

Statutory Public Meeting & Recommendation Report Plan 20M-824

Delegation Presentation
by Kevin Rutherford
January 13, 2020

Discussion Topics



History of development proposal



Block 5 (Condominium Townhomes) compliance with
RO2/RO2-488



Park space



Parking



Block 6 (Walkway) value added?



Environmental



History of Development Proposal

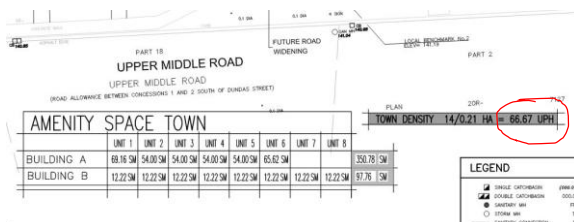
- Original proposal made available to the public was composed of:
 - 8 semi-detached units
 - 14 condominium townhomes
- Current proposal based on public consultation was revised to:
 - 2 detached units
 - 2 semi-detached units
 - 14 condominium townhomes
 - Public walkway between Georgina Court and Upper Middle Road

Block 5 (Condominium Townhomes) Compliance with RO2/RO2-488

PROPOSED

Condominium Townhomes as planned have a density of 66.67 UPH

(screenshot taken from developers site plan)



PERMITTED

Allowable density for medium density residential townhomes as per City of Burlington zoning regulations for RO2 and the Exceptions in RO2-488 is 50 UPH

(screenshot taken from City of Burlington zoning regulations page)

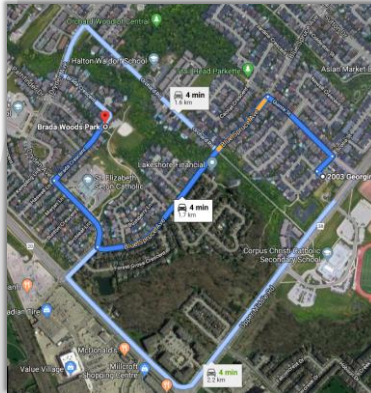
18.2 Density

Townhouses and Stacked Townhouses:

- Minimum: 26 units/hectare
- Maximum: 50 units/hectare

Park Space

Brada Woods Park (1.6km)



Orchard Woodlot (1.3km)



Approximately 0.009 ha of land is to be dedicated to the City for a public walkway/overland flow route. **An 8.1 ha park (Orchard Woodlot) is located within 250 m of the subject site, and a 2.2 ha park (Brada Woods Park) is located within 800 m.** Staff have determined through the rezoning that adequate parkland is available to accommodate this development. As such, cash in lieu of parkland dedication is recommended (Condition 9a), Appendix B).

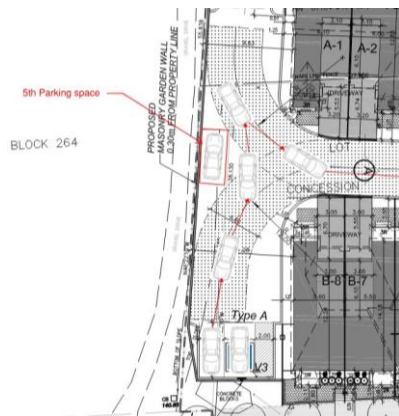
Parking

Existing proposal:

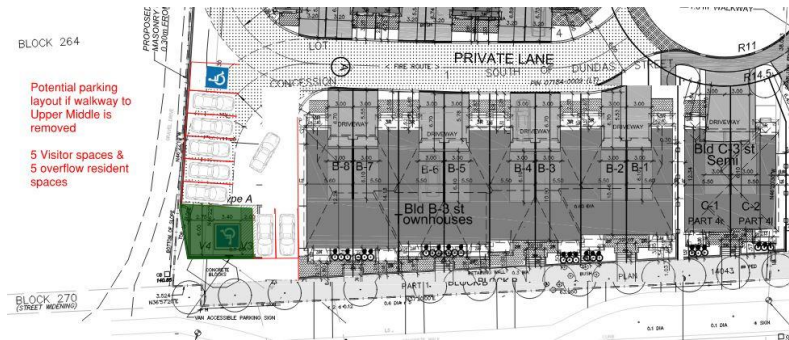
- 5 visitor parking spaces within condominium townhome block;
- 2 spaces per unit (including; garage)
- Developer to submit on-street parking plan for each street with a minimum rate of 0.5 spaces per unit.

Concerns:

- Parking provided is inadequate for the development;
- Lot widths for townhomes have been reduced to the point where compact cars may not even fit in garage;
- Existing steets (Rome & Georgina) accommodate 22 on-street legal parking spaces



Proposed



Alternative

Parking Continued...

- Existing parking including 5th space is awkward, inefficient and inadequate in addressing neighborhood concerns
- Removing the proposed walkway to Upper Middle Road allows for significantly increased parking on site

Parking Continued...

- The image on the right is from a townhouse single car garage in Oakville.
 - The car shown is a Toyota Echo;
 - Passenger side of car is as close as possible to the garage wall;
 - Drivers door has just over 18" to the wall making it difficult for drivers to get out;
 - Pool noodle mounted on wall to protect car door.
- The lot width of the proposed lot is 1' narrower than the home in Oakville



Block 6 (Walkway) value added???

- What value is the walkway adding to the residents in the area?
- We currently have access to 2 trails and Quinte St. to access Upper Middle Road
- The corner of Quinte and Upper Middle is only 40m from the bus stop and even the furthest trail is just slightly over 100m along Upper Middle Road

*****Residents were not in favour of this walkway when proposed, the space would be far better used to address resident concerns on park space or parking*****



- vii) “Purchasers/Tenants are advised that despite the inclusion of noise control features in this development area and within the building units, **sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the Ministry of the Environment, Conservation and Park’s noise criteria.** This dwelling unit has been supplied with a central air conditioning system which allows windows and doors to remain closed, thereby ensuring that the indoor sound levels are within noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks.”

Environmental

- Directions to the developer indicate that sounds levels area known concern as shown here;
- Based on studies completed this is based on a 4-lane Upper Middle and plans show that Upper Middle will be expanded to a 6-lane road compounding the issue;
- Further compounding the issue is that property setbacks for the townhomes facing Upper Middle Road are based on the narrower 4-lane Upper Middle and not the additional setback requirements of the future 6-lane road that is planned.





Thank you!