceed with such a task force.

No action was taken on the task force concept. Instead, National Homes proceeded with making a number of adjustments that were reviewed with the Planning Department and Councillor Craven. On May 29, 2018, these minor adjustments were presented by National Homes at a meeting called by Councillor Craven to representatives of the Havendale Advisory Committee and Wellington Green for comments.

Despite the refusal of National Homes to provide any information in advance of May 29, 2018 to the resident representatives, they wanted immediate feedback at the meeting. When the resident representatives declined to do so without consulting first with their constituencies, they were asked to provide their responses within a two- to three-week period. National Homes meanwhile agreed to provide electronic copies of the documents presented, as well as a summary of comments made during the meeting.

Over the course of the next three weeks, until June 21<sup>st</sup>, National Homes provided several updated documents outlining further changes (without prejudice), which our Committee was in the process of reviewing in order to provide our considered feedback.

On Monday, June 25<sup>th</sup>, we were informed by Councillor Craven's office that National Homes had submitted a re-application for their proposed development (that the City actually received on

June 19<sup>th</sup>). A notice of an Open House for July 17<sup>th</sup> has been received, and the deadline for written comments on the resubmission is 10 days later, July 27<sup>th</sup>.

We feel that National Homes, supported by the City, entered into the so-called "consultation process" with the local residents in a manner lacking transparency. It was a one-way flow of information, pre-empting the time and effort by the community residents (all volunteers) to provide meaningful input. The result of this process is the submission of a revised plan from National Homes that we fear will not receive a thorough review, despite the significant changes contained therein.

In addition, the process has been further compromised because of two decisions made by the City, allowing the developer to assume a powerful position:

- ⇒ National Homes was advised in a pre-proposal meeting by a representative of the Planning Department to submit a medium-density development proposal, even though the area is zoned for low density, both in the former and the new Official Plans.
- ⇒ The City knowingly missed the required deadline for responding to National Homes' proposal, and the developer subsequently filed an appeal with LAPT (under OMB rules) which has taken away some of the City's strength in negotiating an acceptable solution. It should be noted for the record that the Havendale Advisory Committee shared our concerns regarding the implications of this delay with Councillor Craven and Planner Lola Emberson in a meeting on January 29, 2018, but we were assured that this impending deadline would not create a problem, as National Homes was very understanding of the reasons for the procedural delay, and would not appeal on these grounds.

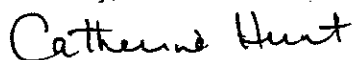
We believe it is important, despite the impending changes which will occur with the upcoming municipal election, that the City of Burlington and Burlington Council ensure that the development that will eventually occur on the 2100 Brant Street property is a development of which the City and all its residents can be proud. Burlington needs to stand by its Official Plan. As Deputy City Manager Mary Lou Tanner recently wrote,

*"What does growth management do? Burlington's Official Plan includes a growth management strategy, which outlines where growth will and will not be directed. **The plan protects our rural space and directs growth away from established residential neighbourhoods** to areas such as mobility hubs." (Emphasis added) Mary Lou Tanner, Burlington Post, June 15, 2018.*

Our "established residential neighbourhood" is not being protected under the current proposal. The Official Plan is not being respected. Zoning by-laws will be changed, and exceptions to these by-laws are abundant. The Provincial Policy Statement is not being followed. It is essential that the development plan for 2100 Brant Street addresses the many key issues that have been clearly and repeatedly identified, and reflects meaningful consultation with residents, before Council considers approving the application.

The Havendale Advisory Committee remains willing to work towards this end, and trust that the remaining opportunities for public participation will provide significant avenues for productive engagement in this important decision-making process.

Sincerely,



(On behalf of the Havendale Advisory Committee)

**Letter to:** Mayor Rick Goldring  
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**CC:** City Manager James Ridge  
Deputy City Manager Mary Lou Tanner  
Director of City Building Heather Macdonald  
Senior Planner, Development Review, Lola Emberson

**Date:** September 10, 2018

**From:** Havendale Advisory Committee

**Subject: Havendale Advisory Committee communication to Committee members regarding today's the Committee of the Whole confidential agenda item 5.1, "Confidential Update on National Homes (Brant) Inc. appeal regarding 2100 Brant Street (L-29-18)"**

We understand that the Committee of the Whole will be receiving a confidential update on the National Homes appeal today, and we believe it is **important to affirm the interest of our Committee in continuing participation in this review process.**

**Major Points**

- Havendale Advisory Committee continuous involvement and commitment
- Need to ensure integration of new development into the neighbourhood and existing infrastructure
- If approved, precedents would be set that would encourage all future development proposals to ignore the City's carefully developed Official Plan, and apply for anything they want
- Proposal not compatible within or adjacent to the established neighbourhood
- Excessive reduction in development standards resulting in over-development has serious impacts on existing neighbourhood and future residents
- 2100 Brant Street is an issue about vision, as expressed in our Official Plan
- Current Council should defer vote on application to the next Council.

The Havendale Advisory Committee has taken every opportunity possible to participate in a timely and effective manner in the decision regarding 2100 Brant Street. We have participated in meetings and exchanged information with staff, Councillors, and National Homes, and engaged with outside experts to assist us in providing a clear and rational response to this proposal. As a Committee of dedicated volunteers and people who love our community, we have had hours of productive meetings, and submitted a Position Paper in response to the original proposal, and an Addendum to the Position Paper following the developer's revisions to that proposal.

In this latter submission, dated July 27, 2018, we indicated that:

**"The Havendale Advisory Committee feels strongly that there are additional questions that need to be addressed by the City prior to the approval of any development for 2100 Brant Street. The City must work proactively to ensure the integration of new development into the neighbourhood, and into the existing infrastructure."**

We have received no official response from the City on these questions and considerations.

The Havendale Advisory Committee recognizes that staff and Council continue to evaluate the National Homes proposal for 2100 Brant Street. The implications of approval for this proposal, which requires massive exemptions and changes to existing zoning, would be far-reaching for our City. **Precedents would be set that would encourage all future development proposals to ignore the City's carefully developed Official Plan, and apply for anything they want.**

**It is of grave concern to us that, with the municipal election now upon us in just six weeks, this Council may consider voting on the application from National Homes.** We feel this would be a serious error, as at least three of the current six ward Councillors will change after this election.

**The 2100 Brant Street issue should not be seen as an issue about money.** It is not about how much National Homes paid for the property, or the money they have invested since the date of their purchase. Nor is it about the costs to the City, and us as taxpayers, of the pending appeal to LPAT.

**2100 Brant Street is an issue about vision.** Vision as expressed in our Official Plan. The vision of how we want Burlington to grow. It is about Council making a clear commitment to this vision and standing by the plan, making it clear to developers that **development meeting the Official Plan is welcome, and development contravening the plan is not.**

The Official Plan defines compatibility as "development or redevelopment that is capable of co-existing in harmony with, and that will not have an undue physical... or functional impact on existing or proposed development in the area, or pose an unacceptable risk to environmental and/or human health." **This proposal is not compatible within or adjacent to the established neighbourhood.** The development fails to satisfy the policies regarding compatibility and residential intensification policies and, therefore, is not consistent with Official Plan policies and does not represent good planning.

**The excessive reduction in development standards resulting in over-development has serious impacts on the existing neighbourhood and future residents.** The density of the proposed development remains far beyond what is currently allowable,

even with a change from low density to medium density. The reduced setbacks and amenity space will result in lack of adequate recreational space, parks and public space. This will impact both current and future residents.

For reference, we have attached to this letter two pages from our July 27, 2018 *Addendum to Initial Position Paper: Response from the Havendale Advisory Committee to the Resubmission by National Homes for the Development of 2100 Brant Street*. The comparison tables clearly illustrate the significant areas of divergence between the existing Burlington zoning standards and the proposal from National Homes.

In conclusion, the Havendale Advisory Committee believes that any new development at 2100 Brant Street, whatever its final form, will be part of our neighbourhood. Its residents will share our roads, natural assets, community facilities, schools, churches, and so on. **Therefore we remain committed to ensuring that the new development is built in accordance with the principles of the City of Burlington Official Plan, and that it provides a healthy and hospitable environment for all of its residents.**

We hope that Council will help us reach this goal.

Respectfully submitted,  
Havendale Advisory Committee

Note: The information and tables below are taken from the July 27, 2018 "Addendum to Initial Position Paper: Response from the Havendale Advisory Committee to the Resubmission by National Homes for the Development of 2100 Brant Street"

## Updated Comparison of Zoning Criteria: areas of divergence with current RM2 and RM5 criteria

The Havendale Advisory has developed the three comparison tables below to illustrate the significant areas of divergence between the existing Burlington zoning standards and the proposed revised standard from National Homes.

It should be noted that the current zoning of the developable portion of land, both in the "old" Official Plan, and the "new" Official Plan, is Residential – Low Density (R2.2), which allows for detached dwellings, and National Homes is proposing to amend the Official Plan to Residential – Medium Density.

### 1. Townhouse Blocks (Condominium units located on private roads)

Regulation	Existing Minimum Standards RM2	National Homes June 18, 2018
Lot width	45m	25m
Lot area	0.4ha	0.08ha
Front yard setback to a dwelling	7.5m	3.0m
Front yard setback to a porch	Not differentiated from above, therefore 7.5m	2.0m
Side yard setback	4.5m	1.5m
Street side yard setback	6.0m	Not provided
Rear yard setback	9m	2.0m **
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m
Maximum Density	40 units/ha	55 units/ha
Amenity area*	25m <sup>2</sup> /bedroom	8.25m <sup>2</sup> /bedroom
Building setback abutting a creek	7.5m; 4.5m if block includes 3m buffer	2.0m
Landscape area for lots abutting a street having a deemed width up to 20m	4.5m	3.5m
Private streets – internal	Not specified	6m pavement width
Visitor Parking	0.5 spaces per unit	Not specified in by-law revision***

\* Amenity area refers to private yard, porch, balcony, etc.

\*\* In addition, an open stairway may encroach a maximum of 1.5m into required yard

\*\*\* Total of 68 visitor spaces provided in the NH plan, which covers City requirement the 26 semi-detached units and 108 condominium townhouses

## 2. Street Townhouses (Freehold units located on public road)

Regulation	Existing Minimum Standards RM5	National Homes June 18, 2018
Lot width	6.8m	5.5m
Lot area	200m <sup>2</sup>	145m <sup>2</sup>
Front yard setback	6m	4.0m
Street side yard setback	4m	2.5m
Rear yard setback	9m	6m*, **
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m iii) 3 storeys to 14m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m iii) 3 storeys to 15.5m
Maximum density	40 units/ha	Not specified
Minimum density	25 units/ha	Not specified
Public Streets (Almonte Dr.)	20m right-of-way	17m right-of-way***
Visitor Parking	No visitor parking requirement	No visitor parking provided****

\* In addition, an open stairway may encroach a maximum of 1.5m into required yard

\*\* In addition, a 2<sup>nd</sup> storey deck is permitted and may encroach a maximum of 3.5m into required yard

\*\*\* Daylight triangles (a traffic safety feature) will not be required for NH street townhouses

\*\*\*\* Possible 25 on-street spaces for visitors with small cars on Almonte IF approved by the City; otherwise, no visitor parking available



### 3. Semi-Detached Dwellings

Regulation	Existing Minimum Standards RM2	National Homes June 18, 2018
Lot width	9m/unit	7.0m/unit
Lot area	270m <sup>2</sup> /unit	240m <sup>2</sup>
Front yard setback	6m	5.5m
Side yard setback, 2 or more storeys	0m one side; 1.8m on other	1.5m
Street side yard	4m	2.5m
Rear yard setback	9m	Not specified
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m
Maximum density	40 units/ha	Not specified
Minimum density	25 units/ha	Not specified
Private streets –internal	Not specified	6m pavement width
Visitor Parking	0.5 visitor spaces per unit	Not specified in by-law revision*

\* Total of 68 visitor spaces provided in the NH plan, which covers City requirement for the 26 semi-detached units and 108 condominium townhouses

**30 October 2018**

Letter to: Blake Hurley, City Solicitor  
Cc: Lola Emberson, Senior Planner, Development Review  
From: Havendale Advisory Committee  
**Subject: Proposed 2100 Brant Street Development**

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Dear Mr. Hurley:

It has been brought to our attention (in the current Ward 1 Councillor's October Newsletter) that on Nov 5, 2018 the City of Burlington legal department will present the details of their legal advice regarding the pending LPAT appeal by National Homes concerning their application for 2100 Brant Street to the Planning and Development Committee.

As you may be aware, the Havendale Advisory Committee has a clear and demonstrated interest in the proposed development and has previously filed a Position Paper and subsequent Addendum with the Planning Department identifying our concerns and non-acceptance of the proposal as submitted by National Homes. Attached are copies of both of these documents for your reference.

We have identified that the National Homes proposal is not in compliance with the Provincial Policy Statement, the (current) Burlington Official Plan, nor the proposed Official Plan. We firmly believe that the proposal fails to satisfy the policies regarding compatibility and residential intensification and, therefore, is not consistent with the Official Plan. Furthermore, if the application is not consistent with the Provincial Policy Statement, we understand that Council cannot adopt the application.

There are additional questions that, in our opinion, need to be addressed by the City prior to the approval of any development for 2100 Brant Street. The City must work proactively to ensure the integration of new development into the neighbourhood and into the existing infrastructure. Following the recent municipal election, new representatives will constitute the majority of Burlington Council. We feel that with a precedent-setting development such as that being proposed for 2100 Brant Street, this newly elected Council should be the one deciding the fate of the application, not the existing 2014-18 Council.

We remain concerned that a representative of the Planning Department stated in a public meeting, the Neighbourhood Meeting on October 12, 2017, that the City had in fact encouraged National Homes to submit a higher density proposal than was permitted under current zoning regulations applicable to this site.

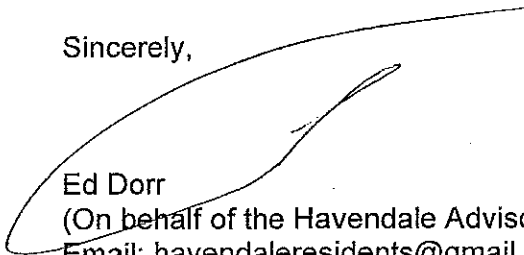
It is important to note that the Ward 1 Councillor, Rick Craven, and the City Planner on file both indicated in a meeting with representatives of our Committee on January 26, 2018 that they were not concerned about failure to meet the 180 day deadline of February 26, 2018, as National Homes had indicated to the Mayor that they were

satisfied with the progress on the application to date, and that their intention was to cooperate with the City.

In addition: in the absence of any recommendation on this application from the City's own Planning Department; considering the need for the City to proceed with the full support of Council; and respecting the evident desire of the electorate for change, we would suggest that a request be filed with LPAT for a delay in proceedings.

Representatives from our Committee intend to participate at the LPAT pre-hearing regarding the National Homes appeal on 2100 Brant Street on December 18, 2018, and will be applying for status in the case. While we understand that your legal advice to the Planning and Development Committee and to Council on this matter is presently of a confidential nature, nevertheless, we would appreciate the opportunity to meet and discuss this further in order to help us understand all issues more fully.

Sincerely,



Ed Dorr  
(On behalf of the Havendale Advisory Committee)  
Email: [havendaleresidents@gmail.com](mailto:havendaleresidents@gmail.com)  
Email: [edorr@cogeco.ca](mailto:edorr@cogeco.ca)

## **Delegation by the Havendale Advisory Committee to the Burlington Committee of the Whole**

**Monday December 10, 2018**

The Havendale Advisory Committee was initially established by the former Councillor for Ward 1 in response to concerns expressed by residents regarding the application for development of the property at 2100 Brant Street by National Homes.

The first official meeting of the group in September 2017 was chaired by the Ward Councillor and included over 20 residents, and, a week later, the second meeting included representatives from National Homes and the City of Burlington Planning Department. It became apparent that the residents' overarching concerns, including non-compliance with the Provincial Policy Statement, the Burlington Official Plan and existing zoning standards, were not on the table for discussion, and the focus was to be only on specific details of the application.

We were repeatedly assured by the former Ward 1 Councillor over the next several months that there was plenty of time for further discussion, and that the 180-day deadline would not be an issue.

The City organized a Public Open House for October 12, 2017 to discuss the development proposal. Our Committee circulated 500 flyers in the local community, in both Wards 1 and 3. The meeting was packed, and residents were upset.

The Committee developed an Initial Position Paper that was presented to the City on October 27, 2017. In our letter of transmittal, we stated:

"The Havendale Advisory Committee... recognizes the critical responsibility and privilege of representing the concerns of the area residents, which includes residents of both Ward 1 and Ward 3. Our initial response to the National Homes Proposal includes research, analysis, and recommendations, and has been approached through significant consultation and discussion.

In this Initial Position Paper, the Advisory Committee has prepared an outline of what might constitute an Alternative Proposal, to draw attention to the enormous opportunity for innovation on one of the last available tracts of vacant land in Burlington. Full consideration should be given to the incorporation of green building and sustainable community innovations that would further the goals of the Burlington community as a truly livable city of the future.

We suggest that both the site and the size of the land in question challenges all involved to seek a solution through a spirit of collaboration. We are committed to a dialogue that will lead to a solution that meets Burlington's housing needs and creates a unique and sustainable community."

We received no official response to this submission.

On January 26, 2018 members of our Committee met with the former Ward 1 Councillor and the new Planner on File to review the key issues and concerns raised in the Position

Paper, and to discuss our concern about the possibility of the 180-day deadline not being met. Both Councillor Craven and Lola Emberson assured us that this would not lead to an appeal by National Homes.

Around the same time, our Committee commissioned a brief video about the Tyandaga neighbourhood and the impact of the proposed development on the community for future use at the Statutory Public Meeting. The video was funded through member donations.

Members of our Committee met over the next several months with other Council members and the Mayor, with National Homes, with the initial and the subsequent Planners on file, and with other advocacy groups in the community, including the Age-Friendly Housing Association.

Immediately prior to the Statutory Public Meeting, National Homes filed an appeal with LPAT because of the non-decision by Council within 180 days.

When the Statutory Public Meeting was finally held on April 3, 2018 at the Committee of the Whole, our Committee members delegated effectively, and in fact were complimented by Council members for the quality of our input. At this meeting, our Committee tabled a proposal to establish a Task Force consisting of National Homes, City Planning, and a few residents to review the National Homes proposal and work towards a compromise that would satisfy all parties. All parties responded affirmatively to this suggestion.

Committee members lobbied over the next two months for the establishment of this Task Force, however it failed to materialize, due to lack of support from the former Ward 1 Councillor, the Planning Department, and National Homes.

Our Committee was asked by the former Councillor to attend a meeting with National Homes and the Planning Department on May 29th, 2018 for a presentation on adjustments that were being proposed by National Homes. We were asked for feedback on these modifications within 2-3 weeks. We began our discussions and review as documents were being provided to us, and as we were drafting our response, we were notified by the City on June 25, 2018 that National Homes had in fact made a Re-submission with Updated Planning Justification on June 19, 2018.

On June 28, 2018, we sent a letter (attached here) to all Council, the City Manager, Deputy City Manager, Director of City Building, and the Planner on File, expressing our concerns with the process and the lack of meaningful consultation. No official response.

An Open House was organized by the City on July 17, 2018, to give National Homes the opportunity to present their revised proposal to the community. Our Committee was given 10 days after the Open House to submit a written response to the City. We prepared a detailed Addendum to our Initial Position Paper, and submitted it to the City by the deadline.

There has been no acknowledgement of, or response to, this submission, despite the inclusion of detailed questions requiring response by the City.

In the Open House Notice, the City clearly set up the expectation for the process moving forward:

*"No decisions about this proposal have been made yet. We are asking for your feedback on the revision before we make a recommendation to the Planning and Development Committee of Council to either approve or refuse the application."*

Former Councillor Craven stated in his July 2018 Ward 1 newsletter: "The proposal is still subject to a review by City staff and a recommendation expected in the early fall."

In turning down our Committee's request to make a brief delegation to the Committee of the Whole meeting on September 10, 2018, the Committee Clerk stated: "The confidential report on today's Committee of the Whole agenda is to provide committee members with an update on National Homes appeal to the Local Planning Appeal Tribunal (LPAT) regarding 2100 Brant Street. The subject of the report deals with the legal matter and not with the development itself. Therefore, no delegates are permitted to speak because the report is subject to solicitor/client privilege. ... When the development matter comes back to committee, that would be the time for residents to delegate."

No report on comments from the public or the technical comments from the various departments and agencies was made available. No recommendation report was created for public comment, no comments on the re-submission from the public were posted, and this resubmission by National Homes never made it to a Planning and Development Committee meeting, during which delegations could have been heard.

In fact, the entire participation and consultation process has been curtailed for our Committee.

As you know, the former Council made last-minute decisions *in camera*, and in favour of the development application. National Homes has requested that the LPAT Pre-Hearing Conference scheduled for December 18, 2018 be converted to a Settlement Hearing. This raises serious concerns for us.

It is the position of the Havendale Advisory Committee that by rushing to agree to a confidential settlement prior to the swearing-in of the newly elected Council, the outgoing Burlington Council and National Homes have in effect conspired to subvert the planning approval process, and exclude consideration of the legitimate concerns of residents and of the newly elected representatives.

Our Committee believes that it would be appropriate for any Reports or briefings with respect to this settlement that were made to the outgoing Council by, or on behalf of, the Planning Department immediately be made publicly available in order allow proper and transparent consideration of all the facts.

Proceeding with the settlement at this stage would set a precedent in Burlington. It would send a signal that contentious development applications need not be dealt with through the proper planning process in a municipality. Rather, if the municipality simply ensures that a decision on the application is not made within 180 days, the planning decision can be left to LPAT.

We are of the opinion that the settlement outlined by National Homes legal counsel is not compliant with Burlington's Official Plan, Burlington's zoning regulations, nor the Provincial Policy Statement, and as such should not be endorsed by this Council.

While we do not believe that the current settlement is appropriate, we do believe that a negotiated settlement that addresses the concerns of all parties, including the public, is achievable. We would like to be part of that process.

**Attachment: Letter to Council Dated September 10, 2018**



**Letter to:** Mayor Rick Goldring  
Ward 1 Councillor Rick Craven  
Ward 2 Councillor Marianne Meed Ward  
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**CC:** City Manager James Ridge  
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**Major Points**

- Havendale Advisory Committee continuous involvement and commitment
- Need to ensure integration of new development into the neighbourhood and existing infrastructure
- If approved, precedents would be set that would encourage all future development proposals to ignore the City's carefully developed Official Plan, and apply for anything they want
- Proposal not compatible within or adjacent to the established neighbourhood
- Excessive reduction in development standards resulting in over-development has *serious impacts on existing neighbourhood and future residents*
- 2100 Brant Street is an issue about vision, as expressed in our Official Plan
- Current Council should defer vote on application to the next Council.

The Havendale Advisory Committee has taken every opportunity possible to participate in a timely and effective manner in the decision regarding 2100 Brant Street. We have participated in meetings and exchanged information with staff, Councillors, and National Homes, and engaged with outside experts to assist us in providing a clear and rational response to this proposal. As a Committee of dedicated volunteers and people who love our community, we have had hours of productive meetings, and submitted a Position

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In this latter submission, dated July 27, 2018, we indicated that:

**"The Havendale Advisory Committee feels strongly that there are additional questions that need to be addressed by the City prior to the approval of any development for 2100 Brant Street. The City must work proactively to ensure the integration of new development into the neighbourhood, and into the existing infrastructure."**

We have received no official response from the City on these questions and considerations.

The Havendale Advisory Committee recognizes that staff and Council continue to evaluate the National Homes proposal for 2100 Brant Street. The implications of approval for this proposal, which requires massive exemptions and changes to existing zoning, would be far-reaching for our City. **Precedents would be set that would encourage all future development proposals to ignore the City's carefully developed Official Plan, and apply for anything they want.**

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We hope that Council will help us reach this goal.

Respectfully submitted,  
Havendale Advisory Committee

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#### 1. Townhouse Blocks (Condominium units located on private roads)

Regulation	Existing Minimum Standards RM2	National Homes June 18, 2018
Lot width	45m	25m
Lot area	0.4ha	0.08ha
Front yard setback to a dwelling	7.5m	3.0m
Front yard setback to a porch	Not differentiated from above, therefore 7.5m	2.0m
Side yard setback	4.5m	1.5m
Street side yard setback	6.0m	Not provided
Rear yard setback	9m	2.0m **
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m
Maximum Density	40 units/ha	55 units/ha
Amenity area*	25m <sup>2</sup> /bedroom	8.25m <sup>2</sup> /bedroom
Building setback abutting a creek	7.5m; 4.5m if block includes 3m buffer	2.0m
Landscape area for lots abutting a street having a deemed width up to 20m	4.5m	3.5m
Private streets – internal	Not specified	6m pavement width
Visitor Parking	0.5 spaces per unit	Not specified in by-law revision***

\* Amenity area refers to private yard, porch, balcony, etc.

\*\* In addition, an open stairway may encroach a maximum of 1.5m into required yard

\*\*\* Total of 68 visitor spaces provided in the NH plan, which covers City requirement the 26 semi-detached units and 108 condominium townhouses

## 2. Street Townhouses (Freehold units located on public road)

Regulation	Existing Minimum Standards RM5	National Homes June 18, 2018
Lot width	6.8m	5.5m
Lot area	200m <sup>2</sup>	145m <sup>2</sup>
Front yard setback	6m	4.0m
Street side yard setback	4m	2.5m
Rear yard setback	9m	6m*; **
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m iii) 3 storeys to 14m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m iii) 3 storeys to 15.5m
Maximum density	40 units/ha	Not specified
Minimum density	25 units/ha	Not specified
Public Streets (Almonte Dr.)	20m right-of-way	17m right-of-way***
Visitor Parking	No visitor parking requirement	No visitor parking provided****

\* In addition, an open stairway may encroach a maximum of 1.5m into required yard

\*\* In addition, a 2<sup>nd</sup> storey deck is permitted and may encroach a maximum of 3.5m into required yard

\*\*\* Daylight triangles (a traffic safety feature) will not be required for NH street townhouses

\*\*\*\* Possible 25 on-street spaces for visitors with small cars on Almonte IF approved by the City; otherwise, no visitor parking available

## 3. Semi-Detached Dwellings

Regulation	Existing Minimum Standards RM2	National Homes June 18, 2018
Lot width	9m/unit	7.0m/unit
Lot area	270m <sup>2</sup> /unit	240m <sup>2</sup>
Front yard setback	6m	5.5m
Side yard setback, 2 or more storeys	0m one side; 1.8m on other	1.5m
Street side yard	4m	2.5m
Rear yard setback	9m	Not specified
Maximum height	i) 2 storeys to 11.5m ii) 2 ½ storeys to 13m	i) 2 storeys to 13.5m ii) 2 ½ storeys to 14.5m
Maximum density	40 units/ha	Not specified
Minimum density	25 units/ha	Not specified
Private streets –internal	Not specified	6m pavement width
Visitor Parking	0.5 visitor spaces per unit	Not specified in by-law revision*

\* Total of 68 visitor spaces provided in the NH plan, which covers City requirement for the 26 semi-detached units and 108 condominium townhouses